

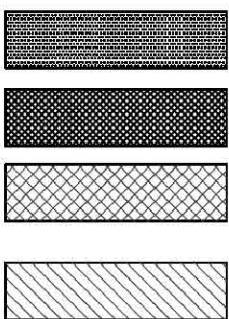
GENERAL NOTES

1. THIS PROPERTY IS TM # R14201-05-02.
2. THIS PROPERTY IS OWNED BY WINDING PATH LLC. IT WILL BE DEEDED TO AND DEVELOPED BY:
ULYSSES DEVELOPMENT GROUP
1121 PARK WEST BOULEVARD, SUITE B136
MOUNT PLEASANT, SC 29466
3. THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOOD ZONES ARE FROM FEMA FLOOD MAP 45079C0261L, DATED 12/21/2017.
4. THIS PROPERTY IS 787,881 SF (18.09 ACRES).
5. THE PROJECT WILL ALL BE DEVELOPED IN A SINGLE PHASE.
6. THIS PROPERTY IS LOCATED WITHIN THE CITY OF COLUMBIA AND IS ZONED EC (EMPLOYMENT CAMPUS DISTRICT). MULTI-FAMILY RESIDENTIAL IS A PERMITTED USE IN THIS ZONING. ADJOINING PROPERTY LABELED "OUT OF CITY" IS IN UNINCORPORATED RICHLAND COUNTY.
7. THE PROJECT WILL HAVE 22 ONE BEDROOM UNITS, 109 TWO BEDROOM UNITS, 60 THREE BEDROOM UNITS AND 9 FOUR BEDROOM UNITS FOR A TOTAL OF 200 UNITS. IT WILL ALSO HAVE A FREE STANDING CLUBHOUSE/OFFICE/POOL.
8. THERE IS NO MAXIMUM DENSITY IN THIS ZONE, AS LONG AS ALL DEVELOPMENT STANDARDS ARE MET.
9. THERE IS NO MINIMUM DISTANCE ALLOWED BETWEEN BUILDINGS.
10. MAXIMUM BUILDING HEIGHT IS 75'. THE MAXIMUM PROPOSED BUILDING HEIGHT FROM SURROUNDING GRADE TO THE TOP OF THE ROOF IS 48.67'.
11. THE MINIMUM OPEN SPACE FOR MULTI-FAMILY PROJECTS IS 25%. THE PROPOSED DESIGN HAS 385,173 SF OF OPEN SPACE ON THE 787,881 SF SITE FOR AN OPEN SPACE RATIO OF 48.9%.
12. THE MAXIMUM IMPERVIOUS SURFACES FOR MULTI-FAMILY PROJECTS IS 75%. THE PROPOSED DESIGN HAS 286,221 SF OF IMPERVIOUS SURFACES ON THE 787,881 SF SITE FOR AN IMPERVIOUS SURFACE RATIO OF 36.3%.

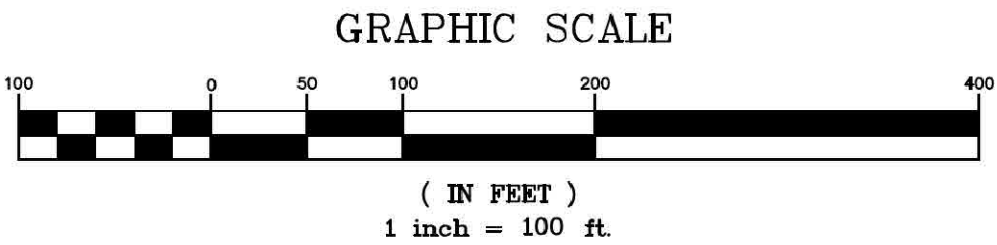
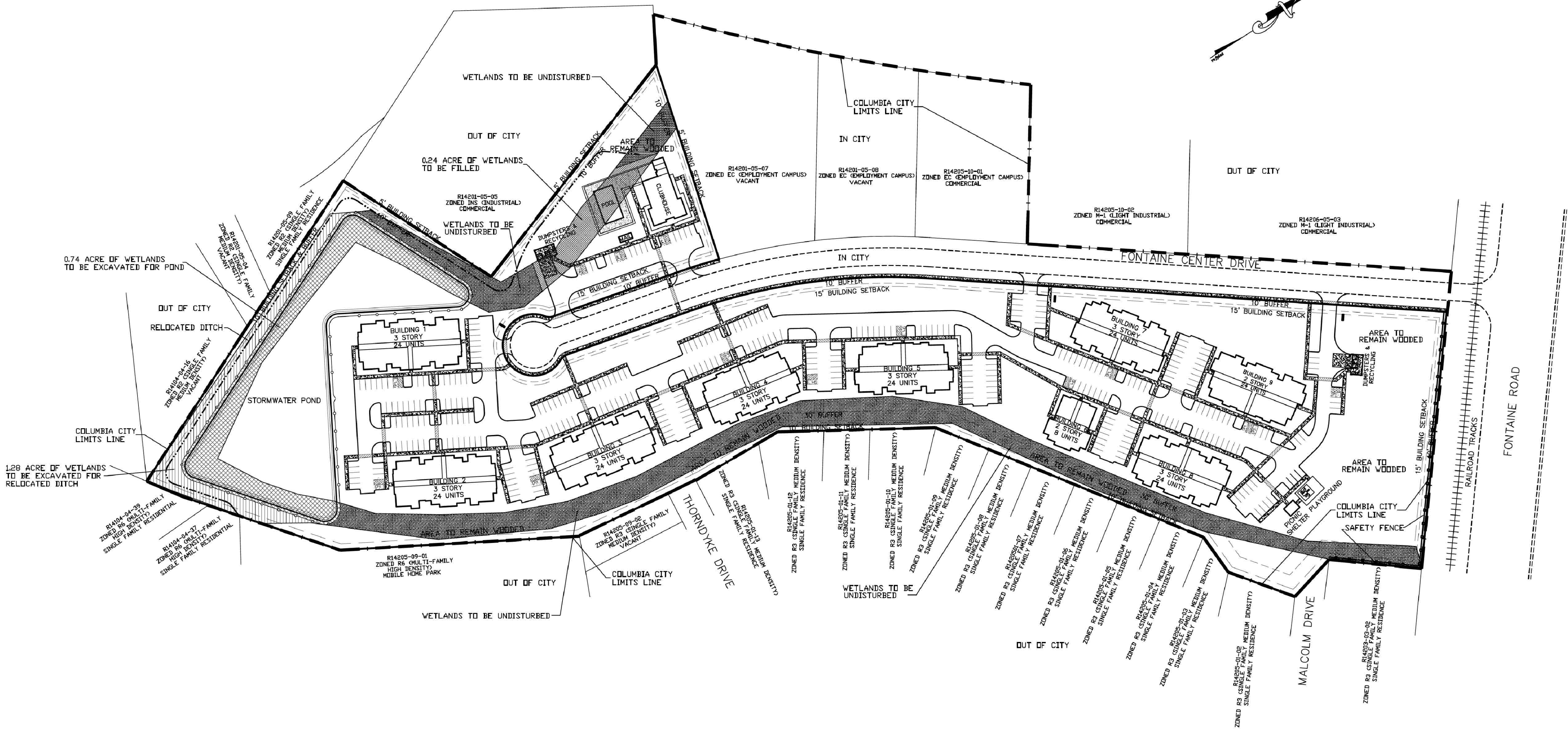
13. BUILDING SETBACKS ARE:
FRONT 15'
SIDE 5'
REAR 10'
14. ALL BUFFERS EXCEPT FOR THE THE PORTION OF THE SOUTHERN PROPERTY ADJACENT TO THE SINGLE FAMILY LOTS ARE 10'. THE PORTION OF THE SOUTHERN PROPERTY ADJACENT TO THE SINGLE FAMILY LOTS HAS A 30' BUFFER.
15. MULTI-FAMILY PARKING REQUIREMENTS FOR THE CITY OF COLUMBIA IS 1.75 SPACE PER UNIT. 200 UNITS X 1.75 SPACE EACH = 350 SPACES WITH 8 HANDICAPPED SPACES.
- PARKING REQUIREMENTS FOR THE STATE HOUSING AUTHORITY = 1.0 SPACE PER 1 BEDROOM UNIT, 1.5 SPACES PER 2 BEDROOM UNIT AND 2.0 SPACES PER UNIT FOR 3 AND 4 BEDROOM UNITS.
22 1BR X 1.0 = 22 SPACES
109 2 BR X 1.5 = 164 SPACES
60 3 BR X 2.0 = 120 SPACES
9 4 BR X 2.0 = 18 SPACES
TOTAL REQUIRED = 314 SPACES WITH 8 HANDICAPPED SPACES.
- SINCE THE CITY OF COLUMBIA REQUIREMENTS ARE GREATER THAN STATE HOUSING AUTHORITY, THEY WILL PREVAIL.
- PARKING PROVIDED IS 336 STANDARD SPACES AND 14 HANDICAPPED SPACES FOR A TOTAL OF 350 SPACES.
16. ALL STANDARD PARKING SPACES ARE 9'X18'. ALL HANDICAPPED SPACES ARE 8'X18' WITH AN 8' WIDE ADJACENT ACCESS LANE. DRIVE WIDTH IS 22'.
17. ALL SIDEWALKS MEET ADA REQUIREMENTS OF LESS THAN 5% RUN SLOPE AND 2% CROSS SLOPE.
18. THERE ARE NO STRUCTURES ON THE SITE.
19. THERE ARE 3.13 ACRES OF JURISDICTIONAL WETLANDS ON THE SITE. THAT LEAVES 14.96 ACRES OF BUILDABLE AREA ON THE 18.09 ACRE SITE, OR 82.70% BUILDABLE AREA, ABOVE THE REQUIRED 80%. SEE LEGEND FOR THE PROPOSED DESIGNATION OF THE WETLANDS.
20. THERE WILL BE NO RETAINING WALLS ON THE SITE.

