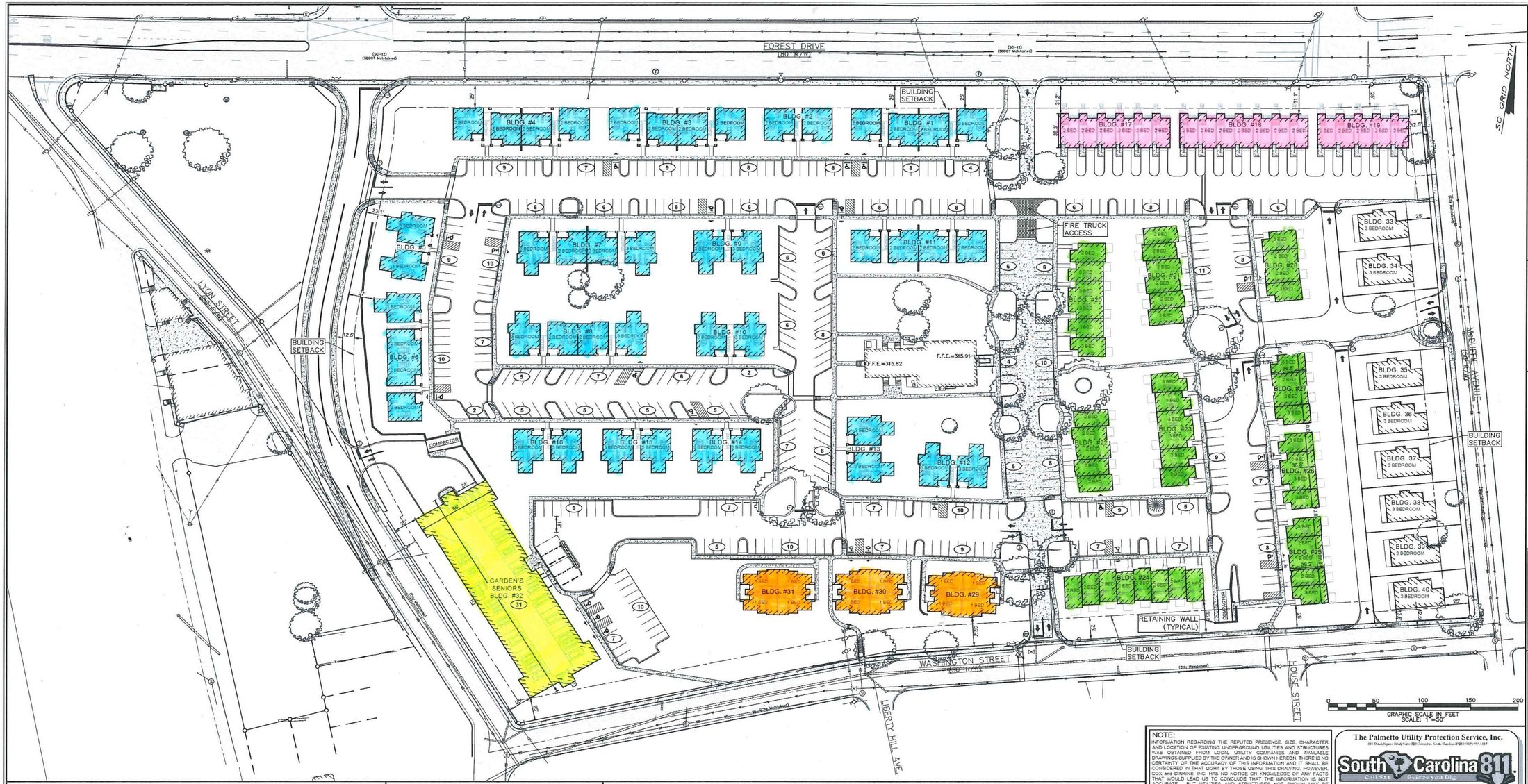

SITE DATA

1. THE SUBJECT PROPERTY IS IDENTIFIED AS RICHLAND COUNTY TAX MAP 11411-05-01 & 11411-04-01 AND ADDITIONAL PARCELS.
2. ZONING OF THE SUBJECT PARCELS IS "RG-2".
3. TOTAL PROJECT AREA = 16.58 Acres / 722,232 Sq. Ft.
4. SINGLE FAMILY LOT AREA = 0.93 Acre / 40,622 Sq. Ft. (8 Lots)
5. TOTAL AREA MINUS SINGLE FAMILY LOTS = 15.65 Acres / 681,610 Sq. Ft.
6. 1 NON-RESIDENTIAL BUILDING TO REMAIN.
7. 8 SINGLE FAMILY HOMES/LOTS
8. RENTAL UNITS = 270
9. TOTAL UNITS = 278
10. LOT COVERAGE = 22%
11. MAXIMUM BUILDING HEIGHT = 55'
12. OPEN SPACE = 35%
13. AREA CALCULATION FOR RG-2 ZONING:
    a) SINGLE FAMILY LOTS ARE A MINIMUM OF 5000 Sq. Ft., MINIMUM 50' WIDE AND ARE 100' DEEP.
    b) LESS THE SINGLE FAMILY LOTS, RG-2 ZONING REQUIRES A MINIMUM OF 5000 Sq. Ft. FOR THE FIRST UNIT + (269 Units X 2500 Sq. Ft.) = 15.55 Acres / 677,500 Sq. Ft. AREA MINUS SINGLE FAMILY LOTS = 15.65 Acres / 681,610 Sq. Ft. EXCEEDS MINIMUM REQUIREMENT.

SETBACKS

SETBACKS (FRONT)
-25 ft. FOREST DRIVE
-25 ft. McDUFFIE AVE.
-12.5 ft. SECONDARY FRONT
-25 ft. WASHINGTON STREET
-12.5 ft. SECONDARY FRONT
-12.5 ft. LYON STREET

-SETBACKS (SIDE) FOR SINGLE FAMILY LOTS = 5 ft.
-SETBACKS (REAR) FOR SINGLE FAMILY LOTS = 10 ft.

PARKING DATA

VEHICULAR PARKING PROVIDED	
ACCESSIBLE SPACES	= 21
STANDARD SPACES	=443
GARDEN'S SENIORS GARAGE SPACES	= 31
TOTAL	=495 PROVIDED

(##) NUMBER OF VEHICULAR PARKING SPACES

- GARDENS SENIOR BUILDING
- 2 & 3 BR APARTMENTS
- 1 BEDROOM SENIOR QUAD
- 2 & 3 BR TOWNHOMES
- TOWNHOMES OVER GARAGE 2 BR
- SINGLE FAMILY DETACHED HOMES 3 BR

NOTE:
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES WAS OBTAINED FROM LOCAL UTILITY COMPANIES AND AVAILABLE DRAWINGS SUPPLIED BY THE OWNER AND IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. HOWEVER, COX and DINKINS, INC. HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE BUT UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS ASSIGNS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT COX and DINKINS, INC IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO ABOVE GROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS, AND IS SHOWN HEREON.

