PLANNING COMMISSION

May 5, 2025 at 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

SITE PLAN REVIEW CASE SUMMARY
2300 THRU 2318 DEVINE STREET AND 620 HEIDT STREET,
TMS#11312-05-01, -02, -03, -04, AND -21
ESTATES PROPERTIES

Council District:	3
Proposal:	Request site plan approval to construct a 55-unit, multi-family building.
Applicant:	Teresa Hodge, Estates Properties
Proposed Use:	Multi-family
Staff Recommendation:	Approval with staff comments.

DETAIL

This project entails the construction of a 4-story, multi-family residential building on 1.37 acres at the southeast corner of Devine Street and Heidt Street. The proposed development will contain 55-units (12 1-bedroom units, 34 2-bedroom units, and 9 3-bedroom units), amenity space, and a parking garage. The required number of off-street parking spaces for this development is 0 whereas the applicant will be providing 76 in the surface parking lot that will be located behind the building. The applicant has worked with staff regarding the landscape plan whereas alternative compliance was granted for the transitional buffer yard.

Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject to staff comments.

CITY REVIEWING AGENCY COMMENTS

Planning & Development Services	Recommend approval with conditions: 1. TMS#11312-05-01, -02, -03, -04, and -21 must be combined prior to the issuance of the building permit. 2. Applicant shall coordinate with staff through the encroachment process to ensure that right-of-way on adjacent streets includes required improvements, including but not limited to sidewalks, decorative street lighting and trees to meet all City standards. 3. Must comply with all applicable building codes.

Utilities	Recommend approval with conditions: 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer and must meet the City's design standards. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements. 3. Water/Sewer mains, 4" and above water meters or any privately maintained utilities will not be allowed inside public right-of-ways without an approved encroachment permit and written approval from the City Engineer. 4. Easements for future expansion of the water and sewer systems to serve adjacent property may be required. If required these easements must be reserved at 600' intervals along the boundary of the property to allow future connection to the water/sewer system. 5. If sewer flows for this project result in flows above 4,000 gallons per day, calculations must be submitted to the City's Engineering Department to determine how the proposed project will affect the City's sewer system. Depending upon the results, this project may or may not be approved. If required, these calculations should be submitted to the Engineering Department as soon as possible. 6. Sidewalks are to be installed in accordance with the City of Columbia Engineering Regulations.
Traffic Engineering	Recommend approval.
Forestry	Recommend approval with condition: 1. New landscaping or irrigation installed in the right of way must be maintained by the adjacent property owner in a manner to not interfere with vehicular and pedestrian traffic.
Stormwater	Recommend approval with condition: 1. Development must comply with all applicable land disturbance requirements.
Parking Services	Recommend approval.
Street Division	Recommend approval.
Solid Waste	Recommend approval.
Fire	Recommend approval.

Devine St. and Heidt St. Apartments

This map was prepared using
the City GIS Viewer
City of Columbia - GIS Division
4/8/2025 4:50 PM

CITY OF Columbia

Address Point
- Active
- Vacant

Tax Parcel

Building Footprint

Street & Ownership

CFCC,Ownership

Interstate

Highway

City Maintained

State Maintained

Private

Others

Columbia City Limits

0 0.01 0.01 0.02 mi

1:755

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Devine St. and Heidt St. Apartments

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the City GIS Viewer
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CITY OF Columbia

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Address Point
- Active
- Vacant

Tax Parcel
Building Footprint

Street & Ownership

CFCC,Ownership
- Interstate
- Highway
- City Maintained
- State Maintained
- Private
- Others
- Columbia City Limits

Zoning Districts

ZoningDistrict
- DAC: Downtown Activity Center/Corridor
- RAC: Regional Activity Center/Corridor
- CAC: Community Activity Center/Corridor
- NAC: Neighborhood Center/Corridor
- O-I: Office and Institutional District
- GC: General Commercial District
- MC: Mixed Commercial District
- MU-2: Mixed-Use
- MU-1: Mixed-Use
- RSF-3: Residential Single Family - Small Lot District
- RSF-2: Residential Single Family - Medium Lot District
- RSF-1: Residential Single Family - Large Lot District
- RM-2: Residential Mixed
- RM-1: Residential Mixed
- RD-MV: Residential Two-Family - Mill Village District
- RD: Residential Two-Family District
- HI: Heavy Industrial District
- LI: Light Industrial District
- EC: Employment Campus District
- PD: Planned Development
- T/C: Transitional/Conservation District
- LL-R: Large Lot - Reserve District
- INS-FJ: Institutional - Fort Jackson District
- INS-U/M: Institutional - University/Medical District
- INS-ZOO: Institutional - Riverbanks Zoo and Gardens District
- INS-T/U: Institutional - Transportation/Utilities District
- INS-GEN: Institutional - General District

0 0.01 0.01 0.02 mi
1:755

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Site Plan
Application and Checklist

Checklist for All Applications

A complete site plan application shall include the following information. Please initial to signify that the requested information has been provided.

		Applicant Initials	Staff Initials
A copy of this Application Checklist, completed by the applicant.		TH	
A completed and signed Application Form		TH	
Letters of Agency for all applications where the applicant is not the owner of the subject property		TH	
Payment of the required fee (see Unified Development Ordinance Fee Schedule)		TH	
Existing Site Plan Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	TH	
Proposed Site Plan Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	TH	
Building Elevations and Floor Plans Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	TH	
Parking Plan Required if project proposes more than ten off-street parking spaces. Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)		
Landscape Plan Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	TH	
Green Building Standards Checklist	1 digital copy (pdf format)	TH	

Site Plan
Application and Checklist

1. Applicant Information

Name Teresa Hodge	
Company (if applicable) [redacted]	
[redacted]	
[redacted]	

2. Property Information

Address 2300, 2306, 2314, 2318 Devine Street and 620 Heidt Street		
Tax Map Reference Number(s) R11312-05-01, 02, 03, 04, and 21		
Current use Residential (Duplex), Office, Student Housing	Proposed use Multifamily	
Current zoning NAC (parcels on Devine), OI (parcel on Heidt)	Number of lots or units 5 parcels	Total square feet 1.37 acres

3. Property Status

Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit? ☐ Yes ☒ No

4. Property Ownership

Does the applicant own the property? ☐ Yes ☒ No

If the applicant does not own the property, complete the **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

For staff use only

Date received (M/D/Y): _____/_____/_____ By: _____

Site Plan
Application and Checklist

5. Type of Site Plan

Please identify the type of site plan:

Minor ☐	Major ☒
Development of: • Accessory uses and structures • Multi-family development with 25 or fewer dwelling units • Non-residential development of less than 100,000 square feet	All development that does not qualify for a minor site plan

6. Project Description

Provide a brief description of the project.

The Major Site Plan that is being submitted for review is for a Multifamily Development Project consisting of 55 units within one (1) building located at the corner of Devine and Heidt Streets in the Devine Street area of Columbia, SC. The orientation of the building (frontage along Devine Street), site layout with surface parking in the rear, character of the building, and design all align with the NAC zoning ordinance.

Site Plan
Application and Checklist

7. Additional Submission Requirements

Existing Site Plan
This shall be a site plan of the existing conditions or a plat of survey with improvements shown, to scale and fully dimensioned.

Proposed Site Plan
The proposed site plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
Total acreage	☒	☐
Location of lots and outlets (numbered and area in square feet)	☒	☐
Location of buildings (including setbacks from property lines and distances between buildings)	☒	☐
Location of parking and access/driveways	☒	☐
Location of rights-of-way and/or easements for streets, railroads, and utility	☒	☐
Lines upon and abutting subject property	☒	☐
Location of streets, alleys, railroads, and utility lines upon and abutting subject property	☒	☐
Location of lakes, rivers, streams, swamps/wetlands, other bodies of water, and 100-year floodplains and floodway	☒	☐
Location of open space	☒	☐
Location of signage	☒	☐
Location and height of all fences, walls, and exterior lighting		
Statement/chart of the intensity of development (number and size of dwelling units by unit type for residential and/or gross floor area by building and use for nonresidential)	☒	☐
Topography by contours (at vertical intervals of not more than 5 feet)	☒	☐
Stamp of registered surveyor, engineer, and/or architect	☒	☐
North arrow	☒	☐
Scale	☒	☐
Vicinity map (at 1 inch equals 1,000 feet)	☒	☐

Building Elevations and Floor Plans

	Applicant	Staff
Please attach building elevations and floor plans.	☒	☐

Site Plan
Application and Checklist

Parking Plan

If required, the parking plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
Location of parking and access/driveways	☐	☐
Dimensions of all parking spaces, aisle widths, driveways, and curb cuts	☐	☐
Statement/chart of required parking spaces and number of parking spaces provided, including accessible parking spaces	☐	☐
Pedestrian and bicycle circulation through the off-street parking areas and their connections to the circulation system for the development	☐	☐
Transit facilities	☐	☐
Connections to transit facilities within, abutting, or near the development	☐	☐
Statement/chart of required bicycle parking and number of bicycle parking spaces provided	☐	☐
Location and design of bicycle parking	☐	☐
Vehicle stacking distances	☐	☐

Landscaping Plan

If required, the landscaping plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
All utility (water, sewer, gas, elec.) location(s) including street and parking lights	☒	☐
Location of all trees being preserved (scaled symbol(s) and labeled as existing with size & species)	☒	☐
Location of any street trees within right-of-way (scaled and properly labeled);	☒	☐
Existing and/or proposed landscaping to meet the landscape and tree ordinance	☒	☐
Prepared by a registered landscape architect (for sites larger than one acre)	☒	☐

Green Building Standards

	Applicant	Staff
Please attach Green Building Standards Checklist with anticipated points earned	☒	☐

8. Signature

Signature of Applicant	
Teresa Hodge	
Print Name: Teresa Hodge- Authorized Agent - Estates Properties	Date: 4/7/25

Letter of Agency
Application Supplement

TO: Planning and Development Services, City of Columbia

I, the undersigned property owner, do hereby attest that I am the person that holds, or I am authorized on behalf of the party that holds, fee simple interest in the following parcel(s):

Common Street Address
2300 Devine Street; 2306 Devine Street; 2314 Devine Street; 2318 Devine Street: 620 Heidt Street
Tax Map Reference Numbers R11312-05-01, 02, 03, 04, and 21

Further, I hereby authorize the persons and/or entities listed as AUTHORIZED AGENT(S) below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request the following:

1. Variance, Special Exception, and/or Administrative Appeal (Board of Zoning Appeals)

2. Zoning Map Amendment (Planning Commission and City Council, if applicable)

3. Site Plan Review (Planning Commission or D/DRC)

4. Design Review (D/DRC)

5. Minor Subdivision (Staff)

6. Major Subdivision (Planning Commission)

7. Encroachment (Staff and City Council, if applicable)

8. Street Naming/Renaming (Planning Commission)

Please strike-through and initial any of the above-listed steps that do not fall under the scope of this Letter of Agency

[signatures on following page]

Letter of Agency
Application Supplement

Property Owner

Signature	Date
W. Robert Gaines	4/4/25
Print Name of Property Owner: W. Robert Gaines	
[redacted]	
Signature of Witness: W H Bunch	Date
Print Name of Witness: William E Rather	

Authorized Agent

Signature	Date
Teresa Hodge	4/4/25
Print Name: Teresa Hodge	
Address (street, city, name, zip) [redacted]	

DEVINE & HEIDT APT. DEVELOPMENT

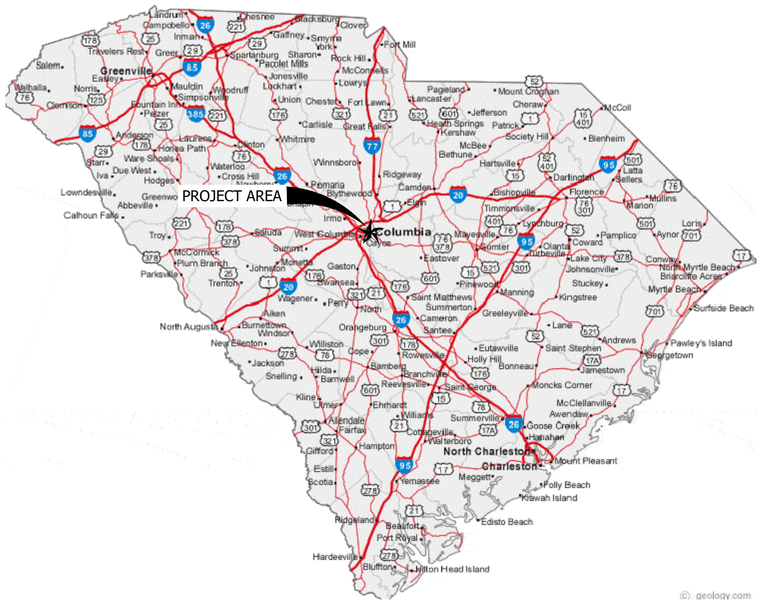
PREPARED FOR

ESTATES AND COMPANIES

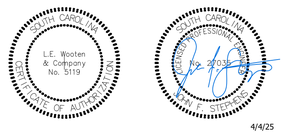
CITY OF COLUMBIA
SOUTH CAROLINA

4/4/25

SHEET LIST TABLE	
Sheet Number	Sheet Title
C-0.00	COVER SHEET
C-0.01	GENERAL NOTES
C-0.02	EXISTING CONDITIONS AND DEMOLITION
C-1.00	STAKING PLAN
C-2.00	GRADING AND EROSION CONTROL PLAN
C-3.00	UTILITY PLAN
C-3.01	UTILITY PLAN & PROFILE
C-5.00	DETAILS



VICINITY MAP
NOT TO SCALE



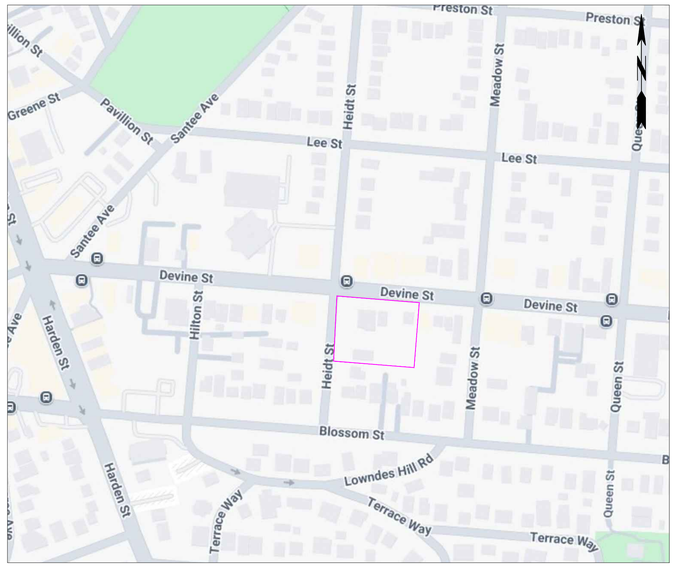
4/4/25

OWNER SUMMARY
ESTATES MANAGEMENT
ATTN: TERESA HODGE
[redacted]

PERMITTING AGENCIES
ZONING: CITY OF COLUMBIA
STORMWATER: CITY OF COLUMBIA
WATER: CITY OF COLUMBIA
WASTEWATER: CITY OF COLUMBIA

Wooten

1411 Gervias St., Suite 315 • Columbia, SC 29201-2528
(803) 978-2488 • thewootencompany.com
Certificate of Authorization : 5119



PROJECT AREA MAP
NOT TO SCALE

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ANDERSON & ASSOCIATES LAND SURVEYING IN DIGITAL FORMAT
2. ALL ELEVATIONS ARE BASED ON 1988 DATUM.
3. THE CONTRACTOR SHALL CALL SOUTH CAROLINA 811 AT (888) 721-7877 FOR ALL UNDERGROUND UTILITIES LOCATIONS AT LEAST 72 HOURS PRIOR TO EXCAVATION.
4. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY DIFFERING SITE CONDITIONS ARE NOTED.
6. ALL WORK WITHIN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED ENCROACHMENT PERMIT, AS APPLICABLE.
7. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPROVED ENCROACHMENT PERMITS IN HAND PRIOR TO ANY WORK WITHIN PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL HAVE A COPY OF ALL REQUIRED APPROVED PERMITS IN HAND PRIOR TO COMMENCING THE APPLICABLE WORK.
9. I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP #45079C0130L WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD ZONE (AE).
10. CATCH BASINS SHALL BE FIELD STAKED TO ENSURE PROPER ALIGNMENT WITH THE PROPOSED CURB AND GUTTER.
11. KNOCKOUT PANEL BLOCK DEPTHS SHALL NOT EXCEED 6-FEET IN DEPTH. DEEPER BOXES SHALL BE HAND-BUILT OR APPROVED PRE-CAST.
12. CROSS-LINE PIPES SHALL BE COMPACTED IN 12" LIFTS TO 95% STANDARD PROCTOR. THE LAST 12" SHALL BE COMPACTED TO 100% STANDARD PROCTOR.
13. THE DESIGN SPEED FOR PROPOSED ROADS IS 25 MILES PER HOUR.
14. ALL TRAFFIC SIGNS SHALL MEET SCDOT AND RICHLAND COUNTY STANDARDS.
15. ENGINEER, APPLICANT, OR AGENT FOR APPLICANT TO PROVIDE LOST OF ALL CONTRACTORS TO PERFORM WORK WITHIN SCDOT R/W MUST BE PERFORMED BY AN SCDOT PREQUALIFIED CONTRACTOR.

WASTEWATER NOTES:

1. ALL WORK AND MATERIALS USED ARE TO BE DONE IN ACCORDANCE WITH CITY OF COLUMBIA, UTILITIES SPECIFICATIONS.
2. BEFORE BEGINNING ANY UTILITY CONSTRUCTION, THE CONTRACTOR MUST ARRANGE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE COUNTY INSPECTOR.
3. BACKFILL TESTING SHALL BE DONE AT THE OWNER'S EXPENSE ON ALL SEWER MAINS AND ANY ROAD CROSSING SERVICES. TEST THE FIRST 12-INCHES OR WHERE CHANGES IN BACKFILL MATERIAL ARE OBSERVED. MINIMUM COMPACTION SHALL BE 98% STANDARD PROCTOR PER ASTM 698. THE COUNTY INSPECTOR CAN REEVALUATE IN THE FIELD AND REDUCE TESTING SPACING BASED ON SOIL, DEPTH, ETC. COMPACTION REPORTS MUST BE SUBMITTED TO THE COUNTY BEFORE ANY O&M'S WILL BE ISSUED.
4. TRACER WIRE: GREEN (SEWER) SHALL BE RUN ALONG ALL UTILITY MAINS AND SERVICES FROM INITIAL TAP TO END STRUCTURE. IT IS TO BE RUN UP ALL VALVES, BOXES, MANHOLES, AND CLEANOUTS.
5. ALL DUCTILE IRON PIPES USED IN THE SEWER SYSTEM SHALL BE PROTECTO 401 EPOXY LINED.
6. ALL SANITARY SEWER FORCEMAINS SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
7. ALL GRAVITY SYSTEM SEWER MAINS FROM 12' TO 20' DEEP SHALL CONSIST OF SDR26 SEWER PIPE AND FITTINGS.
8. ALL SEWER MAINS ARE TO BE VIDEOED WITH A VIDEO INSPECTION REPORT PROVIDED.
9. ANY NEW DEVELOPMENT WITH CITY OF COLUMBIA SEWER AND OTHER WATER SHALL INSTALL AN ELDER VALVE AFTER THE STUB-OUT, AT THE PROPERTY LINE, ON THE SERVICE LINE TO THE STRUCTURE WHEN THE STRUCTURE IS TO BE CONNECTED.
10. IF AN EXISTING STRUCTURE WITH CITY OF COLUMBIA SERVICE IS BEING DEMOLISHED, SERVICES MUST BE CUT AND CAPPED AT THE TIME OF DEMOLITION.
11. ALL GREASE TRAPS ARE TO BE INSPECTED BEFORE ANY FINALS WILL BE ISSUED.
12. ALL WASTEWATER EASEMENTS ARE TO BE DEDICATED TO CITY OF COLUMBIA.

WATER NOTES:

1. ALL WORK AND MATERIALS USED ARE TO BE DONE IN ACCORDANCE WITH THE CITY OF COLUMBIA SPECIFICATIONS.
2. BEFORE BEGINNING ANY UTILITY CONSTRUCTION, THE CONTRACTOR MUST ARRANGE AND ATTEND A PRE-CONSTRUCTION MEETING.
3. BACKFILL TESTING SHALL BE DONE AT THE OWNER'S EXPENSE ON ALL WATER AND ANY ROAD CROSSING SERVICES. TEST THE FIRST 12-INCHES OR WHERE CHANGES IN BACKFILL MATERIAL ARE OBSERVED. MINIMUM COMPACTION SHALL BE 98% STANDARD PROCTOR PER ASTM 698. THE TOWN INSPECTOR CAN REEVALUATE IN THE FIELD AND REDUCE TESTING SPACING BASED ON SOIL, DEPTH, ETC. COMPACTION REPORTS MUST BE SUBMITTED TO THE TOWN BEFORE ANY O&M'S WILL BE ISSUED.
4. TRACER WIRE: BLUE (WATER) SHALL BE RUN ALONG ALL UTILITY MAINS AND SERVICES FROM INITIAL TAP TO END STRUCTURE. IT IS TO BE RUN UP ALL VALVES, BOXES, MANHOLES, AND CLEANOUTS.
5. THE LAST 60-FEET BEFORE AN END OF THE LINE HYDRANT, REGULAR OR POST, PERMANENT OR TEMPORARY, SHALL BE RESTRAINED JOINT PIPE.
6. ANY WATER SERVICE WITH A TESTABLE BACKFLOW SHALL BE TESTED AND REPORTED TO THE DISTRICT BEFORE ANY FINALS WILL BE ISSUED.
7. ALL WATER EASEMENTS ARE TO BE DEDICATED TO THE CITY OF COLUMBIA.
8. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE TOWN BEFORE COMMENCING CONSTRUCTION.
9. NOTIFY THE CITY AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
10. WATER MAIN LINES SHALL BE C-900 CLASS 150 PVC OR C-909 PVCO OR DUCTILE IRON.
11. ALL SERVICE LINES ARE TO BE 250 PSI SIDR, IPS RATED AND BLUE IN COLOR.
12. ALL SERVICE LINES UNDER ROADWAY MUST BE LAID IN CASING (EXAMPLE $\frac{3}{4}$" SERVICE MAY BE LAID IN $1\frac{1}{2}$" PVC CASING.
13. ALL PIPES MUST BE BEDDED IN AND BACKFILLED WITH SUITABLE MATERIAL FREE OF ROCK TO PROTECT THE INTEGRITY OF THE PIPE.
14. ALL WATER MAIN LINES CROSSING UNDER PAVED ROADS SHALL BE DUCTILE IRON PIPE.
15. ALL WATER MAIN LINES TO HAVE A MIN OF 3.0 FT OF COVER AND TO HAVE A MAX OF 5.0 FT OF COVER. AT STORM WATER CROSSINGS THE MAX DEPTH MAY BE 8.0 FT. ANY EXCEPTIONS TO THESE SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE CITY AND APPROVAL MUST BE GRANTED BY THE CITY OF COLUMBIA PRIOR TO ANY DEVIATION.
16. #12 SOLID COPPER TRACER WIRE BLUE HDPE 30 MIL COVERING SHALL BE USED ON ALL WATER LINES AND SERVICE LINES.
17. TRACER WIRE SHALL BE PLACED DIRECTLY ABOVE THE WATER LINES WITHIN A MAXIMUM OF 6 INCHES AND SHALL NOT BE WOUND AROUND THE PIPE. THE TRACER WIRE SHALL TERMINATE AT EACH VALVE OR METER BOX AND SHALL BE ARRANGED TO MOST EFFICIENTLY FACILITATE THE CONNECTING OF TESTING APPARATUS FOR TRACKING THE PVC OR HDPE PIPE WITHOUT INTERFERING WITH THE PROPER OPERATION OF THE WATER VALVE OR METER.
18. ALL WATER LINES MUST BE PLACED IN A 15 FT CITY OF COLUMBIA EASEMENT UNLESS OTHERWISE NOTED.
19. ALL CONSTRUCTION LOCATIONS SHALL BE CAREFULLY RECORDED SO AS TO PROVIDE ACCURATE RECORD DRAWINGS ONCE THE PROJECT IS COMPLETED.

OWNER'S CERTIFICATION

I (We) hereby certify that all clearing, grading, construction, and/or development will be done pursuant to this plan and I (we) are responsible for the land disturbance and related maintenance thereof. Richland County authorities will be allowed to enter the project site for the purposed of on-site inspections.

4/4/25

Date — Owner/Person Financially Responsible

DESIGNER'S CERTIFICATION

I hereby certify that this plan is designed to contain soil on the property concerned to the maximum extent, to provide for the protection of the property and the proposed improvements thereon from the effects of flooding, to provide for the control of the runoff from the property, and that all the provisions for sediment control and storm drainage are in accordance with the Stormwater Management and Sediment Control Ordinance for Richland County, South Carolina.

4/4/25

Date — Designer's Signature and Certification

CONSTRUCTION SCHEDULE

1. INSTALL SILT FENCE, INLET PROTECTION AND CONSTRUCTION EXIT. (1 WEEK+-)
2. CLEAR, GRUB, STRIP AND REMOVE TOPSOIL AND BEGIN SITE DEMOLITION. (2 WEEKS+-)
3. BEGIN EARTHWORK AND STORM DRAINAGE CONSTRUCTION. (6 WEEKS+-) AS DRAINAGE STRUCTURES/PIPES ARE COMPLETED, INSTALL STRUCTURE INLET PROTECTION. (3 WEEKS+-)
4. BEGIN BUILDING CONSTRUCTION. (24 WEEKS+-)
5. GRASS AREAS NOT TO BE PAVED IMMEDIATELY UPON REACHING FINAL GRADE. CONTINUE MAINTENANCE OF ALL EROSION CONTROL MEASURES. (8 WEEKS+-)
6. FINAL PAVING AND GRASSING. (3 WEEKS+-)
7. REMOVE TEMPORARY SILT FENCE, INLET PROTECTION AND ANY ACCUMULATED SEDIMENT FROM STORM DRAINAGE SYSTEMS UPON STABILIZATION OF SITE. GRASS DISTURBED AREAS. INSTALL PERMANENT INLET INSERTS. (4 WEEKS+-)

BMP PLAN

1. REMOVE SEDIMENT WHEN IT REACHES 50% OF STORAGE VOLUME; A CLEAN OUT STAKE SHALL BE IN THE POND THAT MARKS THE 50% MARK. WHEN SEDIMENT REACHES THIS MARK IT MUST BE REMOVED.
2. TEMPORARY SEDIMENT BASINS THAT WILL NOT BE USED AS A PERMANENT DETENTION/RETENTION POND MUST BE REMOVED AFTER 80% OF THE AREA CONTRIBUTING TO THE BMP HAS BEEN BUILT OUT AND STABILIZED.
3. TRAPPED SEDIMENT MUST BE DISPOSED OF PROPERLY.
4. DISTURBED AREAS RESULTING FROM THE REMOVAL OF TEMPORARY SEDIMENT BASINS MUST BE PERMANENTLY STABILIZED AFTER THE BASIN IS REMOVED.
5. REMOVE TRASH, SEDIMENT, DEBRIS, ETC. FROM OUTLET WHEN CLOGGED.
6. RIP RAP ASSOCIATED WITH AN INLET/OUTLET PIPE SHOULD BE CLEANED AND/OR REPLACED AS NEEDED; FILTER FABRIC MUST BE IN PLACE.
7. GRASS SHOULD BE MOWED BIAMONTHLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER OR MORE FREQUENTLY IF NEEDED. GRASS SHALL BE MOWED AS NEEDED DURING THE MONTHS OCTOBER THROUGH MARCH.
8. FILTER RINGS TO BE CLEANED AS NEEDED TO ALLOW PROPER FLOWS OUT OF POND TO ACHIEVE DRAINAGE WITHIN 72 HOURS.
9. SIDE SLOPES MUST BE MAINTAINED; MAINTENANCE INCLUDES BUT IS NOT LIMITED TO CORRECTING BLOWOUTS, RILLS, GULLIES, ETC.

EROSION AND SEDIMENT CONTROL NOTES:

1. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SCDHEC AND THE CITY OF COLUMBIA EROSION AND SEDIMENT CONTROL REGULATIONS.
3. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
4. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ATA MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK, WITH NO TIME PERIOD BETWEEN INSPECTIONS EXCEEDING 9 DAYS, AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE. IT IS RECOMMENDED THAT BMPS BE ASSESSED BY THE CONTRACTOR WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 1.0 INCHES OR GREATER, AS WELL AS DURING THE FIRST RAIN EVENT AFTER THE INITIATION OF CONSTRUCTION ACTIVITIES, AFTER THE INSTALLATION OF BMPS.
5. ALL DISTURBED AREAS NOT TO BE LANDSCAPED MUST BE GRASSED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE.
7. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
8. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
   - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND ARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
9. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR DIVERT SEDIMENT LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
10. GRAVEL CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT ALL POINTS OF EGRESS FROM THE SITE.
11. CATCH BASIN SEDIMENT TRAPS SHALL BE CONSTRUCTED AT ALL STORM DRAINAGE STRUCTURES.
12. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
13. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION, IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
14. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
15. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
16. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
17. A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
18. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTRUBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
19. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
20. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT.
21. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS.

THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:

- WASHWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
- WASHWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING, COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
- SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

SEQUENCE OF CONSTRUCTION OPERATIONS IN SCDOT R.O.W.

1. PRE-CONSTRUCTION MEETING
2. INSTALL CONSTRUCTION ENTRANCE/EXIT
3. STABILIZE DISTURBED AREAS
4. INSTALL WATER SERVICES AND RELOCATE UTILITIES
5. BEGIN PAVING
6. INSTALL PERMANENT SEEDING/ SOD AS REQUIRED. (ALL UNPAVED DISTURBED AREAS TO BE GRASSED)
7. COMPLETE FINAL CONSTRUCTION PAVING AND RESEED/ SOD AS REQUIRED

SCDOT NOTES:

1. ALL PAVEMENT MARKINGS IN SCDOT R/W SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE TO SCDOT STANDARD DRAWINGS AND SPECIFICATIONS.
2. ALL MARKINGS WITHIN SCDOT R/W SHALL BE APPROVED PERMANENT PAVEMENT MARKINGS PER SECTIONS 625, 626, OR 627 WITHIN THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING ALL APPLICABLE AND CURRENT SCDOT STANDARD DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE DRAWINGS INCLUDED WITHIN THESE PLANS AND THE APPROVED PERMIT PACKAGE.
4. UPON SUBSTANTIAL PROJECT COMPLETION, CONTRACTOR TO CLEAR EXISTING CULVERTS/PIPES, CATCH BASINS, AND DITCHES ALONG FRONTAGE AND DOWNSTREAM AS NECESSARY TO ACHIEVE POSITIVE DRAINAGE.
5. CONTRACTOR SHALL ADHERE TO SCDOT LANE CLOSURE AND FLAGGING REQUIREMENTS WHEN WORKING IN THE SCDOT RIGHT-OF-WAY. REFER TO SCDOT STANDARD DETAILS 610-005-00, 610-005-10, AND 610-205-00.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING ALL APPLICABLE AND CURRENT SCDOT STANDARD DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE DRAWINGS INCLUDED OR REFERENCED WITHIN THESE PLANS AND THE APPROVED PERMIT PACKAGE.
7. ALL PROPOSED OR RELOCATED SIGNAGE SHALL BE PLACED OR REPLACED IN ACCORDANCE WITH SECTION 650•000 AND INSTALLED ON SCDOT APPROVED BREAKAWAY SIGN SUPPORTS AS DETAILED IN SECTION 654-000 IN THE SCDOT STANDARD DRAWINGS.
8. CONTRACTOR SHALL RELOCATE/REPLACE EXISTING SCDOT SIGNAGE AS NECESSARY.
9. NO ADDITIONAL ACCESSES WILL BE GRANTED TO THIS OR ANY SUBDIVISION OF THIS PARCEL BY SCDOT.
10. CONTRACTOR TO SAWCUT EXISTING ASPHALT FOR SMOOTH JOINT NOT ALIGNED WITH WHEEL PATH.
11. CONTRACTOR TO REMOVE AND REPLACE DAMAGED SIDEWALK OR CURB & GUTTER ALONG PROPERTY FRONTAGE AS NECESSARY AND/OR AS SPECIFIED BY DISTRICT PERMIT STAFF.
12. ALL SIDEWALK, CURB AND GUTTER TO BE REMOVED AND REPLACED FROM JOINT TO JOINT.

LEGEND

- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED 6" SEWER SERVICE
- LIMITS OF DISTURBANCE (LOD)
- SILT FENCE (SF)
- INLET PROTECTION
- PROPOSED PROPERTY LINE
- LIGHT DUTY ASPHALT SECTION
- HEAVY DUTY ASPHALT SECTION
- EXISTING PROPERTY LINE
- EXISTING CONTOUR (335)
- PROPOSED CONTOUR (330)
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE STRUCTURE
- SPOT ELEVATION (344.05)

DEVELOPER
ESTATES MANAGEMENT
ATTN: TERESA HODGE
2801 DEVINE ST., STE. 202
COLUMBIA, SC 29205
803-309-1304 (M)

PROPERTY SUMMARY
TMS: 11312-05-01
ZONING: NAC
TMS: 11312-05-02
ZONING: NAC
TMS: 11312-05-03
ZONING: NAC
TMS: 11312-05-04
ZONING: NAC
TMS: 11312-05-21
ZONING: O-I
TOTAL AREA: 1.24 AC

SETBACKS
FRONT: 5' MIN.
SECONDARY FRONT: 5' MIN.
SIDE: N/A
REAR: 15'

REVISIONS

Wooten
1411 Gervais St., Suite 315 • Columbia, SC 29201-2528
(803) 978-2488 • lhewootencompany.com
Certificate of Authorization : 5119

ESTATES MANAGEMENT
CITY OF COLUMBIA
SOUTH CAROLINA
DEVINE AND HEIDT – APPARMENTS

GENERAL NOTES

L.E. Wooten & Company No. 5119
SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 27035 — JOHN F. STEPHENS

4/7/25

DESIGNED BY: JFS
DRAWN BY: BGF
CHECKED BY: JFS
PROJECT NO.:
DATE: APRIL 4, 2025
SCALE: AS NOTED

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

C–0.01

REVISIONS

Wooten
1411 Gervais St. Suite 315 • Columbia, SC 29201-2528
(803) 978-2488 • lhwootencompany.com
Certificate of Authorization : 5119

ESTATES MANAGEMENT
CITY OF COLUMBIA SOUTH CAROLINA

DEVINE AND HEIDT – APPARMENTS

EXISTING CONDITIONS AND DEMOLITION

L.E. Wooten & Company No. 5119
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 27035
JOHN F. STEPHENS

4/7/25

DESIGNED BY:	JFS
DRAWN BY:	BGF
CHECKED BY:	JFS
PROJECT NO.:	
DATE:	APRIL 4, 2025
SCALE:	AS NOTED

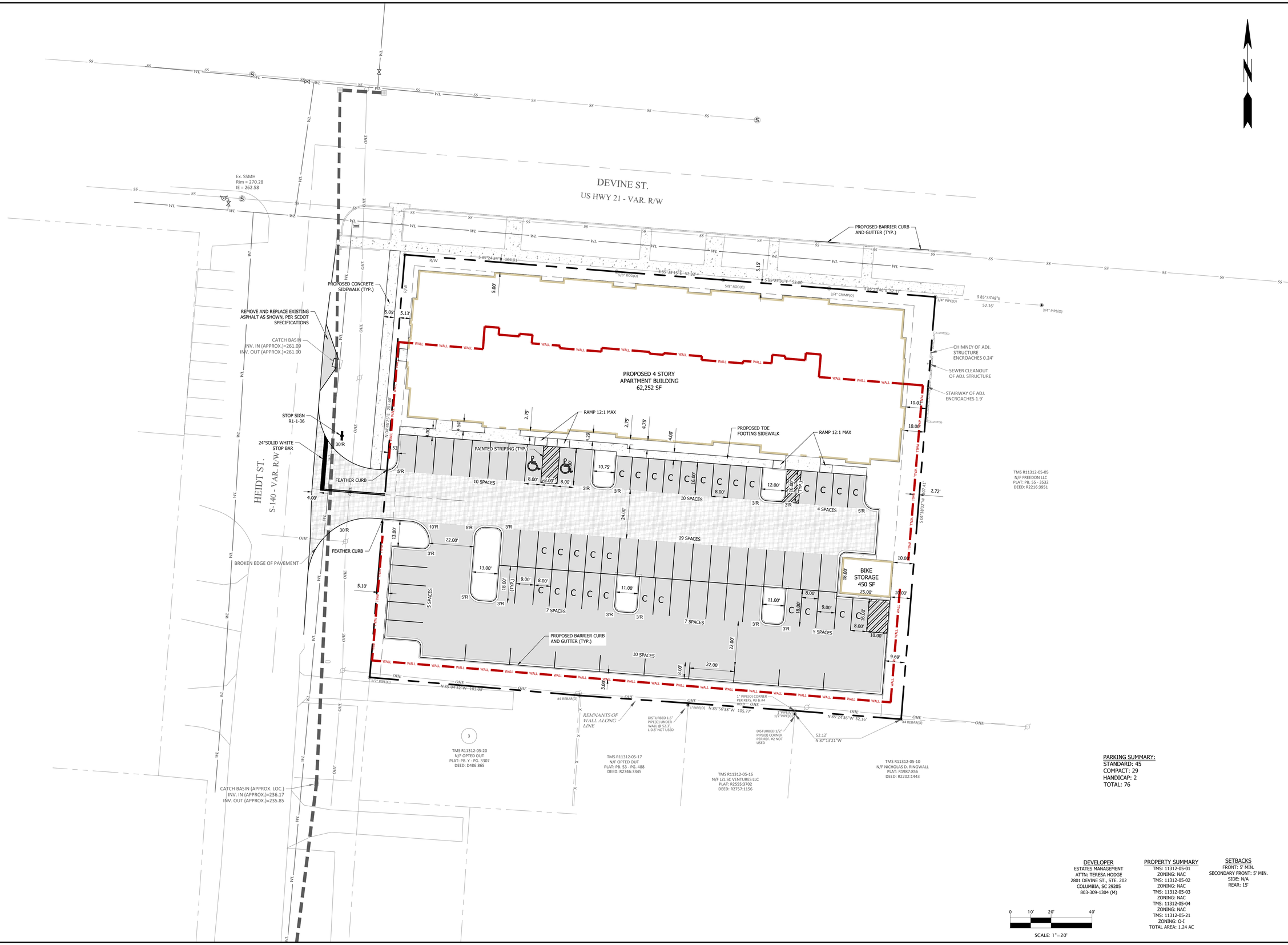
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

C–0.02

DEVELOPER
ESTATES MANAGEMENT
ATTN: TERESA HODGE
2801 DEVINE ST., STE. 202
COLUMBIA, SC 29205
803-309-1304 (M)

PROPERTY SUMMARY
TMS: 11312-05-01
ZONING: NAC
TMS: 11312-05-02
ZONING: NAC
TMS: 11312-05-03
ZONING: NAC
TMS: 11312-05-04
ZONING: NAC
TMS: 11312-05-21
ZONING: O-I
TOTAL AREA: 1.24 AC

SETBACKS
FRONT: 5' MIN.
SECONDARY FRONT: 5' MIN.
SIDE: N/A
REAR: 15'



