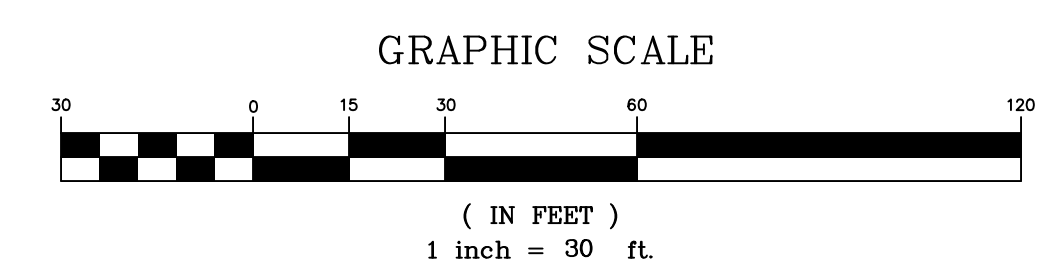


1. ENTIRE SITE TO BE DEMOLISHED, INCLUDING BUILDING, PARKING, SIDEWALKS, MAIL KIOSKS, FENCING AND UTILITIES.
2. ALL ON SITE UTILITIES TO BE ABANDONED. ANY UTILITIES UNDER THE PROPOSED BUILDINGS AND PONDS TO BE REMOVED. THE REMAINING MAY BE ABANDONED IN PLACE. THE ENDS OF ANY ABANDONED PIPES TO BE PLUGGED.



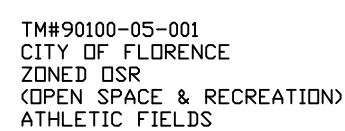
# OAKLAND PLACE

LOCATED AT  
NORTH FIRST AVENUE OAKLAND AVENUE  
FLORENCE, SOUTH CAROLINA

SCALE:	1"=30'
JOB NO.	2507
DESIGNED BY:	TPH
DRAWN BY:	TPH
CHECKED BY:	TPH
DATE:	05/12/25
REVISION:	

SHEET NUMBER:  
**1 OF 5**





1. THE EAST PARCEL IS TM # 90100-05-002. THE WEST PARCEL IS TM # 90100-06-012.

2. THIS PROPERTY IS OWNED BY THE HOUSING AUTHORITY OF FLORENCE. IT WILL BE DEEDED TO AND DEVELOPED BY OAKLAND PLACE RAD 2024, LLC. THIS LLC IS A PARTNERSHIP OF THE FOLLOWING:

PACES PRESERVATION PARTNERS, LLC  
2730 CUMBERLAND BLVD. SE  
SMYRNA, GA 30080

AND

HOUSING AUTHORITY OF FLORENCE RAD, LLC  
2640 W PALMETTO STREET  
FLORENCE, SC 29501

3. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FEMA FLOOD MAP NO. 45041C013E DATED DECEMBER 16, 2014.

4. THE EAST PARCEL IS 4.69 ACRES. THE WEST PARCEL IS 1.74 ACRES. THE TOTAL PROJECT AREA IS 6.43 ACRES. IT WILL ALL BE DEVELOPED IN A SINGLE PHASE.

5. THIS PROPERTY IS LOCATED WITHIN THE CITY OF FLORENCE. THE EAST PARCEL IS ZONED NC-6.3 (NEIGHBORHOOD CONSERVATION). THE WEST PARCEL IS ZONED CG (COMMERCIAL GENERAL). MULTI-FAMILY APARTMENTS ARE A PERMITTED USE IN BOTH ZONES.

6. THE EAST PARCEL HAS 10 ONE BEDROOM UNITS, 22 TWO BEDROOM UNITS, 10 THREE BEDROOM UNITS AND 6 FOUR BEDROOM UNITS FOR A TOTAL OF 48 UNITS. THE WEST PARCEL WILL HAVE 4 ONE BEDROOM UNITS, 4 TWO BEDROOM UNITS AND 8 THREE BEDROOM UNITS FOR A TOTAL OF 16 UNITS. THE ENTIRE PROJECT WILL HAVE 64 UNITS.

