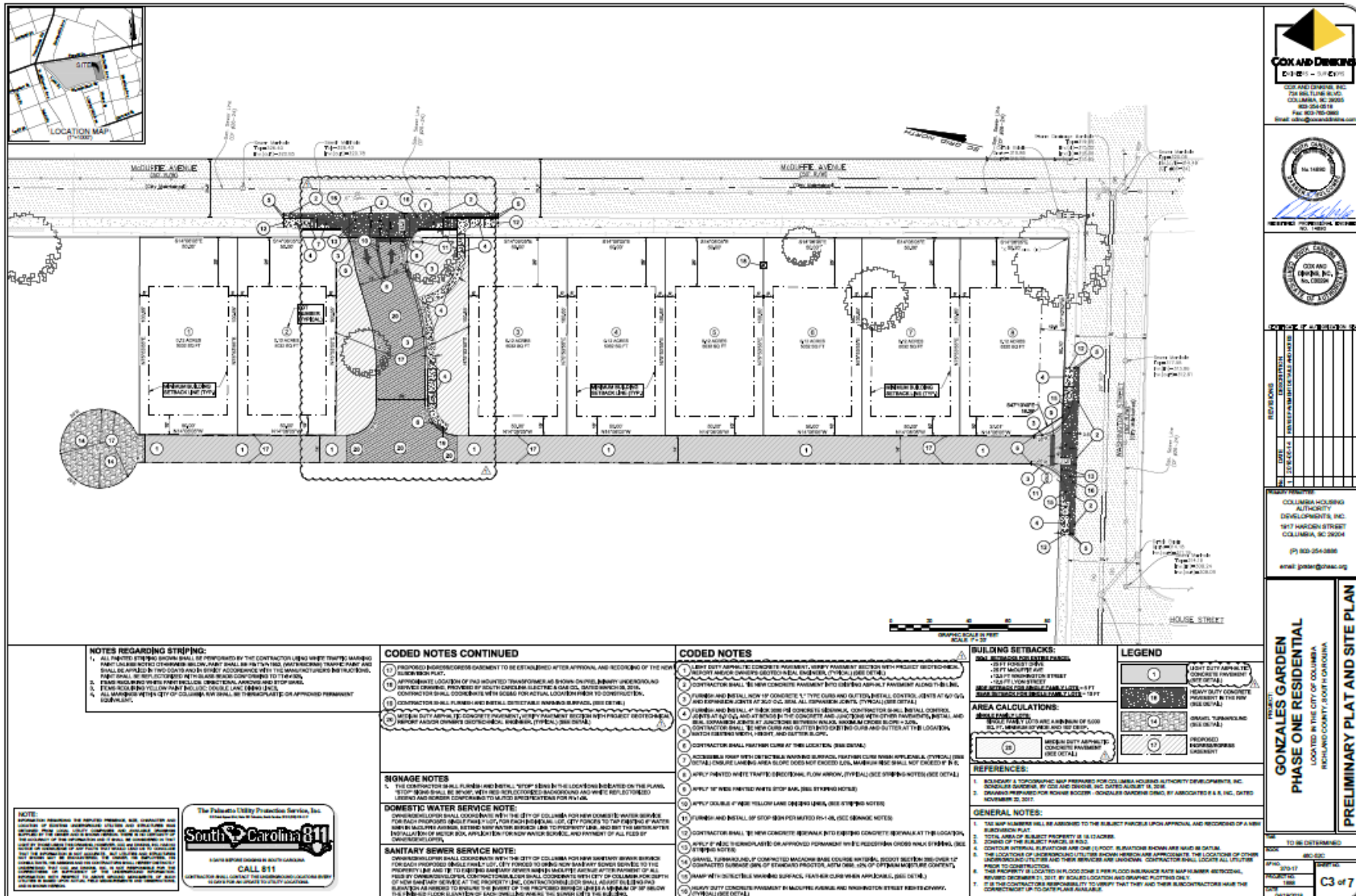


Phase 1 – 8 Market Rate Single Family Homes



REVISION	DATE	DESCRIPTION
1	04/01/2024	ISSUE FOR PERMITTING
2	04/01/2024	REVISIONS FOR PERMITTING

PROJECT TITLE: COLUMBIA HOUSING AUTHORITY DEVELOPMENTS, INC. 1917 HARRISON STREET COLUMBIA, SC 29204
(P) 803-254-0888
email: jpost@coxanddewitt.com

