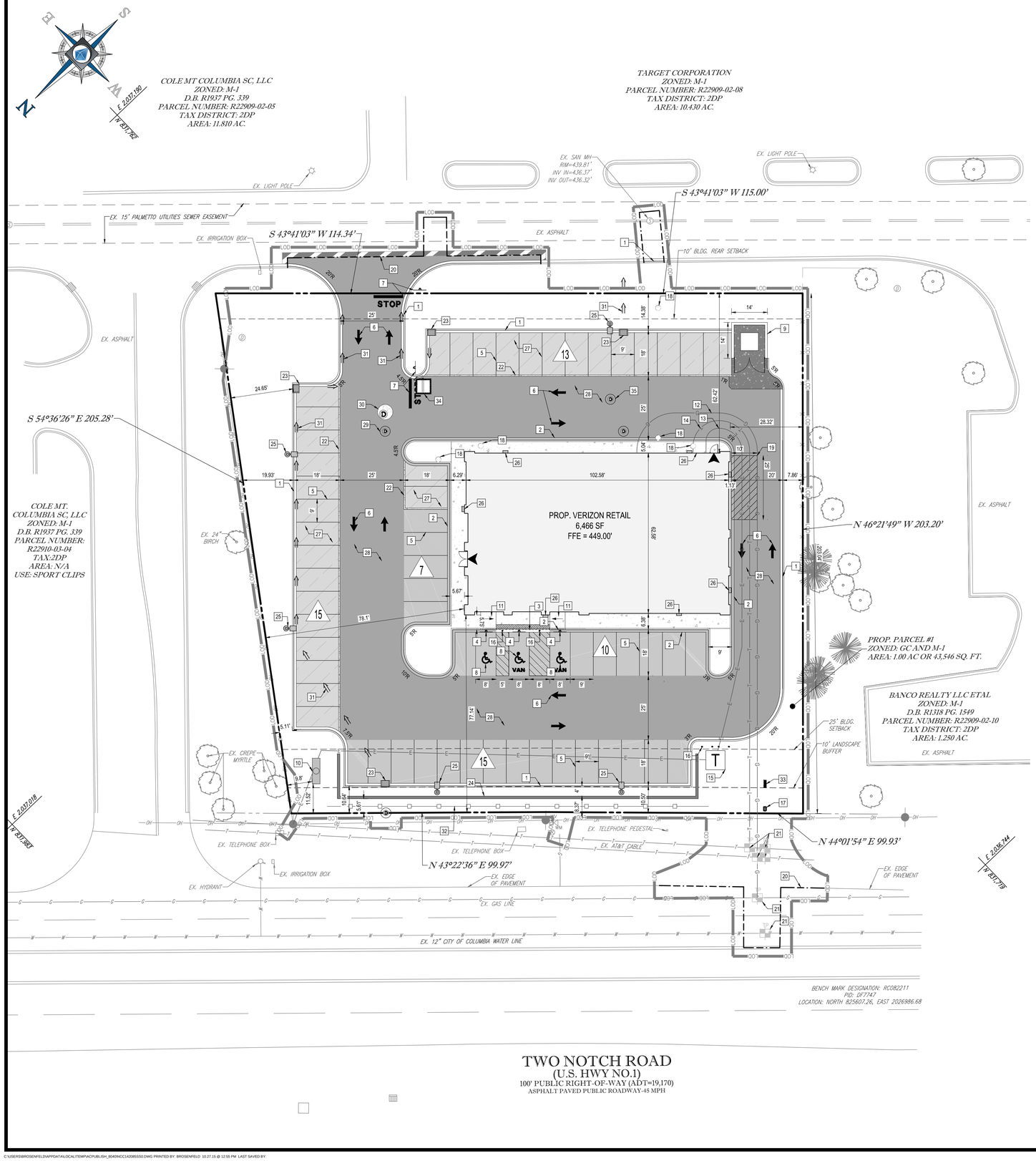

GENERAL NOTES

1. DEVELOPER/APPLICANT:

   COLUMBIA DEVELOPMENT
   1845 ST. JULIAN PLACE
   COLUMBIA, SC 29204
   CONTACT: COKE MANN
   PHONE: 803-283-1799

2. THIS PLAN IS BASED UPON THE FOLLOWING:

   MAP FOR COUMBIA DEVELOPMENT, BEING TAX PARCELS: R22909-02-11 AND R22909-02-01, ELGIN, RICHLAND COUNTY, SC.
   PREPARED BY: BAXTER LAND SURVEYING CO., INC
   DATED: 10/31/14
   PROJECT NO.:FB267-2