PARKING SUMMARY:
STANDARD: 45
COMPACT: 29
HANDICAP: 2
TOTAL: 76

SCALE: 1"=20'

DEVELOPER
ESTATES MANAGEMENT
ATTN: TERESA HODGE
2801 DEVINE ST., STE. 202
COLUMBIA, SC 29205
803-309-1304 (M)

PROPERTY SUMMARY
TMS: 11312-05-01
ZONING: NAC
TMS: 11312-05-02
ZONING: NAC
TMS: 11312-05-03
ZONING: NAC
TMS: 11312-05-04
ZONING: NAC
TMS: 11312-05-21
ZONING: O-I
TOTAL AREA: 1.24 AC

SETBACKS
FRONT: 5' MIN.
SECONDARY FRONT: 5' MIN.
SIDE: N/A
REAR: 15'

REVISIONS

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ESTATES MANAGEMENT
DEVINE AND HEIDT – APPARMENTS
CITY OF COLUMBIA SOUTH CAROLINA

STAKING PLAN

SOUTH CAROLINA
L.E. Wooten & Company No. 5119
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
No. 27035
LICENSED PROFESSIONAL ENGINEER
JEFFREY F. STEPHENS

4/7/25

DESIGNED BY: JFS
DRAWN BY: BGF
CHECKED BY: JFS
PROJECT NO.:
DATE: APRIL 4, 2025
SCALE: AS NOTED

0 1/2
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

C-1.00

DEVINE ST.
US HWY 21 - VAR. R/W

HEIDT ST.
S-140 - VAR. R/W

Ex. SSMH
Rim = 270.28
IE = 262.58

FF=274.5

PROPOSED 4 STORY
APARTMENT BUILDING
62,252 SF
FF=262.0

BIKE
STORAGE
450 SF
FF=262.67

CATCH BASIN
INV. IN (APPROX.)=261.09
INV. OUT (APPROX.)=261.00

12" NYLOPLAST GRATE INLET
GRATE = 261.13
INV.= 260.05

12" NYLOPLAST GRATE INLET
GRATE = 261.80
INV.= 260.30

10.8 LF 8" HDPE @ 1.0%

12" NYLOPLAST GRATE INLET
GRATE = 261.80
INV.= 260.19

14.0 LF 8" HDPE @ 1.0%

28.3 LF 8" HDPE @ 1.0%

45° BEND
INV.= 259.77

36.9 LF 8" HDPE @ 1.0%

8"X8" HDPE TEE
INV.= 259.40

50.5 LF 8" HDPE @ 1.6%

12" NYLOPLAST GRATE INLET
GRATE = 261.70
INV.= 260.20

GRAVEL CONSTRUCTION
ENTRANCE/EXIT

68.8 LF 8" HDPE @ 1.0%

CONCRETE
WASHOUT

BROKEN EDGE OF PAVEMENT

JUNCTION BOX
RIM = 250.1
INV. 6" HDPE IN=246.48
EXISTING INV.= 246.38

80.8 LF 6" HDPE @ 3.37%

24" X 24" GRATE INLET
GRATE = 258.16

(2) - 72" CMP CONTECH
PERFORATED UNDERGROUND
SYSTEM (SEE DETAIL)

68.8 LF 8" HDPE @ 1%

24" X 24" GRATE INLET
GRATE = 258.16

49.1 LF 8" HDPE @ 1.0%

12" NYLOPLAST GRATE INLET
GRATE = 261.50
INV.= 259.06

12" NYLOPLAST GRATE INLET
GRATE = 261.03
INV.= 259.14

8.4 LF 8" HDPE @ 1.0%

90° BEND
INV.= 258.57

15.5 LF 8" HDPE @ 1.0%

12" NYLOPLAST GRATE INLET
GRATE = 261.13
INV.= 259.39

12" NYLOPLAST GRATE INLET
GRATE = 261.13
INV.= 259.29

10.1 LF 8" HDPE @ 1.0%

12" NYLOPLAST GRATE INLET
GRATE = 261.13
INV.= 259.52

13.2 LF 8" HDPE @ 1.0%

12" NYLOPLAST GRATE INLET
GRATE = 261.13
INV.= 259.63

10.8 LF 8" HDPE @ 1.0%

CHIMNEY OF ADJ.
STRUCTURE
ENCROACHES 0.24'

SEWER CLEANOUT
OF ADJ. STRUCTURE

STAIRWAY OF ADJ.
ENCROACHES 1.9'

TMS R11312-05-20
N/F OPTED OUT
PLAT: PB. Y - PG. 3307
DEED: D486:865

TMS R11312-05-17
N/F OPTED OUT
PLAT: PB. 53 - PG. 488
DEED: R2746:3345

TMS R11312-05-16
N/F LZL SC VENTURES LLC
PLAT: R2555:3702
DEED: R2757:1156

TMS R11312-05-10
N/F NICHOLAS D. RINGWALL
PLAT: R1987:856
DEED: R2202:1443

TMS R11312-05-05
N/F FREEDOM LLC
PLAT: PB. 55 - 3532
DEED: R2216:3951

REMNANTS OF
WALL ALONG
LINE

CATCH BASIN (APPROX. LOC.)
INV. IN (APPROX.)=236.17
INV. OUT (APPROX.)=235.85

0 10' 20' 40'
SCALE: 1"=20'

DEVELOPER
ESTATES MANAGEMENT
ATTN: TERESA HODGE
2801 DEVINE ST., STE. 202
COLUMBIA, SC 29205
803-309-1304 (M)

PROPERTY SUMMARY
TMS: 11312-05-01
ZONING: NAC
TMS: 11312-05-02
ZONING: NAC
TMS: 11312-05-03
ZONING: NAC
TMS: 11312-05-04
ZONING: NAC
TMS: 11312-05-21
ZONING: O-1
TOTAL AREA: 1.24 AC

SETBACKS
FRONT: 5' MIN.
SECONDARY FRONT: 5' MIN.
SIDE: N/A
REAR: 15'

REVISIONS

Wooten
1411 Gervais St., Suite 315 • Columbia, SC 29201-2528
(803) 978-2488 • thewootencompany.com
Certificate of Authorization : 5119

ESTATES MANAGEMENT
CITY OF COLUMBIA SOUTH CAROLINA
DEVINE AND HEIDT – APPARMENTS
GRADING AND EROSION CONTROL PLAN

SOUTH CAROLINA
L.E. Wooten & Company No. 5119
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 27035
JOHN F. STEPHENS

4/7/25

DESIGNED BY: JFS
DRAWN BY: BGF
CHECKED BY: JFS
PROJECT NO.:
DATE: APRIL 4, 2025
SCALE: AS NOTED

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

C-2.00

DEVINE ST.
US HWY 21 - VAR. R/W

HEIDT ST.
S-140 - VAR. R/W

Ex. SSMH
Rim = 270.28
IE = 262.58

6" TAP TO EXISTING 6" WATER LINE AND 6" METER BY APPROVED CITY OF COLUMBIA CONTRACTOR UPON PAYMENT OF THE TAP FEES

6" PROTECTUS METER AND VAULT (PER CITY OF COLUMBIA DETAIL WC-1 & WC-1A)

BACKFLOW PREVENTER

2.5" PVC DOMESTIC WATER SERVICE LINE

6" PVC FIRE PROTECTION LINE

FDC

NOTE: BACKFLOW PREVENTER INSIDE BUILDING FOR FIRE SERVICE LINES

CATCH BASIN
INV. IN (APPROX.)=261.09
INV. OUT (APPROX.)=261.00

PROPOSED 4 STORY
APARTMENT BUILDING
62,252 SF

CHIMNEY OF ADJ. STRUCTURE ENCROACHES 0.24'

SEWER CLEANOUT OF ADJ. STRUCTURE

STAIRWAY OF ADJ. ENCROACHES 1.9'

TMS R11312-05-05
N/F FREEDOM LLC
PLAT: PB. 55 - 3532
DEED: R2216:3951

BIKE
STORAGE
450 SF

6" PVC SANITARY SEWER SERVICE LINE @ 1.0% MIN. SLOPE

BROKEN EDGE OF PAVEMENT

STA. 2+66
MH-SSMH A2

PROPOSED 8" PVC SANITARY SEWER MAIN (SEE SHEET 3.01 FOR PLAN/PROFILE)

SAWCUT, REMOVE, AND REPLACE EXISTING CONCRETE DRIVEWAY AS NECESSARY FOR CONSTRUCTION OF SANITARY SEWER MAIN

REMNANTS OF WALL ALONG LINE

TMS R11312-05-20
N/F OPTED OUT
PLAT: PB. Y - PG. 3307
DEED: D486:865

TMS R11312-05-17
N/F OPTED OUT
PLAT: PB. 53 - PG. 488
DEED: R2746:3345

TMS R11312-05-16
N/F LZL SC VENTURES LLC
PLAT: R2555:3702
DEED: R2757:1156

TMS R11312-05-10
N/F NICHOLAS D. RINGWALL
PLAT: R1987:856
DEED: R2202:1443

REMOVE AND REPLACE EXISTING GRAVEL AS NECESSARY FOR CONSTRUCTION OF SANITARY SEWER MAIN

CATCH BASIN (APPROX. LOC.)
INV. IN (APPROX.)=236.17
INV. OUT (APPROX.)=235.85

SAWCUT, REMOVE, AND REPLACE EXISTING CONCRETE DRIVEWAY AS NECESSARY FOR CONSTRUCTION OF SANITARY SEWER MAIN

REMOVE AND REPLACE EXISTING GRAVEL AS NECESSARY FOR CONSTRUCTION OF SANITARY SEWER MAIN

SCALE: 1"=20'

DEVELOPER
ESTATES MANAGEMENT
ATTN: TERESA HODGE
2801 DEVINE ST., STE. 202
COLUMBIA, SC 29205
803-309-1304 (M)

PROPERTY SUMMARY
TMS: 11312-05-01
ZONING: NAC
TMS: 11312-05-02
ZONING: NAC
TMS: 11312-05-03
ZONING: NAC
TMS: 11312-05-04
ZONING: NAC
TMS: 11312-05-21
ZONING: O-I
TOTAL AREA: 1.24 AC

SETBACKS
FRONT: 5' MIN.
SECONDARY FRONT: 5' MIN.
SIDE: N/A
REAR: 15'

REVISIONS

Wooten
1411 Gervais St., Suite 315 • Columbia, SC 29201-2528
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ESTATES MANAGEMENT
CITY OF COLUMBIA SOUTH CAROLINA
DEVINE AND HEIDT – APPARMENTS

UTILITY PLAN

SOUTH CAROLINA
L.E. Wooten & Company No. 5119
CERTIFICATE OF AUTHORIZATION

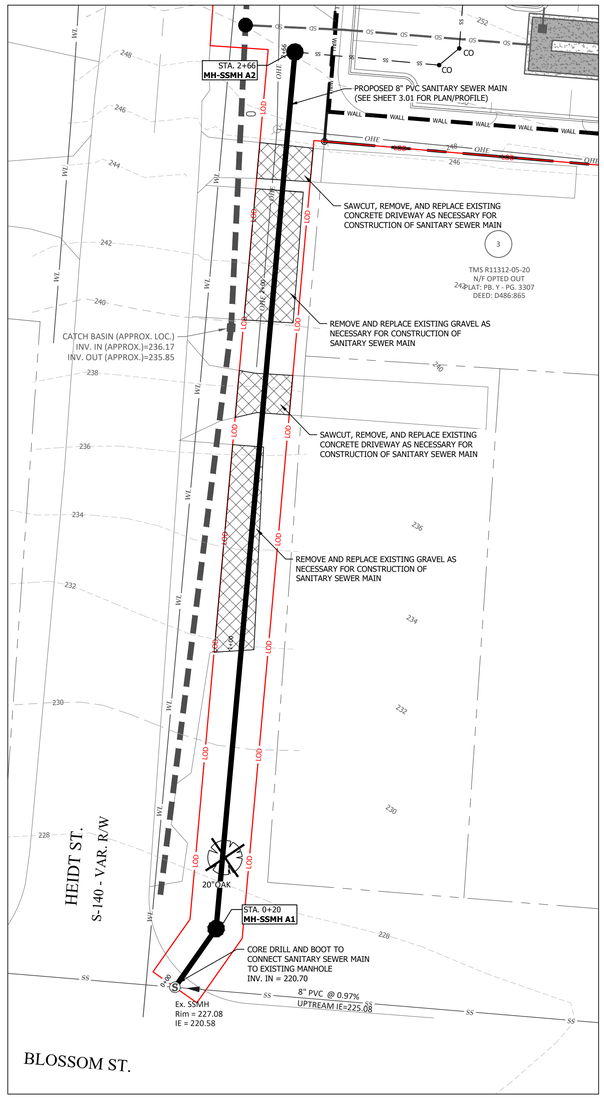
SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 27035
JOHN F. STEVENS

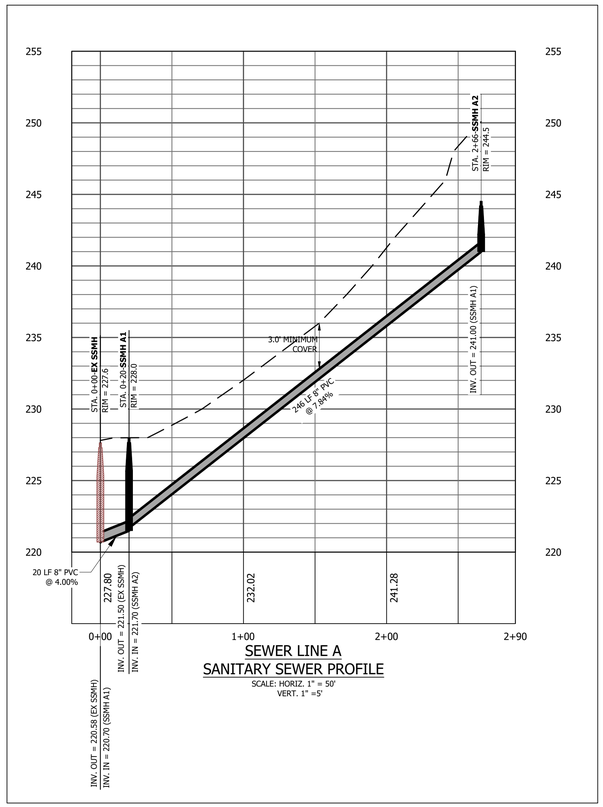
4/7/25

DESIGNED BY: JFS
DRAWN BY: BGF
CHECKED BY: JFS
PROJECT NO.:
DATE: APRIL 4, 2025
SCALE: AS NOTED

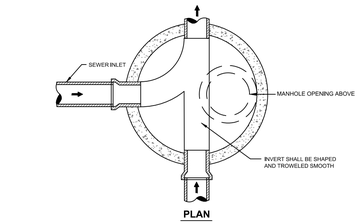
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

C-3.00

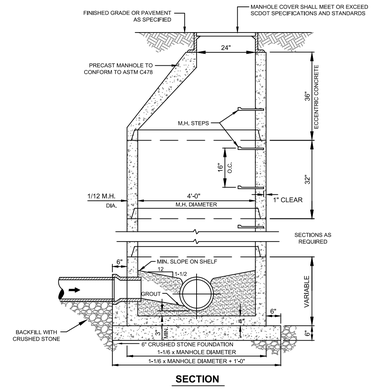




SEWER LINE A
SANITARY SEWER PROFILE
SCALE: HORIZ. 1" = 50'
VERT. 1" =5'

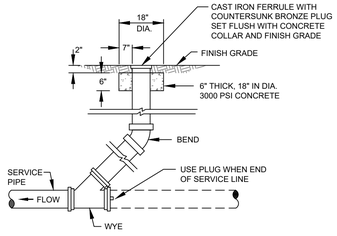


PLAN



SECTION

PRE-CAST SANITARY SEWER MANHOLE
NOT TO SCALE



GRADE CLEANOUT (C.O.)
NOT TO SCALE

N

DEVELOPER
ESTATES MANAGEMENT
ATTN: TERESA HODGE
2801 DEVINE ST., STE. 202
COLUMBIA, SC 29205
803-309-1304 (M)

PROPERTY SUMMARY
TMS: 11312-05-01
ZONING: NAC
TMS: 11312-05-02
ZONING: NAC
TMS: 11312-05-03
ZONING: NAC
TMS: 11312-05-04
ZONING: NAC
TMS: 11312-05-21
ZONING: O-1
TOTAL AREA: 1.24 AC

SETBACKS
FRONT: 5' MIN.
SECONDARY FRONT: 5' MIN.
SIDE: N/A
REAR: 15'

0 10' 20' 40'
SCALE: 1"=20'

REVISIONS

Wooten
1411 Gervais St. Suite 315 • Columbia, SC 29201-2528
(803) 978-2488 • lhewootencompany.com
Certificate of Authorization : 5119

ESTATES MANAGEMENT
CITY OF COLUMBIA SOUTH CAROLINA
DEVINE AND HEIDT – APPARMENTS
UTILITY PLAN & PROFILE

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
L.E. Wooten & Company No. 5119

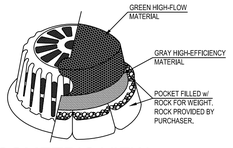
SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 27035
JOHN F. STEPHENS

4/7/25

DESIGNED BY: JFS
DRAWN BY: BGF
CHECKED BY: JFS
PROJECT NO.:
DATE: APRIL 4, 2025
SCALE: AS NOTED

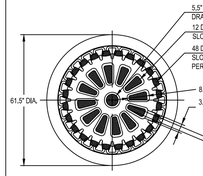
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

C-3.01

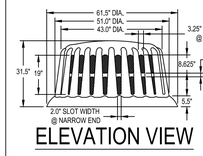


ISOMETRIC VIEW

SHOWN WITH ROADWAY PROJECTS FILTER HAT



PLAN VIEW



ELEVATION VIEW

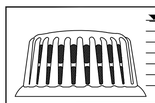
REPLACEMENT FILTERS: MODEL # R-140

FILTER OPTIONS
FILTER HAT IS AVAILABLE IN THREE OPTIONS:
1) ALL HIGH-FLOW MATERIAL
2) ALL HIGH-EFFICIENCY MATERIAL
3) HIGH-FLOW MATERIAL ON TOP HALF OF HAT, HIGH-EFFICIENCY MATERIAL ON BOTTOM HALF (THIS FILTER COVER IS RECOMMENDED FOR ALL ROADWAY PROJECTS.)
IT IS THE PURCHASERS RESPONSIBILITY TO PURCHASE APPROPRIATE FILTER HAT. PURCHASER SHALL PROVIDE ROCK FOR FILTER POCKETS.

FILTER HAT INSTALLATION
FILTER HAT SLIDES DIRECTLY OVER FILTER FRAME. TO KEEP FILTER FRAME IN PLACE OVER STORM STRUCTURE, ROCK POCKETS ARE SEWN DIRECTLY INTO FILTER HAT MATERIAL. EVERY FILTER HAT COMES IN ONE PIECE FOR EASY INSTALLATION.

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER. INSPECT R-100A DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.

SPECIFICATIONS
FILTER FABRIC SILT-SAVER HAT SHALL BE BASED ON DESIGN PROFESSIONAL'S SPECIFICATIONS.



FRAME & FILTER DISCHARGE ANALYSIS

HEAD (FT)	EQUATION USED	OPENING AREA (SF)	FRAME FLOW (CFS)	FILTER AREA (SF)	FILTERED FLOW (CFS)
0.5	O	2.1	7	6	2
1.0	O	3.9	19	12	3
1.5	O	7.0	41	18	5
2.0	O	8.0	54	24	7
2.5	O	9.2	70	30	9
3.0	O	9.2	77	—	77

DUE TO NARROW SLOT, A TRANSITION WILL OCCUR BETWEEN WEIR AND ORIFICE CONDITIONS. ORIFICE FLOW WILL PROVIDE A MORE CONSERVATIVE ESTIMATE OF FLOW, THEREFORE THE LESSER OF THE ORIFICE AND WEIR FLOWS WILL BE USED FOR EACH STAGE CALCULATION.

FILTER MATERIAL ALLOWS 129 gpm/SF OR 0.29cfs/SF
ORIFICE EQUATION (O) = Q=0.6A(2gh)^0.5
P = FEET PERIMETER
h = HEAD IN FEET
Q = CAPACITY IN cfs
A = FREE OPEN AREA OF FRAME
g = 32.2 FEET-PER-SECOND/SECOND

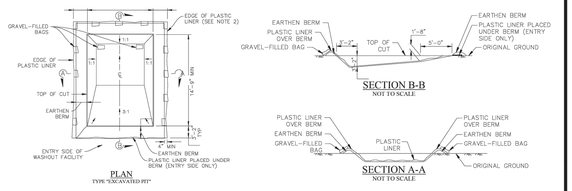
SILT-SAVER

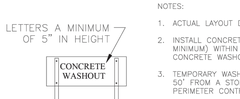
ROUND FRAME & FILTER ASSEMBLY
Model # R-100A

FRAME MATERIAL: BLACK 0.25" HMWPE
FILTER FABRIC MATERIAL: REFER TO SPEC
SCALE: NOT TO SCALE
LAST UPDATED: APRIL 2010

SILT-SAVER, INC. 1094 CULPEPPER DRIVE, CONYERS, GA 30094 PHONE: (770) 388-7818 FAX: (770) 388-7640 TOLL FREE: 1-888-382-SILT (7458) www.siltsaver.com

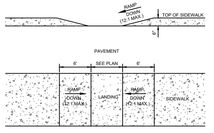
EXCAVATED PIT CONCRETE WASHOUT





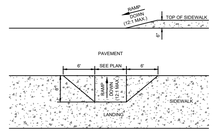
NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

South Carolina Department of Health and Environmental Control
CONCRETE WASHOUT
EXCAVATED PIT
STANDARD DRAWING NO. RC-08 PAGE 1 of 1
NOT TO SCALE FEBRUARY 2014 DATE



NOTE:
DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE LANDING, BE A MIN. OF 24" IN DEPTH AND CONFORM TO THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN CODE OF FEDERAL REGULATIONS.

HANDICAP RAMP DETAIL
NOT TO SCALE



NOTE:
DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE LANDING, BE A MIN. OF 24" IN DEPTH AND CONFORM TO THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN CODE OF FEDERAL REGULATIONS.

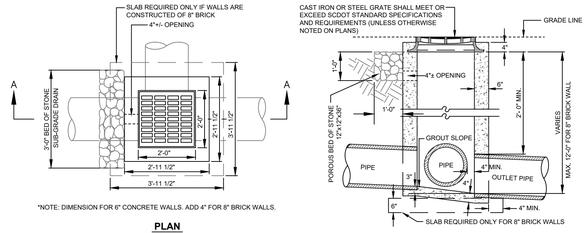
HANDICAP RAMP DETAIL
NOT TO SCALE

Permanent Seeding - Upstate

Species	Lbs/Ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Bahia Grass (Alone)	40												
Bahia Grass (Mix)	30												
Bermuda Grass (hulled) (Alone)	8-12												
Bermuda Grass (hulled) (Mix)	4-6												
Fescue, Tall (KY31) Alone	40												
Fescue, Tall (KY31) mix	20												
Sericea Lespedeza (Scarified) Alone or Mix (inoculate with EL Innoculant	40												
Ladino Clover (mix only) Innoculate with AB Innoculant	2												
For Steep Slopes/Cut Slopes													
Weeping Lovegrass (Alone)	4												
Weeping Lovegrass (Mix)	2												
Crownvetch (Mix) (Inoculate with Type M Innoculant	8-10												

Temporary Seeding - Upstate

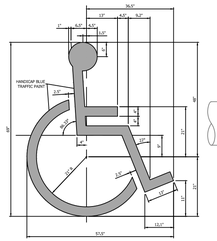
Species	lbs./ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Browntop Millet (Alone)	40												
Browntop Millet (Mix)	10												
Rye Grain (Alone)	56												
Rye Grain (Mix)	10												
Rye Grass (Alone)	50												
Rye Grass (Mix)	8												
For Steep Slopes/Cut Slopes													
Weeping Lovegrass (Alone)	4												
Weeping Lovegrass (Mix)	2												



NOTES:
1. DROP INLET MAY BE CONSTRUCTED OF CLASS 'A' CONCRETE OR 8" BRICK.
2. CONCRETE INLETS SHALL HAVE 6" THICK WALLS AND 4" THICK BOTTOM.
3. BRICK INLETS SHALL HAVE 8" THICK WALLS AND 6" THICK BOTTOM SLAB.
4. INSIDE DIMENSIONS OF DROP INLET SHALL BE 1'-11 1/2" x 1'-11 1/2".
5. AFTER FRAME AND GRATE ARE SET, FINAL 4" CLASS 'A' CONCRETE IS TO BE POURED FLUSH WITH THE OUTSIDE EDGE OF THE DROP INLET ON ALL SIDES.
6. METAL STEPS ARE TO BE SET IN WALL IF INLET DEPTH EXCEEDS 4'-6". SAID STEPS TO CONFORM TO SCDOT STANDARD DRAWING No. 719-550-00.
7. CORBEL BRICK WORK AS REQUIRED ON BRICK INLETS TO PROVIDE 4" MINIMUM CLEARANCE BETWEEN PIPE AND BRICK WALLS.
8. ENDS OF ALL PIPES SHALL BE FLUSH WITH INSIDE WALL OF INLET.
9. CONCRETE INLETS CONSTRUCTED ON SANDY SOIL SHALL HAVE 1/2" REINFORCING STEEL PLACED 8" O/C HORIZONTAL AND 14" O/C VERTICAL WITH 2" CLEARANCE FROM INSIDE FACE OF CONCRETE.

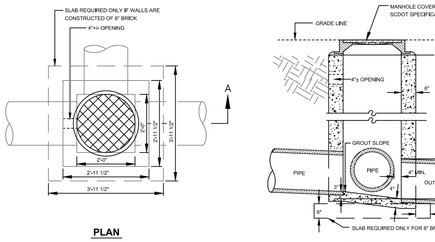
24" x 24" DROP INLET
NOT TO SCALE

INSIDE DIMENSION, IN.	24 X 24	22 X 24	26 X 36	36 X 36
BASE THICKNESS, IN.	6	6	6	6
WALL THICKNESS, IN.	5	5	5	5



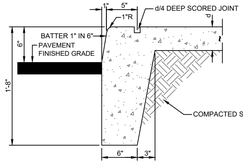
NOTE:
1. AT A MINIMUM, THE SYMBOL SHALL RECEIVE A DOUBLE COAT OF HANDICAP BLUE TRAFFIC PAINT.
2. SYMBOL SHALL BE CENTERED ON THE WIDTH OF THE STALL AND TYPICALLY SHOULD BE INSTALLED LENGTHWISE IN THE BOTTOM 6' OF THE SPACE CLOSEST TO THE TRAVEL ROLL.

HANDICAP ACCESSIBILITY SYMBOL
NOT TO SCALE

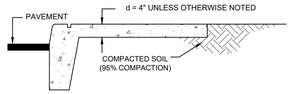


NOTES:
1. JUNCTION BOX MAY BE CONSTRUCTED OF CLASS 'A' CONCRETE OR 8" BRICK.
2. CONCRETE BOXES SHALL HAVE 6" THICK WALLS AND 4" THICK BOTTOM.
3. BRICK BOXES SHALL HAVE 8" THICK WALLS AND 6" THICK BOTTOM SLAB.
4. INSIDE DIMENSIONS OF JUNCTION BOX SHALL BE 1'-11 1/2" x 1'-11 1/2".
5. AFTER FRAME AND GRATE ARE SET, FINAL 4" CLASS 'A' CONCRETE IS TO BE POURED FLUSH WITH THE OUTSIDE EDGE OF THE JUNCTION BOX ON ALL SIDES.
6. METAL STEPS ARE TO BE SET IN WALL IF BOXES DEPTH EXCEEDS 4'-6". SAID STEPS TO CONFORM TO SCDOT STANDARD DRAWING No. 719-550-00.
7. CORBEL BRICK WORK AS REQUIRED ON BRICK BOXES TO PROVIDE 4" MINIMUM CLEARANCE BETWEEN PIPE AND BRICK WALLS.
8. ENDS OF ALL PIPES SHALL BE FLUSH WITH INSIDE WALL OF BOXES.
9. CONCRETE BOXES CONSTRUCTED ON SANDY SOIL SHALL HAVE 1/2" REINFORCING STEEL PLACED 8" O/C HORIZONTAL AND 14" O/C VERTICAL WITH 2" CLEARANCE FROM INSIDE FACE OF CONCRETE.
10. MANHOLE COVER DOES NOT NEED TO BE CAST WITH THE SCDOT RAISED LETTERING.

JUNCTION BOX
NOT TO SCALE

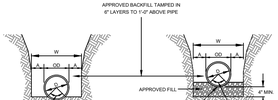


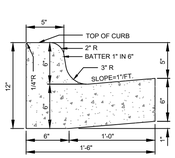
TOE FOOTING DETAIL



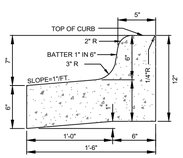
NOTE: INSTALL 1/2" EXPANSION JOINTS 30' O/C AND WHERE WALK ABUTS BUILDINGS, STEPS, WALKS, OR OTHER CONSTRUCTION. SCORE WALK TO A DEPTH OF d/4 AT 5' TO 6' INTERVALS.

CONCRETE WALK WITH TOE FOOTING
NOT TO SCALE





NORMAL GUTTER



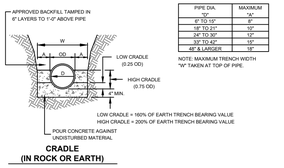
PITCHED GUTTER

NOTES:
1. CURB AND GUTTER TO BE CONSTRUCTED IN 10-FOOT LENGTHS.
2. 1/2 INCH EXPANSION JOINT SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 100 FEET, AT THE ENDS AND MID-POINT OF RETURNS, AND AT ANY POINT WHERE THE NEW CURB AND GUTTER ABUTS OTHER CONCRETE STRUCTURES.
3. 5-FOOT LONG TRANSITIONS SHALL BE PROVIDED BETWEEN NORMAL GUTTER AND PITCHED GUTTER, UNLESS OTHERWISE NOTED ON THE PAVING PLANS.
4. ONLY NORMAL GUTTER SHALL BE USED ON ROADWAY.

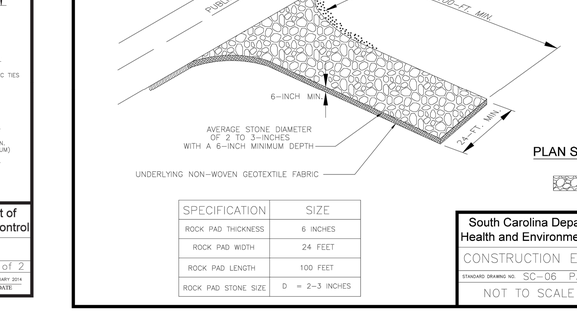
BARRIER TYPE CURB AND GUTTER
NOT TO SCALE

PIPE DIA.	MAXIMUM "H"
6" TO 12"	8"
18" TO 21"	10"
24" TO 30"	12"
33" TO 42"	15"
48" & LARGER	18"

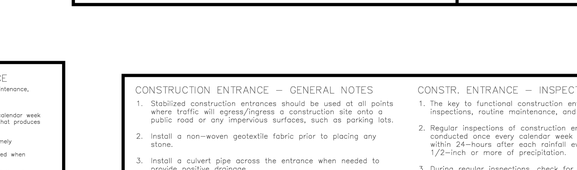
NOTE: MAXIMUM TRENCH WIDTH "W" TAKEN AT TOP OF PIPE.



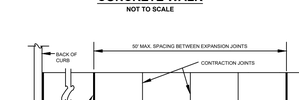
STANDARD PIPE TRENCH BEDDING
NOT TO SCALE



BITUMINOUS PAVEMENT DETAIL (LIGHT DUTY)
NOT TO SCALE

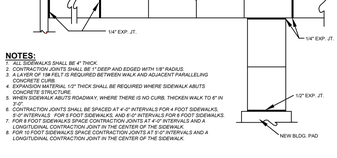


BITUMINOUS PAVEMENT DETAIL (HEAVY DUTY / SCDOT)
NOT TO SCALE



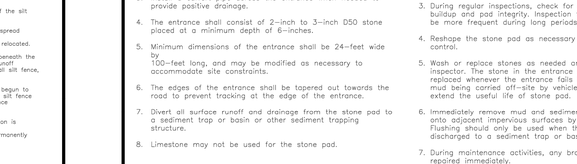
NOTES:
1. INSTALL 1/2" EXPANSION JOINTS 30' O/C AND HERE WALK ABUTS BUILDING, WALKS, OR OTHER CONSTRUCTION. SCORE WALK TO A DEPTH OF d/4 AT 5' TO 6' O/C.
2. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:48.

CONCRETE WALK
NOT TO SCALE



NOTES:
1. ALL SIDEWALKS SHALL BE 4" THICK
2. CONTRACTION JOINTS SHALL BE 1" DEEP AND EDGED WITH 1/8" RADIUS.
3. A LAYER OF 15# FELT IS REQUIRED BETWEEN WALK AND ADJACENT PARALLELING CONCRETE CURB.
4. EXPANSION MATERIAL 1/2" THICK SHALL BE REQUIRED WHERE SIDEWALK ABUTS CONCRETE STRUCTURE.
5. WHEN SIDEWALK ABUTS ROADWAY, WHERE THERE IS NO CURB, THICKEN WALK TO 6" IN THICKNESS.
6. CONTRACTION JOINTS SHALL BE SPACED AT 4'-0" INTERVALS FOR 4 FOOT SIDEWALKS, 5'-0" INTERVALS FOR 5 FOOT SIDEWALKS, AND 6'-0" INTERVALS FOR 6 FOOT SIDEWALKS.
7. FOR 8 FOOT SIDEWALKS SPACE CONTRACTION JOINTS AT 4'-0" INTERVALS AND A LONGITUDINAL CONTRACTION JOINT IN THE CENTER OF THE SIDEWALK.
8. FOR 10 FOOT SIDEWALKS SPACE CONTRACTION JOINTS AT 5'-0" INTERVALS AND A LONGITUDINAL CONTRACTION JOINT IN THE CENTER OF THE SIDEWALK.

STANDARD JOINT LAYOUTS FOR CONCRETE SIDEWALKS
NOT TO SCALE

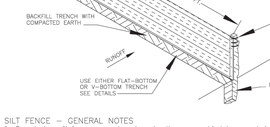


SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

PLAN SYMBOL

South Carolina Department of Health and Environmental Control
CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06 PAGE 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

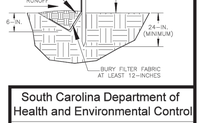
SILT FENCE INSTALLATION



PLAN SYMBOL

FLAT-BOTTOM TRENCH DETAIL

V-SHAPED TRENCH DETAIL



SILT FENCE – GENERAL NOTES
1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100–feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   – Wrap each fabric together at a support post with both ends fastened to the post, with a 1–foot minimum overlap;
   – Overlap silt fence by installing 3–feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy–duty plastic ties; or,
   – Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy–duty plastic ties that are evenly spaced within the top 8–inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie–Backs) every 50–100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 Page 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

SILT FENCE – POST REQUIREMENTS
1. Silt fence posts must be 48–inch long steel posts that meet, at a minimum, the following physical characteristics.
   – Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   – Include a standard "T" section with a nominal face width of 1.38–inches and a nominal "T" length of 1.48–inches.
   – Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17–square inches and be composed of 13 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24–inches. A minimum height of 1– to 2–inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6–feet on center.

SILT FENCE – FABRIC REQUIREMENTS
1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   – Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   – Free of any treatment or coating which might adversely alter its physical properties after installation;
   – Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   – Have a minimum width of 36–inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12–inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24–inches above the ground.

SILT FENCE – INSPECTION & MAINTENANCE
1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie–backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE

CONSTRUCTION ENTRANCE – GENERAL NOTES
1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non–woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2–inch to 3–inch D50 stone placed at a minimum depth of 6–inches.
5. Minimum dimensions of the entrance shall be 24–feet wide by 100–feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTR. ENTRANCE – INSPECTION & MAINTENANCE
1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off–site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post–construction.