**GONZALES GARDEN
PHASE ONE RESIDENTIAL**
LOCATED IN THE CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA

PRELIMINARY PLAT AND SITE PLAN

DATE	NO. OF SHEETS
04/01/2024	1 OF 7

SCALE: 1" = 40'-0"

NOTES REGARDING STRIPING:
1. ALL WHITE STRIPING SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE TRAFFIC MARKING UNIT UNDER THE CLOSEST SUPERVISOR AS PROVIDED IN SECTION 402.0601 OF THE SOUTH CAROLINA MANUAL OF PRACTICES AND SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. ALL STRIPING SHALL BE PERFORMED AFTER ALL UTILITIES HAVE BEEN REPAIRED.
3. STRIPING SHALL BE PERFORMED WITH THE FOLLOWING YELLOW PAINT INCLUDING DOUBLE LINE (4000) AND SINGLE LINE (4000) STRIPING.
4. ALL MARKING SHALL BE IN ACCORDANCE WITH THE SOUTH CAROLINA MANUAL OF PRACTICES.

CODED NOTES CONTINUED
(18) APPROVED LOCATION OF 200 AMP TRANSFORMER TO BE DETERMINED AFTER APPROVAL AND RECORDING OF THE NEW SUBSTATION PLAN.
(19) APPROVED LOCATION OF 150 AMP TRANSFORMER TO BE DETERMINED AFTER APPROVAL AND RECORDING OF THE NEW SUBSTATION PLAN.
(20) APPROVED LOCATION OF 100 AMP TRANSFORMER TO BE DETERMINED AFTER APPROVAL AND RECORDING OF THE NEW SUBSTATION PLAN.
(21) APPROVED LOCATION OF 75 AMP TRANSFORMER TO BE DETERMINED AFTER APPROVAL AND RECORDING OF THE NEW SUBSTATION PLAN.
(22) APPROVED LOCATION OF 50 AMP TRANSFORMER TO BE DETERMINED AFTER APPROVAL AND RECORDING OF THE NEW SUBSTATION PLAN.

SIGNAGE NOTES
1. THE CONTRACTOR SHALL PROVIDE AND INSTALL "STOP" SIGNS IN THE LOCATIONS INDICATED ON THE PLANS.
2. "STOP" SIGNS SHALL BE 36" X 36" WITH RED LETTERING ON A WHITE BACKGROUND AND WHITE REFLECTORIZED LETTERING AND BORDER CONFORMING TO MUTCD SPECIFICATIONS FOR RW 408.

DOMESTIC WATER SERVICE NOTE:
CONTRACTOR SHALL COORDINATE WITH THE CITY OF COLUMBIA FOR NEW DOMESTIC WATER SERVICE FOR EACH PROPOSED (8) 1/2" DIA. PIPES FOR EACH HOME AND (2) 4" DIA. PIPES FOR THE MAIN WATER SERVICE MAIN TO BE INSTALLED UNDER THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE. CONTRACTOR SHALL COORDINATE WITH THE CITY OF COLUMBIA FOR THE LOCATION OF NEW SANITARY SERVICE AT THE PROPERTY LINE. CONTRACTOR SHALL INSTALL ALL SANITARY SERVICE AND SANITARY MAIN AS SHOWN TO THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE. CONTRACTOR SHALL COORDINATE WITH THE CITY OF COLUMBIA FOR THE LOCATION OF NEW SANITARY SERVICE AT THE PROPERTY LINE.

SANITARY SEWER SERVICE NOTE:
CONTRACTOR SHALL COORDINATE WITH THE CITY OF COLUMBIA FOR NEW SANITARY SEWER SERVICE FOR EACH PROPOSED (8) 1/2" DIA. PIPES FOR EACH HOME AND (2) 4" DIA. PIPES FOR THE MAIN SANITARY SEWER SERVICE MAIN TO BE INSTALLED UNDER THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE. CONTRACTOR SHALL COORDINATE WITH THE CITY OF COLUMBIA FOR THE LOCATION OF NEW SANITARY SERVICE AT THE PROPERTY LINE. CONTRACTOR SHALL INSTALL ALL SANITARY SERVICE AND SANITARY MAIN AS SHOWN TO THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE. CONTRACTOR SHALL COORDINATE WITH THE CITY OF COLUMBIA FOR THE LOCATION OF NEW SANITARY SERVICE AT THE PROPERTY LINE.