3. EX. SITE INFORMATION

   PARCEL #1
   OWNER: JIMANI, LLC
   ADDRESS: 10202 TWO NOTCH ROAD,
   ELGIN, SC 29229
   PARCEL NUMBER:R22909-02-11
   P.B. R1980 P.N. 73
   GROSS AREA: 0.50 ACRES

   PARCEL #2
   OWNER: DANIEL SANFORD
   ADDRESS: 10229 CHARLOTTE RD,
   ELGIN, SC 29229
   PARCEL NUMBER:R22909-02-01
   P.B. 772 P.N. 325
   GROSS AREA: 0.50 ACRES

4. PROPOSED SITE INFORMATION

   PARCEL #1
   OWNER: COLUMBIA DEVELOPMENT GROUP, LLC
   ADDRESS: 10202 TWO NOTCH RD, COLUMBIA SC, 29229
   GROSS AREA: 1.0 ACRES
   ZONING: GC (GENERAL COMMERCIAL)/M-1 (LIGHT INDUSTRIAL)

5. EXISTING USE:
   PARCEL #1: OFFICE BUILDING
   PARCEL #2: ANIMAL CLINIC

   PROPOSED USE:
   PARCEL A: RETAIL SALES

6. ZONING ORDINANCE PROVISIONS

A.) SETBACKS/BUFFERS/STRIP:	REQUIRED BUILDING	REQUIRED LANDSCAPE	PROPOSED BUILDING	PROPOSED LANDSCAPE
FRONT - (GC/M-1)	25 FT	0 FT	77.14 FT	0 FT
FRONT - (RIGHT-OF-WAY)	0 FT	10 FT	77.14 FT	10.26 FT
SIDE - (GC/M-1)	0 FT	0 FT	78.10 FT	8.86 FT
SIDE - (M-1; PARCEL R22909-02-10)	0 FT	10 FT	28.32 FT	5.19 FT
REAR - (M-1)	10 FT	0 FT	62.42 FT	0 FT

	REQUIRED	PROPOSED
B.) MAXIMUM BUILDING HEIGHT:	45 FT MAX	23' 4" FT
C.)		
PARKING REQUIRED: 1 SPACE / 250 S.F. GFA 6,000 S.F. / 250 S.F. x 1 SPACE (INCLUDES HANDICAP AND VAN ACCESSIBLE SPACES)	24 SPACES (4.00/1,000 SF)	60 SPACES (10.00/1,000 SF)
HANDICAP PARKING REQUIRED: HANDICAP - 51-75 SPACES V.A. 1 PER 6 HANDICAP	3 TOTAL SPACES 1 SPACE	3 SPACES 1 SPACES
STANDARD DIMENSION ACCESSIBLE DIMENSION	9 FT x 18 FT 8 FT x 18 FT	57 SPACES 3 SPACES

7. THE PROPERTY BOUNDARIES WERE ORIGINATED FROM THE SOURCE LABELED IN NOTE 2.
8. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
9. THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
10. THERE ARE NO WETLANDS NOR STREAMS LOCATED ON THE SITE.
11. THERE ARE NO AREAS TO BE DEDICATED OR RESERVED FOR THE PUBLIC OR A LOCAL JURISDICTION.
12. PUBLIC WATER AND SEWER, STORMDRAIN, GAS, ELECTRIC AND TELEPHONE UTILITIES ARE AVAILABLE TO THE SITE.
13. CONTACT THE ENGINEERING SERVICES DEPARTMENT, CONSTRUCTION INSPECTION DIVISION AT (803)576-2400 FOR ALL WATER AND SEWER MAIN CONSTRUCTION. ALSO ALL WATER AND SEWER SERVICE TAPS, DRIVEWAY AND SIDEWALK INSPECTIONS, STORM DRAINAGE AND ROADWAY IMPROVEMENTS.
14. SUBMIT AS-BUILT DRAWINGS OF THE WATER, SEWER AND STORM SEWER SYSTEMS TO THE ENGINEERING SERVICES DEPARTMENT UPON PROJECT COMPLETION. PLEASE INCLUDE WATER METER AND CLEANOUT LOCATIONS.
15. ALL SIDEWALKS, STRIPING AND SIGNAGE TO BE ADA AND MUTCD COMPLIANT.
16. THESE PLANS BASED ON THE FINAL ARCHITECTURAL DESIGN BY LTC ASSOCIATES, PROJECT #14036; DATED 2/23/15.