7. BUILDING SETBACKS ARE:

FRONT	10'
SIDE	0'
SIDE STREET	5'
REAR	10'

8. BOTH PARCELS HAVE A 10' FRONT BUFFER. EAST PARCEL HAS 10' SIDE BUFFERS AND A 10' REAR BUFFER. WEST PARCEL HAS A 10' SOUTH SIDE BUFFER AND A 40' REAR BUFFER.

9. PARKING FOR APARTMENTS IN THE CITY OF FLORENCE IS 1.0 SPACE PER UNIT FOR 1 BEDROOM UNITS, 1.2 SPACES PER UNIT FOR UNITS 2 BEDROOM AND ABOVE AND 1 EXTRA VISITOR SPACE FOR EVERY 4 UNITS.

14 1BR X 1.0 = 14 SPACES  
50 2 BR & ABOVE X 1.2 = 60 SPACES  
1 SPACE PER 4 UNITS FOR 64 UNITS =  
TOTAL REQUIRED = 90 SPACES WITH 4

PARKING REQUIRED FOR THE STATE HOUSING AUTHORITY (SHA) =  
 1.0 SPACE PER 1 BEDROOM UNIT, 1.5 SPACES PER 2 BEDROOM  
 UNIT AND 2.0 SPACES PER UNIT FOR 3 & 4 BEDROOM UNITS.  
 14 1BR X 1.0 = 14 SPACES  
 26 2 BR X 1.5 = 39 SPACES  
 24 3 & 4 BR X 2.0 = 48 SPACES  
 TOTAL REQUIRED = 101 SPACES WITH 5 HANDICAPPED SPACES.

SINCE SHA REQUIREMENTS ARE GREATER THAN THE CITY OF FLORENCE, THEY WILL PREVAIL.

— PARKING PROVIDED IS 93 STANDARD SPACES AND 8 HANDICAPPED SPACES FOR A TOTAL OF 101 SPACES. PARKING REQUIREMENTS ARE MET FOR BOTH PARCELS SEPARATELY.

10. ALL STANDARD PARKING SPACES ARE 9'X19'. ALL HANDICAPPED SPACES ARE 8'X19' WITH AN 8' WIDE ADJACENT ACCESS LANE. DRIVE WIDTH IS 25'.

11. MAXIMUM HEIGHT IS 45'. THE HEIGHT OF THE TALLEST PROPOSED BUILDING IS 35.4'.

12. THE MAXIMUM IMPERVIOUS SURFACE RATIO IS 80%. THE EAST LOT HAS 2.16 ACRES OF IMPERVIOUS SURFACES ON A 4.69 ACRE PARCEL FOR AN IMPERVIOUS SURFACE RATIO OF 46.1%. THE WEST LOT HAS 0.73 ACRES OF IMPERVIOUS SURFACES ON A 1.74 ACRE PARCEL FOR AN IMPERVIOUS SURFACE RATIO OF 42.0%.

13. THERE WILL BE NO RETAINING WALLS ON THE SITE.

14. THERE ARE NO JURISDICTIONAL OR NON-JURISDICTIONAL WETLANDS ON THE SITE.

15. ALL SIDEWALKS MEET ADA REQUIREMENTS OF LESS THAN 5% RUN SLOPE AND 2% CROSS SLOPE.

# PRELIMINARY SITE PLAN

**OAKLAND PLACE**  
LOCATED AT  
**NORTH FIRST AVENUE OAKLAND AVENUE**  
**FLORENCE, SOUTH CAROLINA**

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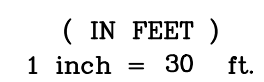
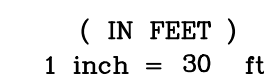
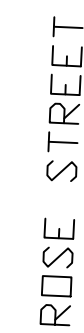
2 OF 5



COUNTOURS SHOWN ARE EXISTING COUNTOURS

ADDITIONAL YARD DRAINS (NOT SHOWN) WILL  
BE USED TO PICK UP RUNOFF AROUND BUILDING

EXISTING CONTOUR                    - - - - - 142 - - - - -  
PROPOSED CATCH BASIN                    □  
PROPOSED SPOT ELEVATION                    ▲ 119.50