LEGEND

- WETLANDS TO BE UNDISTURBED (1.72 ACRES)
- WETLANDS TO BE FILLED (0.24 ACRES)
- WETLANDS TO BE EXCAVATED FOR POND (0.74 ACRES)
- WETLANDS TO BE UNDISTURBED EXCEPT FOR EXCAVATION OF RELOCATED DITCH (0.43 ACRES)



VICINITY MAP



OVERALL PRELIMINARY SITE PLAN

SANCTUARY LANDING
LOCATED AT
FONTAINE CENTER DRIVE
COLUMBIA, SOUTH CAROLINA

SCALE:	1"=100'
JOB NO.	2502
DESIGNED BY:	TPH
DRAWN BY:	TPH
CHECKED BY:	TPH
DATE:	06/19/25
REVISION:	

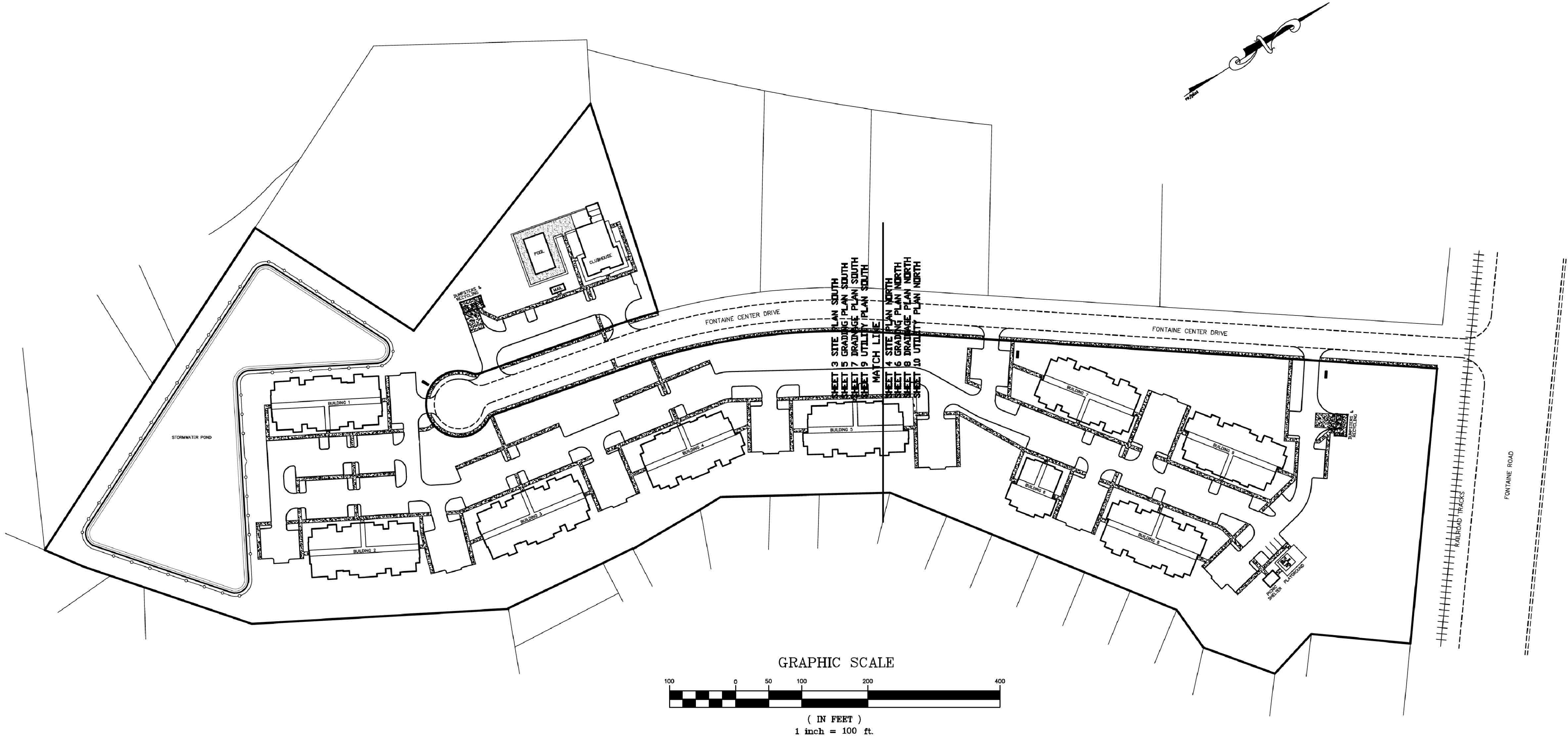


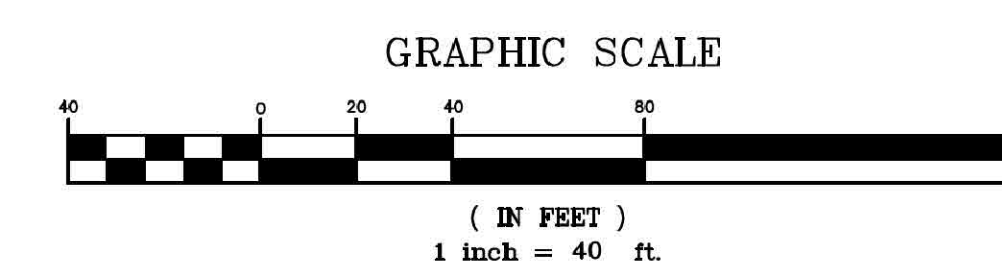
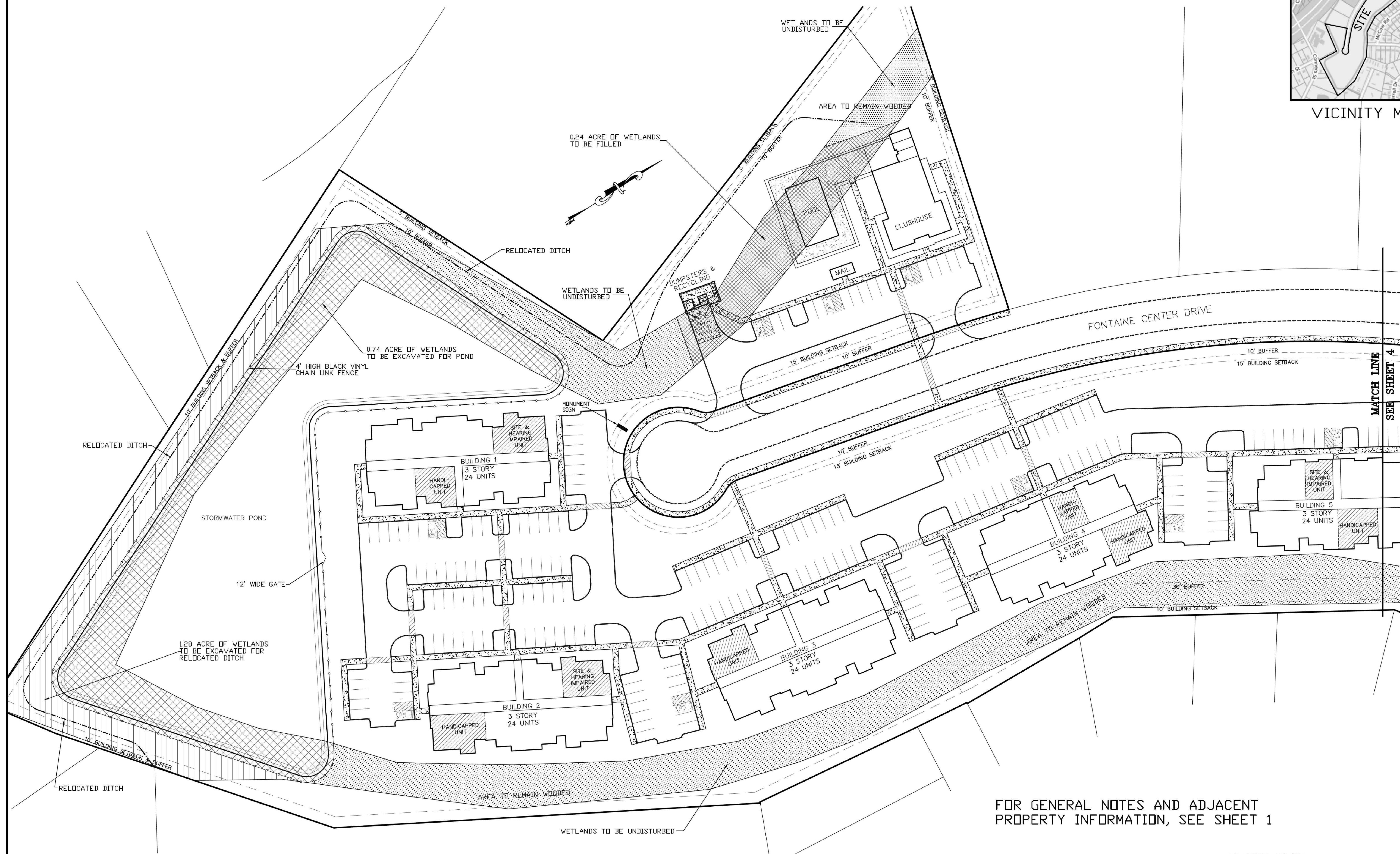
VICINITY MAP

INDEX SHEET

SANCTUARY LANDING
LOCATED AT
FONTAINE CENTER DRIVE
COLUMBIA, SOUTH CAROLINA

SCALE:	1"=100'
JOB NO.	2502
DESIGNED BY:	TPH
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DATE:	06/19/25
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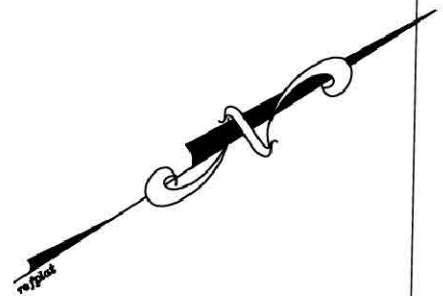