South Carolina Department of Health and Environmental Control
CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE

REVISIONS

Wooten
1411 Gervais St. Suite 315 • Columbia, SC 29201-2528
(803) 978-2488 • lhewootencompany.com
Certificate of Authorization : 5119

CITY OF COLUMBIA
SOUTH CAROLINA
ESTATES MANAGEMENT – APPARMENTS
DEVINE AND HEIDT
DETAILS

L.E. Wooten & Company No. 5119
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA

No. 27035
REGISTERED PROFESSIONAL ENGINEER
JOHN F. STEPANEK

4/7/25

DESIGNED BY: JFS
DRAWN BY: BGF
CHECKED BY: JFS
PROJECT NO.:
DATE: APRIL 4, 2025
SCALE: AS NOTED

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

C-5.00

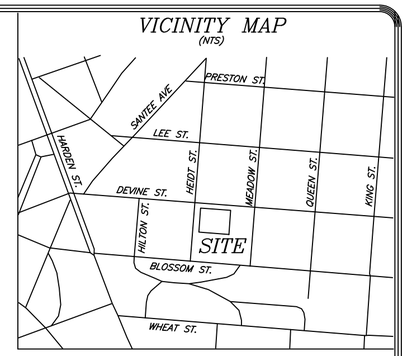
DEVELOPER
ESTATES MANAGEMENT
ATTN: TERESA HODGE
2801 DEVINE ST., STE. 202
COLUMBIA, SC 29205
803-309-1304 (M)

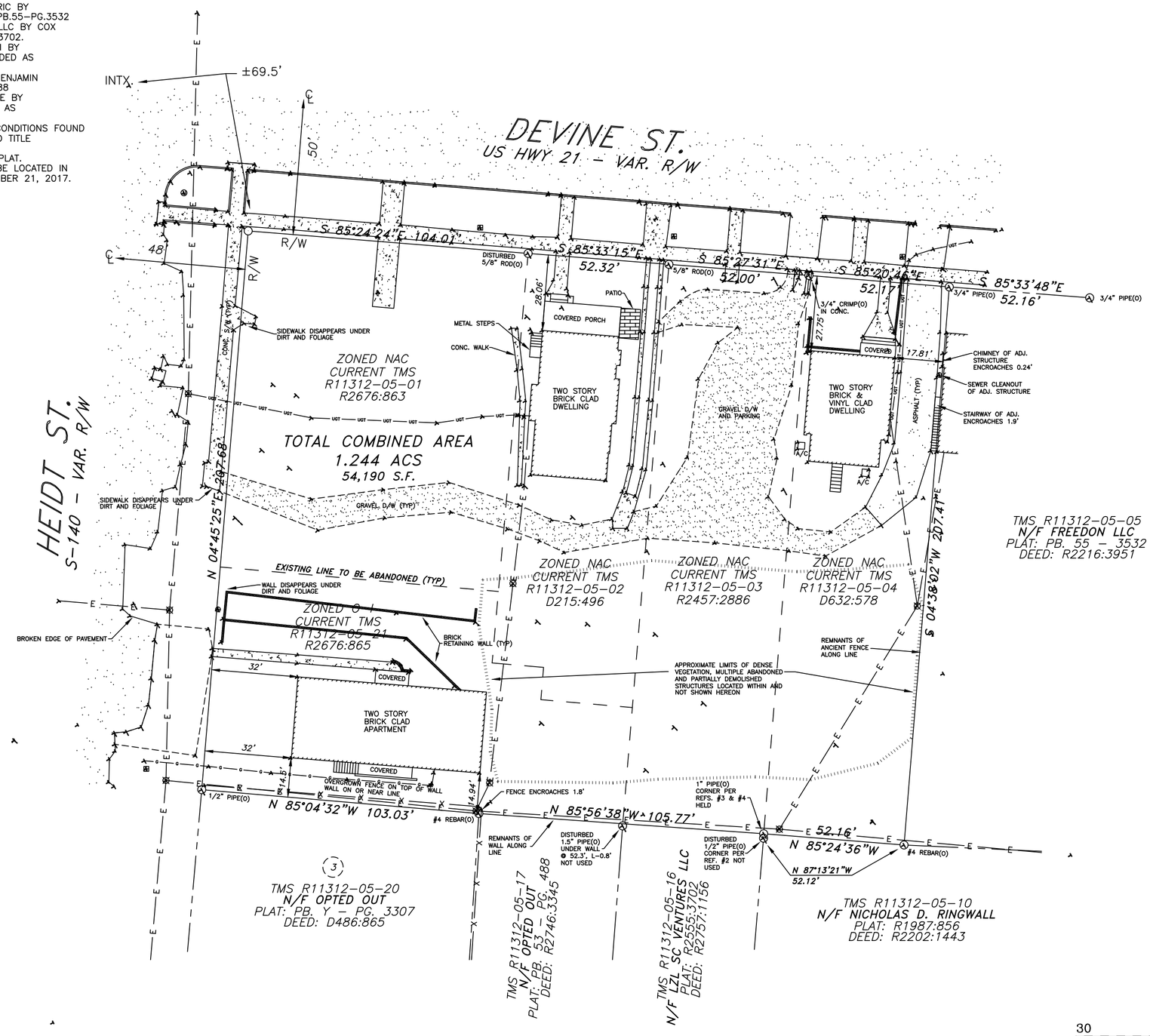
PROPERTY SUMMARY
TMS: 11312-05-01
ZONING: NAC
TMS: 11312-05-02
ZONING: NAC
TMS: 11312-05-03
ZONING: NAC
TMS: 11312-05-04
ZONING: NAC
TMS: 11312-05-21
ZONING: O-1
TOTAL AREA: 1.24 AC

SETBACKS
FRONT: 5' MIN.
SECONDARY FRONT: 5' MIN.
SIDE: N/A
REAR: 15'

NOTES AND REFERENCES

1. BEING SHOWN AS OF RICHLAND COUNTY TMS R11312-05-01, R11312-05-02, R11312-05-03, R11312-05-04 & R11312-05-21.
2. REFERENCE BEING MADE TO PLAT PREPARED FOR WILLIAM BAILEY KAURIC BY POLSON SURVEYING CO., INC. DATED APRIL 1, 1994 AND RECORDED AS PB.55-PG.3532
3. REFERENCE BEING MADE TO PLAT PREPARED FOR LZL SC VENTURES, LLC BY COX AND DINKINS, INC. DATED OCTOBER 27, 2020 AND RECORDED AS R2555:3702.
4. REFERENCE BEING MADE TO PLAT PREPARED FOR EDWARD C. MANN, III BY BAXTER LAND SURVEING CO., INC. DATED OCTOBER 31, 2014 AND RECORDED AS R1987:856.
5. REFERENCE BEING MADE TO PLAT PREPARED FOR JOHN M. HALL BY BENJAMIN H. WHETSTONE DATED MAY 7, 1990 AND RECORDED AS PB. 53 – PG. 488
6. REFERENCE BEING MADE TO PLAT PREPARED FOR ROBERT JOHN KUHNE BY COLLINGWOOD & ASSOCIATES DATED DECEMBER 27, 1978 AND RECORDED AS PB. Y – PG. 3307.
7. THIS LOT MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS OR OTHER CONDITIONS FOUND IN UNRECORDED DOCUMENTS. THIS PLAT WAS PREPARED WITH A PROVIDED TITLE POLICY ONLY, DOCUMENTS PROVIDED ARE SHOWN HEREON. ONLY DOCUMENTS LISTED HEREON WERE USED IN PREPARATION OF THIS PLAT.
8. THIS PROPERTY IS NOT IN A FLOOD PRONE AREA AND IS SHOWN TO BE LOCATED IN THE UNSHADED ZONE "X" PER F.I.R.M. #45079C-0375L EFFECTIVE DECEMBER 21, 2017.





LEGEND

(O) = CORNER OLD
(N) = CORNER SET
= WATER METER
= SEWER SERVICE
--X-- = FENCE LINE
= UTIL. HAND-HOLE
= CORNER PT.
= ELEC. BOX
—E— = OVERHEAD ELECTRIC
= POWER POLE
PKN = PK NAIL
NOTE: UNLABELED PROPERTY CORNERS ARE #5REBAR(N).

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

PRELIMINARY

JESSE O. ANDERSON — SCPLS #37898
P.O. BOX 3 — 248 S. MAIN ST.
GASTON, S.C. 29053 — (803) 739-7168

Anderson & Associates
Land Surveying, Inc.

30 0 30 60 90
GRAPHIC SCALE – FEET

BOUNDARY SURVEY

PREPARED FOR

ESTATES PROPERTIES LLC

CITY OF COLUMBIA — RICHLAND COUNTY, SC

2025010

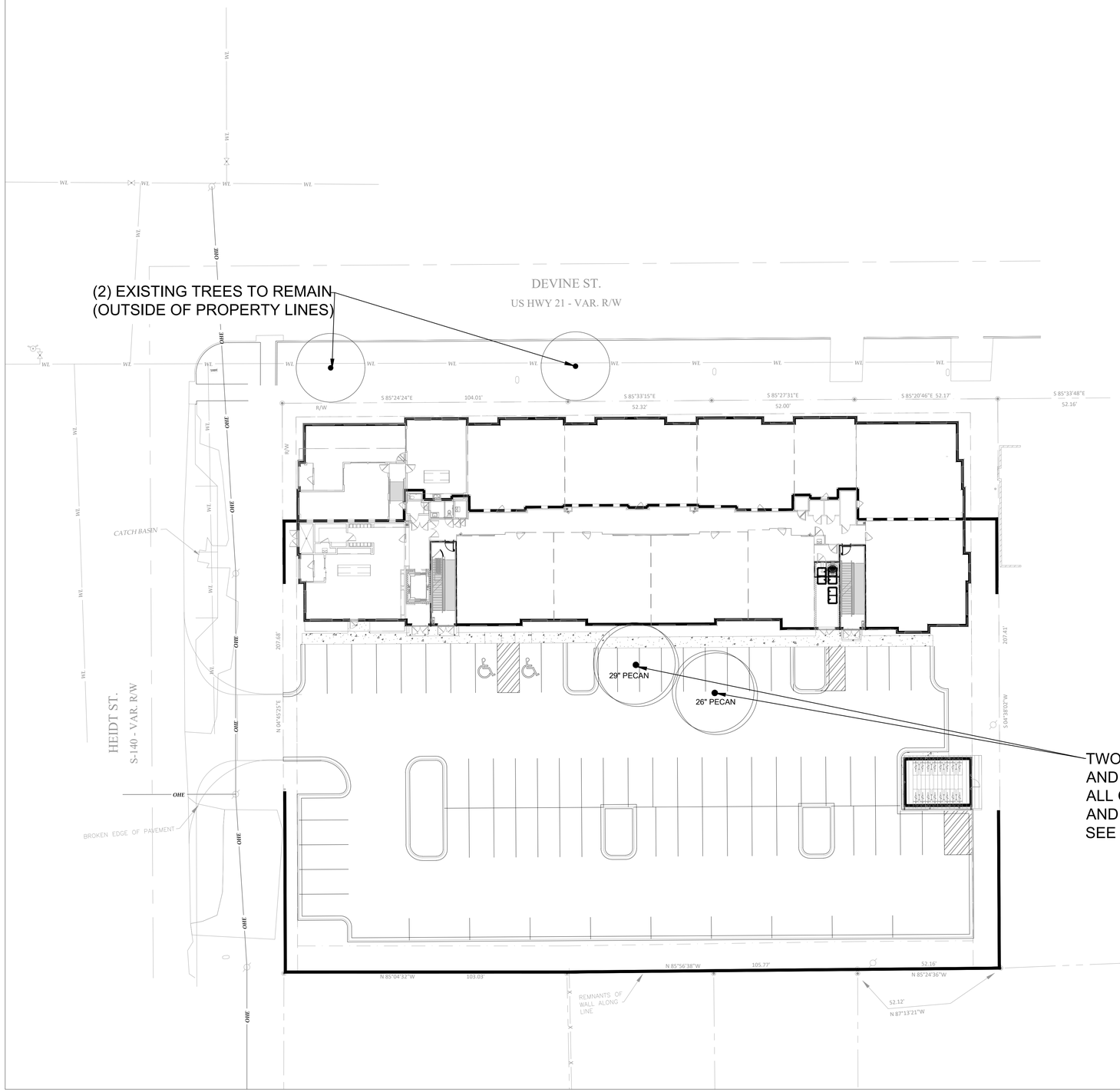
SCALE: 1" = 30'	
DATE: 2-3-2025	
DRAWN: JOA2	
CHECKED: JOA	
SHEET	
1 OF 1	

Anderson & Associates
Land Surveying, Inc.

SOUTH CAROLINA — ANDERSON & ASSOCIATES LAND SURVEYING, INC. No. C00647 — CERTIFICATE OF AUTHORIZATION

NOTES

1. ALL TREES WERE EVALUATED BY CERTIFIED ARBORIST BETWEEN 03/11/2025 AND 04/03/2025. PLEASE SEE ATTACHED COPY OF THEIR REPORT.



TWO EXISTING PECAN TREES ARE CONSIDERED GRAND FOR BOTH SIZE AND CONDITION. TREES ARE TO BE REMOVED AND MITIGATED.
ALL OTHER TREES REPORTED DO NOT MEET GRAND TREE STANDARDS FOR SIZE AND / OR CONDITION.
SEE MITIGATION CHART ABOVE AND NOTE #1.

0' 10' 20' 40' 100'

Density Factor Calculation Worksheet

City of Columbia Tree Credits

Type of Development	*Commercial - 30 Units per Acre*					
TOTAL SITE				**Arborist Report Included?**		☑
ACRES	1.24 ACRES					
REQUIRED UNITS (**DFS**)	37.2 DFS UNITS			**Exempt?**	☐	
TREES SAVED (EDF)						
Quantity	Tree Species	Softwood?	Health	Tree Caliper	Units	Credits
		☐	100%	Choose D.B.H.	0.0	0.0
		☐	100%	Choose D.B.H.	0.0	0.0
		☐	100%	Choose D.B.H.	0.0	0.0
		☐	100%	Choose D.B.H.	0.0	0.0
		☐	100%	Choose D.B.H.	0.0	0.0
		☐	100%	Choose D.B.H.	0.0	0.0
		☐	100%	Choose D.B.H.	0.0	0.0
		☐	100%	Choose D.B.H.	0.0	0.0
		☐	100%	Choose D.B.H.	0.0	0.0
0					Total Credits	0
GRAND TREES REMOVED						
Quantity	**Hardwood** Tree Species		Health	Tree Caliper	Units	Credits
1	Pecan		50%	26	20.4	10.2
1	Pecan		50%	29	25.8	12.9
			100%	Choose D.B.H.	0.0	0.0
			100%	Choose D.B.H.	0.0	0.0
			100%	Choose D.B.H.	0.0	0.0
Quantity	**Softwood** Tree Species		Health	Tree Caliper	Units	Credits
			100%	Choose D.B.H.	0.0	0.0
			100%	Choose D.B.H.	0.0	0.0
			100%	Choose D.B.H.	0.0	0.0
			100%	Choose D.B.H.	0.0	0.0
			100%	Choose D.B.H.	0.0	0.0
2					Total Credits	23.1
TREES PLANTED						
Quantity	Tree Species		Softwood?	Tree Caliper	Units	Credits
10	American Hornbeam		☐	3 in	1.5	15.0
19	Eagleston Holly		☐	3 in	1.5	28.5
7	Nuttall Oak		☐	3 in	1.5	10.5
6	Lacebark Elm		☐	3 in	1.5	9.0
			☐	Choose Caliper	0.0	0.0
			☐	Choose Caliper	0.0	0.0
			☐	Choose Caliper	0.0	0.0
			☐	Choose Caliper	0.0	0.0
			☐	Choose Caliper	0.0	0.0
			☐	Choose Caliper	0.0	0.0
42					Total Credits	63

Required Units/Acre (DFS)	37.2
Additional Units from Grand Tree Removal	23.10
Total Required Credits (RDF)	60.3
Existing/Saved Credits (EDF)	0.0
Planted Credits	63.0
Proposed Credits	63
REMAINDER	**2.7**

STATE OF SOUTH CAROLINA — REGISTERED LANDSCAPE ARCHITECT — KENNETH M. CHEATHAM
STATE OF SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION — No. 164C — KENNETH B. SIMMONS ASSOC., LLC
Kenneth B. Simmons Associates, LLC
landscape architecture & planning
2711 Middleburg Drive, Suite 210
Columbia, South Carolina 29204
(803) 254-3791
www.kbsdla.com

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REVISIONS		
NO.	COMMENT	DATE
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DATE	04/07/2025
PROJ. NO.	2615
SCALE	1" = 20' (sheet: 24x36) 1" = 40' (sheet: 12x18)
DRAWN	MCF
CHECKED	AMC

TREE MITIGATION PLAN

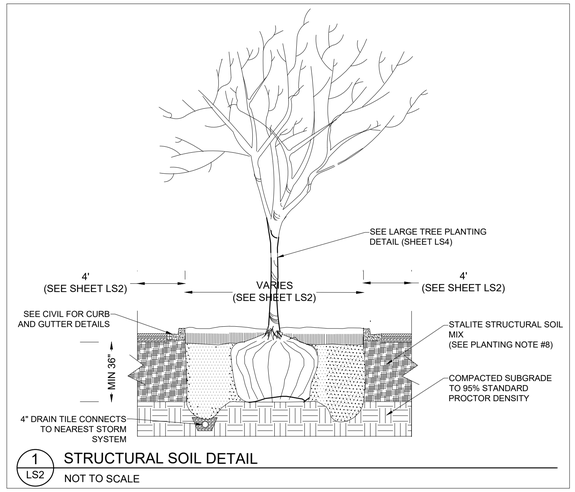
DEVINE AND HEIDT
2302 DEVINE STREET
COLUMBIA, SC 29205

SHEET NO.

LS1

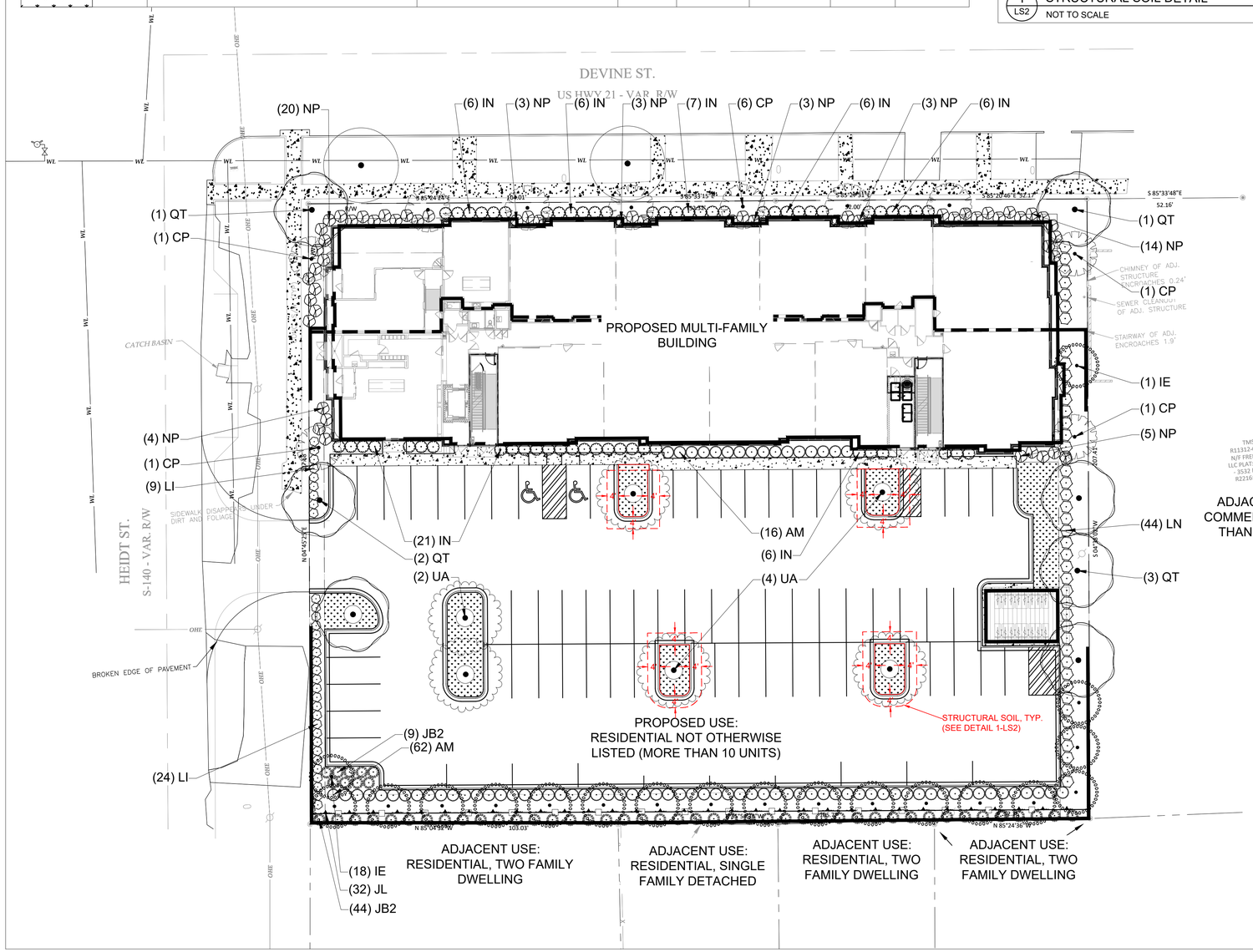
PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	CAL	SIZE	SPACING	QTY	REMARKS
TREES								
	CP	CARPINUS CAROLINIANA 'CCSQU'	PALISADE® AMERICAN HORNBEAM	3" CAL.	-	AS SHOWN	10	
	IE	ILEX X ATTENUATA `EAGLESTON`	EAGLESTON HOLLY	3" CAL.	-	18' O.C.	19	TREE FORM
	QT	QUERCUS TEXANA	NUTTALL OAK	3" CAL.	14-16` HT.	AS SHOWN	7	
	UA	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	3" CAL.	14-16` HT.	AS SHOWN	6	
	CODE	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	QTY	REMARKS
SHRUBS								
	AM	ABELIA X GRANDIFLORA 'HOPLEYS'	MISS LEMON™ GLOSSY ABELIA	#3	18" HT	4` O.C.	78	
	IN	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	#3	24" HT	4` O.C.	58	
	JL	JASMINUM LAURIFOLIUM NITIDUM	CONFEDERATE JASMINE	#1	-	8` O.C.	32	
	JB2	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	#3	-		53	
	LI	LOROPETALUM CHINENSE RUBRUM 'KUROBIJIN'	CERISE CHARM™ FRINGE FLOWER	#3	18" HT	3` O.C.	33	
	LN	LOROPETALUM CHINENSE RUBRUM 'PIILC-I' TM	CRIMSON FIRE FRINGE FLOWER	#3	18" HT	4` O.C.	44	
	NP	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	#3	18" HT	4` O.C.	55	
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	QTY	REMARKS
GROUND COVERS								
	CT	CYNODON DACTYLON 'TIF 419'	TIF 419 BERMUDA GRASS	SOD			1,525 SF	



1 LS2 STRUCTURAL SOIL DETAIL

NOT TO SCALE



LANDSCAPE REQUIREMENTS (City of Columbia)

TRANSITIONAL BUFFER YARDS (per city code section 17-5.3(d))

Buffer Type	Required	Provided
Residential (more than 10 units) VS. Commercial (less than 25,000 SF)	Type A 10' Width 20 Shrubs and 12 Tree ACI per 100 LF 207 LF = 42 Shrubs and 25 Tree ACI	10' Width 44 Shrubs and 10 Trees @ 4" CAL (40 ACI)
Residential (more than 10 units) VS. Single Family detached / Two - Family Dwelling	Type C 30' Width 16 shrubs and 16 Tree ACI per 100 LF 260 LF = 156 Shrubs and 41.6 Tree ACI	After Alternate Compliance Approval: 6' HT Brick retaining wall and 4' HT living fence = 78 Shrubs and 14 Trees @ 4" Cal. (56 ACI)

STREET PROTECTIVE YARDS (per city code section 17-5.3(e))

Devine Street - 261 L.F. Heidt Street - 208 L.F.	Required	Provided
Canopy Trees	1 large tree per 40 LF or 1 small tree per 20-30 LF (Utility) 7 LG Trees Devine Street 6 LG Trees Heidt Street	Devine: 2 Existing & 6 LG Trees Heidt: 5 LG 2 SM Trees (Due to overhead power)
Shrubs/Groundcover/Turf	60% of area	Turf
Width	10' bed width	(Varies) SCDOT Encroachment Permit allows for SPY planting in ROW

Street Protective Yard for V.S.A. (per city code section17-5.3(f)(3))

Heidt Street	Required	Provided
Shrubs	2' ht opaque screen	Screen of Cerise Charm Fringe Flower

Interior planting for V.S.A. Interior (per city code section17-5.3(f)(4))

Area	Required	Provided
Tree	1 tree within 40' from trunk	✓ See Tree Radius Plan
Tree	Cumuatively 1 tree per 3,200sqf	✓
Shrubs/Groundcover/Turf	275 sqf per planting area min. 60% of area shall have living plantings	165 SF planting area with 40% structured soil

Site Landscaping (per city code section17-5.3(g))

Planting Use Type (Residential)	Required	Provided
Tree	16 Cal. Inches, including 2 evergreen tree per acre 1.25 acres = 20 Cal. Inches (3 evergreens)	42 Trees @ 3" Cal. (126 Cal. In.)
Shrubs/Groundcover/Turf	2 shrubs per 10' of building perimeter 673 LF / 10 * 2 = 135 shrubs	142 Shrubs

Site Tree Density (per city code section17-5.3(h))

Area	Required	Provided
Trees	Min. of 30 units per acre	38 Units (+ additional for mitigation purposes)
	1.24 acres = 37.2 units	

Screening (per city code section17-5.3(i))

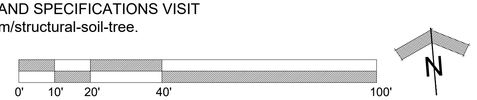
Area	Required	Provided
Dumpster Screening	Dumpster enclosure or evergreen	Dumpster Enclosure

Tree Planting Area& Tree Protection (per city code section17-5.4 (c)(11)(a))

Area	Required	Provided
Tree Protection	An equal or greater number of DFU of replacement trees shall be planted to replace DFU of grand trees removed	See Tree Mitigation Plan

PLANTING NOTES

1. THE DRAWING IS BASED ON A SITE PLAN PROVIDED BY THE WOOTEN COMPANY, DATED 04/01/2025.
2. QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HIS OR HER OWN QUANTITIES. IF THERE IS A CONFLICT BETWEEN QUANTITIES AND SPACING, SPACING SHALL PREVAIL.
3. ALL NEW TREES, SHRUBS, LAWN, AND GROUNDCOVER SHALL BE MECHANICALLY IRRIGATED.
4. ALL TREES AND SHRUBS SHALL BE MULCHED WITHIN TWO DAYS AFTER PLANTING. MULCH SHALL COVER THE AREA OF THE PLANTING PIT, BED, OR SAUCER AROUND EACH PLANT.
5. ANY AREA DISTURBED DURING CONSTRUCTION NOT COVERED BY NEW CONSTRUCTION, SODDING, AND OR PLANT BEDS SHALL BE PLACED IN SOD, AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL PLANTS SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION. PLANT SIZE (HEIGHT/SPREAD/CALIPER) TAKES PRECEDENCE OVER CONTAINER SIZE AS THE MOST DESCRIPTIVE SPECIFICATION.
7. THE TERM "TYPICAL" (TYP.) WHEN ASSOCIATED WITH A DIMENSION OR FEATURE, MEANS THAT THIS DIMENSION OR FEATURE APPLIES TO THE LOCATIONS THAT APPEAR TO BE IDENTICAL IN SIZE AND CONFIGURATION.
8. STALITE STRUCTURAL SOIL MIX TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. CAROLINA STALITE COMPANY 800-898-3772 WWW.PERMATILL.COM FOR INSTALLATION GUIDE AND SPECIFICATIONS VISIT https://staliteenvironmental.com/structural-soil-tree.



KBS
Kenneth B. Simmons Associates, LLC
landscape architecture & planning
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Columbia, South Carolina 29204
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REVISIONS		
NO	COMMENT	DATE
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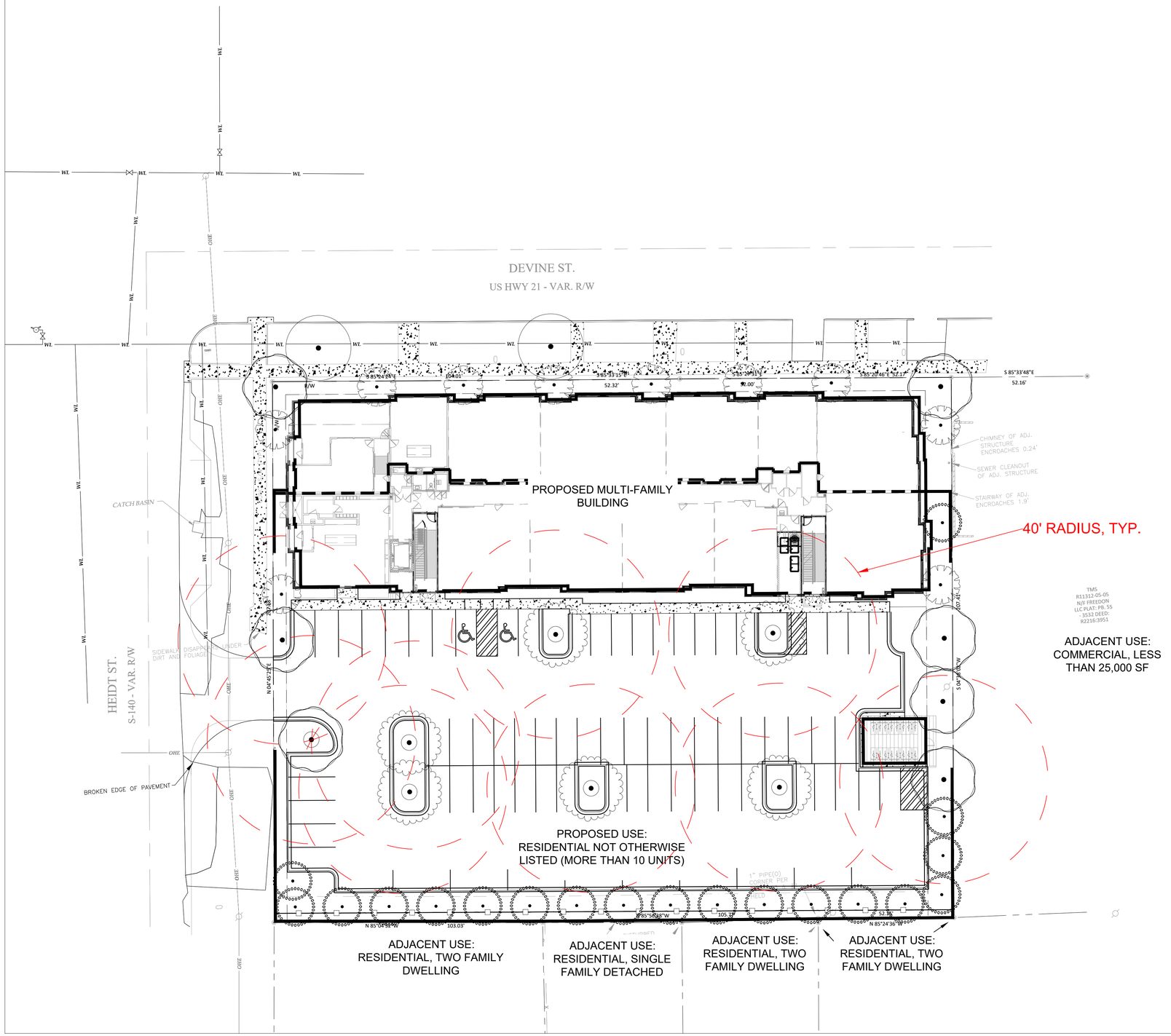
DATE	04/07/2025
PROJ. NO.	2615
SCALE	1" = 20' (sheet: 24x36)
	1" = 40' (sheet: 12x18)
DRAWN	MCF
CHECKED	AMC

LANDSCAPE PLAN

DEVINE AND HEIDT
2302 DEVINE STREET
COLUMBIA, SC 29205

SHEET NO.

LS2



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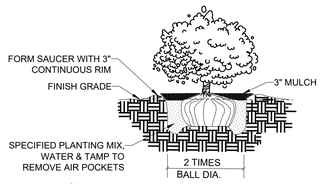
DATE	04/07/2025
PROJ. NO.	2615
SCALE	1" = 20' (sheet: 24x36)
	1" = 40' (sheet: 12x18)
DRAWN	MCF
CHECKED	AMC

TREE RADIUS PLAN
DEVINE AND HEIDT
2302 DEVINE STREET
COLUMBIA, SC 29205

SHEET NO.
LS3

**NOTE: REFER TO PLANT LIST FOR PROPER DETAIL OF EACH PLANT MATERIAL.



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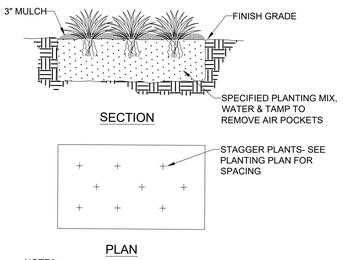
SHRUB PLANTING DETAIL
NOT TO SCALE



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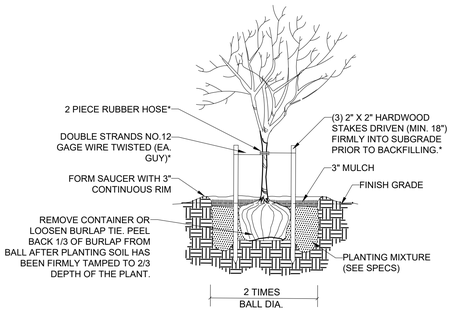
PLANTING BED DETAIL
NOT TO SCALE



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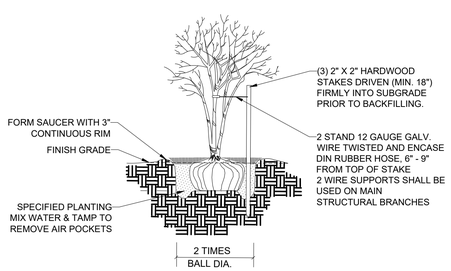
LARGE TREE PLANTING AND STAKING DETAIL
NOT TO SCALE



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- ΩΙΡΕ ΣΗΑΔΔ ΝΟΤ ΤΟΥΧΗ ΟΡ ΡΥΒ ΑΔΘΑΧΕΝΤ ΤΡΥΝΚΣ ΟΡ ΒΡΑΝΧΗΕΣ.*

SMALL & MULTI-TRUNK TREE PLANTING & STAKING DETAIL
NOT TO SCALE

SECTION 02830-PLANTING
PART 1 - GENERAL:
1.01 - SCOPE

THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY FOR THE INSTALLATION OF TREES AND SHRUBS, PLUS MAINTENANCE, GUARANTEE AND REPLACEMENT OF PLANTS.FURNISH A UNIT PRICE FOR EACH PLANT TYPE (INSTALLED COMPLETE) FOR THE PURPOSE OF ADDING OR DELETING PLANTS.

PART 2 - SOIL
2.01 - TOPSOIL

TEST TOPSOIL FOR pH AND CORRECT.

2.02 - TOPSOIL TO BE FURNISHED

IF SUFFICIENT TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL FURNISH ALL TOPSOIL REQUIRED TO INSTALL ALL WORK SHOWN. PROVIDE A SOIL ANALYSIS. TOPSOIL TO HAVE A "HIGH" RATING IN EACH BASIC NUTRIENTS TESTED AND A pH RANGING FROM 6.0 TO 6.5. NECESSARY ADDITIVES TO BE INCORPORATED TO BRING THE SOIL UP TO THE STANDARDS SPECIFIED.

2.03 - BASIC SLAG AND AGRICULTURAL SULPHUR

BASIC SLAG AND AGRICULTURAL SULPHUR (FOR CORRECTING THE SOIL pH) TO BE STANDARD GRADE.

2.04 - COW MANURE

COW MANURE HEAT TREATED, WEED SEED FREE, AND COMMERCIALLY BAGGED.

2.05 - COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER TO BE 16-4-8 (50% ORGANIC) FORMULA AND CONFORM TO THE APPLICABLE LAWS. IT SHALL BE UNIFORM IN COMPOSITION, AND BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS.

2.06 - PEAT

PEAT SHALL BE PARTIALLY DECOMPOSED VEGETABLE MATTER. IT SHALL BE BROWN, CLEAN, LOW MINERAL AND WOODY MATERIAL, MILDLY ACID AND GRANULATED OR SHREDDED.

2.07 - PINE STRAW

PINE STRAW BALED CLEAN, WEED FREE. BALES TO BE STORED OFF THE GROUND.

2.08 - WATER

USE THE OWNER'S WATER PRUDENTLY, IF AVAILABLE. FURNISH ALL NECESSARY HOSES AND ACCESSORIES FOR IRRIGATION.

2.09 - PLANT MATERIALS

A. PLANTS
PLANTS ARE SHOWN ON THE DRAWINGS WITH SIZES AND SPACING
B. NOMENCLATURE
THE NAMES OF PLANTS REQUIRED UNDER THE CONTRACT CONFORM TO THOSE GIVEN IN STANDARD PLANT NAMES, PREPARED BY AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
C. QUANTITIES
QUANTITIES NECESSARY TO COMPLETE THE PLANTING ARE TO BE DETERMINED BY THE CONTRACTOR. THE QUANTITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY.
D. QUALITY AND SIZE
PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND FREE FROM PETS, DISEASES, AND INJURIES. REQUIREMENTS FOR PLANTS FOLLOW THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
E. SUBSTITUTION
SUBSTITUTION WILL BE PERMITTED ONLY UPON SUBMISSION OF PROOF THAT PLANTS ARE NOT OBTAINABLE WITHIN FOUR HUNDRED (400) MILES OF THE SITE.

2.10 - TYPE OF PROTECTION TO ROOTS

A. PLANTS DESIGNATED "B&B" IN THE PLANT LIST ARE BALLED AND BURLAPPED.
B. CONTAINER GROWN PLANTS MAY BE SUBSTITUTED IN LIEU THEREOF.

2.11 - SAMPLES, TESTS, AND INSPECTIONS

A. NOTICE OF SOURCES
WITHIN TEN (10) DAYS FOLLOWING ACCEPTANCE OF THE BID, THE OWNER SHALL BE NOTIFIED OF THE SOURCES OF THE MATERIALS REQUIRED.
B. TOPSOIL TO BE FURNISHED
THE OWNER RESERVES THE RIGHT O INSPECT THE TOPSOIL TO BE FURNISHED.
C. PLANTS
THE CONTRACTOR IS RESPONSIBLE FOR ALL CERTIFICATES OF INSPECTION THAT MAY BE REQUIRED BY FEDERAL, STATE OR OTHER AUTHORITIES.

PART 3 - EXECUTION
3.01 - TIME OF PLANTING

THE CONTRACTOR WILL BE NOTIFIED WHEN HE CAN START WORK. AT THE OPTION AND ON THE FULL RESPONSIBILITY OF THE CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNREASONABLE CONDITIONS WITHOUT ADDITIONAL COMPENSATION.

3.02 - SPRAYING

PLANT MATERIAL SHALL BE SPRAYED AS NEEDED TO CONTROL DISEASES AND PEST.

3.03 - PRUNING AND REPAIR

UPON COMPLETION OF THE WORK, ALL TREES AND SHRUBS SHALL BE PRUNED ONLY AS NEEDED. ALL CUTS SHALL BE MADE FLUSH.

3.04 - OBSTRUCTION BELOW GROUND OR OVERHEAD

A. WHERE THESE CONDITIONS ARE ENCOUNTERED AND WHERE OBSTRUCTIONS CANNOT BE REMOVED AND WHERE TREES ARE FOUND TO BE UNDER OVERHEAD WIRES, OTHER LOCATIONS WILL BE DESIGNED.
B. REMOVAL OF OBSTRUCTIONS, RELOCATION OF CONSTRUCTION AND PROVISION OF DRAINAGE FOR PLANTING SHALL BE DONE ONLY AS DIRECTED. IF CHANGES IN THE LOCATION OF THE WORK, OR IF THE REMOVAL OF OBSTRUCTIONS INVOLVES ADDITIONAL WORK, THE CONTRACTOR SHALL NOT PROCEED UNTIL AUTHORIZED.

3.05 - NEW PLANTING

A. LAYOUT
NEW PLANTING TO BE LOCATED WHERE SHOWN ON THE PLANS.
B. PLANTING PITS
CIRCULAR PITS EXCAVATED FOR ALL PLANTS EXCEPT FOR HEDGE AND PLANTS TO BE PLANTED IN BEDS. DIAMETER OF PITS FOR PLANT MATERIAL TWO FEET (2') GREATER THAN THE DIAMETER OF THE BALL. THE DEPTH OF PITS FOR TREES AND SHRUBS SHALL BE DEEP ENOUGH TO ACCOMMODATE THE BALL WHEN THE PLANT IS SET TO FINISHED GRADE ALLOWING FOR COMPACTED PLANTING MIXTURE IN THE BOTTOM OF THE PIT.
C. PERCOLATION TESTS
SUBSURFACE DRAINS HAVE NOT BEEN INCLUDED AS PART OF THE PROJECT; THEREFORE, THE CONTRACTOR IS TO MAKE SUCH PERCOLATION TESTS AS NECESSARY TO DETERMINE IF SUBSURFACE DRAINAGE CONDITIONS ARE SO POOR AS TO SUPPORT MOISTURE CONDITIONS FATAL TO PLANTINGS. THE FOLLOWING PROCEDURE IS RECOMMENDED.
1. WAIT AT LEAST TWENTY-FOUR (24) HOURS AFTER RAIN AND DIG TEST PIT TWELVE INCHES (12") SQUARE OR TWELVE AND ONE-HALF INCHES (12 1/2" IN DIAMETER TO DEPTH OF BOTTOM OF PLANT BED, TRENCH OR PIT; REMOVE ALL LOOSE SOIL (IF STANDING WATER IS VISIBLE, NOTIFY THE OWNER).
2. QUICKLY FILL BOTTOM WITH SIX INCHES (6") OF WATER (APPROXIMATELY THREE AND ONE-FOURTH (3 1/4) GALLONS).
3. RECORD LENGTH OF TIME FROM FILLING UNTIL DISAPPEARANCE OF WATER AND DIVIDE NUMBER OF MINUTES BY SIX (6) TO GIVE AVERAGE TIME OF ONE INCH (1") FALL.
4. COMPARE ONE INCH (1") FALL TIME WITH THE FOLLOWING TABLE:
ONE INCH (1") IN ZERO TO THREE MINUTES (0-3) INDICATES RAPID ABSORPTION.
ONE INCH (1") IN THREE TO FIVE (3-5) MINUTES INDICATES MEDIUM ABSORPTION.
ONE INCH (1") IN FIVE TO THIRTY (5-30) MINUTES INDICATES SLOW ABSORPTION.
ONE INCH (1") IN OVER SIXTY (60) MINUTES INDICATES IMPERVIOUS SOIL.
5. IF TEST INDICATES SOIL TO BE SEMI-IMPERVIOUS OR IMPERVIOUS, NOTIFY THE OWNER BEFORE PROCEEDING.
6. IF THE CONTRACTOR DOES NOT MAKE TESTS AT REPRESENTATIVE LOCATIONS AND FILE RESULTS WITH THE OWNER, OR IF THEY PLANT IN AREAS SHOWN TO HAVE POOR DRAINAGE WITHOUT A WRITTEN RELEASE, THEY SHALL BE LIABLE FOR ANY GUARANTEED REPLACEMENTS DUE TO SUBSURFACE WATER DAMAGE.