SITE KEYNOTES

1. PROPOSED COLLECTOR CURB & GUTTER
2. PROPOSED SPILL CURB & GUTTER
3. PROPOSED FLUSH CURB
4. PROPOSED ADA SIGN WITH BOLLARD
5. PROPOSED STRIPING (TYP.)
6. PROPOSED DIRECTIONAL MARKINGS
7. PROPOSED STOP SIGN AND STOP BAR
8. PROPOSED ADA SYMBOL
9. PROPOSED TRASH ENCLOSURE W/ WALL TO MATCH BUILDING FACADE (REFER TO ARCHITECTURAL PLANS)
10. PROPOSED FREESTANDING PYLON SIGN
11. PROPOSED ADA COMPLIANT SIDEWALK RAMP (SCDOT 720-951-11)
12. PROPOSED GAS LINE
13. PROPOSED ELECTRIC LINE
14. PROPOSED TELEPHONE LINE
15. PROPOSED TRANSFORMER PAD LOCATION
16. PROPOSED CONCRETE BOLLARD (CONTRACTOR TO APPROVE UTILITY LOCATIONS OF THE BOLLARDS PRIOR TO INSTALLATION)
17. PROPOSED 1" WATER METER VAULT
18. PROPOSED SANITARY SEWER CLEANOUT
19. PROPOSED LOADING ZONE
20. PROPOSED LIMITS OF SAWCUT
21. PROPOSED TEST PIT LOCATION
22. PROPOSED 6" FLUSH CONCRETE DIVIDER STRIP
23. PROPOSED CURB INLET
24. PROPOSED 3's HIGH RETAINING WALL (REFER TO RETAINING WALL DESIGN PROVIDED BY ECS)
25. PROPOSED SITE LIGHTING (TYP)
26. PROPOSED BUILDING LIGHTS (TYP)
27. PROPOSED PERMEABLE CONCRETE
28. PROPOSED HEAVY DUTY PAVEMENT
29. PROPOSED STORM MANHOLE
30. PROPOSED LOCATION OF CDS FILTRATION SYSTEM
31. 100-YEAR OVERLAND RELIEF
32. PROP. SAFETY FENCE
33. PROP. HEATED ABOVE GROUND 3/4" DUEL CHECK VALVE ASSEMBLY BACKFLOW PREVENTER
34. PROP. OUTLET STRUCTURE
35. PROP. 48" ACCESS MANHOLE FOR UNDERGROUND STRUCTURE

PAVEMENT LEGEND

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- PERMEABLE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- 1 1/2" MILL AND OVERLAY (2' MIN. WIDTH)

CONCRETE CURB & GUTTER: CURB AND GUTTER; SPILL CURB; TRANSITION CURB; DEPRESSED CURB AND GUTTER

BOHLER ENGINEERING
SITE/CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
SUSTAINABILITY
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
TRANSPORTATION SERVICES
LEED DESIGN
NORTHERN VIRGINIA
CENTRAL VIRGINIA
CHARLOTTE, NC
RALEIGH, NC
TAMPA, FL
WASHINGTON, DC
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
UPSTATE NEW YORK
SOUTH FLORIDA DC
NEW ENGLAND
BALTIMORE, MD
GREATER METRO
NEW JERSEY
SOUTHERN MARYLAND
PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
1	4/7/15	PER RICHLAND COUNTY COMMENTS	BWR
2	4/21/15	PER RICHLAND COUNTY COMMENTS	BWR

CALL BEFORE YOU DIG
811
SOUTH CAROLINA
ITS THE LAW

APPROVED FOR CONSTRUCTION

PROJECT No.:	
DRAWN BY:	SRF
CHECKED BY:	BWR
DATE:	2/9/15
SCALE:	AS NOTED
CAD I.D.:	DSO

MINOR LAND DEVELOPMENT PLAN
FOR
COLUMBIA DEVELOPMENT
LOCATION OF SITE

BOHLER ENGINEERING
NC, PLLC NCBELS P-1132
800 WEST HILL STREET, SUITE 101
CHARLOTTE, NC 28208
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

BOHLER ENGINEERING NC PLLC No.4810 — CERTIFICATE OF AUTHORIZATION — SOUTH CAROLINA
No.31608 — REGISTERED LANDSCAPE ARCHITECT — SOUTH CAROLINA
10/27/15

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
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