The Palmetto Utility Protection Service, Inc.
South Carolina 811
CALL 811
CONTRACTOR SHALL CONTACT THE ORGANIZATIONS LISTED BELOW FOR ALL UTILITY LOCATIONS.

LEGEND

(1)	40 FT. FRONT SETBACK
(2)	CONCRETE DRIVEWAY
(3)	CONCRETE DRIVEWAY
(4)	CONCRETE DRIVEWAY
(5)	CONCRETE DRIVEWAY
(6)	CONCRETE DRIVEWAY
(7)	CONCRETE DRIVEWAY
(8)	CONCRETE DRIVEWAY

AREA CALCULATIONS:
TOTAL AREA OF SUBJECT PROPERTY IS 81,240 SQ. FT.
TOTAL AREA OF 8 LOTS IS 15,360 SQ. FT.
TOTAL AREA OF 8 HOUSES IS 15,360 SQ. FT.
TOTAL AREA OF 8 DRIVEWAYS IS 15,360 SQ. FT.

REFERENCES:
1. BOUNDARY & TOPOGRAPHIC MAP PREPARED FOR COLUMBIA HOUSING AUTHORITY DEVELOPMENTS, INC. DATED NOVEMBER 20, 2024.
2. CONCRETE DRIVEWAY, HOUSE SETBACKS, AND DRIVEWAY, BY C&D AND DEWITT, INC. DATED AUGUST 18, 2024.
3. CONCRETE DRIVEWAY, HOUSE SETBACKS, AND DRIVEWAY, BY C&D AND DEWITT, INC. DATED NOVEMBER 20, 2024.