D. PLANTING MIXTURE
SOIL USED IN PLANTING TO BE TOPSOIL MIXED WITH ONE (1) PART PEAT AND ONE (1) PART MANURE TO FIVE (5) PARTS SOIL. VERY POOR SOILS SHALL NOT BE USED. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (HAVING A PH OF LESS THAN SIX (6)) TO BE THOROUGHLY MIXED WITH SUFFICIENT SLAG TO PRODUCE A SLIGHTLY ACID REACTION (A PH OF SIX TO SIX POINT FIVE (6.0-6.5)). SOIL USED IN PLANTING TO BE THOROUGHLY MIXED WITH FIVE (5) POUNDS OF 16-4-8 (50% ORGANIC) FORMULA COMMERCIAL FERTILIZER PER CUBIC YARD.
E. EXCESS SOIL
EXCESS EXCAVATED SOIL FROM PLANTING OPERATIONS TO BE DISPOSED OF.
F. SETTING PLANTS
ALL PLANTS PLANTED IN PITS, CENTERED, AND SET ON COMPACTED PLANTING MIXTURE TO BE SUCH A DEPTH THAT THE FINISHED GRADE LEVEL AT THE PLANT AFTER SETTLEMENT WILL BE THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. WIRE AND BINDING TO BE REMOVED FROM AROUND THE TRUNK OF THE PLANT. PLANTING MIXTURE PLACED AND COMPACTED CAREFULLY TO AVOID INJURY TO ROOTS. FILL THE HOLE TO FINISHED GRADE AND FORM A SAUCER AROUND EACH PLANT.
G. MULCHING
ALL PLANTS MULCHED WITH A THREE INCH (3") LAYER OF PINE STRAW WITHIN TWO (2) DAYS AFTER PLANTING. MULCH TO COVER THE AREA OF THE PLANTING PIT, BED, OR SAUCER AROUND EACH PLANT.

3.06 - MAINTENANCE

MAINTENANCE TO BEGIN IMMEDIATELY FOLLOWING THE LAST OPERATION OF INSTALLATION FOR EACH PLANT AND CONTINUE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
NEW PLANTING TO BE PROTECTED AND MAINTAINED UNTIL INSTALLATION OF PLANTING IS COMPLETE PLUS A MINIMUM OF NINETY (90) DAYS. MAINTENANCE INCLUDES WATERING, WEEDING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIAL, REINSERTING PLANTS TO PROPER GRADES AND RESTORATION OF THE PLANTING SAUCERS.

3.07 - INSPECTION FOR ACCEPTANCE

A. INSPECTION
INSPECTION OF THE WORK OF PLANTING SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD.
B. ACCEPTANCE
AFTER INSPECTION, THE CONTRACTOR WILL BE NOTIFIED OF ACCEPTANCE OF ALL WORK, EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS SUBJECT TO GUARANTEE, OR THE REQUIREMENTS FOR COMPLETION OF THE WORK.

3.08 - PLANT GUARANTEE AND REPLACEMENT

A. GUARANTEE
PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE SUBSTANTIAL COMPLETION OF THE PLANTING AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD.
B. REPLACEMENT
AT THE END OF THE GUARANTEE PERIOD AN INSPECTION WILL BE MADE. ANY PLANT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH SHALL BE REMOVED. THESE AND ANY PLANTS MISSING, DUE TO THE CONTRACTOR'S NEGLIGENCE, SHALL BE REPLACED.
C. MATERIALS AND OPERATION
ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED UNDER NEW PLANTING. THE COST OF SUCH REPLACEMENTS SHALL BE BY THE CONTRACTOR.

END OF SECTION

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PLANTING SPECIFICATIONS

DEVINE AND HEIDT
2302 DEVINE STREET
COLUMBIA, SC 29205

SHEET NO.
LS4

SECTION 02485 - GRASSING

PART ONE - GENERAL:

1.01 - LIMITS OF WORK

ALL WORKMANSHIP AND MATERIAL IN THIS PROJECT ARE TO CONFORM TO THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AND THE FOLLOWING SPECIAL PROVISIONS.

ALL AREAS DISTURBED BY GRADING AND CONSTRUCTION OPERATIONS EXCEPT AS COVERED BY SURFACE CONSTRUCTION OR WHERE NOTED ON THE PLANS, INCLUDING THE AREAS WHERE SURPLUS MATERIAL IS STOCKPILED, SHALL BE PUT INTO PERENNIAL VEGETATION BY HYDROSEEDING AND PLANTING AS DIRECTED ON THE PLANS. IF NOT DIRECTLY NOTED ON THE PLANS THEN REVEGETATION SHALL BE BY HYDROSEEDING.

1.02 - SCOPE

THE TYPE OF WORK REQUIRED INCLUDES THE FOLLOWING: FINE GRADING AND PREPARATION OF GRASS AREAS, SEEDING, PLANTING AND/OR HYDROSEEDING.

1.03 - LINES AND GRADES

THE CONTRACTOR SHALL PROVIDE HIS OWN LINES AND GRADES FOR THE WORK REQUIRED.

1.04 - STANDARDS AND SPECIFICATIONS

GENERALLY, MATERIALS AND METHODS SHALL CONFORM TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, SECTION 810, AND AS SPECIFIED HEREIN.

1.05 - SUBMITTALS

SUBMIT FIVE (5) COPIES OF TYPE WRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE FOLLOWED BY THE OWNER FOR PROPER MAINTENANCE AND CARE OF GRASSES. SUBMIT PROOF THAT ALL MATERIALS MEET THE REQUIREMENTS OF THIS SECTION. BAG TAG FIGURES WILL BE EVIDENCE OF PURITY AND GERMINATION OF SEED. NO SEED WILL BE ACCEPTED WITH A DATE OF TEST OF MORE THAN NINE (9) MONTHS PRIOR TO DATE OF USE. WHERE FERTILIZER IS FURNISHED FROM BULK STORAGE, THE CONTRACTOR SHALL FURNISH A SUPPLIER'S CERTIFICATION OF WEIGHT AND ANALYSIS.

PART TWO - PRODUCTS:

2.01 - GRASS SEED

PROVIDE FRESH, CLEAN, NEW CROP SEED COMPLYING WITH THE TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA AND CERTIFIED BY THE SEED CERTIFICATION DEPARTMENT OF CLEMSON UNIVERSITY, AS FOLLOWS:

A. PENNISETUM GLAUCUM (BROWNTOP MILLET)

TESTING NINETY-EIGHT PERCENT (98%) PURITY AND EIGHTY-FIVE PERCENT (85%) GERMINATION.

B. CYNODON DACTYLON (BERMUDAGRASS)

TESTING NINETY-EIGHT PERCENT (98%) PURITY AND EIGHTY-FIVE PERCENT (85%) GERMINATION.

C. LOLIUM MULTIFLORUM (DOMESTIC ITALIAN RYE)

TESTING NINETY-EIGHT PERCENT (98%) PURITY AND NINETY PERCENT (90%) GERMINATION.

D. ERAGROSTIS CURVULA AND LEHMANNIANA (LOVEGRASS)

TESTING NINETY-NINE PERCENT (99%) PURITY AND EIGHTY-FIVE PERCENT (85%) GERMINATION.

E. EREMUCHLOA OPHIUROIDES (CENTIPEDE)

GERMINATION VARIES.

F. EREMUCHLOA OPHIUROIDES (CENTIPEDE SPRIGS AND SOD)

CENTIPEDE SPRIGS AND SOD SHALL BE WEED FREE, MOIST, FRESHLY DUG AND ACTIVELY GROWING.

G. LESPEDEZA CUNEATA (SERECIA LESPEDEZA - VARIETY INTERSTATE)

SCARIFIED, TESTING NINETY-EIGHT PERCENT (98%) PURITY AND SEVENTY-FIVE PERCENT (75%) GERMINATION. UNSCARIFIED, TESTING NINETY-EIGHT PERCENT (98%) PURITY AND THIRTY-FIVE PERCENT (35%) GERMINATION.

H. PASPALUM NOTATUM (BAHIA)

TESTING NINETY-SIX PERCENT (96%) PURITY AND SIXTY-SEVEN PERCENT (67%) GERMINATION.

I. TRIFOLIUM INCARNATUM (CRIMSON CLOVER)

GERMINATION VARIES.

J. FESTUCA ELATIOR (TALL FESCUE)

GERMINATION VARIES.

2. 02 - OTHER PLANTING MATERIALS

PROVIDE THE FOLLOWING MATERIALS, ALL MEETING OR EXCEEDING REGULATIONS OF THE SOUTH CAROLINA STATE DEPARTMENT OF AGRICULTURE, AS FOLLOWS:

A. FERTILIZER: 15-15-15 (50% SLOW RELEASE N2) WITH TRACE ELEMENTS.

B. AGRICULTURAL LIME:STANDARD GRADE.

C. AGRICULTURAL SULFUR: STANDARD GRADE.

2.03 - SPECIAL REQUIREMENTS

WHERE CONSTRUCTION ACTIVITIES ARE STOPPED IN AN AREA FOR OVER FOURTEEN (14) DAYS, THE ENTIRE AREA MUST BE VEGETATED WITHIN SEVEN (7) DAYS FROM CEASING CONSTRUCTION ACTIVITIES. THIS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AS OUTLINED IN THE "NPDES GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT ARE CLASSIFIED AS ASSOCIATES WITH INDUSTRIAL ACTIVITY" BY EPA REGULATIONS PERMIT NO. SCR100000. THIS IS IN ADDITION TO THE REQUIREMENTS FOR A PERMANENT GRASS COVER AND SHALL BE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO COMPLETE PERMANENT GRASSING OPERATIONS AT THE EARLIEST PRACTICAL DATE IN ORDER TO COMPLETE A GRASS COVER SUFFICIENT TO PROTECT THE SITE FROM WIND AND WATER EROSION.

PART THREE - EXECUTION:

3.01 - GENERAL REQUIREMENTS

A. EQUIPMENT

EQUIPMENT REQUIRED FOR PROPER EXECUTION OF THESE OPERATIONS SHALL BE PRESENT ON THE JOB SITE AND IN GOOD WORKING ORDER.

B. MAINTAIN GRADES

MAINTAIN GRADES IN A TRUE AND EVEN CONDITION, INCLUDING NECESSARY REPAIRS TO PREVIOUS GRADES AND TOPSOILED AREAS.

3.02 - SOIL PREPARATION

LIMIT PREPARATION TO AREAS WHICH WILL BE PLANTED IN THE NEAR FUTURE.

A. FINE GRADING

FINE GRADE ALL AREAS TO RECEIVE GRASSING. CARE SHALL BE TAKEN NOT TO DISTURB EXISTING TREES. PERFORM THIS WORK ONLY DURING PERIOD OF FAVORABLE WEATHER.

B. AFTER FINE GRADING

AFTER FINE GRADING, CLEAN SURFACE OF ALL STONES AND OTHER OBJECTS LARGER THAN ONE INCH (1") IN ANY DIRECTION. ALSO, REMOVE ROOTS, STICKS, GRADE STAKES AND OTHER EXTRANEOUS MATTER.

C. SCARIFY AND DISC OR ROTOTILL/ROTORATE

SCARIFY AND DISC OR ROTOTILL/ROTORATE TO A DEPTH OF THREE INCHES (3") TO FOUR INCHES (4") TO PROMOTE ACCEPTANCE AND GERMINATION OF SEEDS.

3.03 - PH READING

TEST PH READING. IF READING IS BELOW 6.0, ADJUST TO THAT LEVEL WITH AN APPLICATION OF LIME; IF READING IS ABOVE 6.5, ADJUST TO THAT LEVEL WITH AN APPLICATION OF SULFUR. THE TESTING LABORATORY SHALL BE BY CLEMSON UNIVERSITY SOIL TESTING LABORATORY OR A LABORATORY APPROVED BY THE EXTENSION SERVICE.

3.04 - INITIAL APPLICATION OF FERTILIZER

A. FLAT AREAS

APPLY AT RATE OF EIGHT POUNDS (8 LBS.) PER 1,000 SQUARE FEET (OR AS DETERMINED BY SOIL SAMPLE RESULTS). DISTRIBUTE FERTILIZER AND SLAG OR SULPHUR UNIFORMLY OVER AREAS INCORPORATING INTO SOIL TO A DEPTH OF TWO INCHES (2") BY MEANS OF HAND RAKING, HARROWING, OR OTHER APPROVED METHOD. AT THE CONTRACTOR'S OPTION, THIS OPERATION MAY BE COMBINED WITH TOPSOIL SPREADING SPECIFIED ABOVE. NOTE: NO PURE NITROGEN SHALL BE APPLIED.

B. SLOPES AND SWALES

COMBINE WITH GRASSING OPERATIONS AS SPECIFIED BELOW. CORRECT ANY SURFACE IRREGULARITIES RESULTING FROM THIS OPERATION BY HAND RAKING IF NECESSARY, AND PERFORM ANY OTHER REQUIRED "CLEAN UP" WORK BEFORE PLANTING IS BEGUN.

3.06 - PLANTING

A. TEMPORARY LAWN SEED (PER 1,000 SQUARE FEET)

EIGHT POUNDS (8 LBS.) OF FERTILIZER, 15-15-15; FIVE POUNDS (5 LBS.) RYE GRASS SEED IN WINTER AND FIVE POUNDS (5 LBS.) BROWN TOP MILLET IN SUMMER; THIRTY-FIVE POUNDS (35 LBS) OF WOOD FIBER, ONE GALLON (1 GAL.) TAC MATERIAL MIXED WITH WATER.

B. PERMANENT LAWN SEED (PER 1,000 SQUARE FEET)

(TYPE AND AMOUNT OF FERTILIZER TO BE DETERMINED BY SOIL SAMPLE RESULTS.)

1. CENTIPEDE SEED MIX

SUMMER	WINTER
6 - 8 OZ. COMMERCIAL CENTIPEDE	10-12 OZ. COMMERCIAL CENTIPEDE
½ LB. HULLED AND UNHULLED BERMUDA	½ LB. UNHULLED BERMUDA
6 OZ. BROWNTOP MULLET	3 LBS. COMMON RYE
8 LBS. FERTILIZER	8 LBS. FERTILIZER

2. BERMUDA SEED MIX

SUMMER	WINTER
12 OZ. HULLED	1-½ LB. UNHULLED BERMUDA
6 OZ. UNHULLED BERMUDA	3 LBS. ABRUZZI RYE
8 LBS. FERTILIZER	8 LBS. FERTILIZER
6 OZ. BROWNTOP MULLET	

3. BAHIA SEED MIX

SUMMER	WINTER
1-½ LBS. BAHIA	1-½ LBS. BAHIA
½ LB. HULLED AND UNHULLED BERMUDA	½ LB. UNHULLED BERMUDA
6 OZ. BROWNTOP MULLET	3 LBS. COMMON RYE
8 LBS. FERTILIZER	8 LBS. FERTILIZER

4. LEHMAN UPRIGHT AND WEEPING LOVEGRASS SEED MIX

SUMMER	WINTER
6 - 8 OZ. WEEPING LOVEGRASS	10 - 12 OZ. WEEPING LOVEGRASS
½ LB. HULLED & UNHULLED BERMUDA	½ LB. UNHULLED BERMUDA
6 OZ. BROWNTOP MILLET	3 LBS. COMMON RYE
8 LBS. FERTILIZER	8 LBS. FERTILIZER

5. SERECIA LESPEDEZA SEED MIX

SUMMER	WINTER
1 LB. SCARIFIED SERECIA	2 LBS. UNSCARIFIED SERECIA
½ LB. UNSCARIFIED SERECIA	½ LB. UNHULLED BERMUDA
½ LB. HULLED & UNHULLED BERMUDA	3 LBS. COMMON RYE
6 OZ. BROWNTOP MILLET	6 OZ. OATS
8 LBS. FERTILIZER	8 LBS. FERTILIZER

6. TALL FESCUE SEED MIX (PLANTING DATES ARE LABOR DAY TO THANKSGIVING)

SUMMER	WINTER
10 LBS. TALL FESCUE	10 LBS. TALL FESCUE
½ LB. HULLED & UNHULLED BERMUDA	½ LB. UNHULLED BERMUDA
6 OZ. BROWNTOP MILLET	8 LBS. FERTILIZER
8 LBS. FERTILIZER	

7. CRIMSON CLOVER SEED MIX (PLANTING DATES ARE 9/1 TO 11/1)
¾ LB. CRIMSON CLOVER
½ LB. COMMON RYE
15 LBS. 0-10-20 FERTILIZER

C. SPRIGGING

THE METHOD FOR PLANTING SPRIGS SHALL BE AT THE DIRECTION OF THE CONTRACTOR. SPRIGS SHALL BE PLANTED SIX INCHES (6") ON CENTER AND NO SPRIG SHALL BE MORE THAN THREE INCHES (3") FOR ADJOINING SPRIGS. THE CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF A UNIFORM LAWN WITHOUT BARE SPOTS.

D. SODDING

SOD SHALL BE VIABLE, WEED FREE AND RECENTLY HARVESTED. SOD SHALL BE PLACED ON THE PREPARED TOPSOIL. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE OF FOOTPRINTS. BEGIN BY PLACING SOD ALONG A STRAIGHT EDGE AND WORK OUTWARD. SOD OF THE NEXT COURSE SHALL BE MATCHED AGAINST THE EDGE OF THE FIRST LINE IN SUCH A WAY THAT THE JOINTS BETWEEN THE INDIVIDUAL SOD PIECES DO NOT COINCIDE. SUCCESSIVE COURSES ARE MATCHED AGAINST THE LAST LINE LAID, IN THE SAME MANNER. THE JOINTS SHALL BE CLOSELY LAID, FILLED WITH TOPSOIL AND ROLLED LIGHTLY. SURFACE OF SOD SHALL BE SMOOTH AND FREE OF DEPRESSIONS.

E. ESTABLISH LAWNS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A COMPLETE VEGETATIVE COVER WITH VIABLE HEALTHY PLANTS.

F. HYDROSEEDING (TEMPORARY OR PERMANENT LAWN PER 1,000 SQUARE FEET)

TO THE MIXTURES STATED ABOVE, ADD THIRTY-FIVE POUNDS (35 LBS.) OF WOOD FIBER, ONE GALLON (1 GAL.) TAC MATERIAL OR EQUIVALENT MIXED WITH THE MANUFACTURER'S RECOMMENDED RATE OF WATER.

G. SEEDING FOR TEMPORARY EROSION CONTROL ONLY (PER 1,000 SQUARE FEET)

AUGUST 15 TO MARCH 15: THREE POUNDS (3LBS.) OF CRIMSON CLOVER AND FOUR POUNDS (4LBS.) OF FERTILIZER.

MARCH 15 TO AUGUST 15: ONE-HALF POUND (1/2LB.) BROWNTOP MILLET SEED AND FOUR POUNDS (4LBS.) OF FERTILIZER.

3.07 - MAINTENANCE

A. BEGIN MAINTENANCE IMMEDIATELY AFTER ANY LAWN, GRASS OR WILDFLOWER MEADOW AREA IS PLANTED.

B. MAINTAIN LAWNS

MAINTAIN LAWNS BY WEEDING, CULTIVATING, MOWING, TRIMMING, HYDROSEEDING, SEEDING, OR RE-SODDING AND OTHER OPERATIONS SUCH AS RE-GRADING AND RE-PLANTING AS REQUIRED TO ESTABLISH AN ACCEPTABLE STAND OF GRASS.

C. PROVIDE ADEQUATE PROTECTION

PROVIDE ADEQUATE PROTECTION AT ALL TIMES FOR ALL GRASS AREAS. LAY OR PLACE PLANKS OVER GRASS FOR THE MOVEMENT OF HEAVY MATERIALS OR EQUIPMENT.

D. REPAIR OR REPLACE

REPAIR OR REPLACE, AT NO ADDITIONAL COST TO THE OWNER, ANY PORTION OF GRASSED AREAS OR WILDFLOWER/GRASS MEADOWS NOT IN GOOD VIABLE CONDITION IF SO DETERMINED BY THE OWNER BEFORE OR ON THE DATE OF COMPLETION FOR WORK DONE PRIOR TO THAT TIME.

3.08 - ACCEPTANCE

LAWNS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN COMPLIED WITH, AND A HEALTHY, UNIFORM STAND OF SPECIFIED COVER IS ESTABLISHED, FREE OF WEEDS, BARE SPOTS AND SURFACE IRREGULARITIES. A FULL STAND OF GRASS IS NOT REQUIRED WHERE IRRIGATION HAS NOT BEEN INSTALLED.

END OF SECTION

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
ANDREW M. CHEATHEM
State of South Carolina
CERTIFICATE OF AUTHORIZATION
No. 164C
KENNETH B. SIMMONS ASSOC., LLC

Kenneth B. Simmons Associates, LLC
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REVISIONS NO	COMMENT	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE	04/07/2025
PROJ. NO.	2615
SCALE	
DRAWN	MCF
CHECKED	AMC

GRASSING SPECIFICATIONS

DEVINE AND HEIDT
2302 DEVINE STREET
COLUMBIA, SC 29205

SHEET NO.

LS5

Devine at Heidt

A 55 Unit Multifamily Complex

Columbia, South Carolina
for Estates

Schematic Design Issue 04-01-2025

DEVELOPER	Estates CONTACT: Teresa Hodge, Matt Mundy		(803) 309-1304
PROJECT ARCHITECT	Steinberg Dickey Collaborative CONTACT: Sanford Steinberg, Michael Dickey, Kay Winters, Fernando Macias	(FAX)	(713) 552-1777 (713) 850-7744
GENERAL CONTRACTOR	Montgomery Construction CONTACT: Matthew Culler		

CONTACTS

CIVIL ENGINEER	The Wooten Company CONTACT: John Stephens, Clarence Cunningham	(FAX)	(803) 978-2488 (919) 834-3589	LANDSCAPE ARCHITECT	KBS Landscape Architecture CONTACT: Andrew Cheatham	(803) 254-3791
STRUCTURAL ENGINEER	Schultz Burman Engineering CONTACT: Mark Schultz, Andrew Burman		(832) 286-1622	INTERIOR DESIGNER	-- CONTACT:	
MECHANICAL ENGINEER	HGE Consulting CONTACT: Jair Vasquez, Krystoeffer Trotter, Israel Mendez		(281) 856-7682			
ELECTRICAL ENGINEER	HGE Consulting CONTACT: Jair Vasquez, Krystoeffer Trotter, Israel Mendez		(281) 856-7682			
PLUMBING ENGINEER	HGE Consulting CONTACT: Jair Vasquez, Krystoeffer Trotter, Israel Mendez		(281) 856-7682			

Sanford P. Steinberg
AIA

04-01-2025 SD Issue

Not for regulatory approval, permitting, or construction (04-01-2025)

Steinberg Dickey Collaborative, LLP
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Devine at Heidt
Columbia, South Carolina

JOB NO. 2024.004

SHEET DESCRIPTION
COVER SHEET

A0.00

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A	0.00	COVER SHEET	4/1/2025
A	0.01	INDEX SHEET	4/1/2025
ARCHITECTURAL			
A	1.01	SITE PLAN	
A	2.01	UNIT A1 - UNIT FLOOR PLANS, DIMENSIONS/NOTES PLANS, ACCESSIBILITY PLANS & INTERIOR ELEVATIONS	4/1/2025
A	2.02	UNIT A2-1 - UNIT FLOOR PLANS, DIMENSIONS/NOTES PLANS, ACCESSIBILITY PLANS & INTERIOR ELEVATIONS	4/1/2025
A	2.03	UNIT A2-H - UNIT FLOOR PLANS, DIMENSIONS/NOTES PLANS, ACCESSIBILITY PLANS & INTERIOR ELEVATIONS	4/1/2025
A	2.04a	UNIT C1 - UNIT FLOOR PLANS, DIMENSIONS/NOTES PLANS, ACCESSIBILITY PLANS & INTERIOR ELEVATIONS	4/1/2025
A	2.04b	UNIT C1-1, C1-2 - UNIT FLOOR PLANS, & DIMENSIONS/NOTES PLANS	4/1/2025
A	2.05	UNIT C1-H - UNIT FLOOR PLANS, DIMENSIONS/NOTES PLANS, ACCESSIBILITY PLANS & INTERIOR ELEVATIONS	4/1/2025
A	2.06a	UNIT C2 - UNIT FLOOR PLANS, DIMENSIONS/NOTES PLANS, ACCESSIBILITY PLANS & INTERIOR ELEVATIONS	4/1/2025
A	2.06b	UNIT C2-1, C2s - UNIT FLOOR PLANS, DIMENSIONS/NOTES PLANS, ACCESSIBILITY PLANS & INTERIOR ELEVATIONS	4/1/2025
A	2.07a	UNIT D1 - UNIT FLOOR PLANS, DIMENSIONS/NOTES PLANS, & ACCESSIBILITY PLANS	4/1/2025
A	2.07b	UNIT D1 - INTERIOR ELEVATIONS	4/1/2025
A	2.08a	UNIT D1-H - UNIT FLOOR PLANS, DIMENSIONS/NOTES PLANS, & ACCESSIBILITY PLANS	4/1/2025
A	2.08b	UNIT D1-H - INTERIOR ELEVATIONS	4/1/2025
A	2.09a	UNIT D2 - UNIT FLOOR PLANS, DIMENSIONS/NOTES PLANS, & ACCESSIBILITY PLANS	4/1/2025
A	2.09b	UNIT D2 - INTERIOR ELEVATIONS	4/1/2025
A	3.01a	BUILDING 1 - BASEMENT FLOOR PLAN	4/1/2025
A	3.01b	BUILDING 1 - FIRST FLOOR PLAN	4/1/2025
A	3.01c	BUILDING 1 - SECOND FLOOR PLAN	4/1/2025
A	3.01d	BUILDING 1 - THIRD FLOOR PLAN	4/1/2025
A	3.01e	BUILDING 1 - FOURTH FLOOR PLAN	4/1/2025
A	3.01f	BUILDING 1 - ROOF PLAN	4/1/2025
A	3.02a	BUILDING 1 - NORTH - DEVINE STREET ELEVATION, EAST-SIDE ELEVATION	4/1/2025
A	3.02b	BUILDING 1 - SOUTH - DRIVELANE ELEVATION, WEST-HEIDT STREET ELEVATION	4/1/2025
A	6.01	CLUB & MAILROOM - DIMENSION & NOTES CONTROL PLAN	4/1/2025
A	6.02	SKY LOUNGE - DIMENSION & NOTES CONTROL PLAN	4/1/2025
A	7.01	BIKE STORAGE - PLANS & ELEVATIONS	4/1/2025

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JOB NO. 2024.004

SHEET DESCRIPTION
INDEX SHEET

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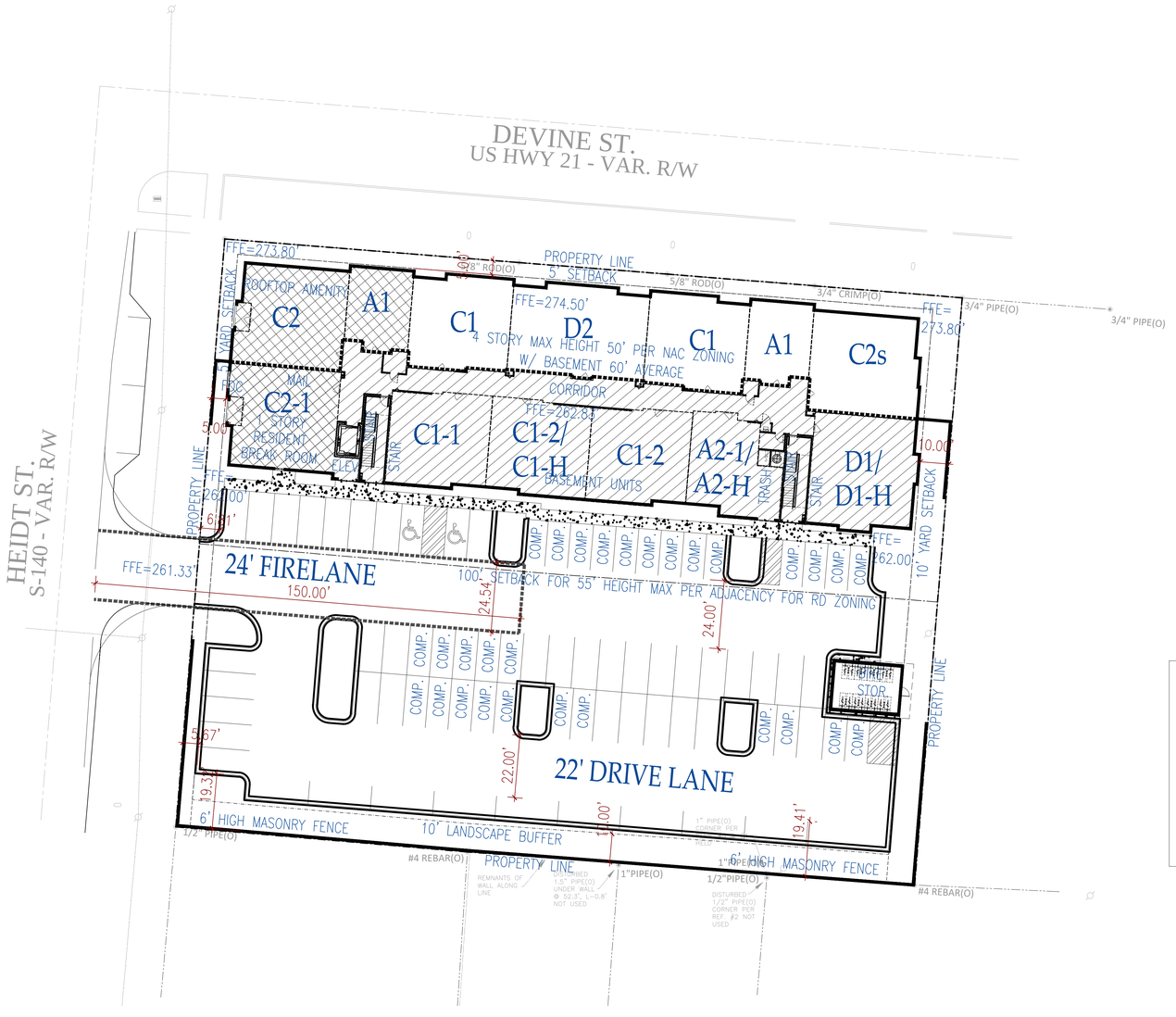

Project Data

Unit Distribution

Unit	Bldg type Bldg #	Building 1				Totals				
A1		7				7				
A2-1		4				4				
A2-H		1				1				
C1		8				8				
C1-1		5				5				
C1-2		9				9				
C1-H		1				1				
C2		3				3				
C2s		4				4				
C2-1		4				4				
D1		4				4				
D1-H		1				1				
D2		4				4				
	Totals	55				55				

Unit Net and Gross Areas

Unit Name	Unit Type	Unit Count	Unit A/C Area (net)	Balcony Area	Storage Area	Garage Area	Porch Area	Unit Gross Area	Total Gross Area	Total Net Area
A1	1BD/1BA	7	647	-	-	-	-	647	4,529	4,529
A2-1	1BD/1BA/1ST	4	994	-	-	-	-	994	3,976	3,976
A2-H	1BD/1BA	1	819	-	-	-	-	819	819	819
C1	2BD/2BA	8	1,161	-	-	-	-	1,161	9,288	9,288
C1-1	2BD/2BA	5	1,161	-	-	-	-	1,161	5,805	5,805
C1-2	2BD/2BA	9	1,161	-	-	-	-	1,161	10,449	10,449
C1-H	2BD/2BA	1	1,161	-	-	-	-	1,161	1,161	1,161
C2	2BD/2BA	3	1,308	51	-	-	-	1,359	4,077	3,924
C2s	2BD/2BA	4	1,360	-	-	-	-	1,360	5,440	5,440
C2-1	2BD/2BA	4	1,383	51	-	-	-	1,434	5,736	5,532
D1	3BD/2BA	4	1,451	-	-	-	-	1,451	5,804	5,804
D1-H	3BD/2BA	1	1,451	-	-	-	-	1,451	1,451	1,451
D2	3BD/2BA	4	1,514	-	-	-	-	1,514	6,056	6,056
	Total units	55		-	-	-	-	15,673	64,591	64,234

Unit Breakdown

12	1 BR	21.82%
34	2 BD	61.82%
9	3 BD	16.36%
55		100.00%

Site Data

Average Gross Square Footage		1,174	
Average Net Square Footage		1,168	
Land		1,244	Acres
		54,187	S.F.
Density		44.21	Units/Acre

Provided Parking

		Standard	CMPCT	Regular	Van	TA	Total		
	Surface	35	29	0	2	2	66	Spaces	
	Parallel	10	0	0	0	0	10	Spaces	
		45	29	0	2	2	76	Total	
	Parking Ratio	1.38				2.63%			

INDICATES
1 STORY
AMENITY
at 1st and 4th Floors

INDICATES
UNITS
at BASEMENT

NORTH

Devine at Heidt
Site Plan
SCALE: 1" = 20'

Columbia, South Carolina
for
Estates

Sanford P. Steinberg
AIA

04-01-2025 SD Issue

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SHEET DESCRIPTION
SITE PLAN

A1.01

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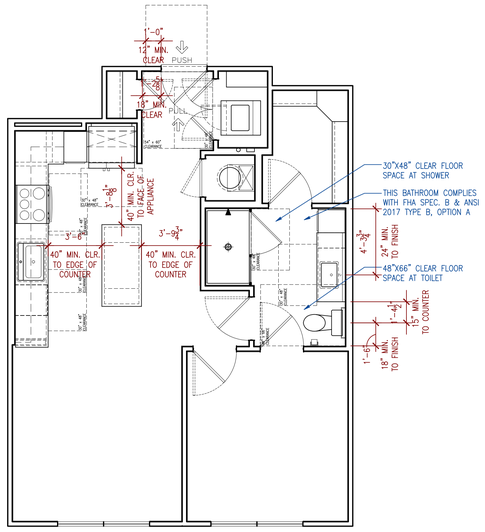
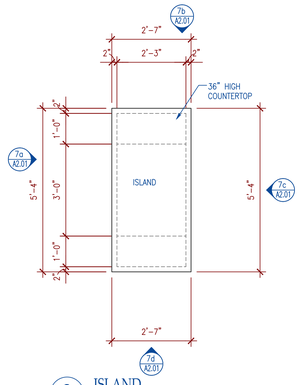
THIS UNIT IS TO COMPLY WITH THE FAIR HOUSING ACT 1992 ICC/ANSI A117.1 2017 TYPE 'B'.



4 UNIT A1 ACCESSIBILITY/FURRDOWN
SCALE: 1/4" = 1'-0"



3 ISLAND
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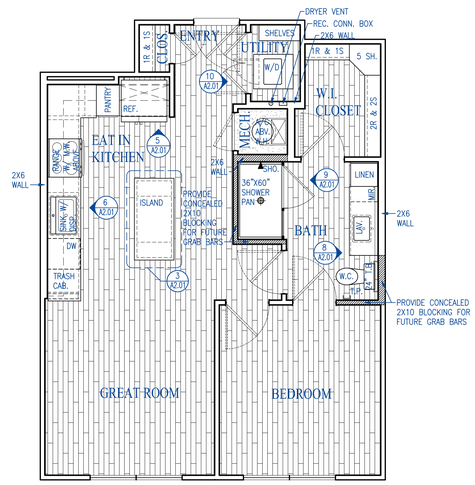


2 UNIT A1 NOTES CONTROL PLAN
SCALE: 1/4" = 1'-0"

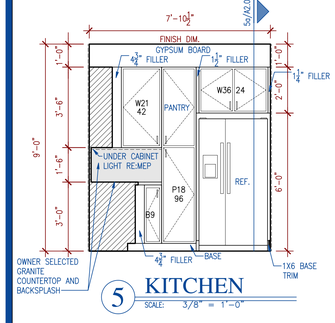
SEE DIMENSION PLAN FOR ADDITIONAL DIMENSIONS

UNIT LEGEND

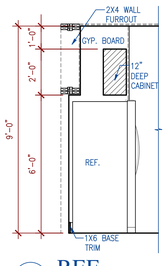
- INDICATES VINYL PLANK FINISH FLOOR
- INDICATES CONCRETE FINISH FLOOR
- INDICATES CARPET FINISH FLOOR
- TYPICAL 30"x48" CLEAR FLOOR SPACE CENTERED IN FRONT OF ALL REFRIGERATORS, RANGES, LAVATORIES, DISHWASHERS, AND ALIGNED WITH CONTROL WALL OF ALL TUBS AND SHOWERS, U.O.N.
- INDICATES FURRDOWN
- U1 DOOR TYPE
- 1 ROOM TYPE
- A WINDOW TYPE

NOTE: ALL WALLS TO BE 2X4" WOOD STUD FRAMING UNLESS OTHERWISE NOTED

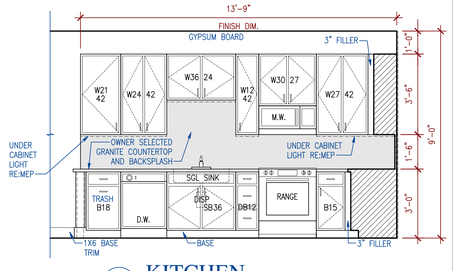
UNIT A1 - INTERIOR ELEVATIONS



5 KITCHEN
SCALE: 3/8" = 1'-0"



5a REF.
SCALE: 3/8" = 1'-0"



6 KITCHEN
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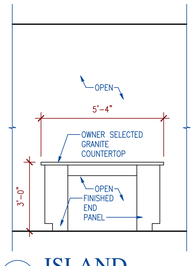
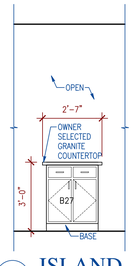
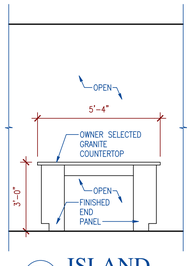


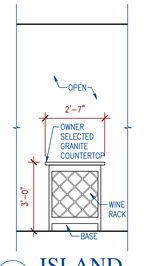
7a ISLAND
SCALE: 3/8" = 1'-0"



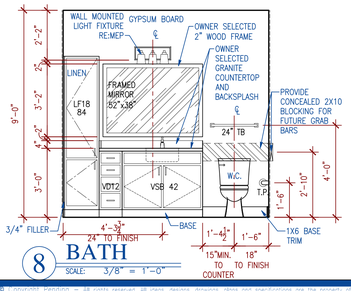
7b ISLAND
SCALE: 3/8" = 1'-0"



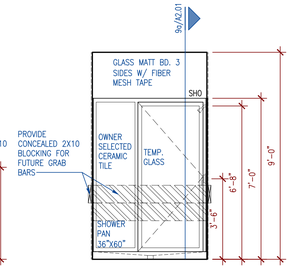
7c ISLAND
SCALE: 3/8" = 1'-0"



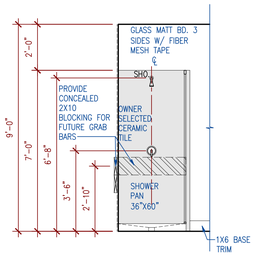
7d ISLAND
SCALE: 3/8" = 1'-0"



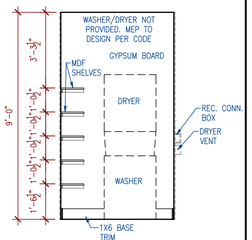
8 BATH
SCALE: 3/8" = 1'-0"



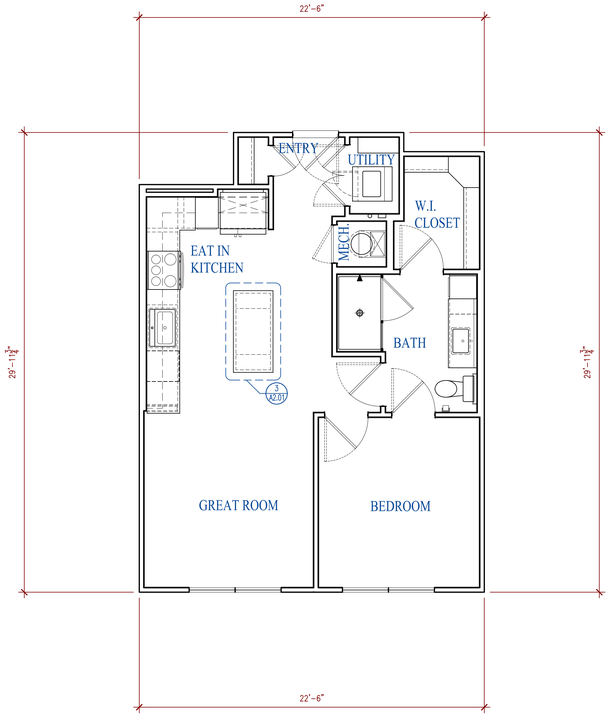
9 BATH
SCALE: 3/8" = 1'-0"



9a BATH
SCALE: 3/8" = 1'-0"



10 UTILITY
SCALE: 3/8" = 1'-0"



1 UNIT A1 DIMENSION CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE NOTE PLAN FOR ADDITIONAL NOTES

UNIT A1

1 BEDROOM — 1 BATH

7 UNITS TOTAL

SQ. FT. SUMMARY

CONDITIONED	AREA	647	SQ.FT.
STAIR	AREA	0	SQ.FT.
STORAGE	AREA	0	SQ.FT.
BALC./PATIO	AREA	0	SQ.FT.
GARAGE	AREA	0	SQ.FT.
TOTAL	AREAS	647	SQ.FT.