PRELIMINARY SITE PLAN

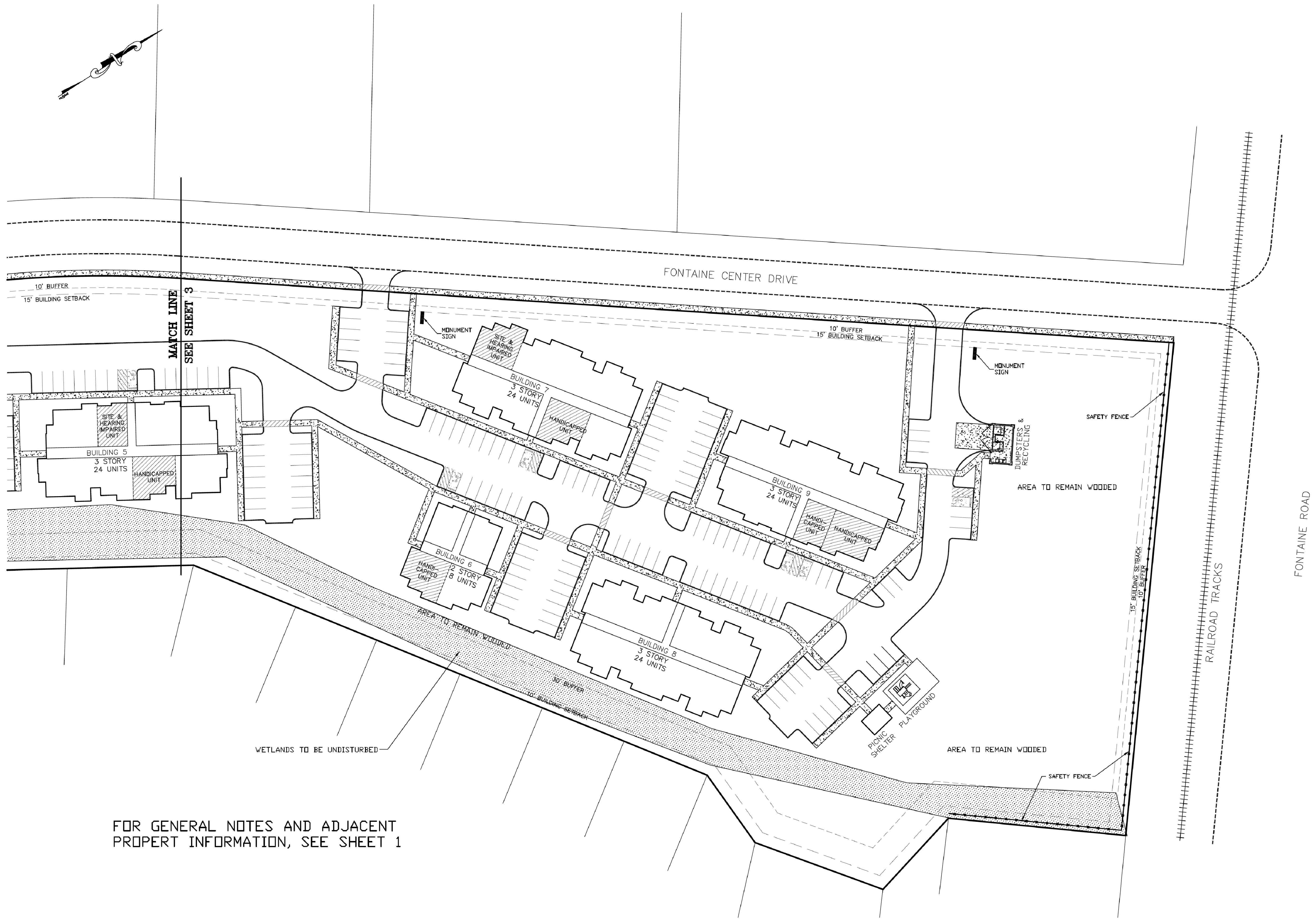
SANCTUARY LANDING
LOCATED AT
FONTAINE CENTER DRIVE
COLUMBIA, SOUTH CAROLINA

SCALE:	1"=40'
JOB NO.	2502
DESIGNED BY:	TPH
DRAWN BY:	TPH
CHECKED BY:	TPH
DATE:	06/19/25
REVISION:	

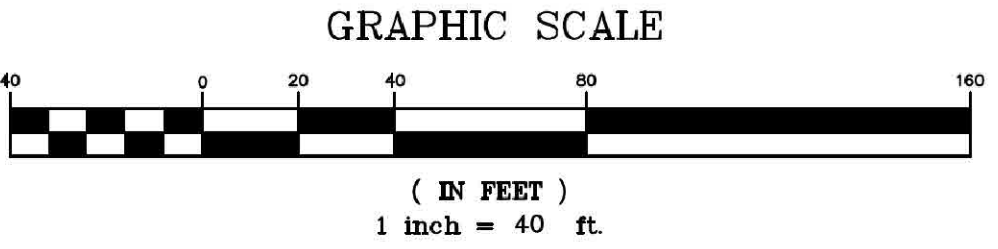
SHEET NUMBER:
3 OF 10



VICINITY MAP



FOR GENERAL NOTES AND ADJACENT
PROPERT INFORMATION, SEE SHEET 1



PRELIMINARY SITE PLAN	SANCTUARY LANDING
	LOCATED AT
FONTAINE CENTER DRIVE	
COLUMBIA, SOUTH CAROLINA	
SCALE: 1"=40'	
JOB NO. 2502	
DESIGNED BY: TPH	
DRAWN BY: TPH	
CHECKED BY: TPH	
DATE: 06/19/25	
REVISION:	
SHEET NUMBER:	
4 OF 10	