**OAKLAND PLACE**  
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**3 OF 5**

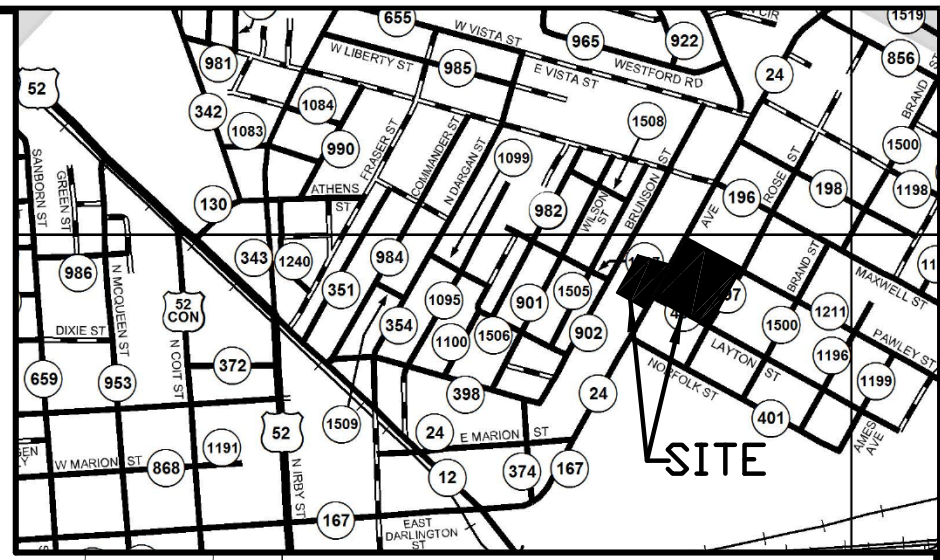


GENERAL NOTES

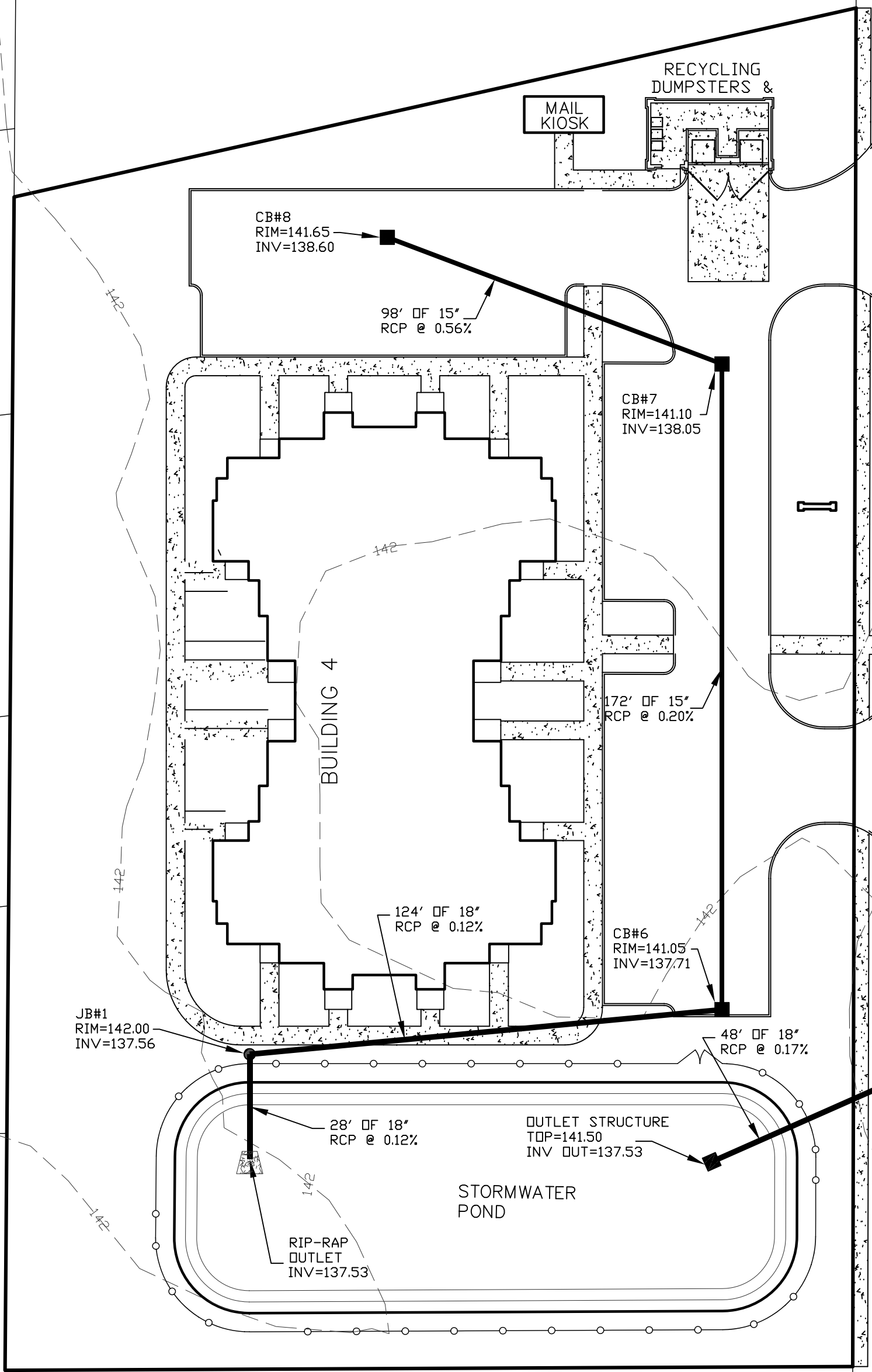