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Columbia, South Carolina

JOB NO. 2024.004

SHEET DESCRIPTION

UNIT A1
UNIT FLOOR PLANS
DIMENSIONS/NOTES PLAN
INT. ELEV & ACCESSIBILITY PLAN

A2.01

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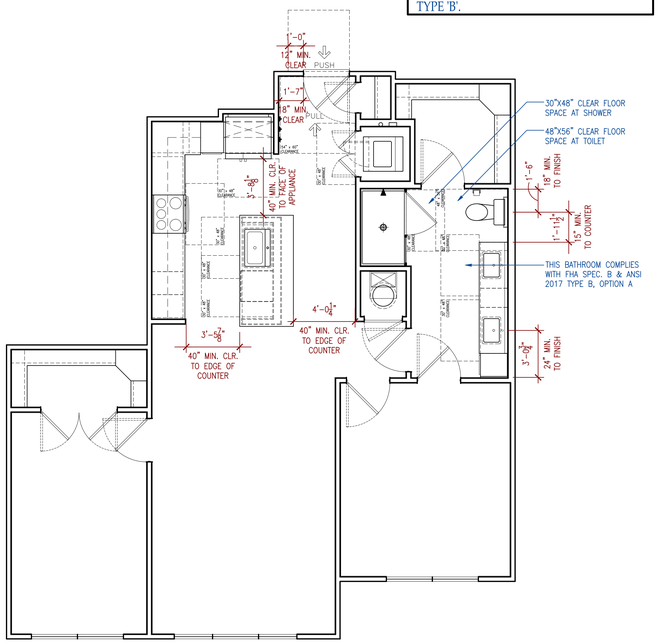
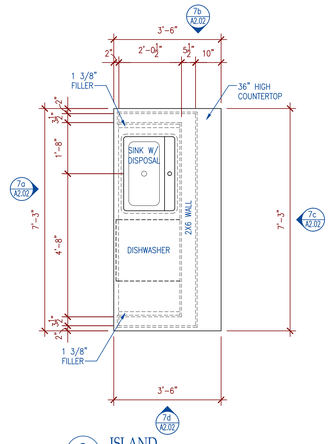
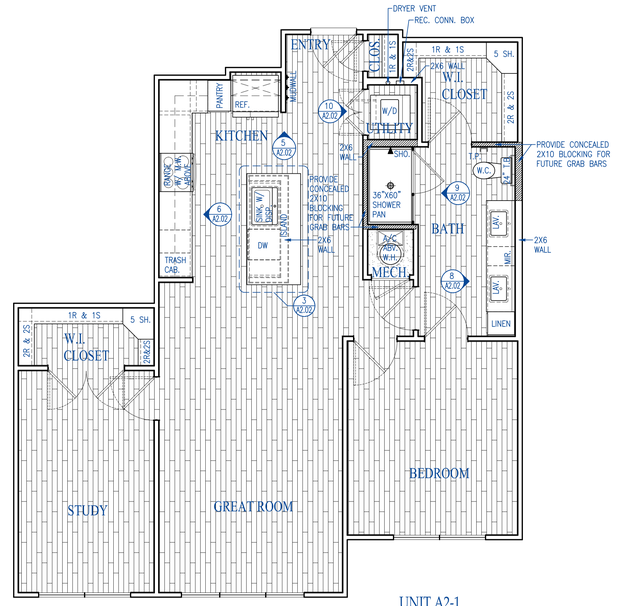
THIS UNIT IS TO COMPLY WITH THE FAIR HOUSING ACT 1992 ICC/ANSI A117.1 2017 TYPE 'B'.



4 UNIT A2-1 ACCESSIBILITY/FURRDOWN
SCALE: 1/4" = 1'-0"



3 ISLAND
SCALE: 1/2" = 1'-0"



2 UNIT A2-1 NOTES CONTROL PLAN
SCALE: 1/4" = 1'-0"

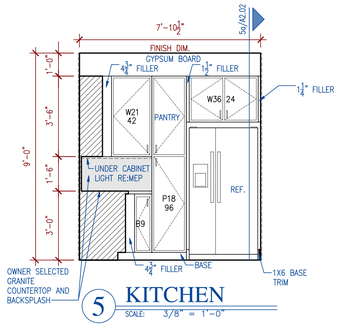
SEE DIMENSION PLAN FOR ADDITIONAL DIMENSIONS

UNIT LEGEND

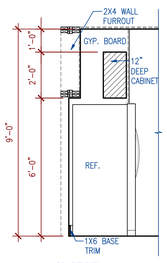
- INDICATES VINYL PLANK FINISH FLOOR
- INDICATES CONCRETE FINISH FLOOR
- INDICATES CARPET FINISH FLOOR
- TYPICAL 30"x48" CLEAR FLOOR SPACE CENTERED IN FRONT OF ALL REFRIGERATORS, RANGES, LAVATORIES, DISHWASHERS, AND ALIGNED WITH CONTROL WALL OF ALL TUBS AND SHOWERS, U.O.N.
- INDICATES FURRDOWN
- U1 DOOR TYPE
- 1 ROOM TYPE
- A WINDOW TYPE

NOTE: ALL WALLS TO BE 2X4" WOOD STUD FRAMING UNLESS OTHERWISE NOTED

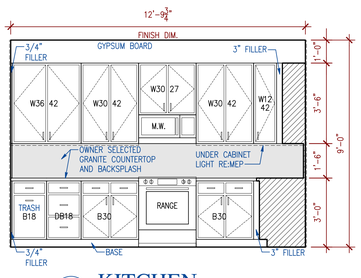
UNIT A2-1 - INTERIOR ELEVATIONS



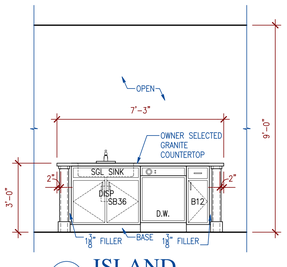
5 KITCHEN
SCALE: 3/8" = 1'-0"



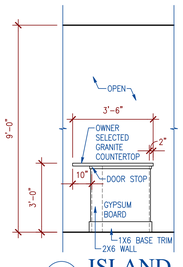
5a REF.
SCALE: 3/8" = 1'-0"



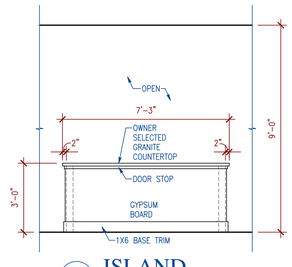
6 KITCHEN
SCALE: 3/8" = 1'-0"



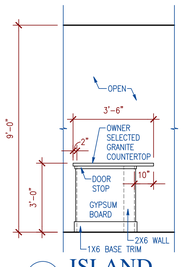
7a ISLAND
SCALE: 3/8" = 1'-0"



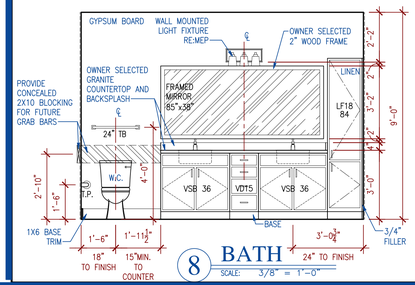
7b ISLAND
SCALE: 3/8" = 1'-0"



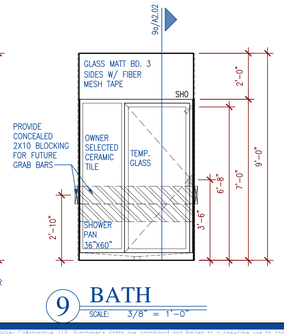
7c ISLAND
SCALE: 3/8" = 1'-0"



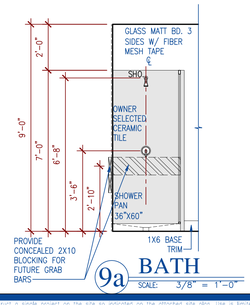
7d ISLAND
SCALE: 3/8" = 1'-0"



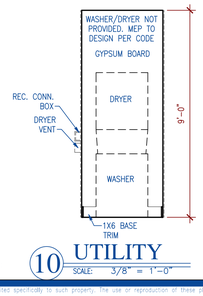
8 BATH
SCALE: 3/8" = 1'-0"



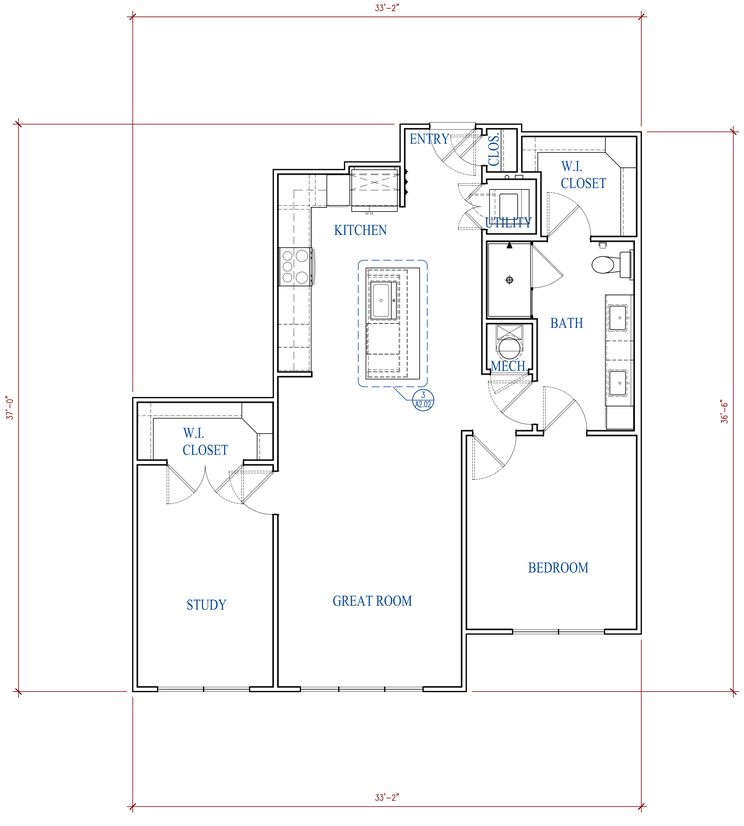
9 BATH
SCALE: 3/8" = 1'-0"



9a BATH
SCALE: 3/8" = 1'-0"



10 UTILITY
SCALE: 3/8" = 1'-0"



1 UNIT A2-1 DIMENSION CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE NOTE PLAN FOR ADDITIONAL NOTES

UNIT A2-1

1 BEDROOM 1 STUDY 1 BATH

4 UNITS TOTAL

SQ. FT. SUMMARY

CONDITIONED	AREA	994	SQ.FT.
STAIR	AREA	0	SQ.FT.
STORAGE	AREA	0	SQ.FT.
BALC./PATIO	AREA	0	SQ.FT.
GARAGE	AREA	0	SQ.FT.
TOTAL	AREAS	994	SQ.FT.

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SHEET DESCRIPTION

UNIT A2-1
UNIT FLOOR PLANS
DIMENSIONS/NOTES PLAN
INT. ELEV. & ACCESSIBILITY PLAN

A2.02

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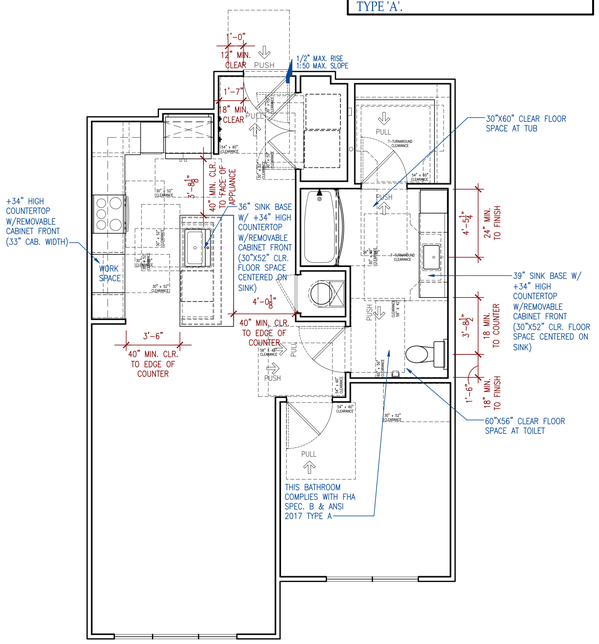
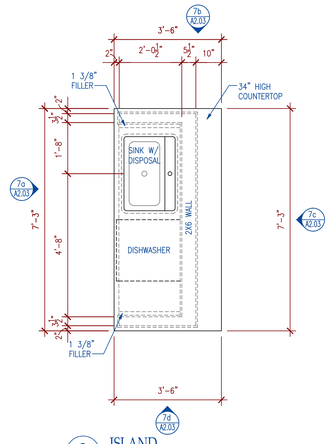
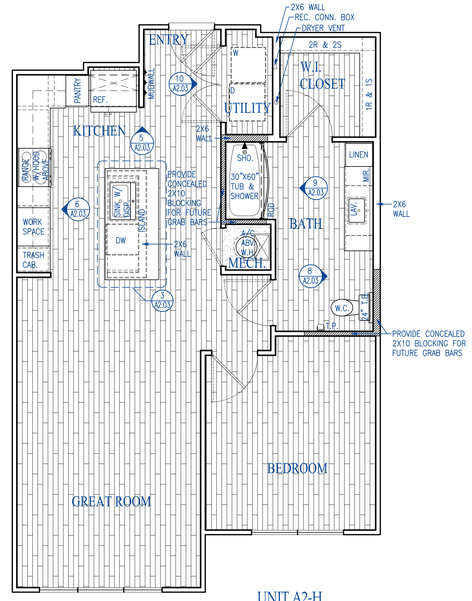
THIS UNIT IS TO COMPLY WITH THE FAIR HOUSING ACT 1992 ICC/ANSI A117.1 2017 TYPE 'A'.



4 UNIT A2-H ACCESSIBILITY/FURRDOWN
SCALE: 1/4" = 1'-0"



3 ISLAND
SCALE: 1/2" = 1'-0"



2 UNIT A2-H NOTES CONTROL PLAN
SCALE: 1/4" = 1'-0"

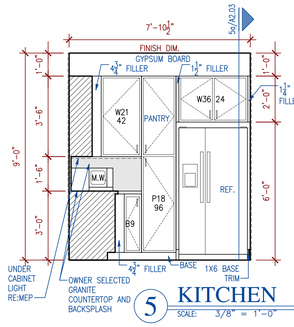
SEE DIMENSION PLAN FOR ADDITIONAL DIMENSIONS

UNIT LEGEND

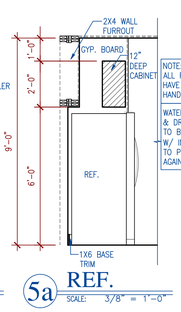
- INDICATES VINYL PLANK FINISH FLOOR
- INDICATES CONCRETE FINISH FLOOR
- INDICATES CARPET FINISH FLOOR
- TYPICAL 30"x52" CLEAR FLOOR SPACE CENTERED IN FRONT OF ALL REFRIGERATORS, RANGES, LAVATORIES, DISHWASHERS, AND ALIGNED WITH CONTROL WALL OF ALL TUBS AND SHOWERS, U.O.N.
- INDICATES FURRDOWN
- U1 DOOR TYPE
- 1 ROOM TYPE
- A WINDOW TYPE

NOTE: ALL WALLS TO BE 2X4" WOOD STUD FRAMING UNLESS OTHERWISE NOTED

UNIT A2-H - INTERIOR ELEVATIONS



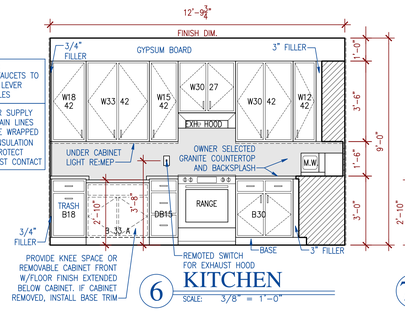
5 KITCHEN
SCALE: 3/8" = 1'-0"



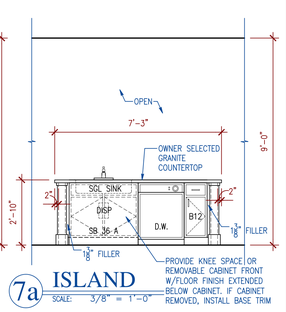
NOTE: ALL FAUCETS TO HAVE LEVER HANDLES

WATER SUPPLY & DRAIN LINES TO BE WRAPPED W/ INSULATION TO PROTECT AGAINST CONTACT

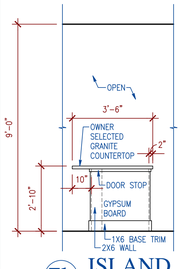
5a REF.
SCALE: 3/8" = 1'-0"



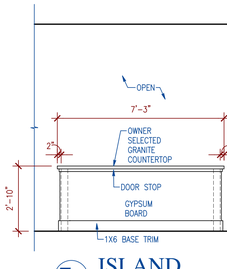
6 KITCHEN
SCALE: 3/8" = 1'-0"



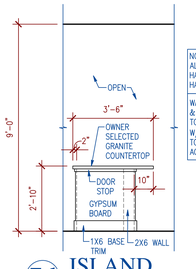
7a ISLAND
SCALE: 3/8" = 1'-0"



7b ISLAND
SCALE: 3/8" = 1'-0"



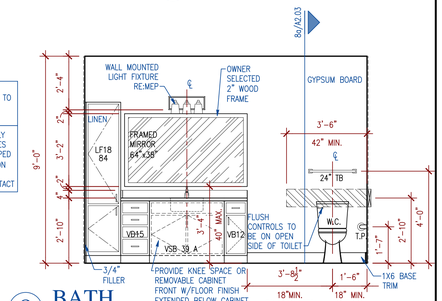
7c ISLAND
SCALE: 3/8" = 1'-0"



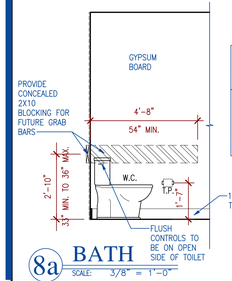
7d ISLAND
SCALE: 3/8" = 1'-0"

NOTE: ALL FAUCETS TO HAVE LEVER HANDLES

WATER SUPPLY & DRAIN LINES TO BE WRAPPED W/ INSULATION TO PROTECT AGAINST CONTACT



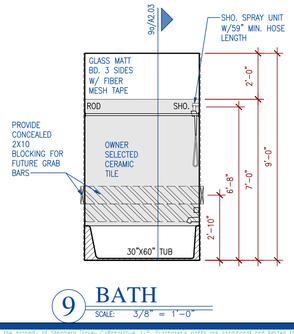
8 BATH
SCALE: 3/8" = 1'-0"



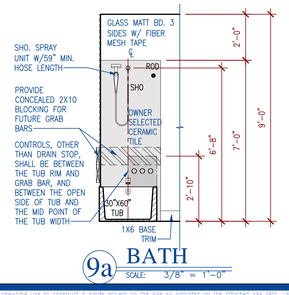
NOTE: ALL FAUCETS TO HAVE LEVER HANDLES

WATER SUPPLY & DRAIN LINES TO BE WRAPPED W/ INSULATION TO PROTECT AGAINST CONTACT

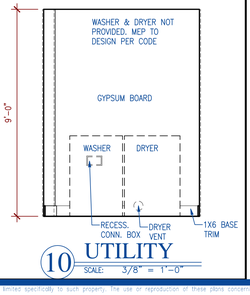
8a BATH
SCALE: 3/8" = 1'-0"



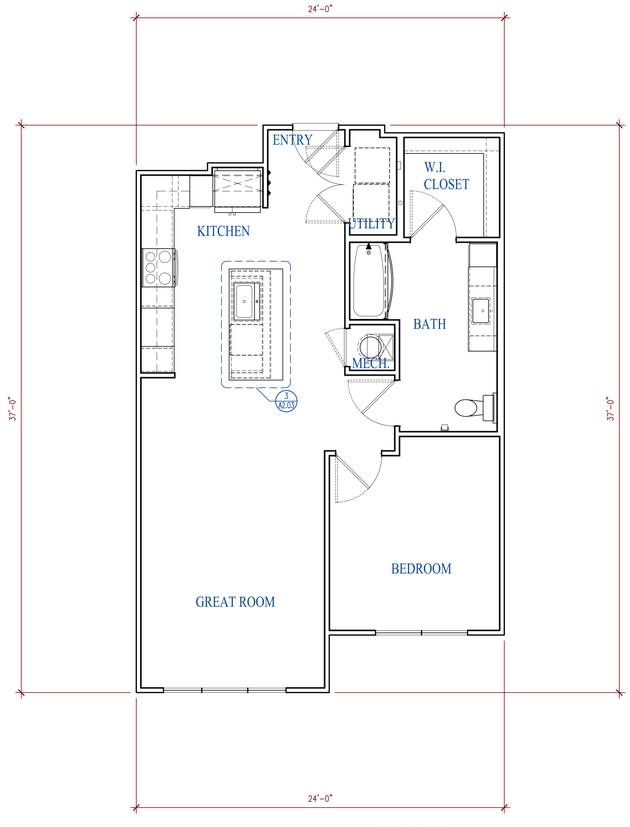
9 BATH
SCALE: 3/8" = 1'-0"



9a BATH
SCALE: 3/8" = 1'-0"



10 UTILITY
SCALE: 3/8" = 1'-0"



1 UNIT A2-H DIMENSION CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE NOTE PLAN FOR ADDITIONAL NOTES

UNIT A2-H

1 BEDROOM 1 BATH

1 UNITS TOTAL

SQ. FT. SUMMARY

CONDITIONED	AREA	819	SQ.FT.
STAIR	AREA	0	SQ.FT.
STORAGE	AREA	0	SQ.FT.
BALC./PATIO	AREA	0	SQ.FT.
GARAGE	AREA	0	SQ.FT.
TOTAL	AREAS	819	SQ.FT.

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Columbia, South Carolina

JOB NO. 2024.004

SHEET DESCRIPTION

UNIT A2-H
UNIT FLOOR PLANS
DIMENSIONS/NOTES PLAN
INT. ELEV & ACCESSIBILITY PLAN

A2.03

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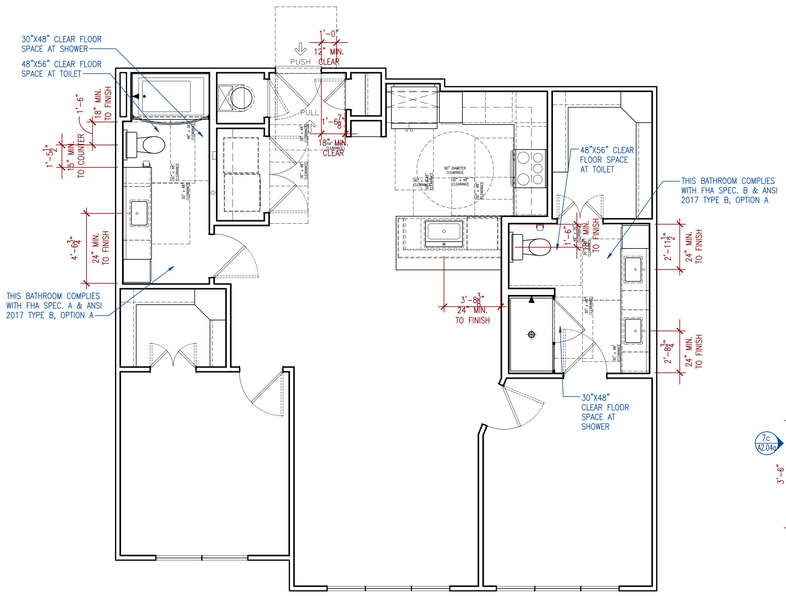
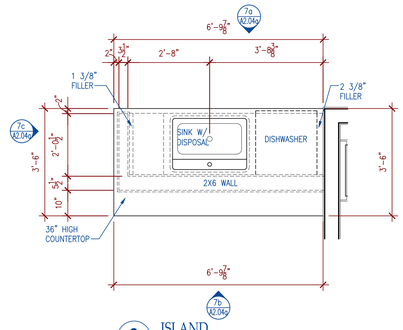
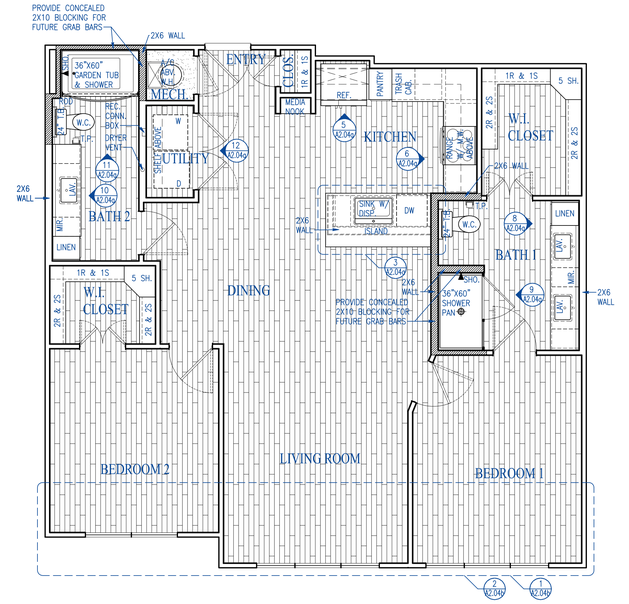
THIS UNIT IS TO COMPLY WITH THE FAIR HOUSING ACT 1992 ICC/ANSI A117.1 2017 TYPE 'B'.



4 UNIT C1 ACCESSIBILITY/FURRDOWN
SCALE: 1/4" = 1'-0"



3 ISLAND
SCALE: 1/2" = 1'-0"



2 UNIT C1 NOTES CONTROL PLAN
SCALE: 1/4" = 1'-0"

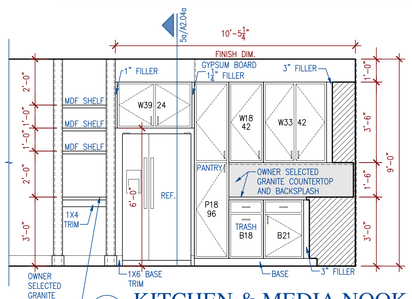
SEE DIMENSION PLAN FOR ADDITIONAL DIMENSIONS

UNIT LEGEND

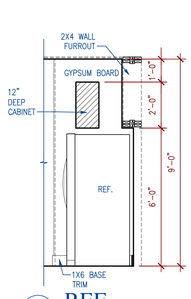
- INDICATES VINYL PLANK FINISH FLOOR
- INDICATES CONCRETE FINISH FLOOR
- INDICATES CARPET FINISH FLOOR
- TYPICAL 30"x48" CLEAR FLOOR SPACE CENTERED IN FRONT OF ALL REFRIGERATORS, RANGES, LAVATORIES, DISHWASHERS, AND ALIGNED WITH CONTROL WALL OF ALL TUBS AND SHOWERS, U.O.N.
- INDICATES FURRDOWN
- (U1) DOOR TYPE
- [1] ROOM TYPE
- (A) WINDOW TYPE

NOTE: ALL WALLS TO BE 2X4" WOOD STUD FRAMING UNLESS OTHERWISE NOTED

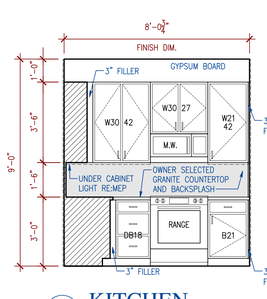
UNIT C1, C1-1 & C1-2 - INTERIOR ELEVATIONS



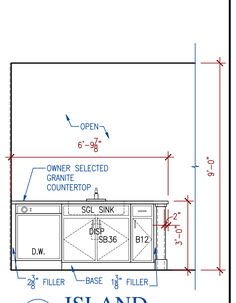
5 KITCHEN & MEDIA NOOK
SCALE: 3/8" = 1'-0"



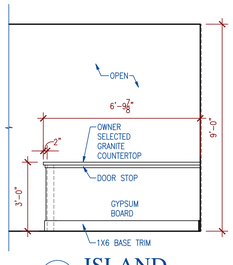
5a REF.
SCALE: 3/8" = 1'-0"



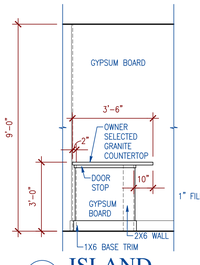
6 KITCHEN
SCALE: 3/8" = 1'-0"



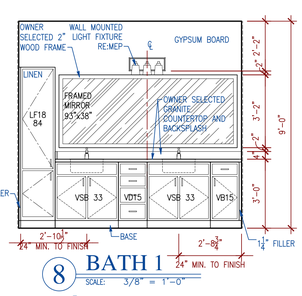
7a ISLAND
SCALE: 3/8" = 1'-0"



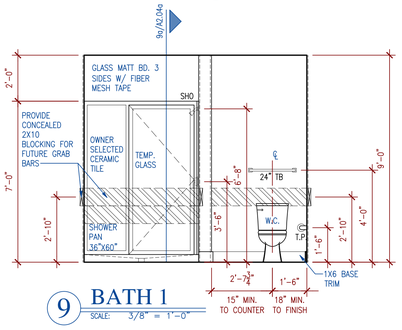
7b ISLAND
SCALE: 3/8" = 1'-0"



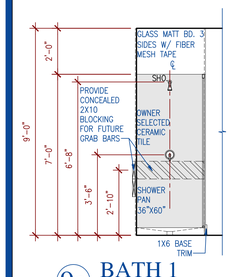
7c ISLAND
SCALE: 3/8" = 1'-0"



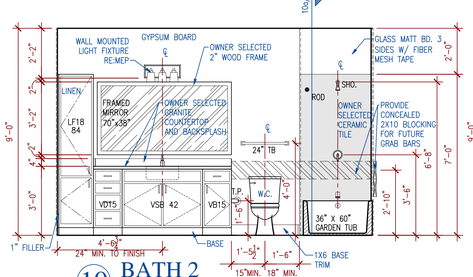
8 BATH 1
SCALE: 3/8" = 1'-0"



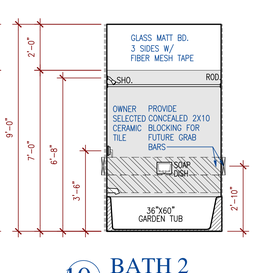
9 BATH 1
SCALE: 3/8" = 1'-0"



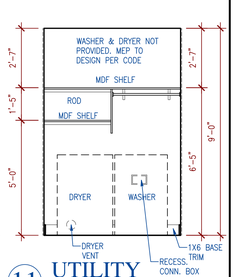
9a BATH 1
SCALE: 3/8" = 1'-0"



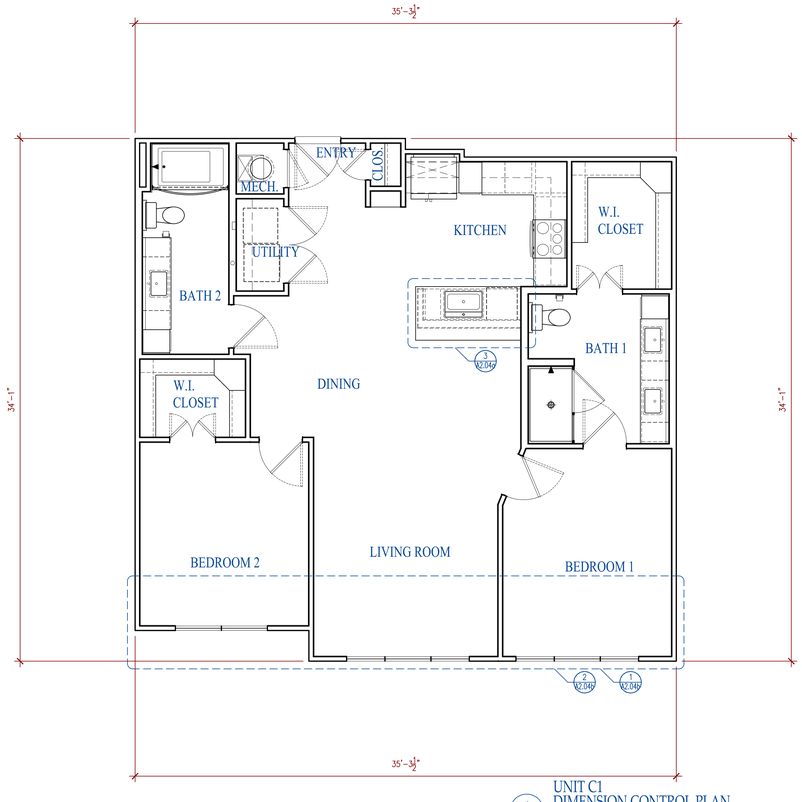
10 BATH 2
SCALE: 3/8" = 1'-0"



10a BATH 2
SCALE: 3/8" = 1'-0"



11 UTILITY
SCALE: 3/8" = 1'-0"



1 UNIT C1 DIMENSION CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE NOTE PLAN FOR ADDITIONAL NOTES

UNIT C1

2 BEDROOM — 2 BATH

8 UNITS TOTAL

SQ. FT. SUMMARY

CONDITIONED	AREA	1161	SQ.FT.
STAIR	AREA	0	SQ.FT.
STORAGE	AREA	0	SQ.FT.
BALC./PATIO	AREA	0	SQ.FT.
GARAGE	AREA	0	SQ.FT.
TOTAL	AREAS	1161	SQ.FT.

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04-01-2025 SD Issue

Not for regulatory approval, permitting, or construction (4-01-2025)

Devine at Heidt

Columbia, South Carolina

JOB NO. 2024.004

SHEET DESCRIPTION

UNIT C1
UNIT FLOOR PLANS
DIMENSIONS/NOTES PLAN
INT. ELEV & ACCESSIBILITY PLAN

A2.04a

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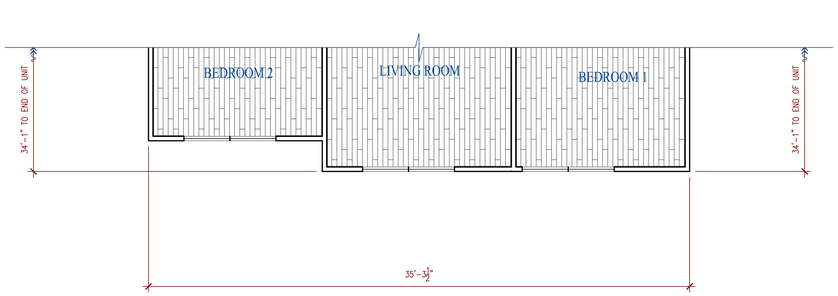
UNIT LEGEND

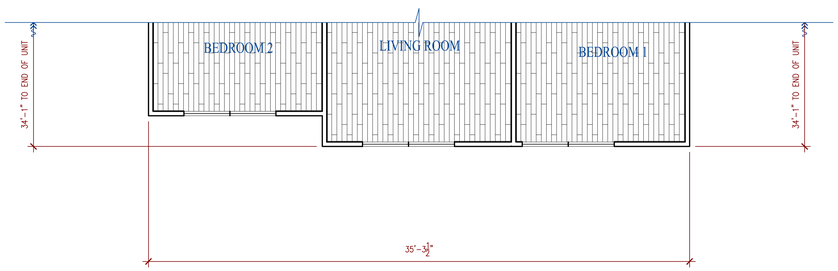
- INDICATES VINYL PLANK FINISH FLOOR
- INDICATES CONCRETE FINISH FLOOR
- INDICATES CARPET FINISH FLOOR
- TYPICAL 30"x48" CLEAR FLOOR SPACE CENTERED IN FRONT OF ALL REFRIGERATORS, RANGES, LAVATORIES, DISHWASHERS, AND ALIGNED WITH CONTROL WALL OF ALL TUBS AND SHOWERS, U.O.N.
- INDICATES FURRDOWN
- (U1) DOOR TYPE
- 1 ROOM TYPE
- A WINDOW TYPE

NOTE: ALL WALLS TO BE 2X4" WOOD STUD FRAMING UNLESS OTHERWISE NOTED



2 UNIT C1-2 alt. WINDOW COND. DIMS. & NOTES CTRL. PLAN
SCALE: 1/4" = 1'-0"

AT UNITS : B08, 106, 108, 206, 208, 306, 308, 406, 408



1 UNIT C1-1 alt. WINDOW COND. DIMS. & NOTES CTRL. PLAN
SCALE: 1/4" = 1'-0"

AT UNITS : B04, 104, 204, 304, 404

UNIT C1-2

2 BEDROOM 2 BATH

9 UNITS TOTAL

SQ. FT. SUMMARY

CONDITIONED	AREA	1161	SQ.FT.
STAIR	AREA	0	SQ.FT.
STORAGE	AREA	0	SQ.FT.
BALC./PATIO	AREA	0	SQ.FT.
GARAGE	AREA	0	SQ.FT.
TOTAL	AREAS	1161	SQ.FT.