GENERAL NOTES

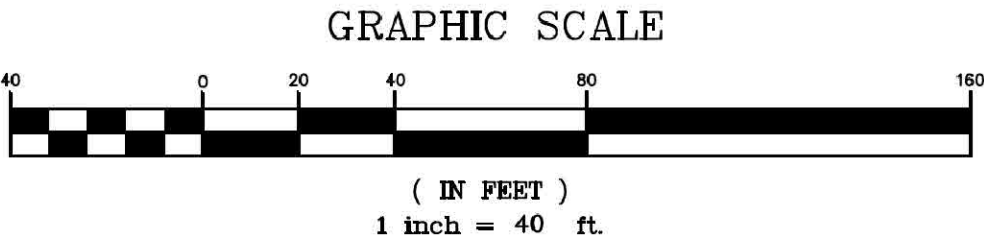
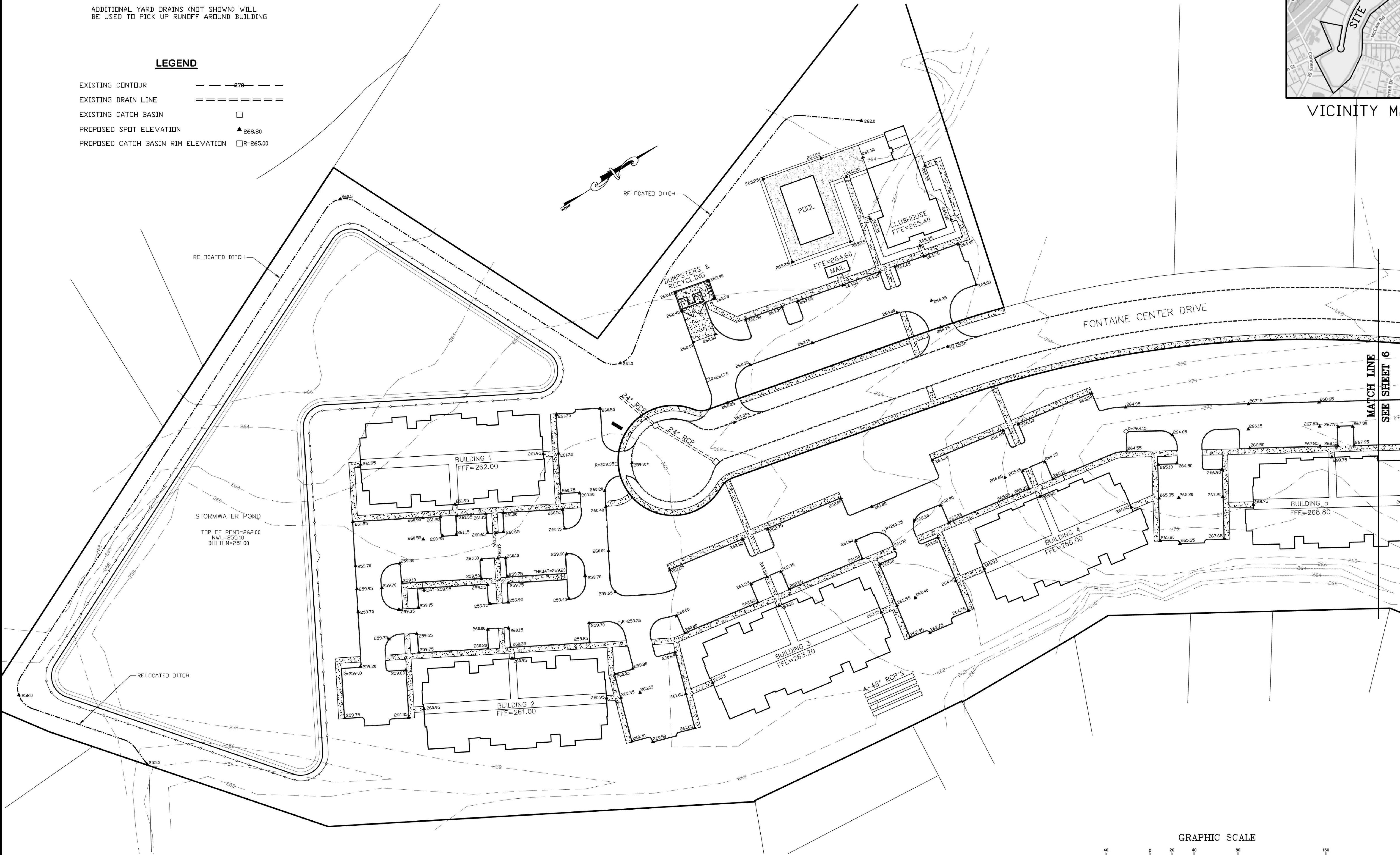
COUNTOURS SHOWN ARE EXISTING COUNTOURS
ADDITIONAL YARD DRAINS (NOT SHOWN) WILL
BE USED TO PICK UP RUNOFF AROUND BUILDING

LEGEND

- EXISTING CONTOUR --- 270 ---
EXISTING DRAIN LINE ===
EXISTING CATCH BASIN □
PROPOSED SPOT ELEVATION ▲ 268.80
PROPOSED CATCH BASIN RIM ELEVATION □ R=265.00