The Palmetto Utility Protection Service, Inc.
South Carolina 811 Call Site Before You Dig.
3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 811
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

REFERENCES:
1. BOUNDARY & TOPOGRAPHIC MAP PREPARED FOR COLUMBIA HOUSING AUTHORITY DEVELOPMENTS, INC., DATED AUGUST 18, 2016, BY COX AND DINKINS, INC.

NOTES:
1. THE SUBJECT PROPERTY IS IDENTIFIED AS RICHLAND COUNTY TAX MAP 11411-05-01 & 11411-04-01 AND ADDITIONAL PARCELS.
2. ZONING OF THE SUBJECT PARCELS IS "RG-2".
3. CONTOUR INTERVAL ELEVATIONS ARE ONE (1) FOOT. ELEVATIONS SHOWN ARE NAVD 88 DATUM.
4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THE LOCATIONS OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES ARE UNKNOWN. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THEY AND THEIR SUBCONTRACTORS HAVE THE CORRECTIMOST UP-TO-DATE PLANS AVAILABLE.
6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

COX AND DINKINS
ENGINEERS – SURVEYORS
COX AND DINKINS, INC.
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803-254-0518
Fax: 803-765-0993
Email: cdinc@coxanddinkins.com

PRELIMINARY

REGISTERED PROFESSIONAL ENGINEER NO. 14890

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
COX AND DINKINS, INC. No. C00294
CERTIFICATE OF AUTHORIZATION SEAL

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REVISIONS

No.	DATE	DESCRIPTION
1	2017-08-11	Change parking data

DEVELOPER:
Columbia Housing Authority Developments, Inc.
1917 Harden Street
Columbia, SC 29204
(803)254-3886

PROJECT: GONZALES GARDENS
CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA

OVERALL SITE PLAN

TMS 11411-05-01 & 11411-04-01
BOOK 48C, 47C, 50C, 51C, &52C
SF. NO. 370-17
PROJECT NO. 1888
DATE 8/2/2017
SHEET NO. C6 of 38

G:\Proj\1888 Gonzales Gardens \rungo\DRAWINGS\1888 Site.dwg, Plotted By: DRH, Plotted: Aug 11, 2017 - 10:33am