UNIT C1-1

2 BEDROOM 2 BATH

5 UNITS TOTAL

SQ. FT. SUMMARY

CONDITIONED	AREA	1161	SQ.FT.
STAIR	AREA	0	SQ.FT.
STORAGE	AREA	0	SQ.FT.
BALC./PATIO	AREA	0	SQ.FT.
GARAGE	AREA	0	SQ.FT.
TOTAL	AREAS	1161	SQ.FT.

Sanford P. Steinberg
AIA

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Devine at Heidt

Columbia, South Carolina

JOB NO. 2024.004

SHEET DESCRIPTION

UNIT C1-1, C1-2
UNIT FLOOR PLANS
DIMENSIONS/NOTES PLAN

A2.04b

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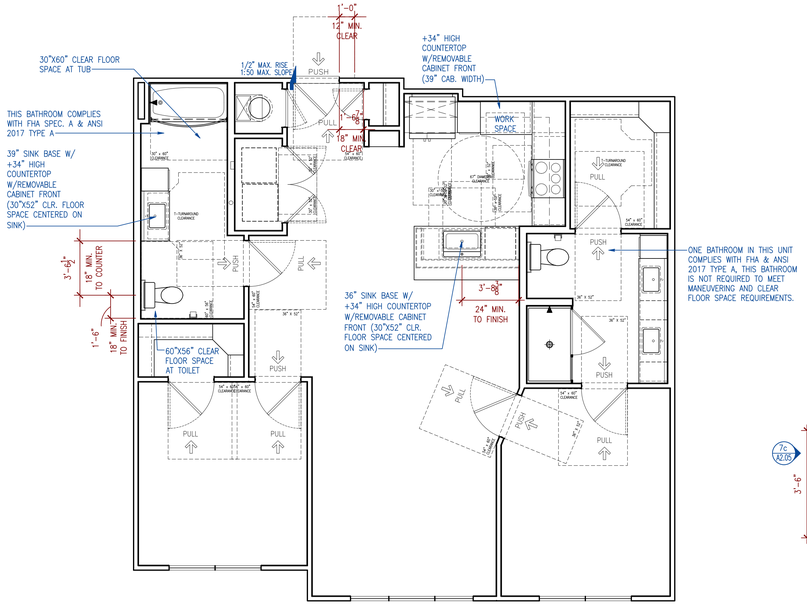
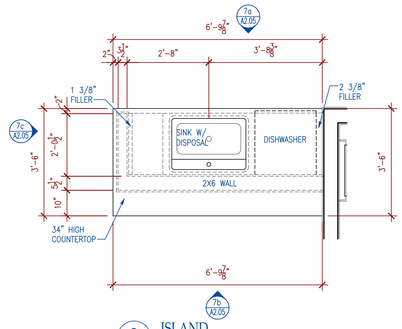
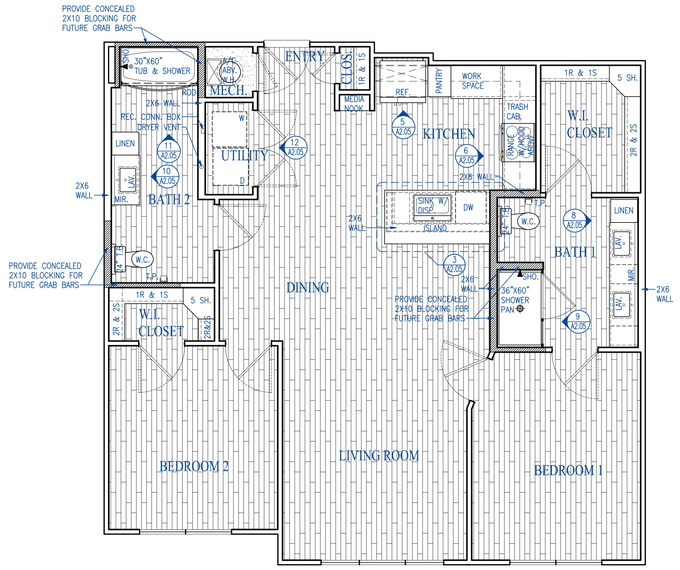
THIS UNIT IS TO COMPLY WITH THE FAIR HOUSING ACT 1992 ICC/ANSI A117.1 2017 TYPE 'A'.



4 UNIT C1-H ACCESSIBILITY/FURRDOWN
SCALE: 1/4" = 1'-0"



3 ISLAND
SCALE: 1/2" = 1'-0"



2 UNIT C1-H NOTES CONTROL PLAN
SCALE: 1/4" = 1'-0"

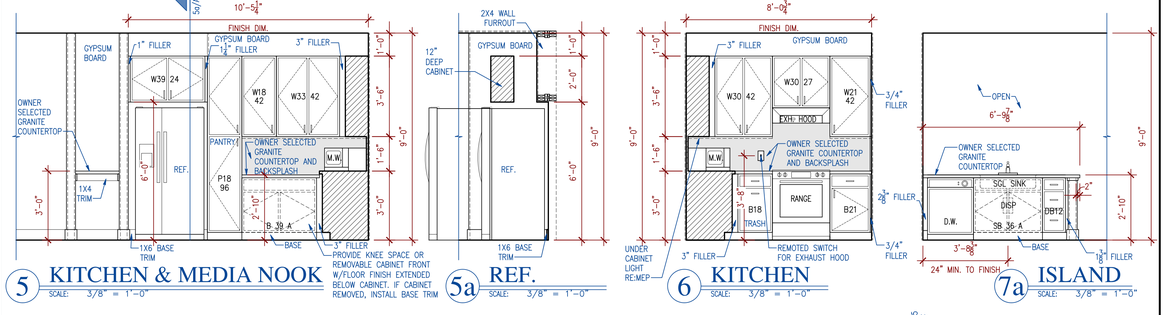
SEE DIMENSION PLAN FOR ADDITIONAL DIMENSIONS

UNIT LEGEND

- INDICATES VINYL PLANK FINISH FLOOR
- INDICATES CONCRETE FINISH FLOOR
- INDICATES CARPET FINISH FLOOR
- TYPICAL 30"x52" CLEAR FLOOR SPACE CENTERED IN FRONT OF ALL REFRIGERATORS, RANGES, LAVATORIES, DISHWASHERS, AND ALIGNED WITH CONTROL WALL OF ALL TUBS AND SHOWERS, U.O.N.
- INDICATES FURRDOWN
- U1 DOOR TYPE
- 1 ROOM TYPE
- A WINDOW TYPE

NOTE: ALL WALLS TO BE 2X4" WOOD STUD FRAMING UNLESS OTHERWISE NOTED

UNIT C1-H - INTERIOR ELEVATIONS

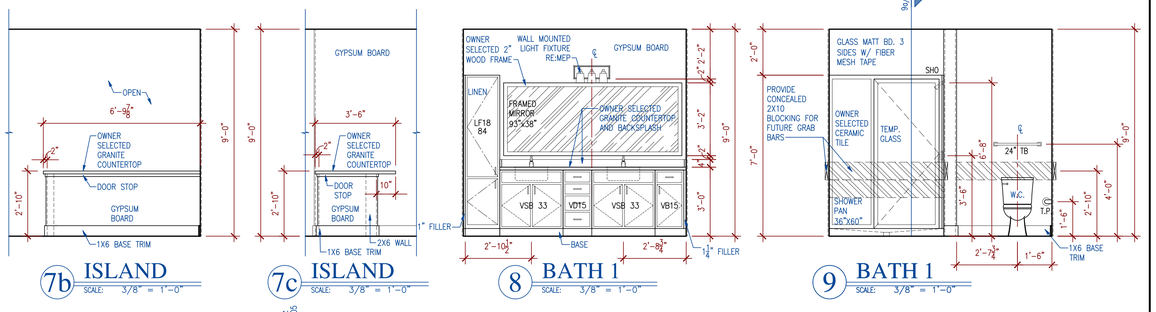


5 KITCHEN & MEDIA NOOK
SCALE: 3/8" = 1'-0"

5a REF.
SCALE: 3/8" = 1'-0"

6 KITCHEN
SCALE: 3/8" = 1'-0"

7a ISLAND
SCALE: 3/8" = 1'-0"

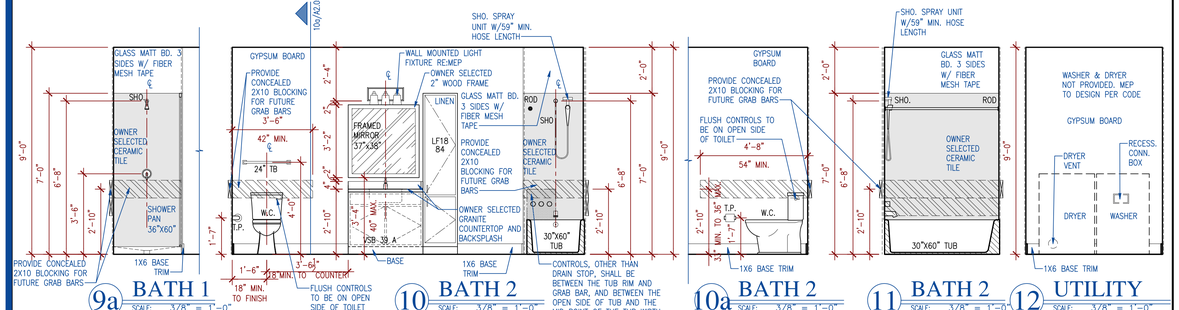


7b ISLAND
SCALE: 3/8" = 1'-0"

7c ISLAND
SCALE: 3/8" = 1'-0"

8 BATH 1
SCALE: 3/8" = 1'-0"

9 BATH 1
SCALE: 3/8" = 1'-0"



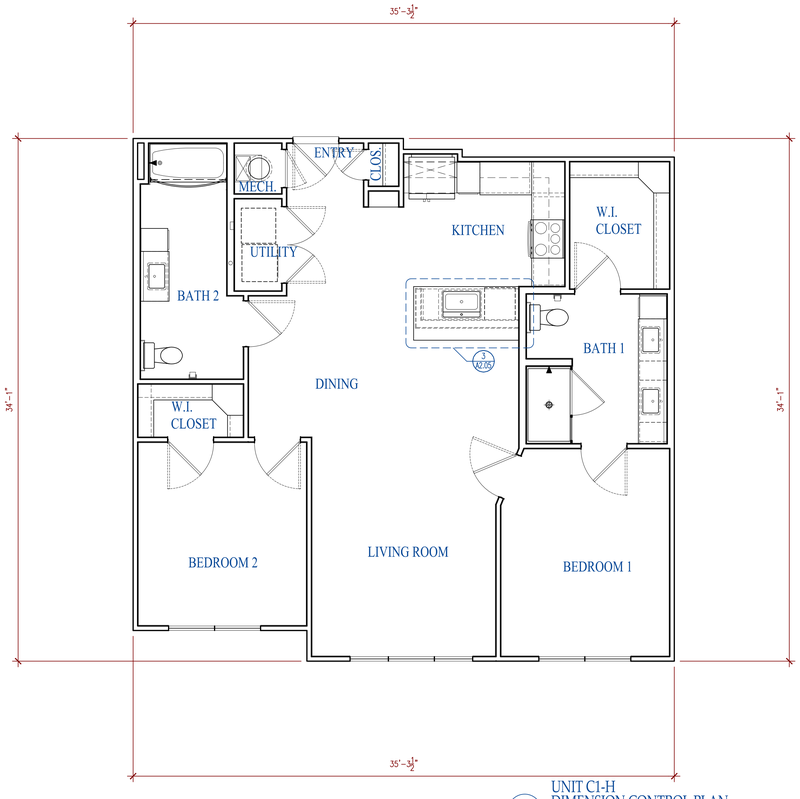
9a BATH 1
SCALE: 3/8" = 1'-0"

10 BATH 2
SCALE: 3/8" = 1'-0"

10a BATH 2
SCALE: 3/8" = 1'-0"

11 BATH 2
SCALE: 3/8" = 1'-0"

12 UTILITY
SCALE: 3/8" = 1'-0"



1 UNIT C1-H DIMENSION CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE NOTE PLAN FOR ADDITIONAL NOTES

UNIT C1-H

2 BEDROOM 2 BATH

1 UNITS TOTAL

SQ. FT. SUMMARY

CONDITIONED	AREA	1161	SQ.FT.
STAIR	AREA	0	SQ.FT.
STORAGE	AREA	0	SQ.FT.
BALC./PATIO	AREA	0	SQ.FT.
GARAGE	AREA	0	SQ.FT.
TOTAL	AREAS	1161	SQ.FT.

Sanford P. Steinberg AIA

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Columbia, South Carolina

JOB NO. 2024.004

SHEET DESCRIPTION
UNIT C1-H
UNIT FLOOR PLANS
DIMENSIONS/NOTES PLAN
INT. ELEV & ACCESSIBILITY PLAN

A2.05

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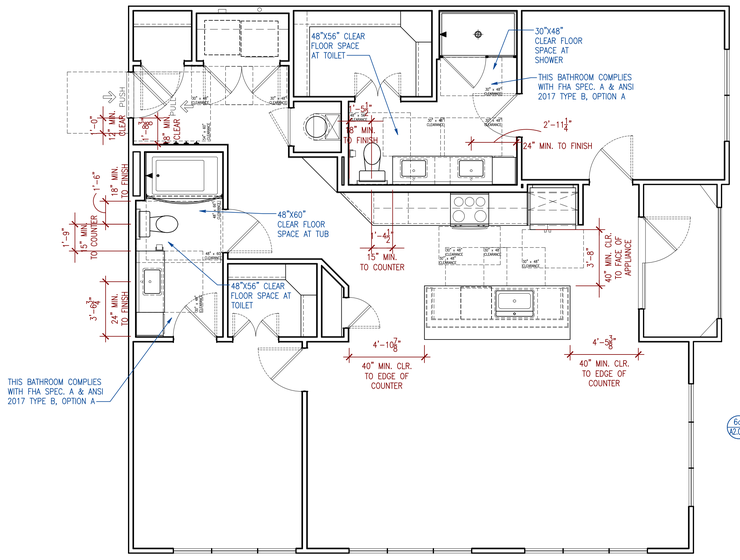
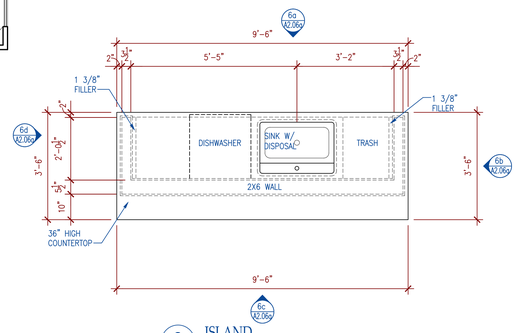
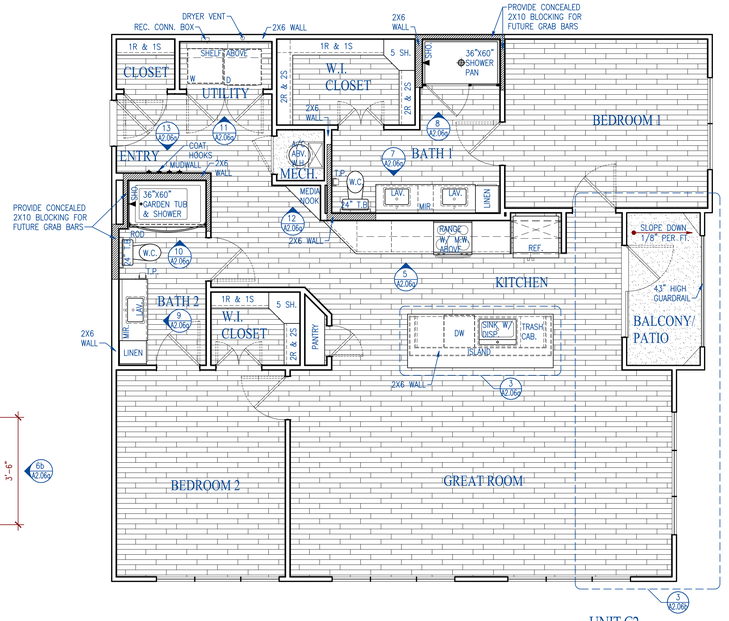
THIS UNIT IS TO COMPLY WITH THE FAIR HOUSING ACT 1992 ICC/ANSI A117.1 2017 TYPE 'B'.



4 UNIT C2 ACCESSIBILITY/FURRDOWN
SCALE: 1/4" = 1'-0"



3 ISLAND
SCALE: 1/2" = 1'-0"



2 UNIT C2 NOTES CONTROL PLAN
SCALE: 1/4" = 1'-0"

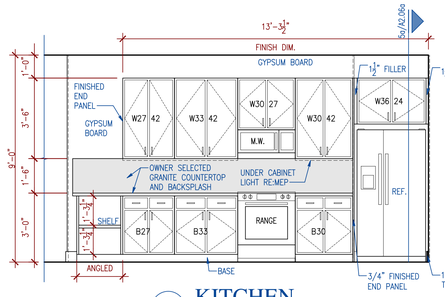
SEE DIMENSION PLAN FOR ADDITIONAL DIMENSIONS

UNIT LEGEND

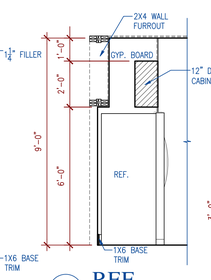
- INDICATES VINYL PLANK FINISH FLOOR
- INDICATES CONCRETE FINISH FLOOR
- INDICATES CARPET FINISH FLOOR
- TYPICAL 30"x48" CLEAR FLOOR SPACE CENTERED IN FRONT OF ALL REFRIGERATORS, RANGES, LAVATORIES, DISHWASHERS, AND ALIGNED WITH CONTROL WALL OF ALL TUBS AND SHOWERS, U.O.N.
- INDICATES FURRDOWN
- U1 DOOR TYPE
- 1 ROOM TYPE
- A WINDOW TYPE

NOTE: ALL WALLS TO BE 2X4" WOOD STUD FRAMING UNLESS OTHERWISE NOTED

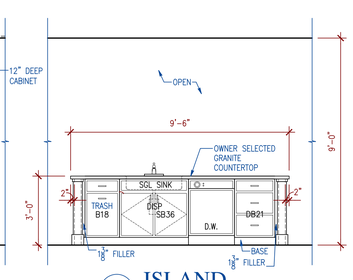
UNIT C2, C2-1 & C2s - INTERIOR ELEVATIONS



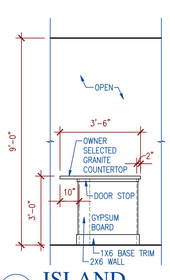
5 KITCHEN
SCALE: 3/8" = 1'-0"



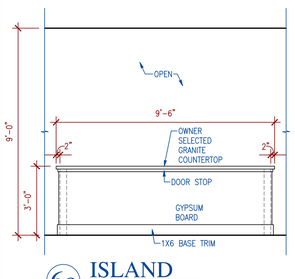
5a REF.
SCALE: 3/8" = 1'-0"



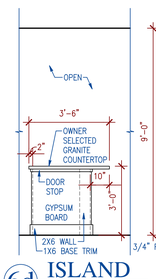
6a ISLAND
SCALE: 3/8" = 1'-0"



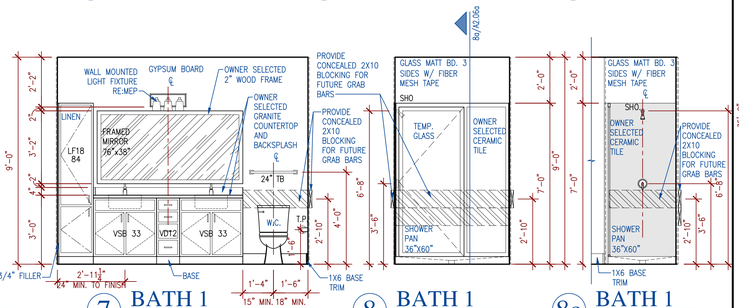
6b ISLAND
SCALE: 3/8" = 1'-0"



6c ISLAND
SCALE: 3/8" = 1'-0"



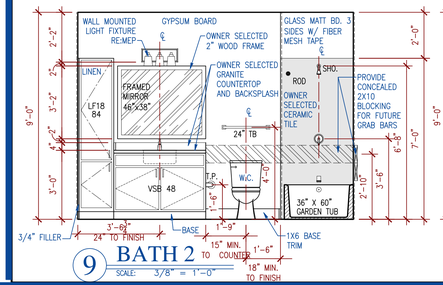
6d ISLAND
SCALE: 3/8" = 1'-0"



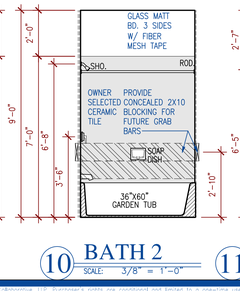
7 BATH 1
SCALE: 3/8" = 1'-0"

8 BATH 1
SCALE: 3/8" = 1'-0"

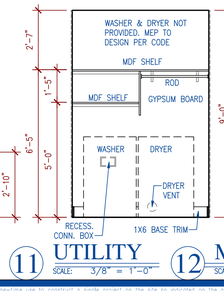
8a BATH 1
SCALE: 3/8" = 1'-0"



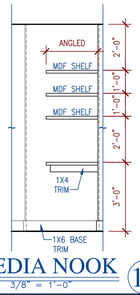
9 BATH 2
SCALE: 3/8" = 1'-0"



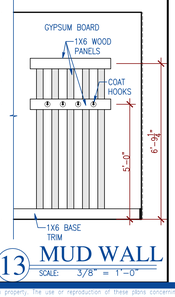
10 BATH 2
SCALE: 3/8" = 1'-0"



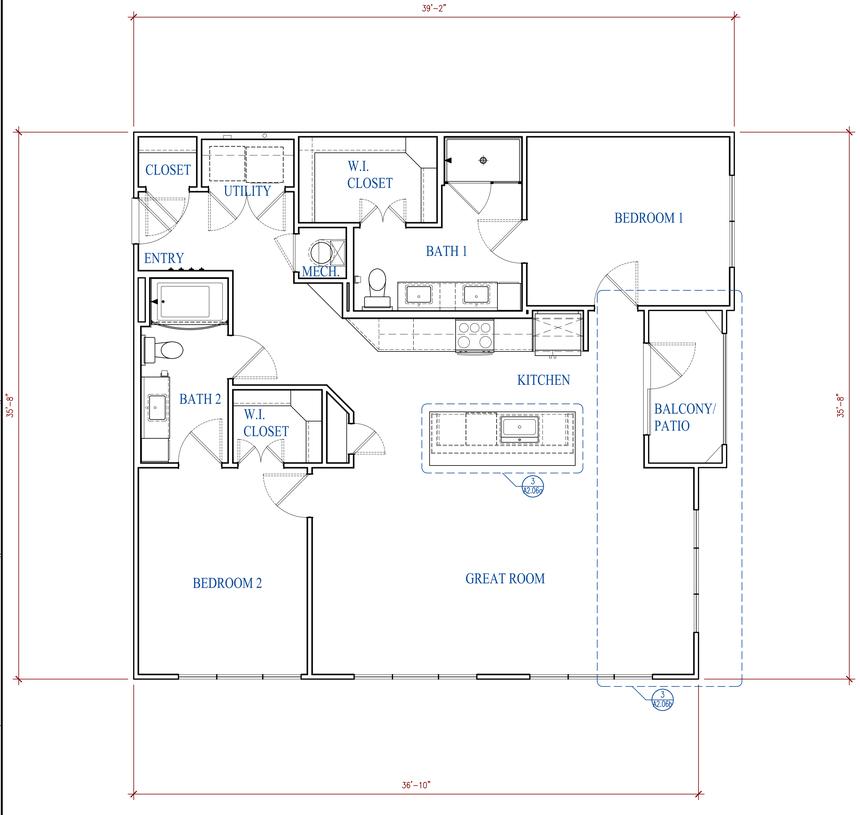
11 UTILITY
SCALE: 3/8" = 1'-0"



12 MEDIA NOOK
SCALE: 3/8" = 1'-0"



13 MUD WALL
SCALE: 3/8" = 1'-0"



1 UNIT C2 DIMENSION CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE NOTE PLAN FOR ADDITIONAL NOTES

UNIT C2

2 BEDROOM — 2 BATH

3 UNITS TOTAL

SQ. FT. SUMMARY

CONDITIONED	AREA	1,308	SQ.FT.
STAIR	AREA	0	SQ.FT.
STORAGE	AREA	0	SQ.FT.
BALC./PATIO	AREA	51	SQ.FT.
GARAGE	AREA	0	SQ.FT.
TOTAL	AREAS	1359	SQ.FT.

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04-01-2025 SD Issue

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Devine at Heidt
Columbia, South Carolina

JOB NO. 2024.004

SHEET DESCRIPTION
UNIT C2
UNIT FLOOR PLANS
DIMENSIONS/NOTES PLAN
INT. ELEV & ACCESSIBILITY PLAN

A2.06a

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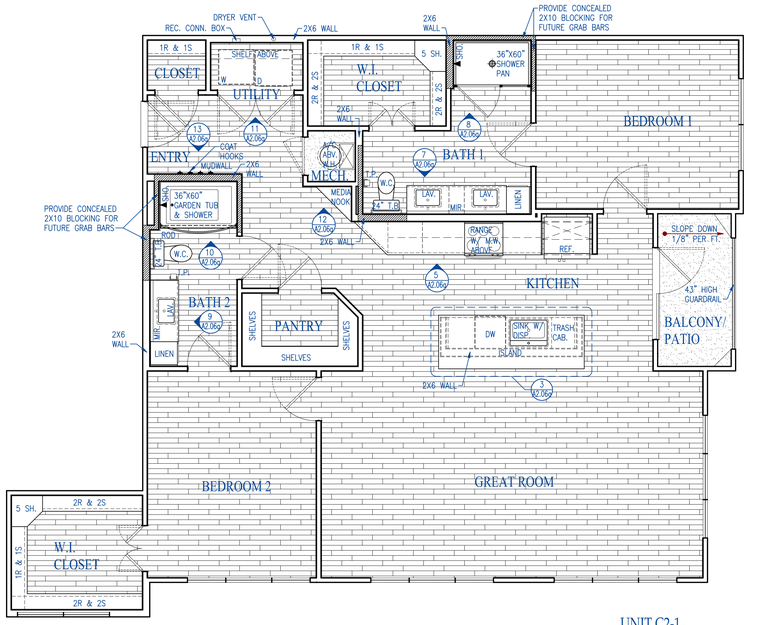


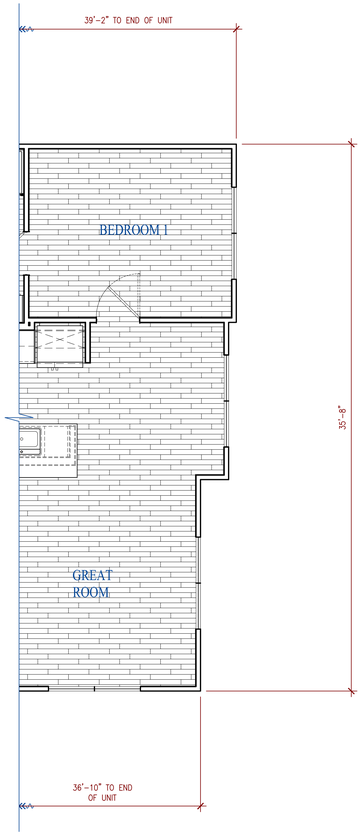
2 UNIT C2-1
NOTES CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE DIMENSION PLAN
FOR ADDITIONAL DIMENSIONS

UNIT LEGEND

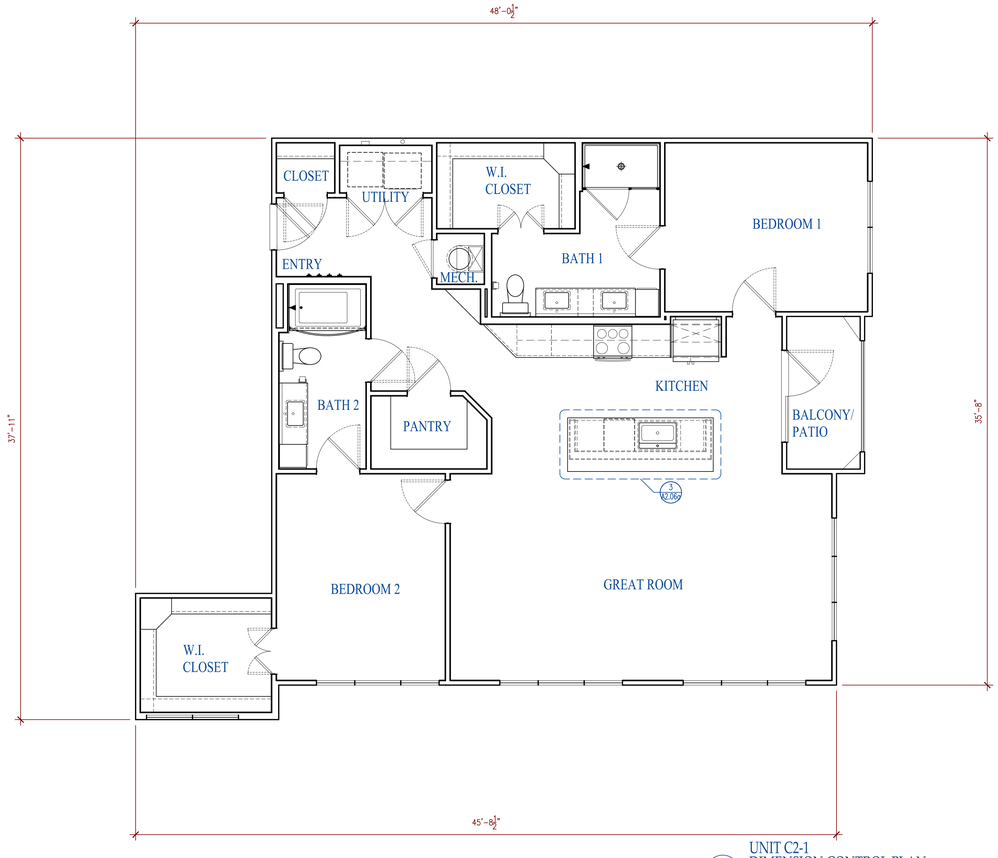
- INDICATES VINYL PLANK FINISH FLOOR
- INDICATES CONCRETE FINISH FLOOR
- INDICATES CARPET FINISH FLOOR
- TYPICAL 30"x48" CLEAR FLOOR SPACE CENTERED IN FRONT OF ALL REFRIGERATORS, RANGES, LAVATORIES, DISHWASHERS, AND ALIGNED WITH CONTROL WALL OF ALL TUBS AND SHOWERS, U.O.N.
- INDICATES FURRDOWN
- U1 — DOOR TYPE
- 1 — ROOM TYPE
- A — WINDOW TYPE

NOTE: ALL WALLS TO BE 2X4" WOOD STUD FRAMING UNLESS OTHERWISE NOTED



3 UNIT C2s alt. BALCONY COND.
DIMS. & NOTES CTRL. PLAN
SCALE: 1/4" = 1'-0"

AT UNITS 113, 213, 313, 413



1 UNIT C2-1
DIMENSION CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE NOTE PLAN
FOR ADDITIONAL NOTES

UNIT C2s
2 BEDROOM 2 BATH

4 UNITS TOTAL

SQ. FT. SUMMARY

CONDITIONED	AREA	1360	SQ.FT.
STAIR	AREA	0	SQ.FT.
STORAGE	AREA	0	SQ.FT.
BALC./PATIO	AREA	0	SQ.FT.
GARAGE	AREA	0	SQ.FT.
TOTAL	AREAS	1360	SQ.FT.

UNIT C2-1
2 BEDROOM 2 BATH

4 UNITS TOTAL

SQ. FT. SUMMARY

CONDITIONED	AREA	1383	SQ.FT.
STAIR	AREA	0	SQ.FT.
STORAGE	AREA	0	SQ.FT.
BALC./PATIO	AREA	51	SQ.FT.
GARAGE	AREA	0	SQ.FT.
TOTAL	AREAS	1434	SQ.FT.

Sanford P. Steinberg
AIA

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SHEET DESCRIPTION
UNIT C2-1, C2s
UNIT FLOOR PLANS
DIMENSIONS/NOTES PLAN

A2.06b

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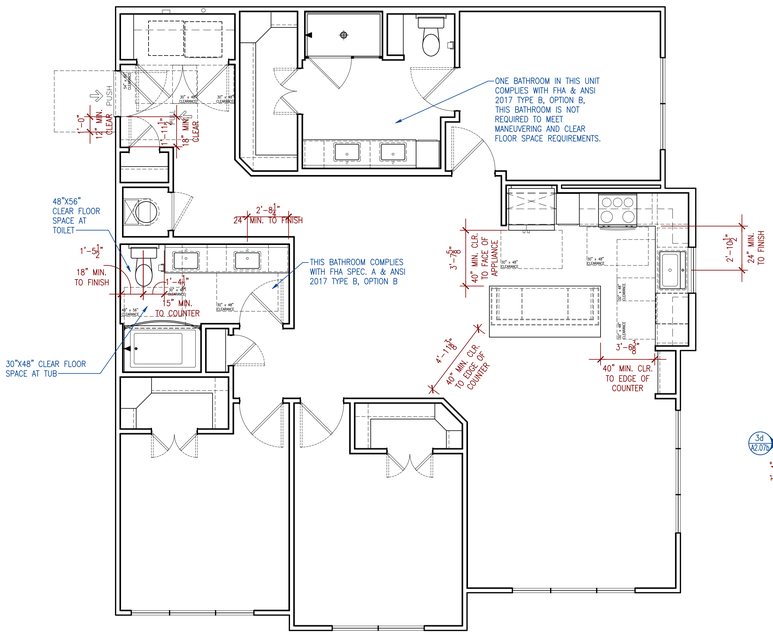
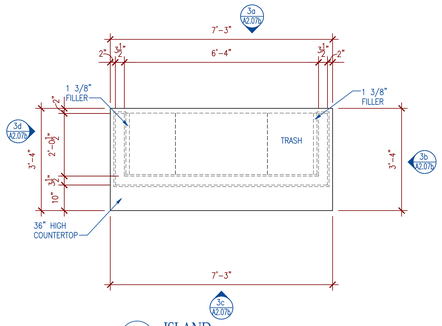
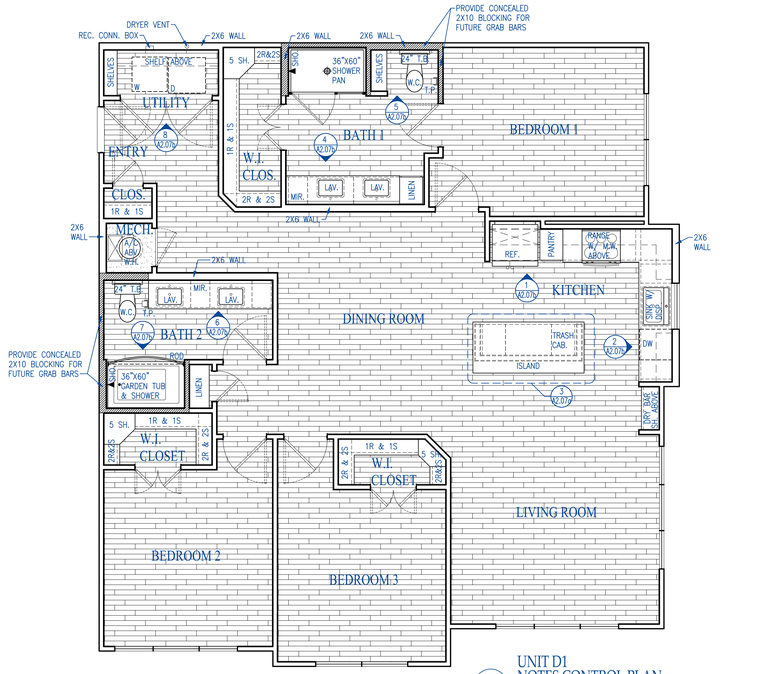
THIS UNIT IS TO COMPLY WITH THE FAIR HOUSING ACT 1992 ICC/ANSI A117.1 2017 TYPE 'B'.



4 UNIT D1
ACCESSIBILITY/FURRDOWN
SCALE: 1/4" = 1'-0"

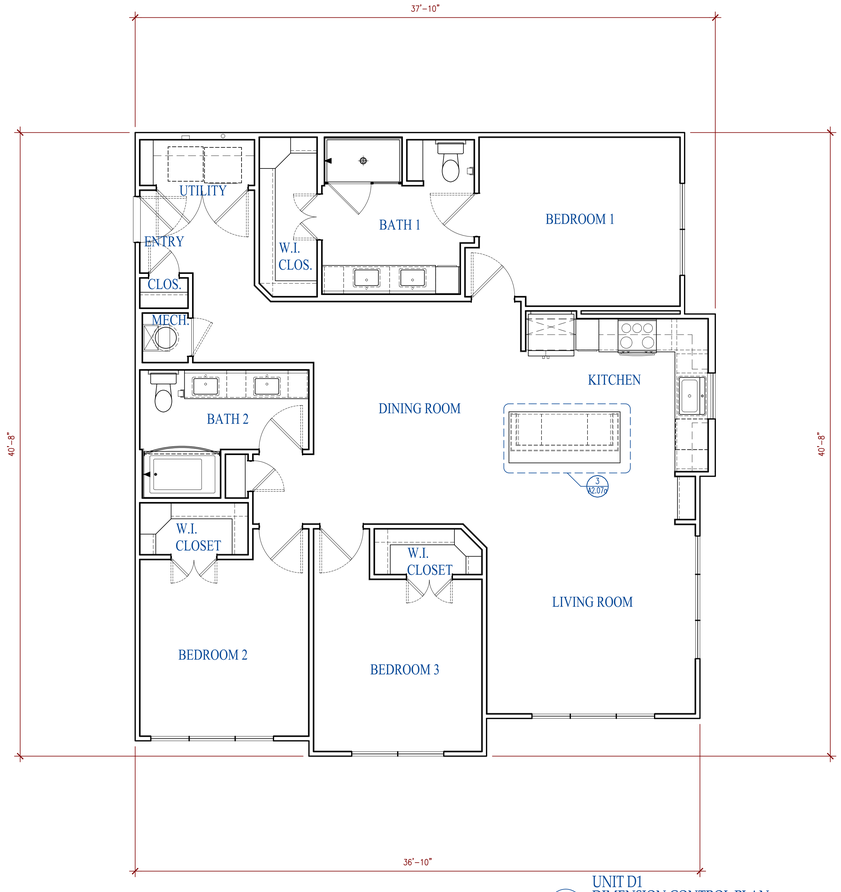


3 ISLAND
SCALE: 1/2" = 1'-0"



2 UNIT D1
NOTES CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE DIMENSION PLAN
FOR ADDITIONAL DIMENSIONS



1 UNIT D1
DIMENSION CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE NOTE PLAN
FOR ADDITIONAL NOTES

UNIT LEGEND

- INDICATES VINYL PLANK FINISH FLOOR
- INDICATES CONCRETE FINISH FLOOR
- INDICATES CARPET FINISH FLOOR
- TYPICAL 30"x48" CLEAR FLOOR SPACE CENTERED IN FRONT OF ALL REFRIGERATORS, RANGES, LAVATORIES, DISHWASHERS, AND ALIGNED WITH CONTROL WALL OF ALL TUBS AND SHOWERS, U.O.N.
- INDICATES FURRDOWN
- (U1) DOOR TYPE
- (1) ROOM TYPE
- (A) WINDOW TYPE

NOTE: ALL WALLS TO BE 2X4" WOOD STUD FRAMING UNLESS OTHERWISE NOTED

UNIT D1

3 BEDROOM 2 BATH

4 UNITS TOTAL

SQ. FT. SUMMARY

CONDITIONED	AREA	1451	SQ.FT.
STAIR	AREA	0	SQ.FT.
STORAGE	AREA	0	SQ.FT.
BALC./PATIO	AREA	0	SQ.FT.
GARAGE	AREA	0	SQ.FT.
TOTAL	AREAS	1451	SQ.FT.