VICINITY MAP

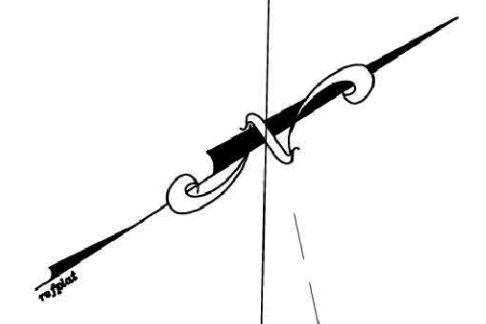


PRELIMINARY GRADING PLAN

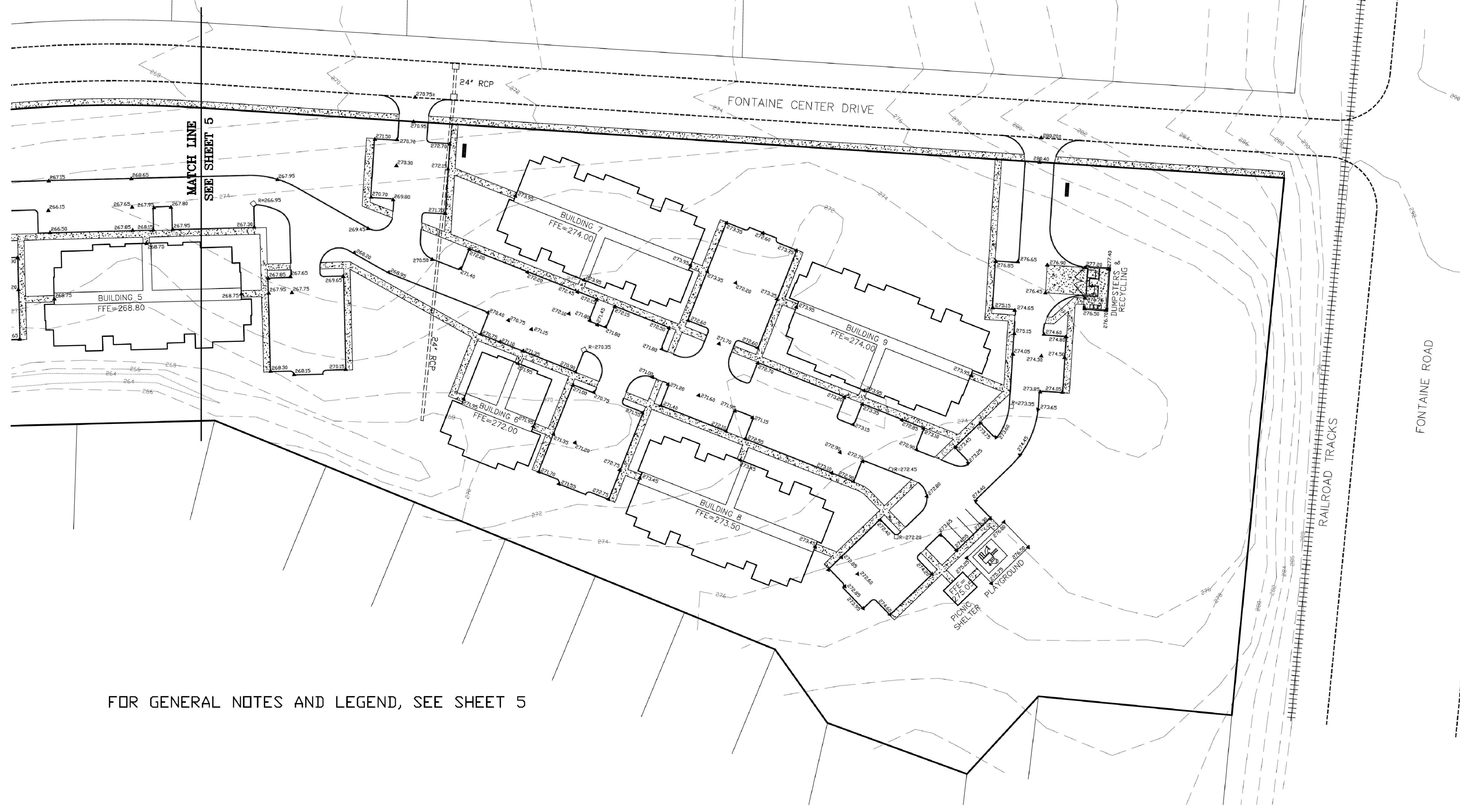
SANCTUARY LENDING
LOCATED AT
FONTAINE CENTER DRIVE
COLUMBIA, SOUTH CAROLINA

SCALE:	1"=40'
JOB NO.	2502
DESIGNED BY:	TPH
DRAWN BY:	TPH
CHECKED BY:	TPH
DATE:	06/19/25
REVISION:	

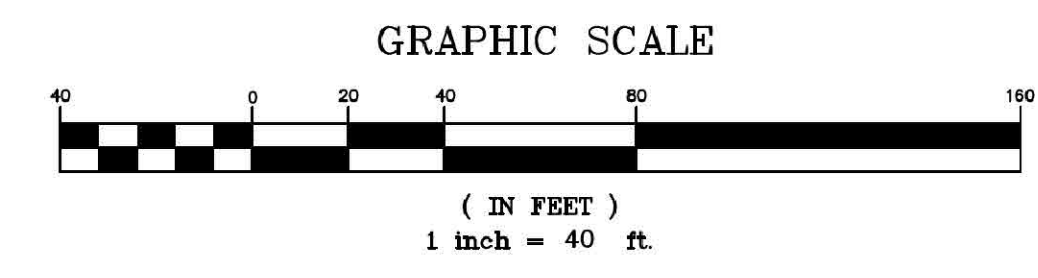
SHEET NUMBER:
5 OF 10



VICINITY MAP



FOR GENERAL NOTES AND LEGEND, SEE SHEET 5