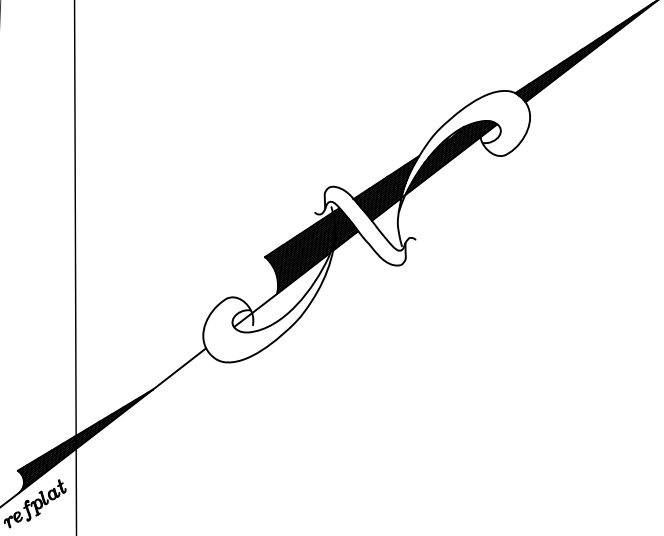
COUNTOURS SHOWN ARE EXISTING CONTOURS  
ADDITIONAL YARD DRAINS (NOT SHOWN) WILL  
BE USED TO PICK UP RUNOFF AROUND BUILDINGS