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SHEET DESCRIPTION

UNIT D1
UNIT FLOOR PLANS
DIMENSION/NOTES PLAN
ACCESSIBILITY PLAN

A2.07a

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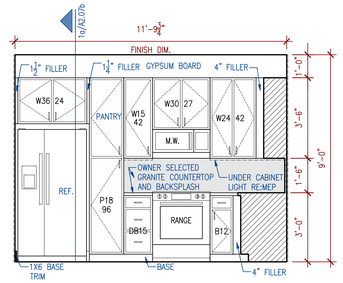
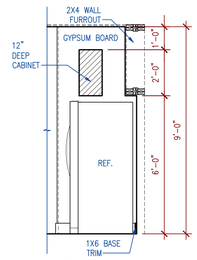
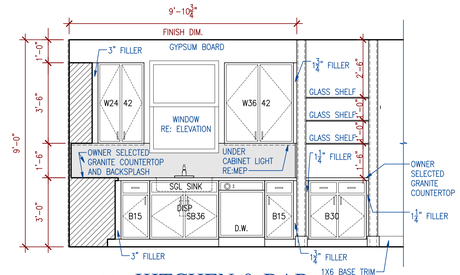
UNIT D1 - INTERIOR ELEVATIONS



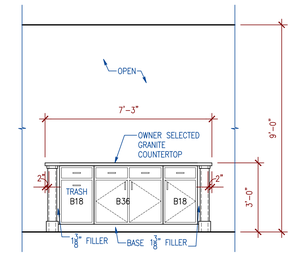
1 KITCHEN
SCALE: 3/8" = 1'-0"



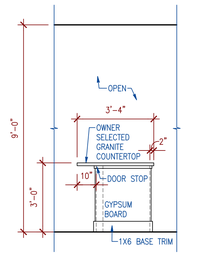
1a REF.
SCALE: 3/8" = 1'-0"



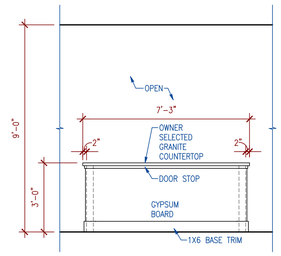
2 KITCHEN & BAR
SCALE: 3/8" = 1'-0"



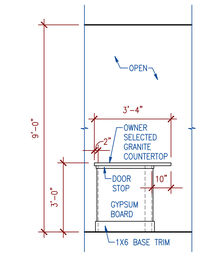
3a ISLAND
SCALE: 3/8" = 1'-0"



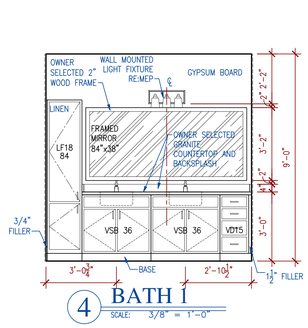
3b ISLAND
SCALE: 3/8" = 1'-0"



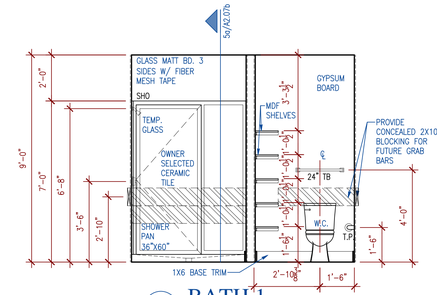
3c ISLAND
SCALE: 3/8" = 1'-0"



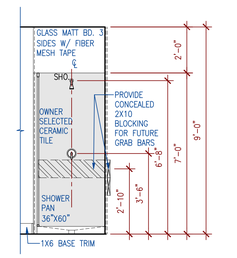
3d ISLAND
SCALE: 3/8" = 1'-0"



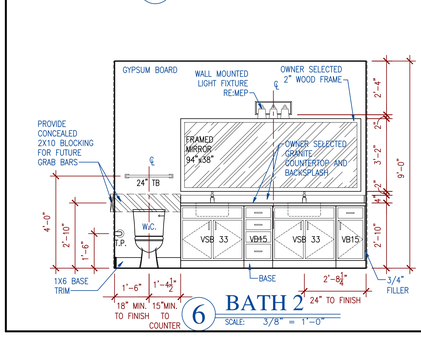
4 BATH 1
SCALE: 3/8" = 1'-0"



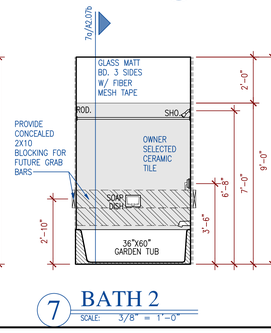
5 BATH 1
SCALE: 3/8" = 1'-0"



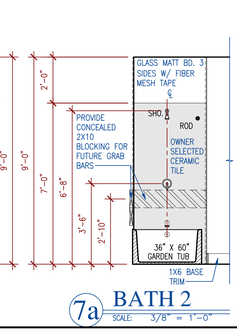
5a BATH 1
SCALE: 3/8" = 1'-0"



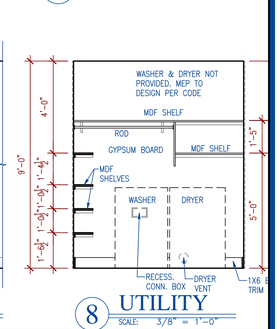
6 BATH 2
SCALE: 3/8" = 1'-0"



7 BATH 2
SCALE: 3/8" = 1'-0"



7a BATH 2
SCALE: 3/8" = 1'-0"



8 UTILITY
SCALE: 3/8" = 1'-0"

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SHEET DESCRIPTION
UNIT D1
INTERIOR ELEVATIONS

A2.07b

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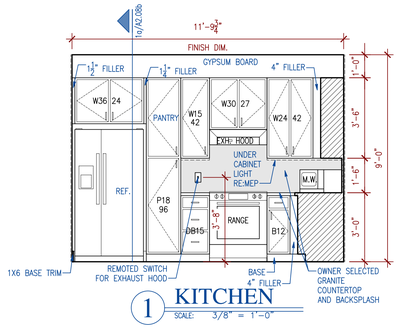
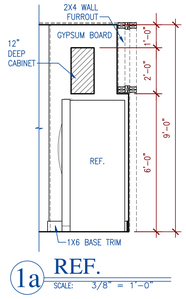
UNIT D1-H - INTERIOR ELEVATIONS



1 KITCHEN
SCALE: 3/8" = 1'-0"



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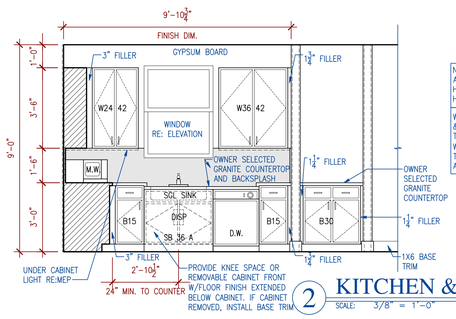
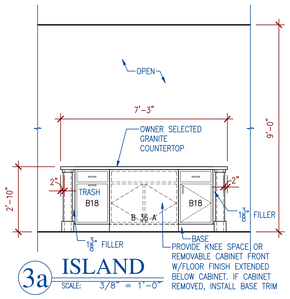
SCALE: 3/8" = 1'-0"



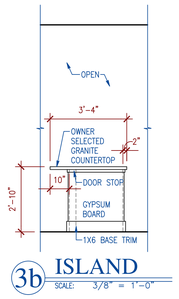
2 KITCHEN & BAR
SCALE: 3/8" = 1'-0"

NOTE:
ALL FAUCETS TO HAVE LEVER HANDLES

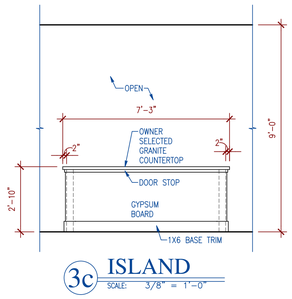
WATER SUPPLY & DRAIN LINES TO BE WRAPPED W/ INSULATION TO PROTECT AGAINST CONTACT



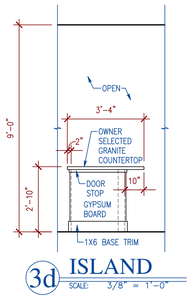
3a ISLAND
SCALE: 3/8" = 1'-0"



3b ISLAND
SCALE: 3/8" = 1'-0"



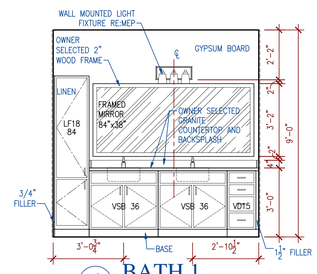
3c ISLAND
SCALE: 3/8" = 1'-0"



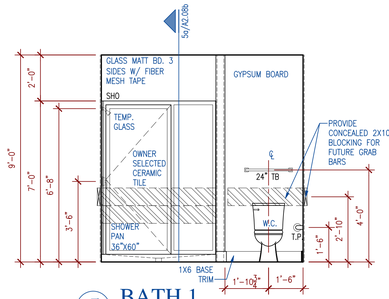
3d ISLAND
SCALE: 3/8" = 1'-0"

NOTE:
ALL FAUCETS TO HAVE LEVER HANDLES

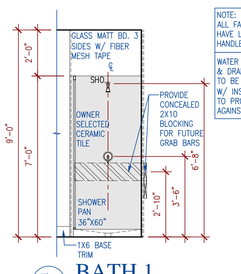
WATER SUPPLY & DRAIN LINES TO BE WRAPPED W/ INSULATION TO PROTECT AGAINST CONTACT



4 BATH 1
SCALE: 3/8" = 1'-0"



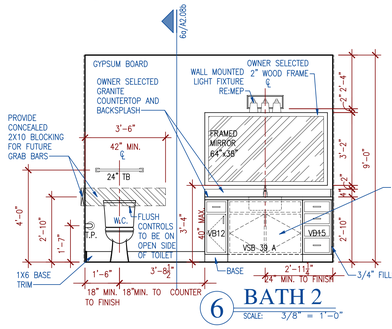
5 BATH 1
SCALE: 3/8" = 1'-0"



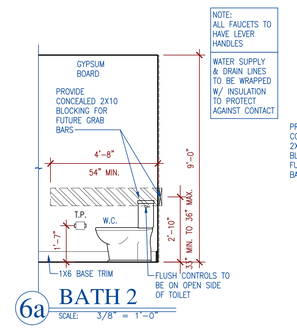
5a BATH 1
SCALE: 3/8" = 1'-0"

NOTE:
ALL FAUCETS TO HAVE LEVER HANDLES

WATER SUPPLY & DRAIN LINES TO BE WRAPPED W/ INSULATION TO PROTECT AGAINST CONTACT



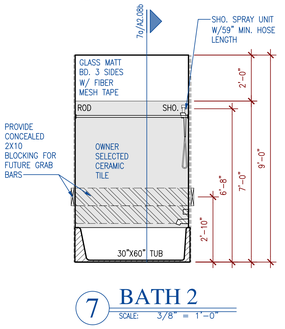
6 BATH 2
SCALE: 3/8" = 1'-0"



6a BATH 2
SCALE: 3/8" = 1'-0"

NOTE:
ALL FAUCETS TO HAVE LEVER HANDLES

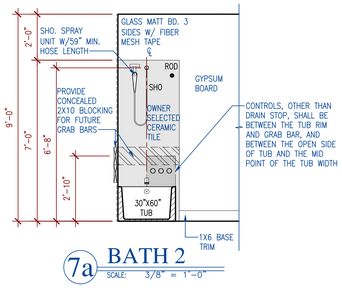
WATER SUPPLY & DRAIN LINES TO BE WRAPPED W/ INSULATION TO PROTECT AGAINST CONTACT



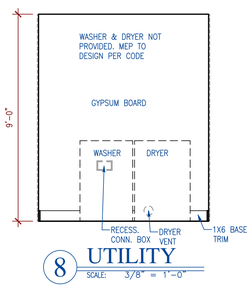
7 BATH 2
SCALE: 3/8" = 1'-0"

NOTE:
ALL FAUCETS TO HAVE LEVER HANDLES

WATER SUPPLY & DRAIN LINES TO BE WRAPPED W/ INSULATION TO PROTECT AGAINST CONTACT



7a BATH 2
SCALE: 3/8" = 1'-0"



8 UTILITY
SCALE: 3/8" = 1'-0"

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04-01-2025 SD Issue

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JOB NO. 2024.004

SHEET DESCRIPTION
UNIT D1-H
INTERIOR ELEVATIONS

A2.08b

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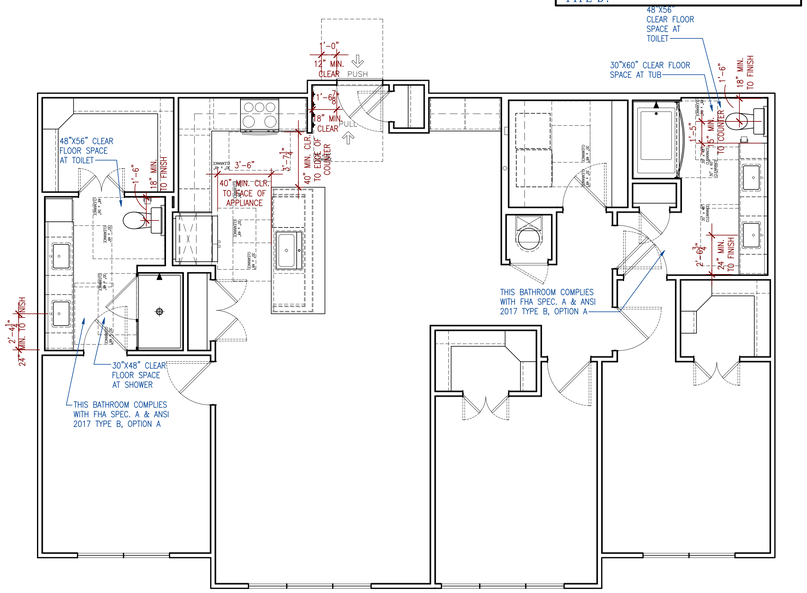
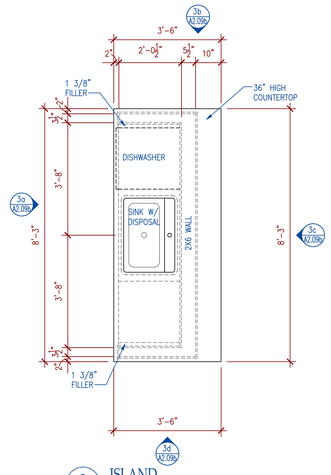
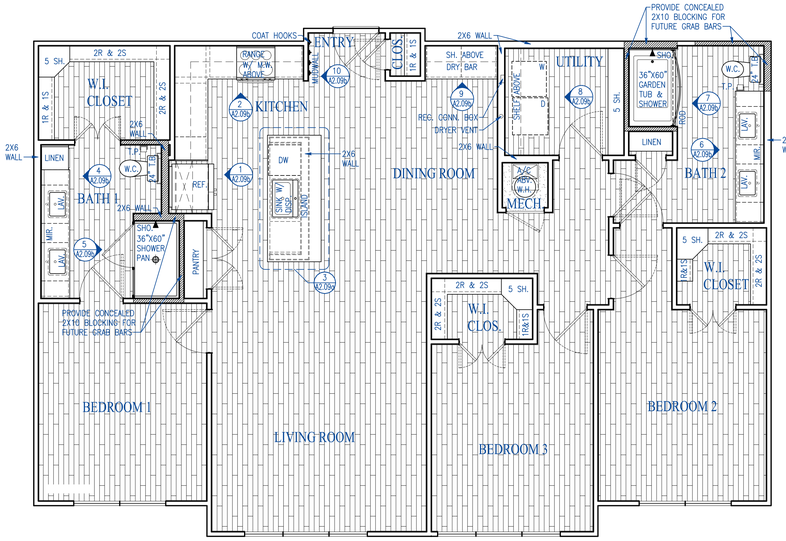
THIS UNIT IS TO COMPLY WITH THE FAIR HOUSING ACT 1992 ICC/ANSI A117.1 2017 TYPE 'B'.



4 UNIT D2
ACCESSIBILITY/FURRDOWN
SCALE: 1/4" = 1'-0"



3 ISLAND
SCALE: 1/2" = 1'-0"



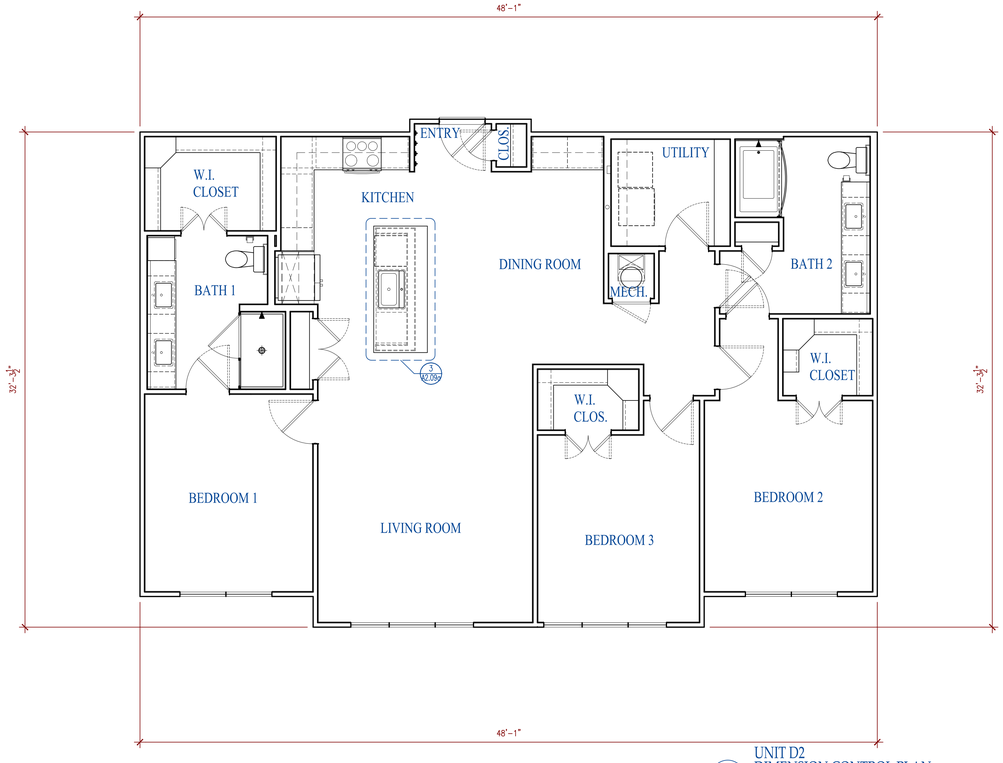
2 UNIT D2
NOTES CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE DIMENSION PLAN
FOR ADDITIONAL DIMENSIONS

UNIT LEGEND

- INDICATES VINYL PLANK FINISH FLOOR
- INDICATES CONCRETE FINISH FLOOR
- INDICATES CARPET FINISH FLOOR
- TYPICAL 30"x48" CLEAR FLOOR SPACE CENTERED IN FRONT OF ALL REFRIGERATORS, RANGES, LAVATORIES, DISHWASHERS, AND ALIGNED WITH CONTROL WALL OF ALL TUBS AND SHOWERS, U.O.N.
- INDICATES FURRDOWN
- U1 DOOR TYPE
- 1 ROOM TYPE
- A WINDOW TYPE

NOTE: ALL WALLS TO BE 2X4" WOOD STUD FRAMING UNLESS OTHERWISE NOTED



1 UNIT D2
DIMENSION CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE NOTE PLAN
FOR ADDITIONAL NOTES

UNIT D2
3 BEDROOM — 2 BATH

4 UNITS TOTAL

SQ. FT. SUMMARY

CONDITIONED	AREA	1514	SQ.FT.
STAIR	AREA	0	SQ.FT.
STORAGE	AREA	0	SQ.FT.
BALC./PATIO	AREA	0	SQ.FT.
GARAGE	AREA	0	SQ.FT.
TOTAL	AREAS	1514	SQ.FT.

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SHEET DESCRIPTION
UNIT D2
UNIT FLOOR PLANS
DIMENSION/NOTES PLAN
ACCESSIBILITY PLAN

A2.09a

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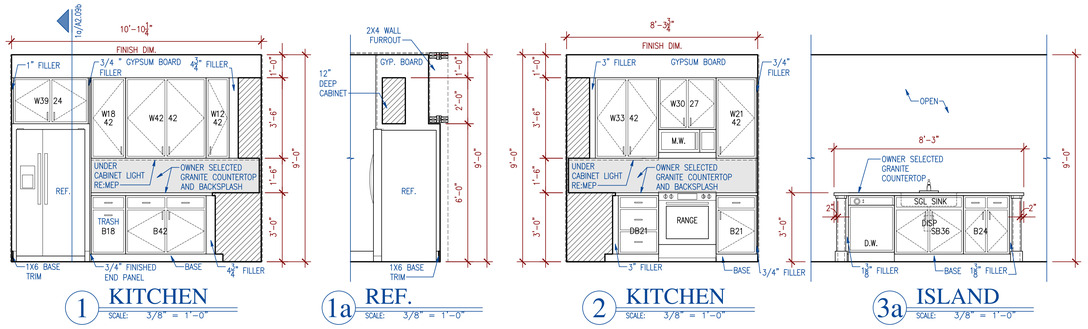
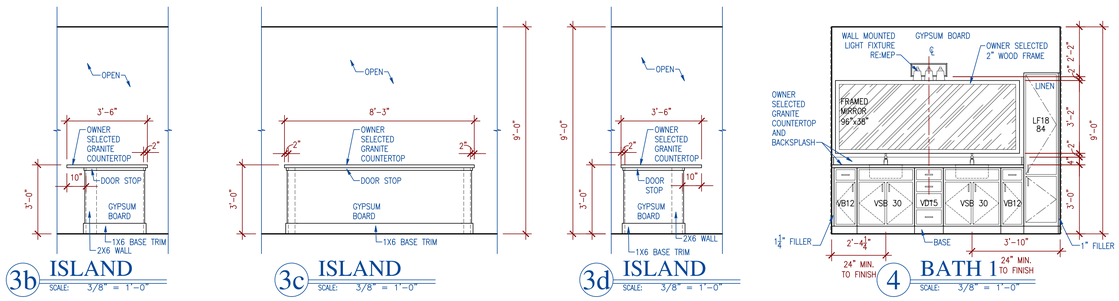
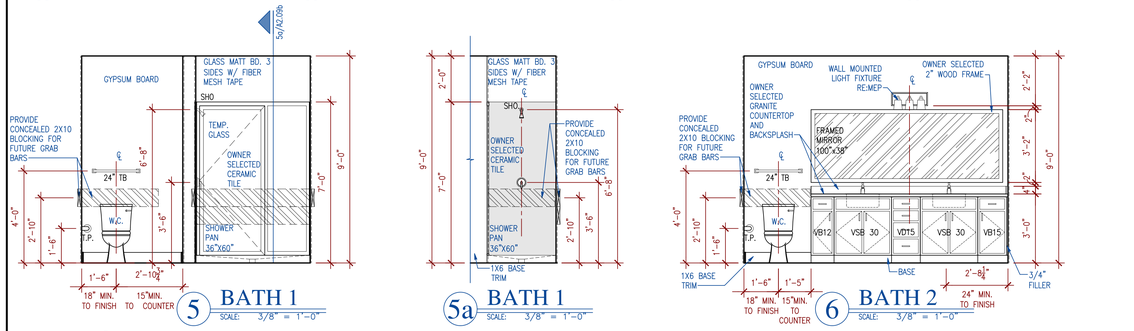
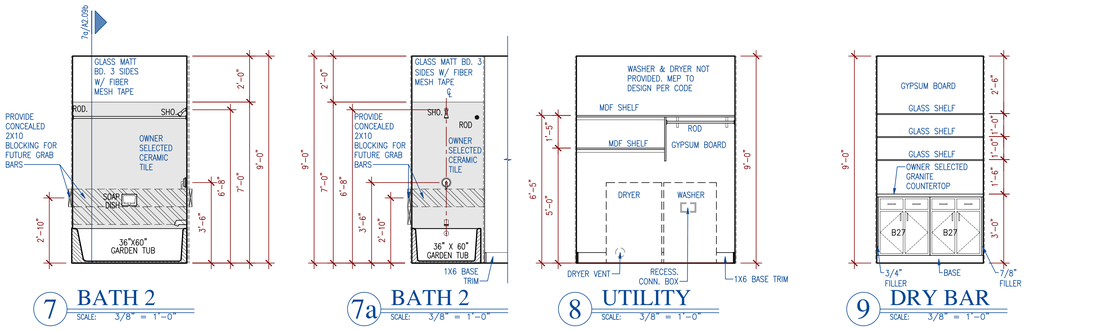
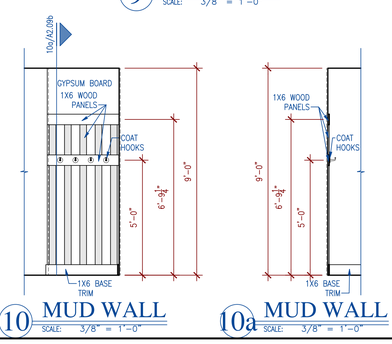
UNIT D2 - INTERIOR ELEVATIONS











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SHEET DESCRIPTION
UNIT D2
INTERIOR ELEVATIONS

A2.09b

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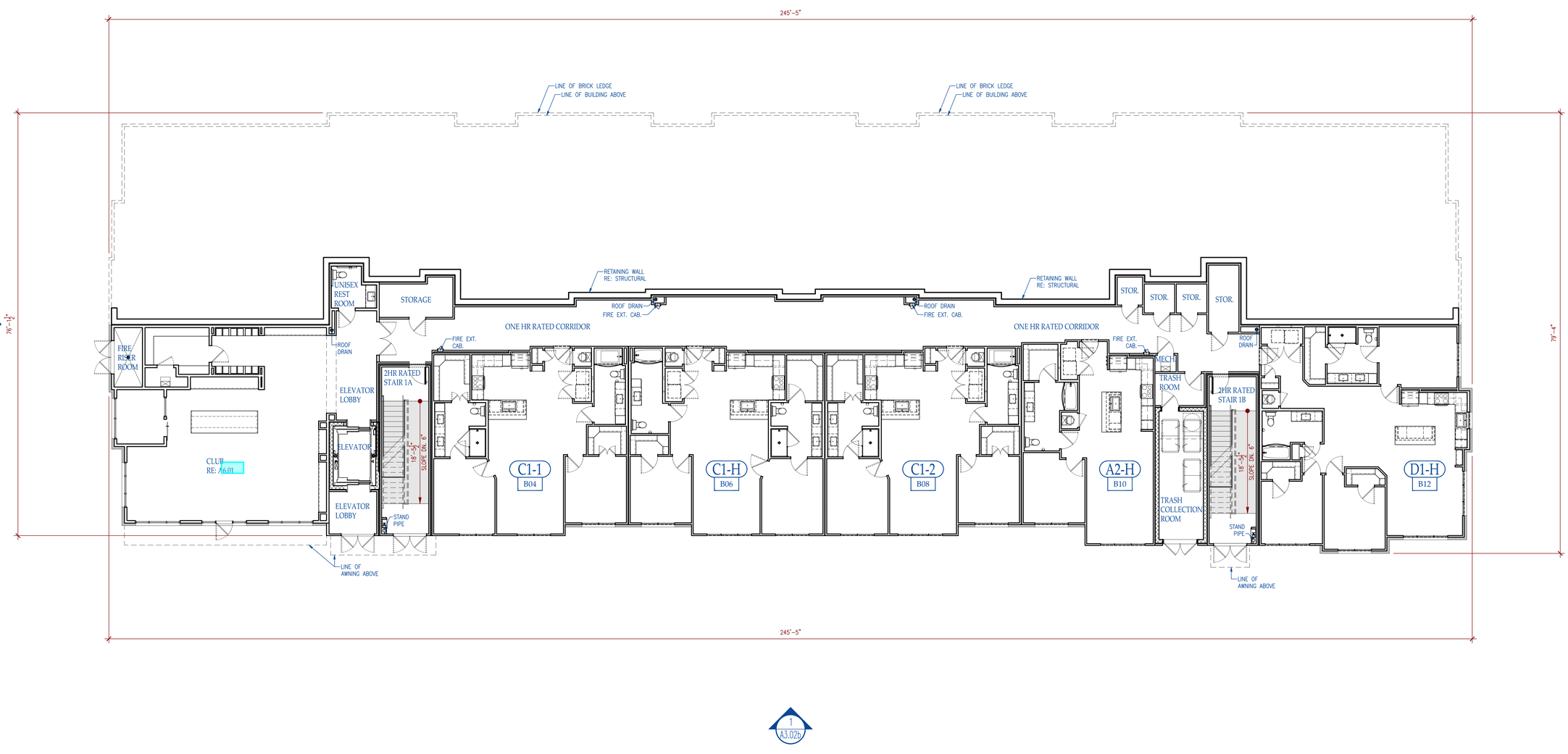
BUILDING PLAN LEGEND

B1	DOOR KEY		SLOPED AREA
A	WINDOW TYPE		METER BANKS RE: MEP DRAWINGS
B1	FINISH KEY	SLOPE	DIRECTION OF SLAB SLOPE
	TYPICAL PILASTER		ATTIC ACCESS
	210 U.L. LISTED PORTABLE FIRE EXTINGUISHER PER NFPA 10 IN. TOP OF CABINET AT 48" A.F.F.		



BUILDING 1 BASEMEMT FLOOR PLAN

1 Scale: 1/8" = 1'-0"

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SHEET DESCRIPTION
BUILDING PLANS
BUILDING 1
BASEMEMT FLOOR PLAN

A3.01a

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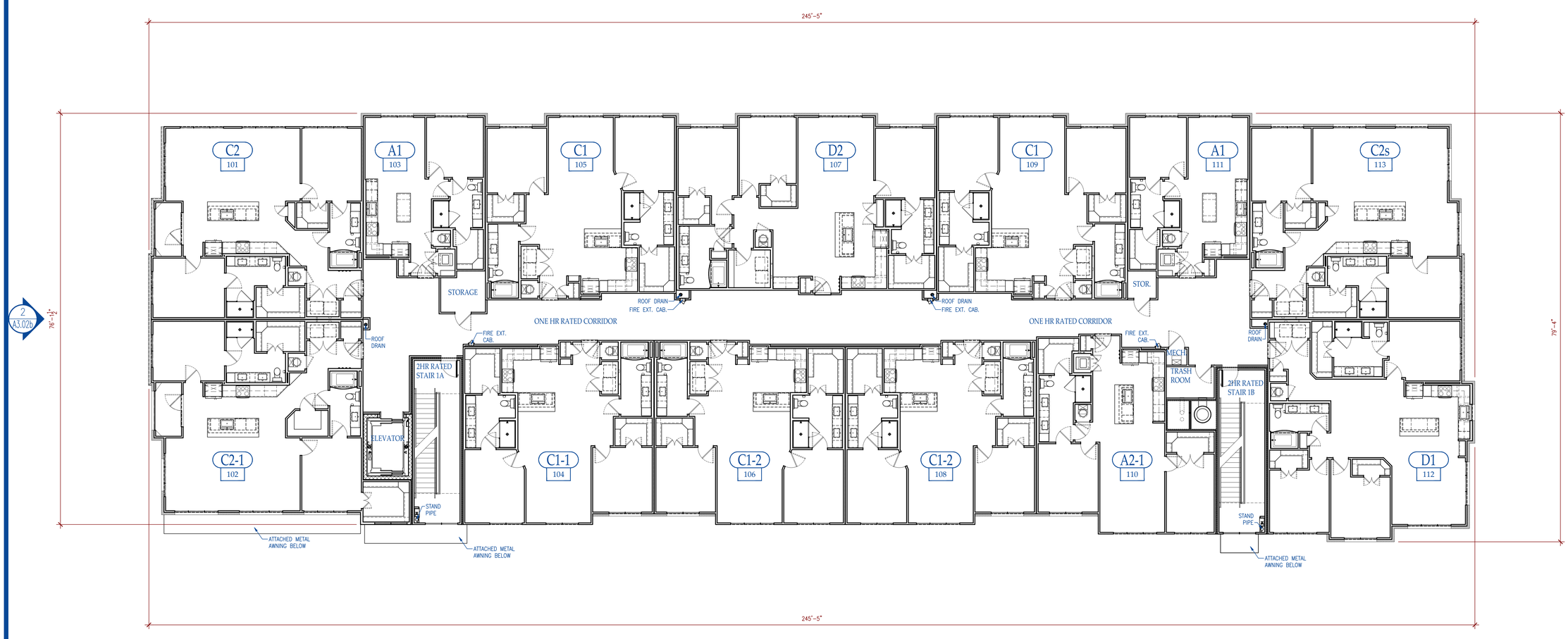
BUILDING PLAN LEGEND

B1	DOOR KEY		SLOPED AREA
A	WINDOW TYPE		METER BANKS RE: MEP DRAWINGS
B1	FINISH KEY	SLOPE	DIRECTION OF SLAB SLOPE
	TYPICAL PILASTER		ATTIC ACCESS
	210 U.L. LISTED PORTABLE FIRE EXTINGUISHER PER NFPA 10 IN. TOP OF CABINET AT 48" A.F.F.		



BUILDING 1
FIRST FLOOR PLAN

1 Scale: 1/8" = 1'-0"

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SHEET DESCRIPTION:
BUILDING PLANS
BUILDING 1
FIRST FLOOR PLAN

A3.01b

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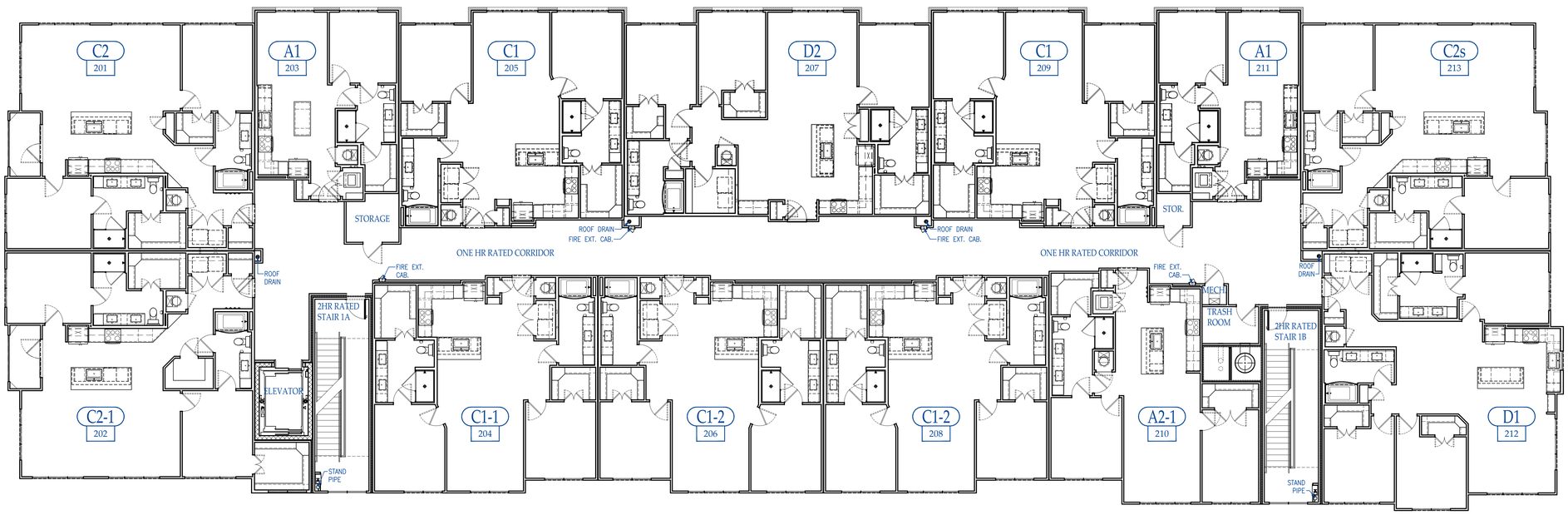
BUILDING PLAN LEGEND

B1	DOOR KEY		SLOPED AREA
A	WINDOW TYPE		METER BANKS RE: MEP DRAWINGS
B1	FINISH KEY	SLOPE	DIRECTION OF SLAB SLOPE
	TYPICAL PILASTER		ATTIC ACCESS
	210 U.L. LISTED PORTABLE FIRE EXTINGUISHER PER NFPA 10 IN. TOP OF CABINET AT 48" A.F.F.		