PRELIMINARY GRADING PLAN

SANCTUARY LANDING

LOCATED AT

FONTAINE CENTER DRIVE

COLUMBIA, SOUTH CAROLINA

SCALE: 1"=40'

JOB NO. 2502

DESIGNED BY: TPH

DRAWN BY: TPH

CHECKED BY: TPH

DATE: 06/19/25

REVISION:

SHEET NUMBER:

6 OF 10

GENERAL NOTES

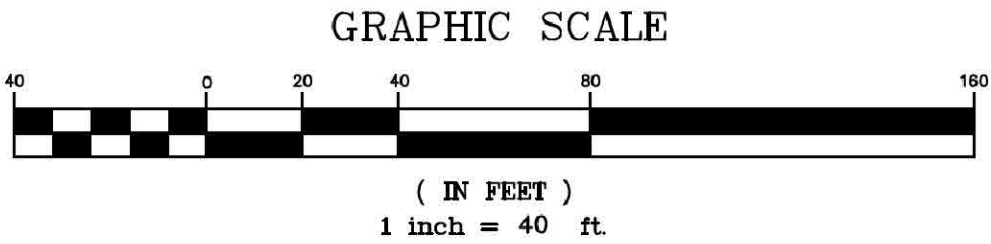
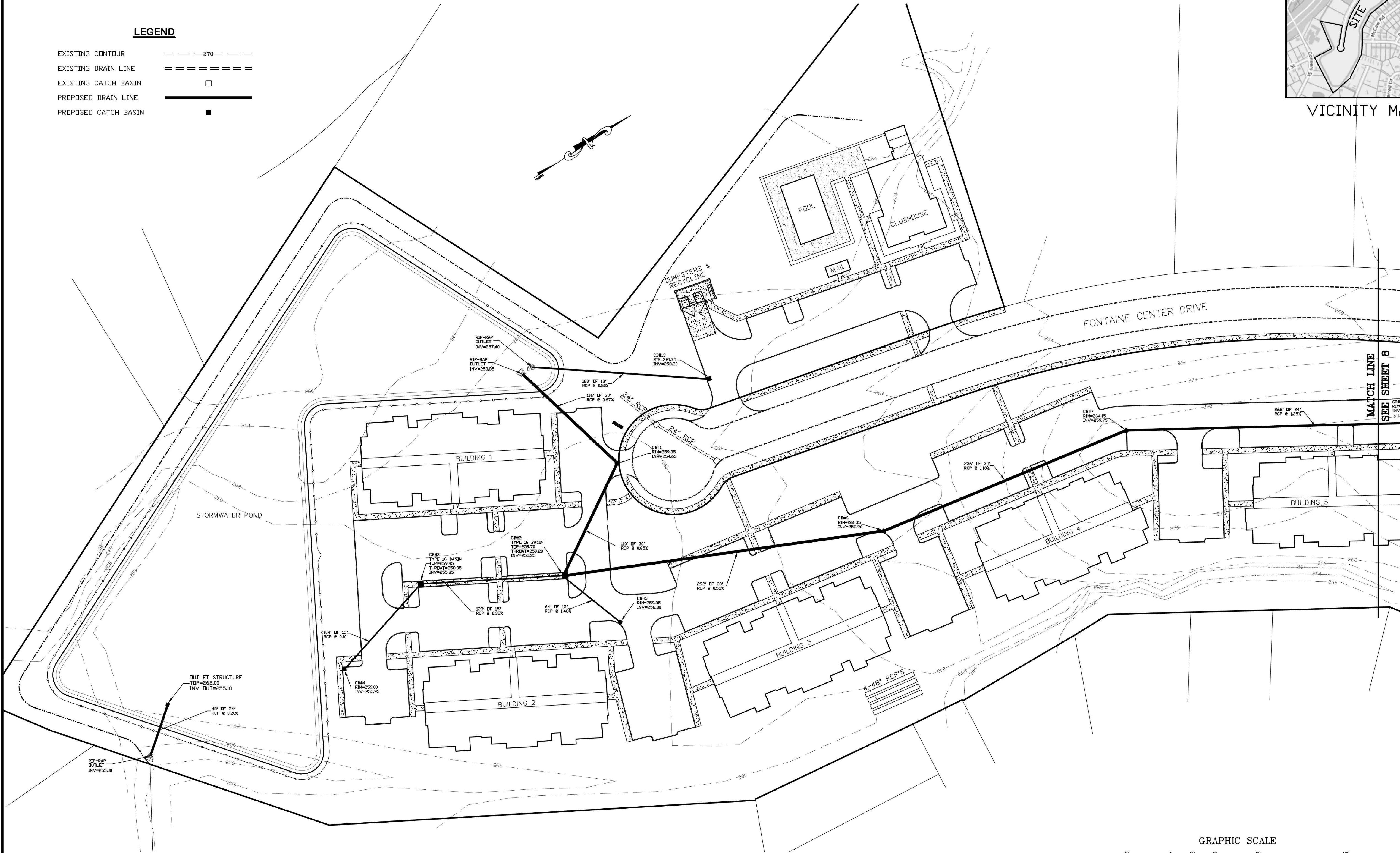
COUNTOURS SHOWN ARE EXISTING COUNTOURS
ADDITIONAL YARD DRAINS (NOT SHOWN) WILL
BE USED TO PICK UP RUNOFF AROUND BUILDING