LEGEND

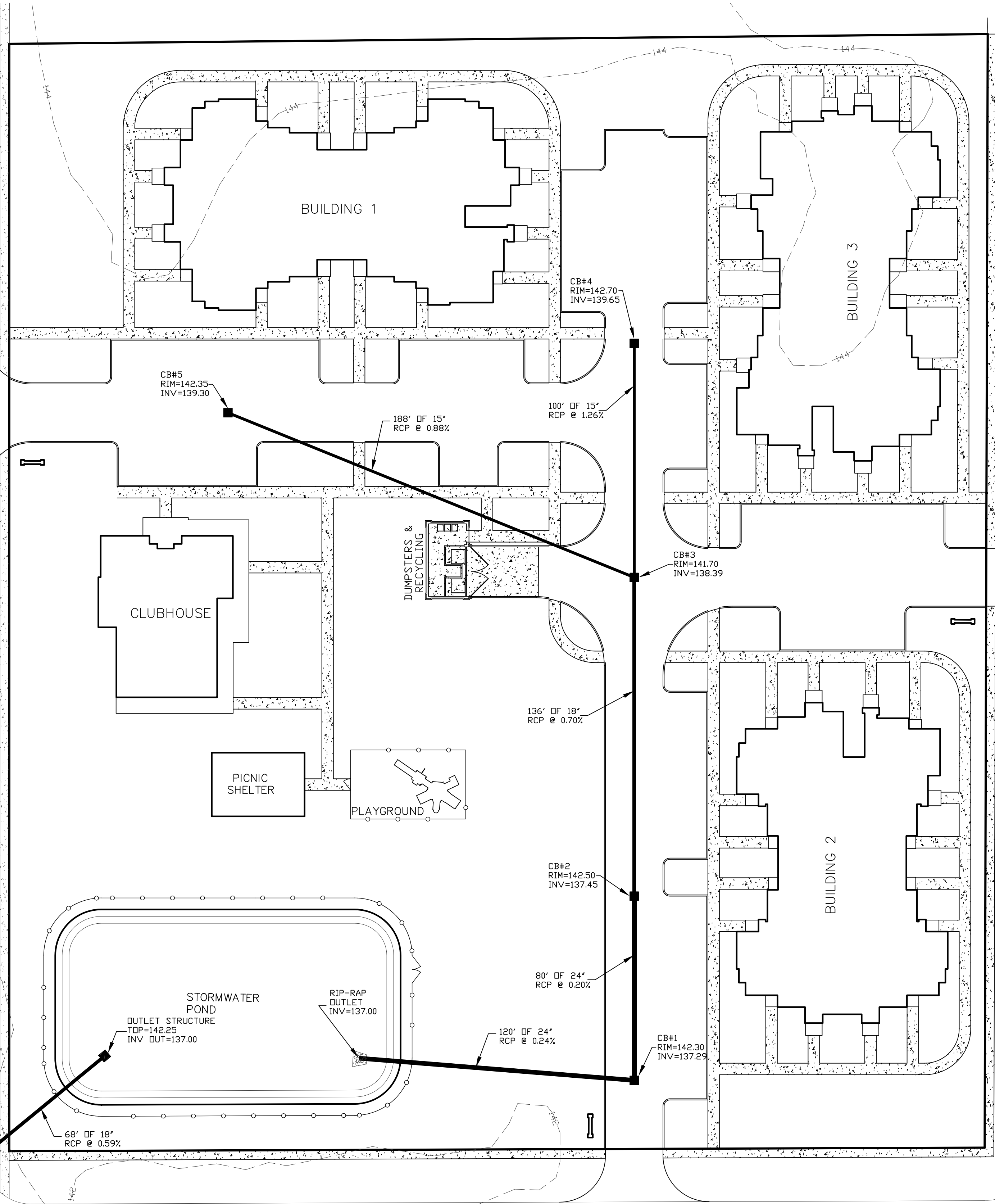
- EXISTING CONTOUR      - - - - - 142 - - - - -  
EXISTING DRAIN LINE      - - - - -  
PROPOSED CATCH BASIN      □ OR ■  
PROPOSED DRAIN LINE      —————  
PROPOSED CATCH BASIN      ■  
PROPOSED JUNCTION BOX      ●