BUILDING 1
SECOND FLOOR

1 Scale: 1/8" = 1'-0"

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SHEET DESCRIPTION
BUILDING PLANS
BUILDING 1
SECOND FLOOR

A3.01c

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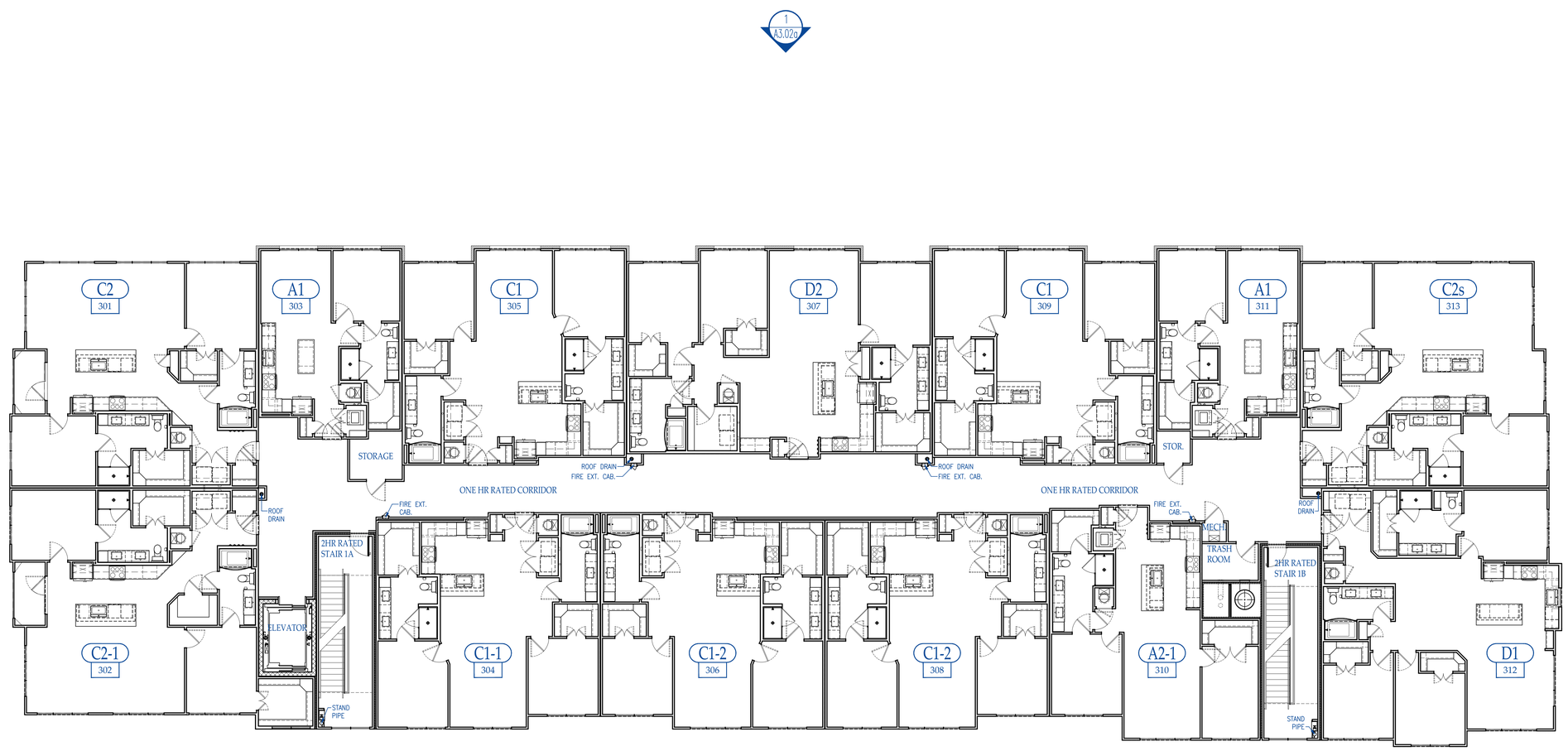
BUILDING PLAN LEGEND

B1	DOOR KEY		SLOPED AREA
A	WINDOW TYPE		METER BANKS RE: MEP DRAWINGS
B1	FINISH KEY	SLOPE	DIRECTION OF SLAB SLOPE
	TYPICAL PILASTER		ATTIC ACCESS
	210 U.L. LISTED PORTABLE FIRE EXTINGUISHER PER NFPA 10 IN. TOP OF CABINET AT 48" A.F.F.		



BUILDING 1
THIRD FLOOR PLAN

1 Scale: 1/8" = 1'-0"

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SHEET DESCRIPTION
BUILDING PLANS
BUILDING 1
THIRD FLOOR PLAN

A3.01d

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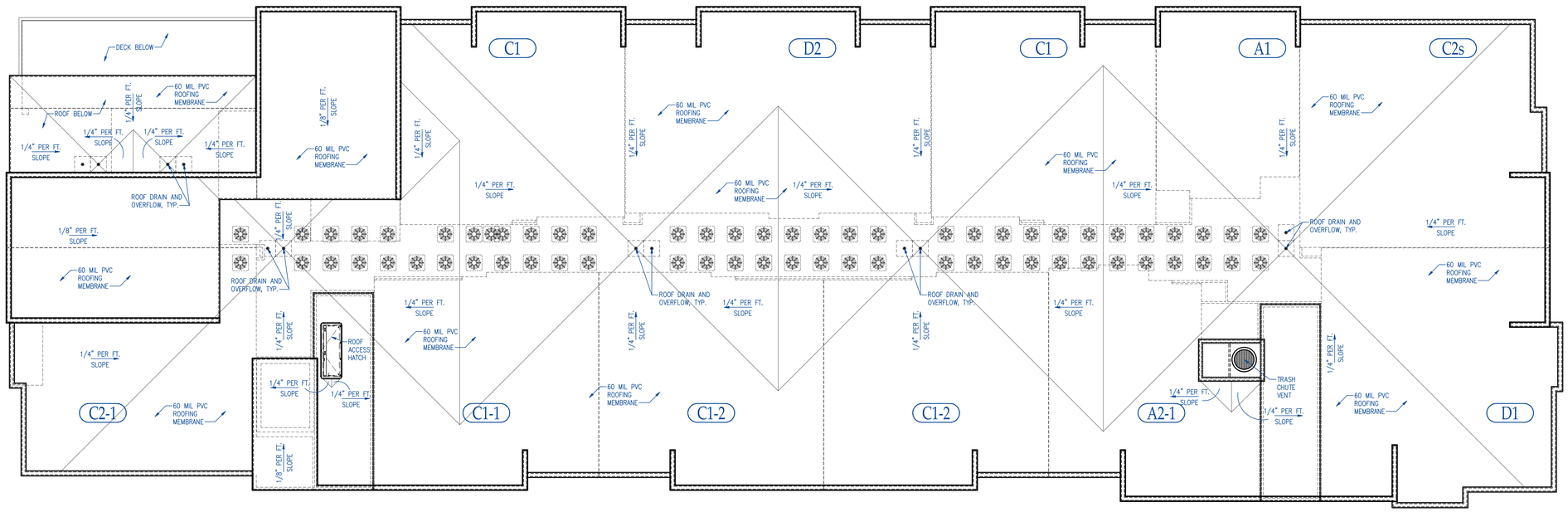
ROOF PLAN LEGEND

- DRAFTSTOP
- SLOPE — DIRECTION OF ROOF SLOPE
- GUTTER W/DOWNSPOUT
- GRAVITY VENT (NET FREE VENT AREA = 150 SQUARE INCHES/VENT) AIR VENT INC. – SLP SLANT-BACK PLASTIC ROOF VENT.
- DRAFT STOP DOOR 24"W X 48"H-SELF CLOSING HINGES W/LATCH SET

1 A3.02a



2 A3.02b

2 A3.02a

1 A3.02b

BUILDING 1 ROOF PLAN

1 Scale: 1/8" = 1'-0"

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SHEET DESCRIPTION
BUILDING PLANS
BUILDING 1
ROOF PLAN

A3.01f

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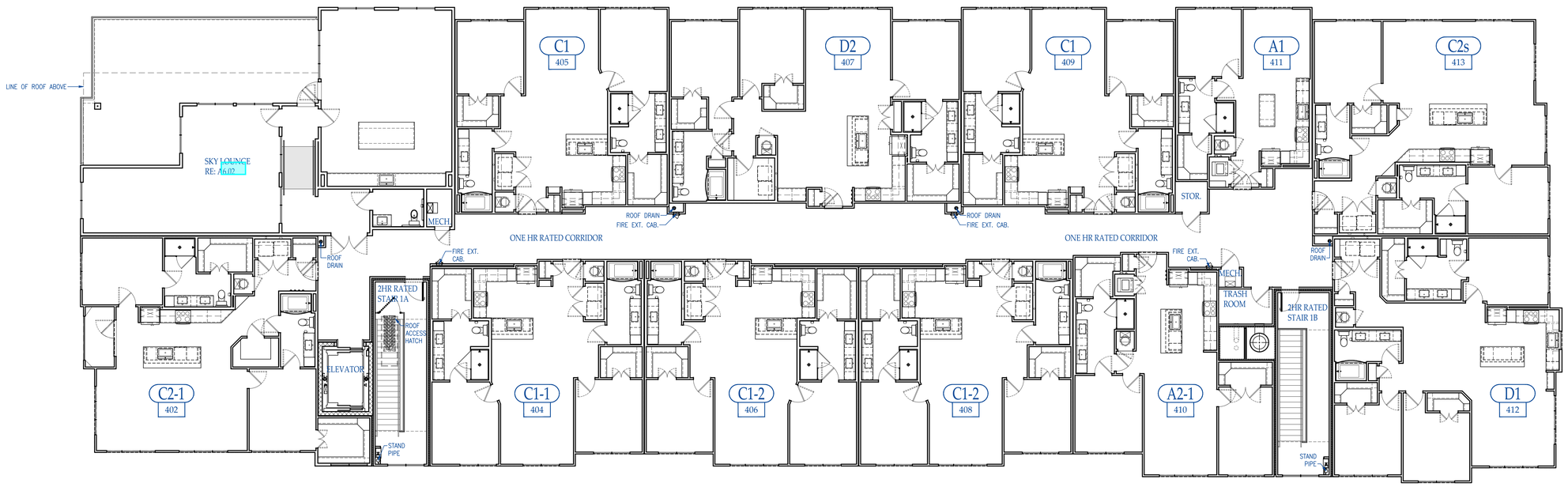
BUILDING PLAN LEGEND

B1	DOOR KEY		SLOPED AREA
A	WINDOW TYPE		METER BANKS RE: MEP DRAWINGS
B1	FINISH KEY	SLOPE	DIRECTION OF SLAB SLOPE
	TYPICAL PILASTER		ATTIC ACCESS
	210 U.L. LISTED PORTABLE FIRE EXTINGUISHER PER NFPA 10 IN. TOP OF CABINET AT 48" A.F.F.		



BUILDING 1
FOURTH FLOOR PLAN

1 — Scale: 1/8" = 1'-0"

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SHEET DESCRIPTION
BUILDING PLANS
BUILDING 1
FOURTH FLOOR PLAN

A3.01e

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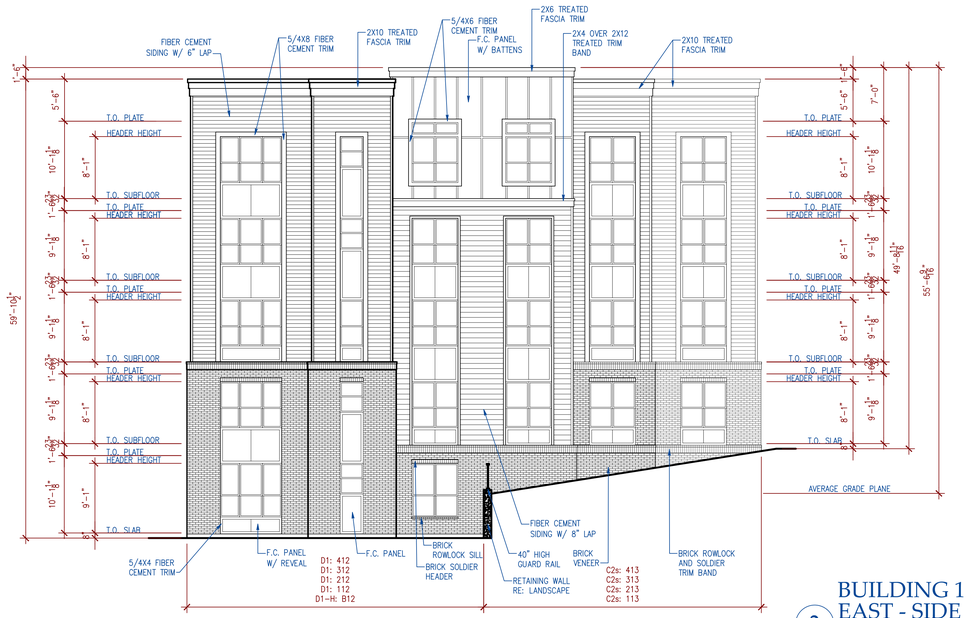

BUILDING 1
EAST - SIDE

2 Scale: 1/8" = 1'-0"

BUILDING 1
NORTH - DEVINE STREET

1 Scale: 1/8" = 1'-0"

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SHEET DESCRIPTION:
EXTERIOR ELEVATIONS
BUILDING 1
NORTH - DEVINE STREET
EAST - SIDE

A3.02a

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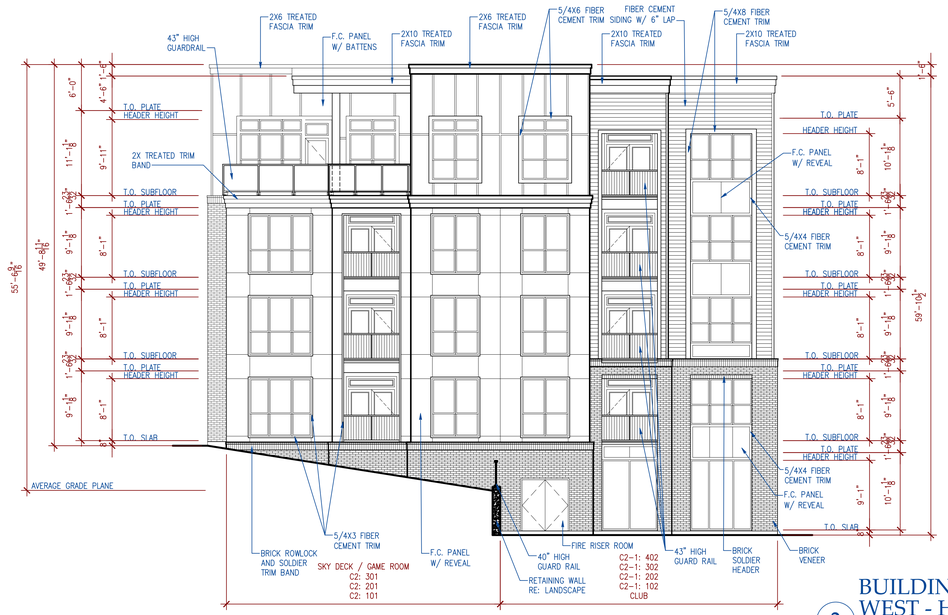

BUILDING 1
WEST - HEIDT STREET

2 Scale: 1/8" = 1'-0"

BUILDING 1
SOUTH - DRIVELANE

1 Scale: 1/8" = 1'-0"

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SHEET DESCRIPTION:
EXTERIOR ELEVATIONS
BUILDING 1
SOUTH - DRIVELANE
WEST - HEIDT STREET

A3.02b

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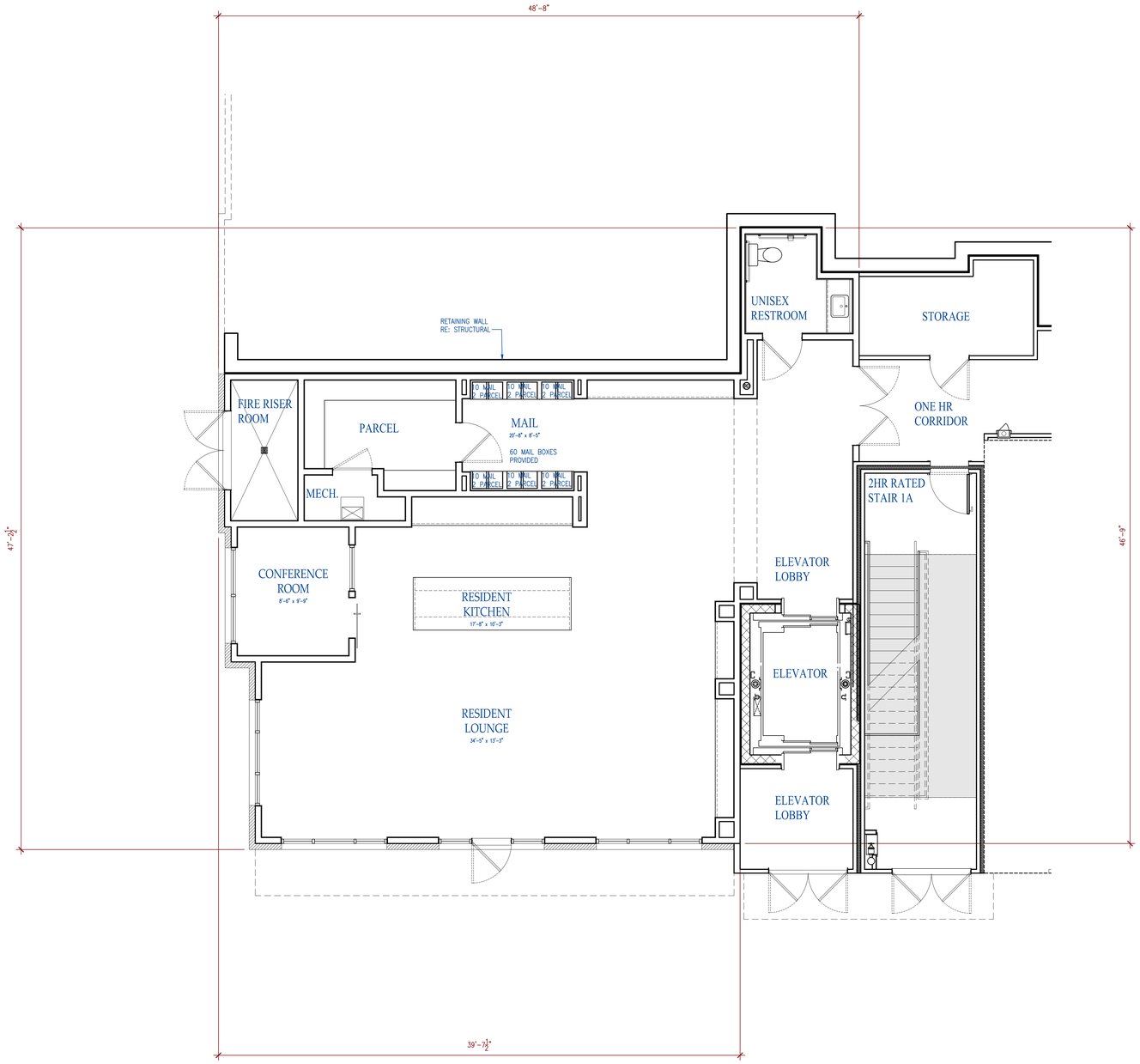

CLUB & MAILROOM DIMS. & NOTES CTRL. PLAN

1 Scale: 1/4" = 1'-0"

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AIA

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SHEET DESCRIPTION
BUILDING PLANS
CLUB & MAILROOM
DIMS. & NOTES CTRL. PLAN

A6.01

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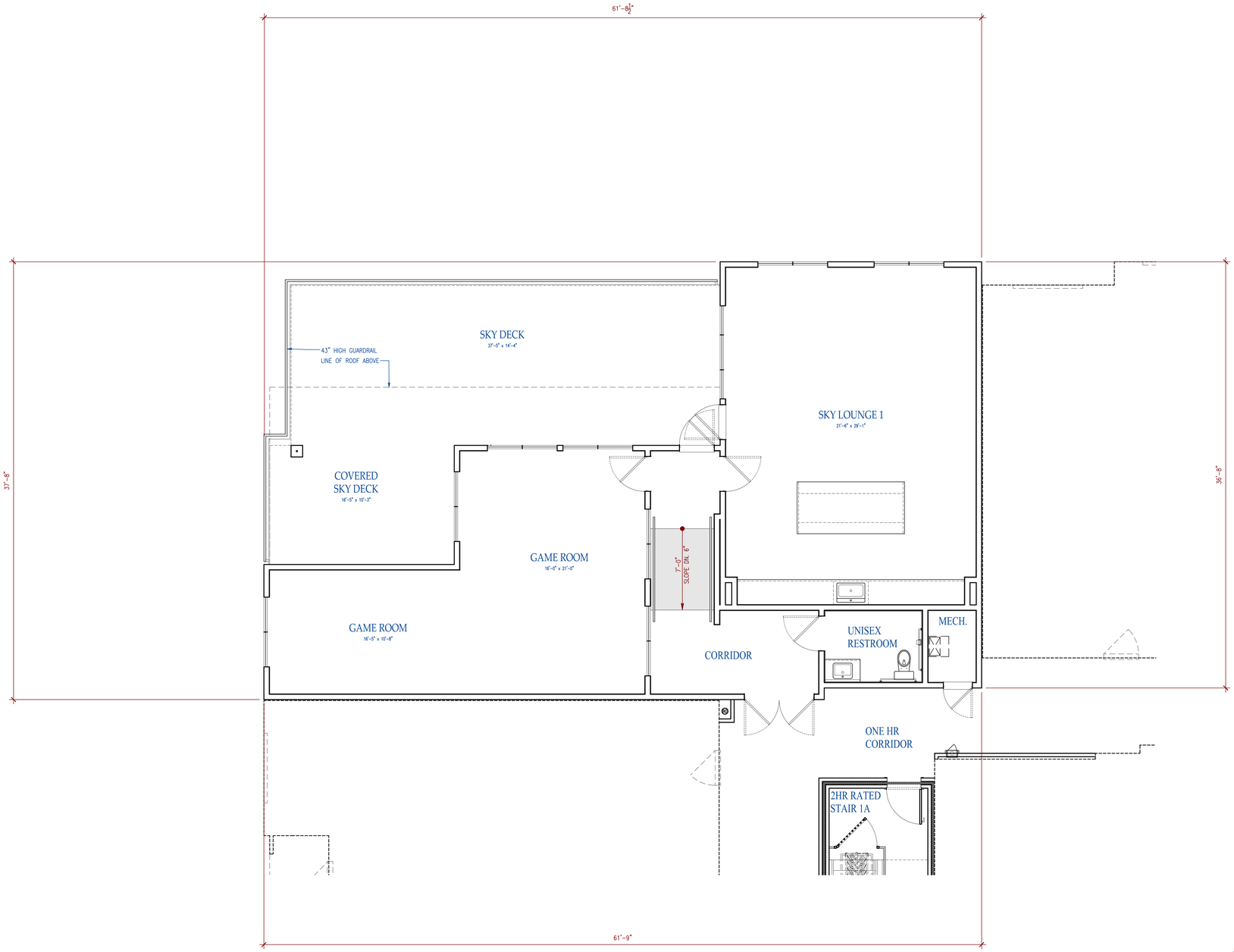

1 SKY LOUNGE DIMS. & NOTES CTRL. PLAN

Scale: 1/4" = 1'-0"

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SHEET DESCRIPTION
BUILDING PLANS
SKY LOUNGE
DIMS. & NOTES CTRL. PLAN

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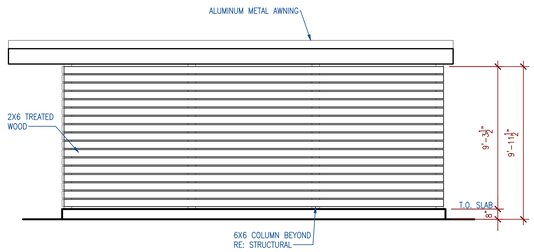
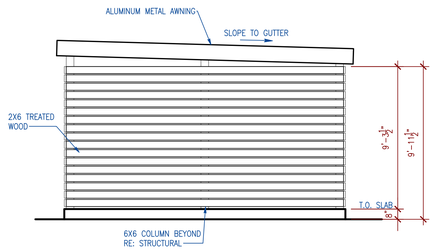


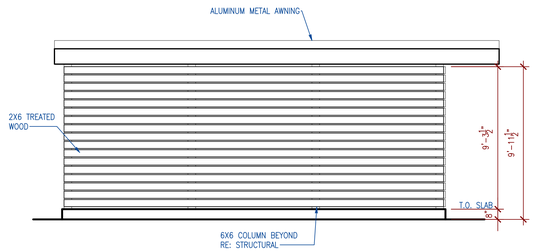
6 RIGHT ELEVATION

Scale: 1/4" = 1'-0"



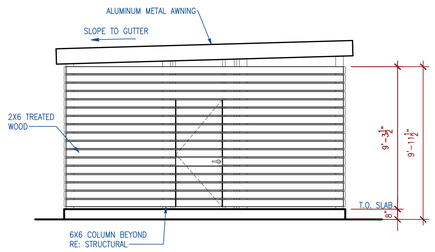
5 REAR ELEVATION

Scale: 1/4" = 1'-0"



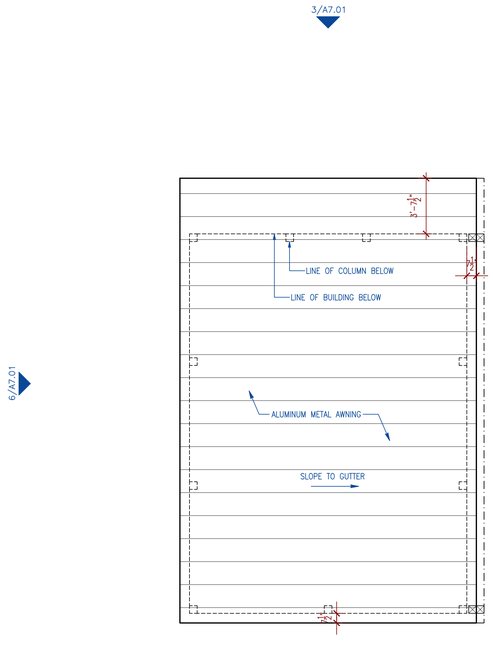
4 LEFT ELEVATION

Scale: 1/4" = 1'-0"



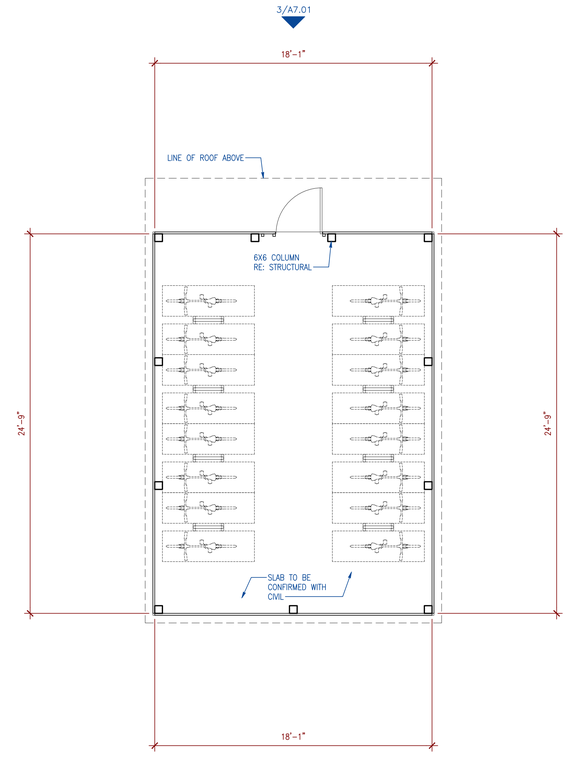
3 FRONT ELEVATION

Scale: 1/4" = 1'-0"



2 ROOF PLAN

Scale: 1/4" = 1'-0"



BIKE STORAGE DIMS. & NOTES CTRL. PLAN

1 Scale: 1/4" = 1'-0"

Sanford P. Steinberg
AIA

04-01-2025 SD Issue

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JOB NO. 2024.004

SHEET DESCRIPTION
BUILDING PLANS
BIKE STORAGE
PLANS & ELEVATIONS

A7.01

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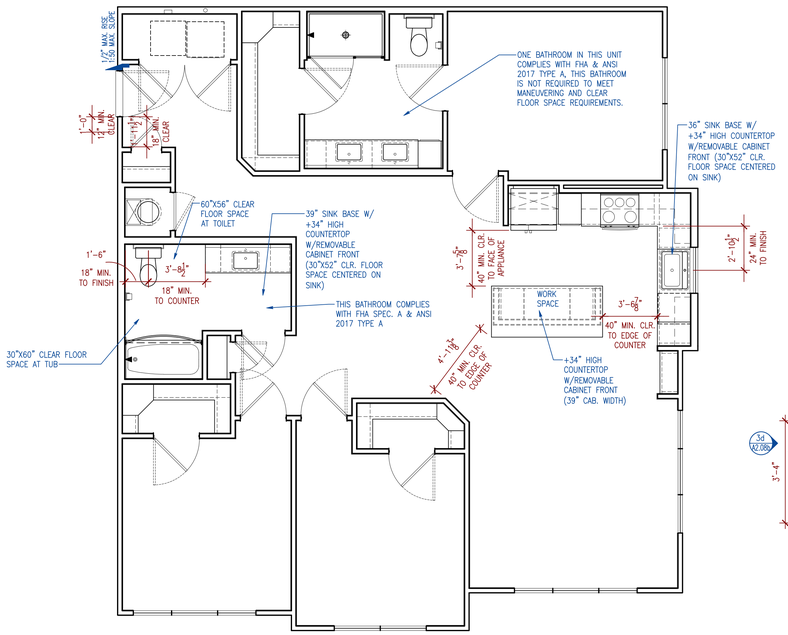
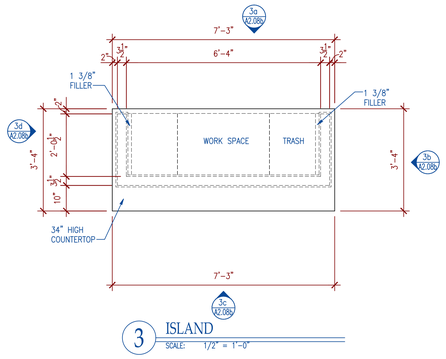
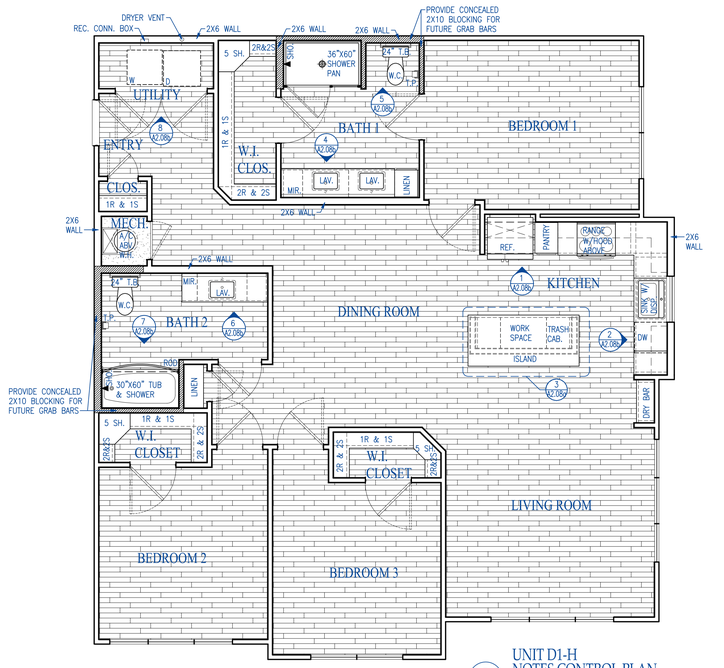
THIS UNIT IS TO COMPLY WITH THE FAIR HOUSING ACT 1992 ICC/ANSI A117.1 2017 TYPE 'A'.



4 UNIT D1-H ACCESSIBILITY/FURRDOWN
SCALE: 1/4" = 1'-0"

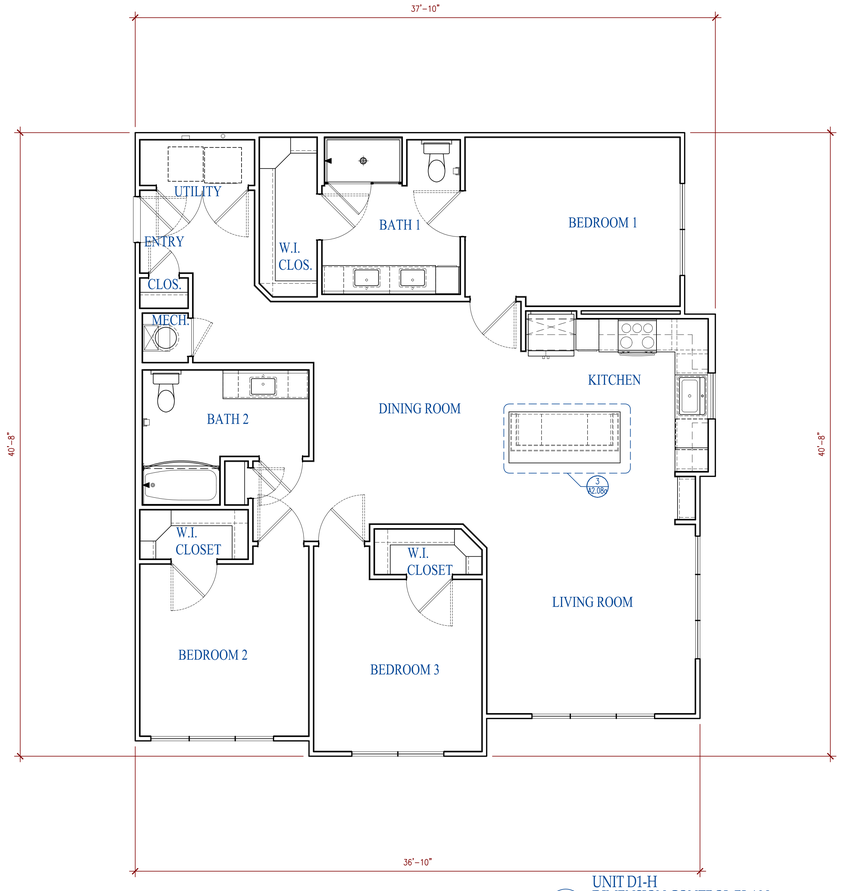


3 ISLAND
SCALE: 1/2" = 1'-0"



2 UNIT D1-H NOTES CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE DIMENSION PLAN FOR ADDITIONAL DIMENSIONS



1 UNIT D1-H DIMENSION CONTROL PLAN
SCALE: 1/4" = 1'-0"

SEE NOTE PLAN FOR ADDITIONAL NOTES

UNIT LEGEND

- INDICATES VINYL PLANK FINISH FLOOR
- INDICATES CONCRETE FINISH FLOOR
- INDICATES CARPET FINISH FLOOR
- TYPICAL 30"x48" CLEAR FLOOR SPACE CENTERED IN FRONT OF ALL REFRIGERATORS, RANGES, LAVATORIES, DISHWASHERS, AND ALIGNED WITH CONTROL WALL OF ALL TUBS AND SHOWERS, U.O.N.
- INDICATES FURRDOWN
- U1 DOOR TYPE
- 1 ROOM TYPE
- A WINDOW TYPE

NOTE: ALL WALLS TO BE 2X4" WOOD STUD FRAMING UNLESS OTHERWISE NOTED

UNIT D1-H

3 BEDROOM 2 BATH

1 UNITS TOTAL

SQ. FT. SUMMARY

CONDITIONED	AREA	1451	SQ.FT.
STAIR	AREA	0	SQ.FT.
STORAGE	AREA	0	SQ.FT.
BALC./PATIO	AREA	0	SQ.FT.
GARAGE	AREA	0	SQ.FT.
TOTAL	AREAS	1451	SQ.FT.

Sanford P. Steinberg AIA

04-01-2025 SD Issue

Not for regulatory approval, permitting, or construction (4-01-2025)

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Columbia, South Carolina

JOB NO. 2024.004

SHEET DESCRIPTION
UNIT D1-H
UNIT FLOOR PLANS
DIMENSIONS/NOTES PLAN
ACCESSIBILITY PLAN

A2.08a

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SEC. 17-5.11 Green Building Standards

GREEN BUILDING POINT SYSTEM

Green Building Activity	Points Available	Points Earned
Location		
Development on previously used or developed land that is contaminated with waste or pollution (brownfield site)	1	0
Development on previously used or developed land that is not contaminated (site re-use)	0.5	0.5
Energy Conservation		
Install a "cool roof" on a minimum of 50 percent of the dwelling units in a subdivision. The cool roof shall cover the entire roof of the building. Install a "cool roof" on a minimum of 50 percent of the buildings in a multi-building development. The cool roof shall cover the entire roof of the building The "cool roof" shall cover the entire roof of the dwelling. Cool roofs shall have a Solar Reflectance Index of 78 for flat roofs or 29 for roofs with a slope greater than 2:12	1.5	1.5
Provide skylights in an amount necessary to ensure natural lighting is provided to at least 25 percent of the habitable rooms in the structure	0.5	0
Use central air conditioners that are Energy Star qualified	0.5	0.5
Use of only solar or tank-less water heating systems throughout the structure	0.5	0
Alternative Energy		
Generate or acquire a minimum of 50 percent of the electricity needed by the development from alternative energy sources (e.g., solar, wind, geothermal)	2	0
Generate or acquire a minimum of 25 percent of the electricity needed by the development from alternative energy sources (e.g., solar, wind, geothermal)	1	0
Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels	1.5	0
Pre-wire a minimum of 50 percent of residential dwelling units in the development for solar panels	0.75	0
Pre-wire a minimum of 25 percent of residential dwelling units for solar panels	0.5	0
Install solar panels on a minimum of 25 percent of dwelling units contained in single-family detached, two-family, townhouse, or multifamily dwellings, that provides a minimum of 75 percent of electricity needed for each unit	2	0
Install solar panels on primary structure, or at least 50 percent of buildings in a multi-building development, that provides a minimum of 50 percent of electricity needed for the entire development	1.5	0
Install small-scale wind energy conversion systems to provide electricity for 25 percent of residential dwellings in development	1	0

Passive Solar		
Orient a minimum of 50 percent of residential dwellings or lots in the development within 20 percent of east-west axis for maximum passive solar exposure	1.5	1.5
Orient a minimum of 25 percent of residential dwelling units or lots in the development within 20 percent of east-west axis for maximum passive solar exposure	0.75	0
Orient at least 25 percent of nonresidential buildings within 20 percent of east-west axis for maximum solar exposure	1	0
Water Conservation and Water Quality		
Install a green or vegetated roof on the primary structure, or on at least 50 percent of primary buildings in a multi-building development. Green or vegetated roofs shall include vegetation on at least 50 percent of the roof area and shall use only plant materials permitted by the landscaping standards in Sec. 17-5.3, Landscaping.	2	0
Include rain water capture and re-use devices such as cisterns, rain filters, and underground storage basins for residential development with a minimum storage capacity of 500 gallons for every two residential units	0.5	0
Provide rain gardens or other appropriate storm water infiltration system(s) that accommodate a minimum of 25 percent of the runoff	1	0
Vegetation		
Remove all lawn or turf in favor of ground cover consisting of plant material or mulch	0.75	0
Limit turf grass to 40 percent of the landscaped area.	0.25	0.25
Urban Agriculture		
Provide a fenced, centrally located community garden space (which may be located as a rooftop garden) for residents and for urban gardening purposes at a ratio of 50 square feet. per residential dwelling unit	1	0
Provide a minimum of one on-site composting station for every 25 residential dwelling units	0.25	0
Building Materials		
Source a minimum of 20 percent, by cost, of construction materials from recycled products or products manufactured, extracted, harvested, or recovered within 250 miles of the site	1.5	0
Transportation		
Provide a minimum of five percent of required automobile parking spaces that are signed and reserved for hybrid/electric/low energy vehicles in preferred locations near the primary building entrance	0.25	
Provide an electric vehicle (EV) level 2 charging station that is made available to those using the building	0.75	
Provide an electric vehicle (EV) level 3 charging station that is made available to those using the building	1	
Include showering and dressing facilities in nonresidential developments for employees using alternative forms of transportation	0.5	
NOTES: [1] *Standard for the Design of High-Performance Green Buildings* , American Society of Heating, Refrigerating, and Air-Condition Engineers, 2014. [2] *Energy Standard for Buildings Except Low-Rise Residential* , American Society of Heating, Refrigerating, and Air-Condition Engineers, 2004.		4.25

Minimum Point Requirements for Residential Development	
3 to 29 units	3
30 or more units	4

Minimum Point Requirements for Nonresidential and Mixed Use Development	
5,000 to 25,000 square feet	3
More than 25,000 square feet	4

Documentation Required

Applicants shall provide documentation of techniques that will be used to satisfy the green building standards of this section at the time of submittal of a development application. Documentation for items that may not be visually verified as part of an inspection may be provided in the form of invoices, receipts, or delivery confirmation for the items in question.