LEGEND

- EXISTING CONTOUR
EXISTING DRAIN LINE
EXISTING CATCH BASIN
PROPOSED DRAIN LINE
PROPOSED CATCH BASIN



VICINITY MAP



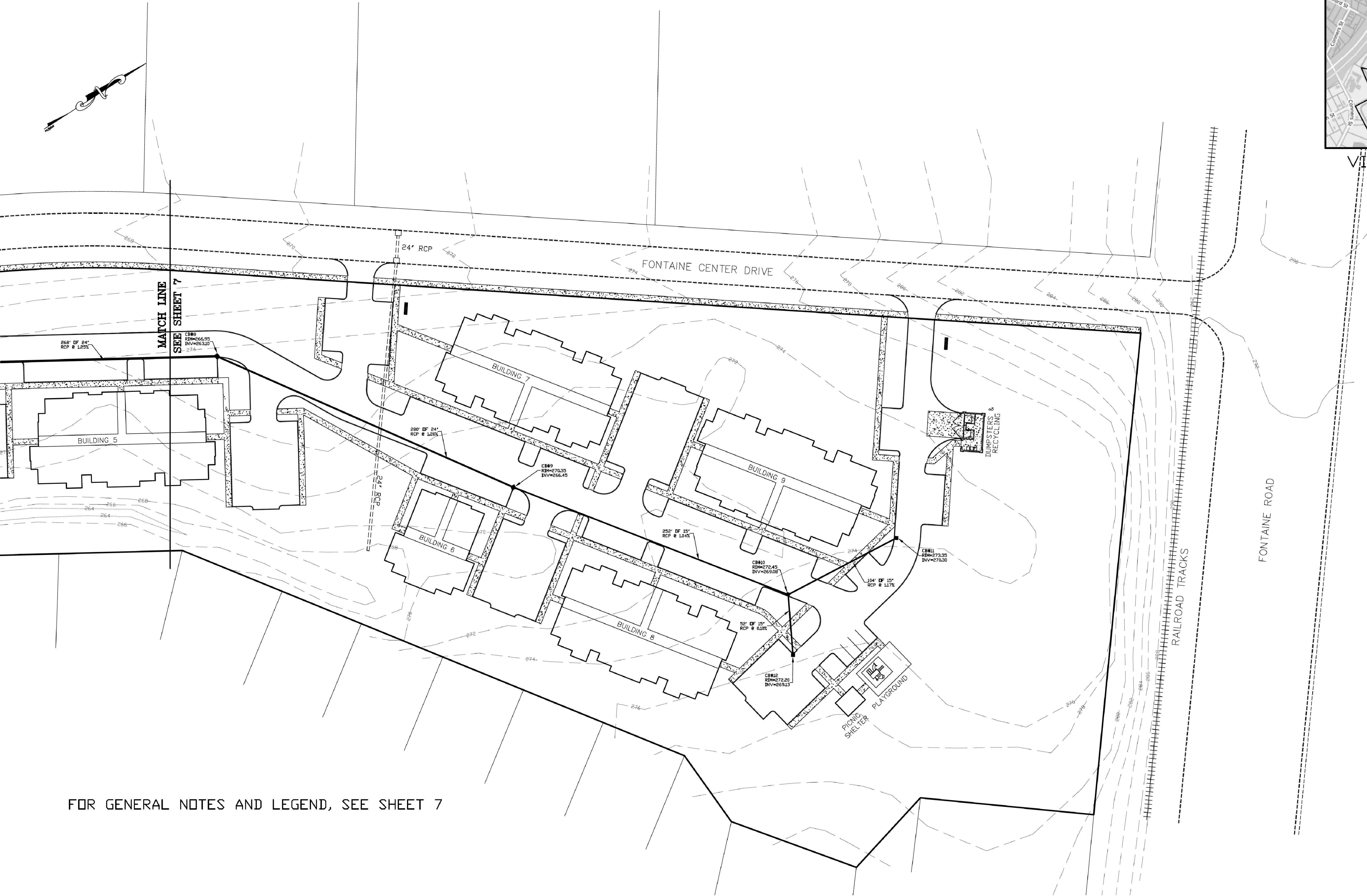
PRELIMINARY DRAINAGE PLAN
SANCTUARY LANDING
LOCATED AT
FONTAINE CENTER DRIVE
COLUMBIA, SOUTH CAROLINA

SCALE: 1"=40'
JOB NO. 2502
DESIGNED BY: TPH
DRAWN BY: TPH
CHECKED BY: TPH
DATE: 06/19/25
REVISION:

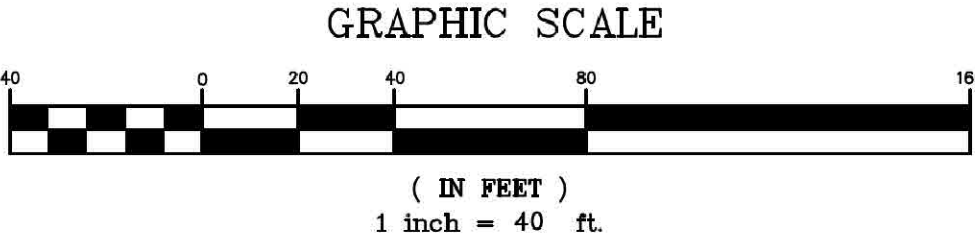
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7 OF 10