VICINITY MAP  
NTS

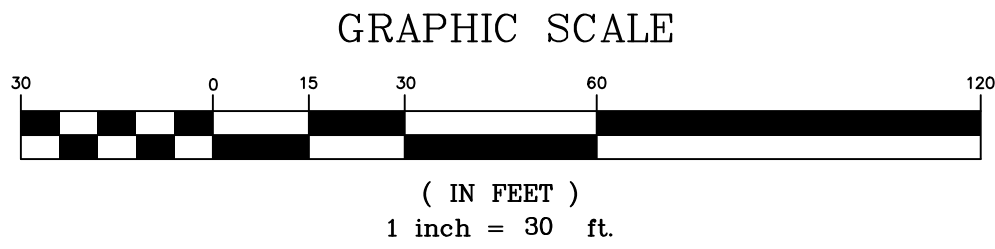


OAKLAND AVENUE



ROSE STREET

LAYTON STREET



PRELIMINARY DRAINAGE PLAN  
OAKLAND PLACE  
LOCATED AT  
NORTH FIRST AVENUE OAKLAND AVENUE  
FLORENCE, SOUTH CAROLINA

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4 OF 5



GENERAL NOTES

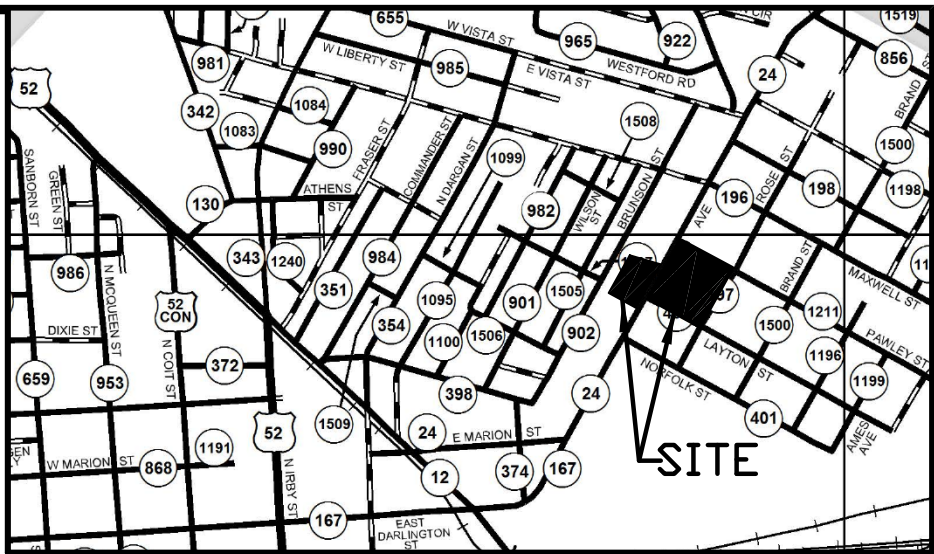
EXISTING UTILITIES SHOWN BASED ON ABOVE GROUND LOCATIONS AND INFORMATION SUPPLIED BY THE CITY OF FLORENCE ENGINEERING DEPARTMENT.

WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF FLORENCE.

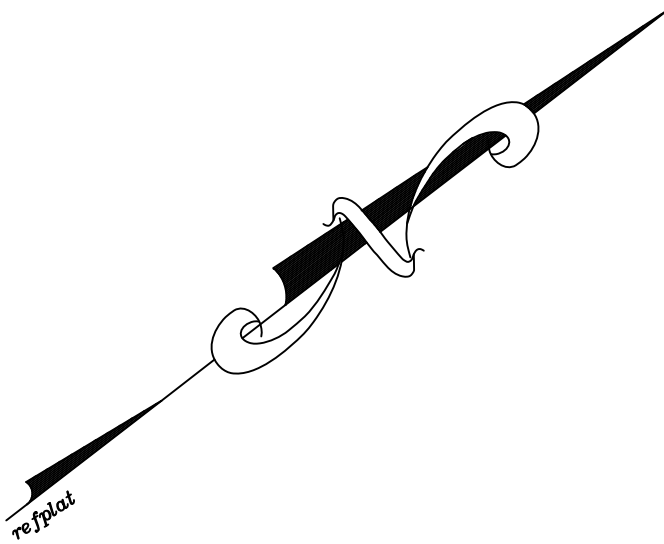
ELECTRIC SERVICE TO BE SUPPLIED BY DUKE ENERGY PROGRESS.

LEGEND

- EXIST. GRAVITY SEWER LINE
- EXIST. MANHOLE
- EXISTING WATER LINE
- EXIST. OVERHEAD ELEC, COMMUNICATION & TV LINES
- EXISTING POWER POLE
- PROPOSED WATER LINE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER LINE
- PROPOSED MANHOLE
- PROPOSED CLEANDOUT
- PROPOSED UNDERGROUND ELECTRIC, COMMUNICATIONS & TV LINES
- PROPOSED ELECTRIC, COMMUNICATIONS & TV ENCLOSURES



VICINITY MAP  
NTS



PRELIMINARY UTILITY PLAN

OAKLAND PLACE  
LOCATED AT  
NORTH FIRST AVENUEOAKLAND AVENUE  
FLORENCE, SOUTH CAROLINA

SCALE: 1"=30'

JOB NO. 2507

DESIGNED BY: TPH

DRAWN BY: TPH

CHECKED BY: TPH

DATE: 05/12/25

REVISION:

SHEET NUMBER:

5 OF 5