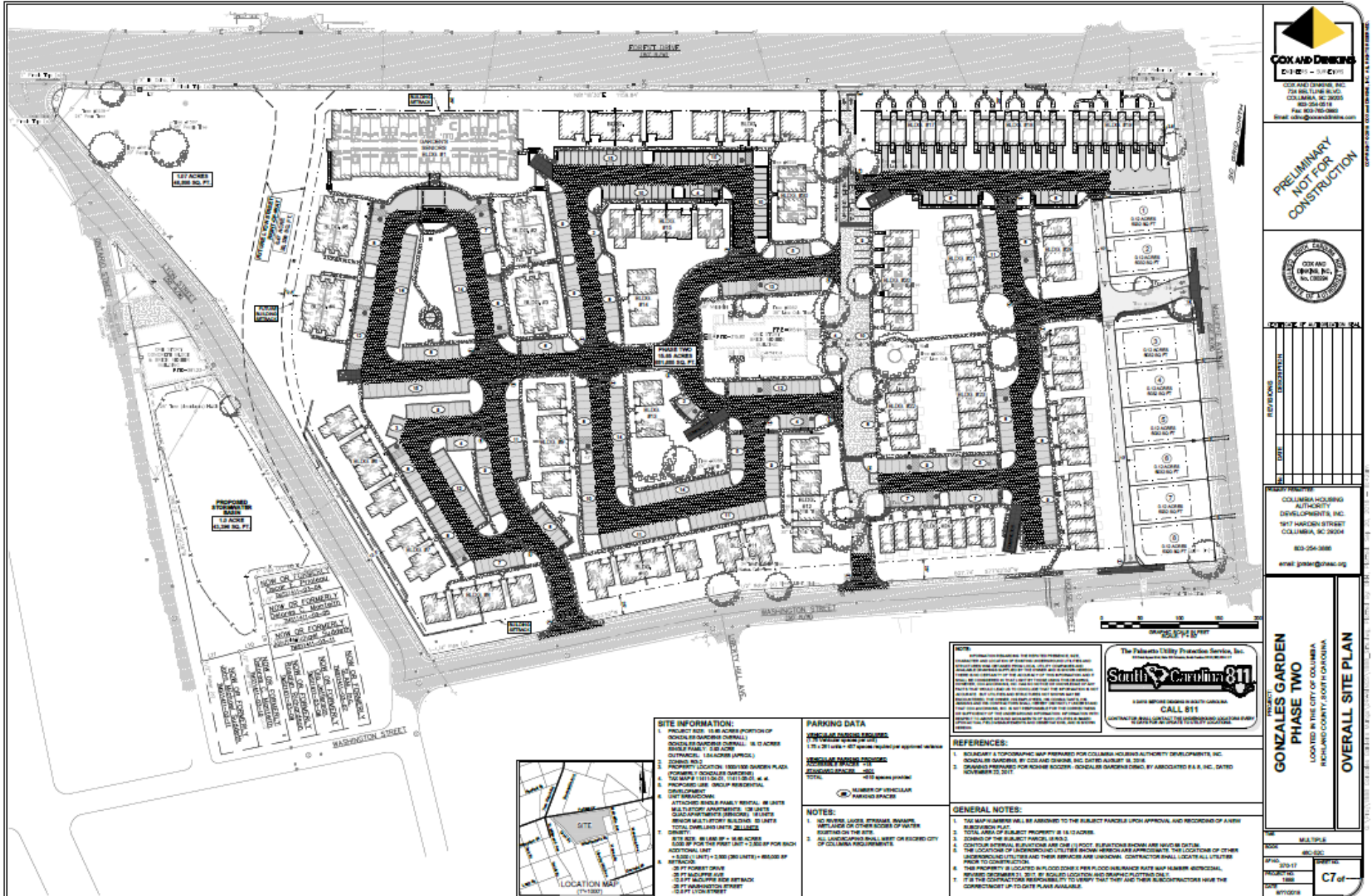
GENERAL NOTES:
1. THE 1/2" DIA. SANITARY SERVICE MAIN SHALL BE INSTALLED UNDER THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE.
2. THE 4" DIA. SANITARY SERVICE MAIN SHALL BE INSTALLED UNDER THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE.
3. THE 1/2" DIA. WATER SERVICE MAIN SHALL BE INSTALLED UNDER THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE.
4. THE 4" DIA. WATER SERVICE MAIN SHALL BE INSTALLED UNDER THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE AND TO THE PROPERTY LINE.
5. CONTRACTOR SHALL COORDINATE WITH THE CITY OF COLUMBIA FOR THE LOCATION OF NEW SANITARY SERVICE AT THE PROPERTY LINE.
6. CONTRACTOR SHALL COORDINATE WITH THE CITY OF COLUMBIA FOR THE LOCATION OF NEW WATER SERVICE AT THE PROPERTY LINE.
7. CONTRACTOR SHALL COORDINATE WITH THE CITY OF COLUMBIA FOR THE LOCATION OF NEW SANITARY SERVICE AT THE PROPERTY LINE.

SOUTH CAROLINA HOUSING AUTHORITY DEVELOPMENTS, INC. 1917 HARRISON STREET COLUMBIA, SC 29204

Phase 1 Critical Path

- October 2018
 - City Plat approval
- November 2018
 - Permitting and Approvals
- December 2018
 - Construction Start
 - Marketing Commences
- June 2019 – Homes Complete and Sold

Phase 2 – 198 Multi-Family Mixed Income and 66 Senior Units



**PRELIMINARY
NOT FOR
CONSTRUCTION**



NO.	DATE	REVISION

PROJECT: GONZALES GARDEN PHASE TWO
 COLUMBIA HOUSING AUTHORITY
 DEVELOPMENTS, INC.
 1917 HARRISON STREET
 COLUMBIA, SC 29204
 803-254-0388
 email: pm@chac.org



SITE INFORMATION:
 1. PROJECT SIZE: 58 ACRES PORTION OF GONZALES GARDENS OVERALL: 138.2 ACRES
 2. PROJECT NAME: GONZALES GARDENS PHASE 2
 3. PROPERTY LOCATION: 1835 GONZALES AVENUE, FORMERLY 1730 GONZALES AVENUE
 4. TAX MAP: 1181 (2018), 1181 (2017), 1181 (2016)
 5. PROPOSED USE: MIXED RESIDENTIAL DEVELOPMENT (MULTI-FAMILY)
 6. ATTACHED MULTI-FAMILY RESIDENTIAL, 198 UNITS
 7. 66 SENIOR APARTMENTS (SENIORES) - 66 UNITS
 8. 66 SENIOR APARTMENTS (SENIORES) - 66 UNITS
 9. TOTAL OVERALL UNITS: 264 UNITS
 10. SITE SIZE: 58 ACRES (58 ACRES)
 11. 1181 (2018), 1181 (2017), 1181 (2016) FOR EACH ADDITIONAL UNIT
 12. 30 FT POWER POLE
 13. 30 FT TELEPHONE POLE
 14. 30 FT WASHINGTON STREET
 15. 30 FT WATER STREET



