

JUNE 2014
REVISED: MAY 2015

NOTES:

1. TRACT CONTAINS 9.87 ACRES. LOT 1 CONTAINS 8.21 ACRES. RIGHT-OF-WAY DEDICATION CONTAINS 1.66 ACRES.
2. EXISTING ZONING IS CURRENTLY ZONED O-P.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 02900, DATED MARCH 17, 2011.
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 12' IN HEIGHT WITH AN OVERALL MAXIMUM HEIGHT (GRADE TO TOP OF FIXTURE) OF 15 FEET. EXACT LOCATION SUBJECT TO CHANGE. ALL LIGHTING SHALL BE DECORATIVE FIXTURES THAT ARE DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.
5. NO REGULATED STREAM BUFFER IS IDENTIFIED ON THIS TRACT BY ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
6. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 24', MEASURED BY THE CITY OF COLUMBIA REGULATIONS.
7. PROPOSED BIORETENTION/DETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
8. THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.
9. ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
10. THERE IS NO CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS TRACT.
11. THIS SITE SHALL CONTAIN TWO DEVELOPMENT SIGNS AS SHOWN. SIGN "A", AS SHOWN IN THE DETAIL, SHALL HAVE A MAXIMUM HEIGHT OF 6'-8" AND AN EFFECTIVE SIGN AREA OF 40 SQUARE FEET PER SIDE. SIGN "B", AS SHOWN IN THE DETAIL, SHALL HAVE A MAXIMUM HEIGHT OF 4' AND AN EFFECTIVE SIGN AREA OF 16 SQUARE FEET.
12. DEVELOPER RESERVES THE RIGHT TO NEGOTIATE AN AGREEMENT WITH THE PUBLIC WORKS DEPARTMENT STATING THAT IN EXCHANGE FOR CONSTRUCTION OF SOUTHPATHWAY DRIVE THE CITY WILL INSTALL SIDEWALK ALONG SOUTHAMPTON AND SINCLAIR ROADS.

PARKING CALCULATIONS:

SPACES REQUIRED	
SINGLE FAMILY ATTACHED UNITS:	
20 UNITS @ 2 SPACES PER UNIT	40 SPACES
MAIN ASSISTED LIVING BUILDING:	
30 UNITS @ 1 SPACE PER 4 UNITS	8 SPACES
8 EMPLOYEES (MAX. SHIFT) @ 1 SPACE PER EMPLOYEE	8 SPACES
ARBORS MEMORY CARE BUILDING:	
16 UNITS @ 1 SPACE PER 4 UNITS	4 SPACES
6 EMPLOYEES (MAX. SHIFT) @ 1 SPACE PER EMPLOYEE	6 SPACES
TOTAL SPACES REQUIRED:	66 SPACES
TOTAL SPACES PROVIDED:	99 SPACES

PERVIOUS AREA:

TOTAL LOT AREA	357,680 S.F.
PROPOSED IMPERVIOUS AREA	141,543 S.F. (49%)
PROPOSED PERVIOUS AREA (OPEN SPACE)	216,137 S.F. (61%)

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 60%.

APPROVED AS A MAJOR REVISION BY THE DIRECTOR OF COMMUNITY
DEVELOPMENT, THIS ____ DAY OF _____, 2016

TIMOTHY TEDDY, DIRECTOR

06/02/2014	ORIGINAL
06/24/2014	CITY COMMENTS
03/27/2015	MINOR AMMENDMENT
05/07/2015	CITY COMMENTS
11/10/2016	ADDITIONAL SIGNAGE