PARKING DATA
PROPOSED PARKING SPACES:
 1. 1835 GONZALES AVENUE (EXISTING)
 2. 1835 GONZALES AVENUE (NEW)
TOTAL:
 150 SPACES
PROPOSED PARKING SPACES:
 1. 1835 GONZALES AVENUE (NEW)
TOTAL:
 150 SPACES
NUMBER OF VEHICLES PARKING SPACES:
 150 SPACES

NOTES:
 1. NO POWER LINES, STREETS, WATER, WETLAND OR OTHER SENSITIVE AREAS SHOWN ON THIS SITE.
 2. ALL UNDEVELOPED AREAS SHALL BE LEFT IN EXCELLENT CONDITION AND MAINTAINED AS SUCH.
 3. ALL UNDEVELOPED AREAS SHALL BE LEFT IN EXCELLENT CONDITION AND MAINTAINED AS SUCH.

REFERENCES:
 1. SITE MAP/PHOTOGRAPHY MAP PREPARED FOR COLUMBIA HOUSING AUTHORITY DEVELOPMENTS, INC. GONZALES GARDENS, BY COX AND DECKER, INC. DATED: AUGUST 18, 2018
 2. DRAWING PREPARED FOR PHASE SCOPED - GONZALES GARDENS PHASE TWO BY ASSOCIATED P.E., INC. DATED NOVEMBER 12, 2017

GENERAL NOTES:
 1. THIS MAP/PHOTOGRAPHY SHALL BE APPROVED BY THE CITY OF COLUMBIA AND RECORDS OF A PLAN.
 2. SURVEYOR: J. R. WILSON, S.E.
 3. TOTAL AREA OF SUBJECT PARCEL: 58 ACRES.
 4. BOUNDARY OF SUBJECT PARCEL: 1835 GONZALES AVENUE.
 5. THE LOCATION OF UNDEVELOPED AREAS AND THE LOCATION OF POWER LINES AND OTHER SENSITIVE AREAS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
 6. THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA. FLOOD HAZARD DATA MAP NUMBER: 55003-0001.
 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THEY AND THEIR SUBCONTRACTORS HAVE THE CORRECT MAP UP TO DATE PLANS AVAILABLE.

PROJECT: GONZALES GARDEN PHASE TWO
 LOCATED IN THE CITY OF COLUMBIA
 RICHLAND COUNTY, SOUTH CAROLINA
OVERALL SITE PLAN

NO.	DATE	REVISION

SCALE: 1"=50'-0"

DATE: 11/14/2018
 PROJECT NO.: 1888
 SHEET NO.: 01 of 01
 DRAWN BY: CT

Phase 2 Critical Path

- October 2018
 - Market Study
 - Appraisal
 - Traffic Study
 - Noise Study Update
 - Planning Commission Submission (Oct 31)
 - Architecture & Civil Plans 80% Complete

- November 2018
 - Completion of Bid Pricing
 - SCSHFDA Bond & LIHTC Application (Nov 30)
 - Applications for Site Work Financing
 - City CDBG Disaster Recovery Funding
 - CAHEC Bridge Loan
 - Private Lender Bridge Loan
- December 2018
 - Planning Commission Hearing (Dec 3)
 - Bid Site Work

- January 2019
 - SCSHFDA Board Bond Application Hearing
 - Site Work Construction Start
 - Secure HUD 221(d)(4) Sponsor
 - Secure PILOT Agreement – City & County
 - Project Based Voucher HUD Approval
- April 2019
 - Submit for HUD Firm Commitment
- June 2019
 - Firm Commitment

- July 2019
 - Submit Closing Packet Packet
- August 2019
 - Financial Closings
- September 2019
- Vertical Construction Start
 - 24 Months to Completion