VICINITY MAP



FOR GENERAL NOTES AND LEGEND, SEE SHEET 7



PRELIMINARY DRAINAGE PLAN

SANCTUARY LANDING
LOCATED AT
FONTAINE CENTER DRIVE
COLUMBIA, SOUTH CAROLINA

SCALE:	1"=40'
JOB NO.	2502
DESIGNED BY:	TPH
DRAWN BY:	TPH
CHECKED BY:	TPH
DATE:	06/19/25
REVISION:	

SHEET NUMBER:
8 OF 10

LEGEND

EXIST. SANITARY SEWER LINE	SS	SS
EXIST. MANHOLE		⊙
EXISTING WATER LINE		—V—
EXISTING FIRE HYDRANT		⊕
EXIST. VALVE		⋈
EXISTING OVERHEAD ELECTRIC, COMMUNICATIONS & TV LINES		DHP
EXISTING UNDERGROUND ELECTRIC, COMMUNICATIONS & TV LINES		ECTV
EXISTING POWER POLE		⊙PP
PROPOSED SANITARY SEWER LINE		—
PROPOSED SANITARY SEWER MANHOLE		●
PROPOSED SEWER SERVICE LINE		—
PROPOSED CLEANOUT		—CD
PROPOSED WATER LINE		—
PROPOSED VALVE		⋈
PROPOSED FIRE HYDRANT		⊕
PROPOSED ELECTRIC, COMMUNICATION & TV LINES		—
PROPOSED ELECTRIC, COMMUNICATION & TV ENCLOSURES		■

GENERAL NOTES

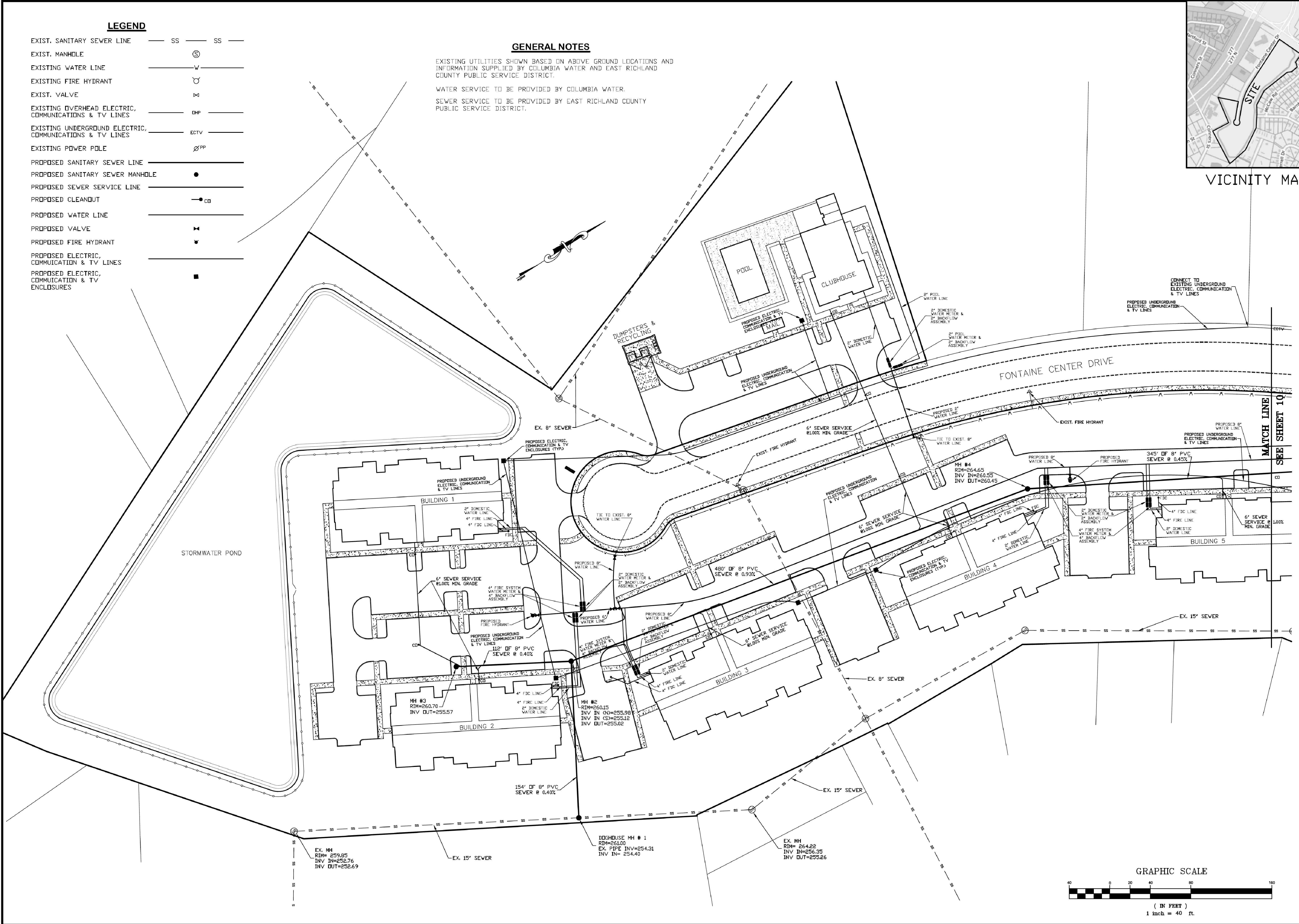
EXISTING UTILITIES SHOWN BASED ON ABOVE GROUND LOCATIONS AND INFORMATION SUPPLIED BY COLUMBIA WATER AND EAST RICHLAND COUNTY PUBLIC SERVICE DISTRICT.

WATER SERVICE TO BE PROVIDED BY COLUMBIA WATER.

SEWER SERVICE TO BE PROVIDED BY EAST RICHLAND COUNTY PUBLIC SERVICE DISTRICT.



VICINITY MAP

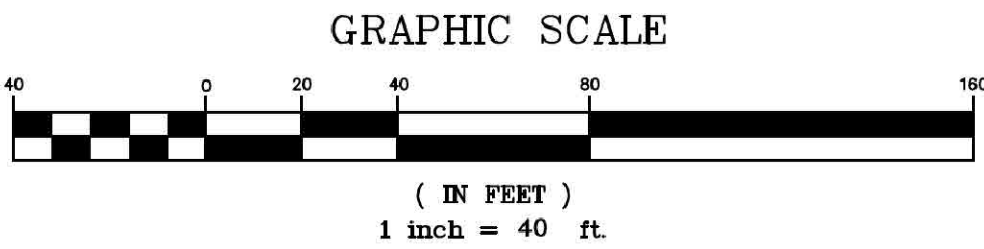


PRELIMINARY UTILITY PLAN

SANCTUARY LANDING
LOCATED AT
FONTAINE CENTER DRIVE
COLUMBIA, SOUTH CAROLINA

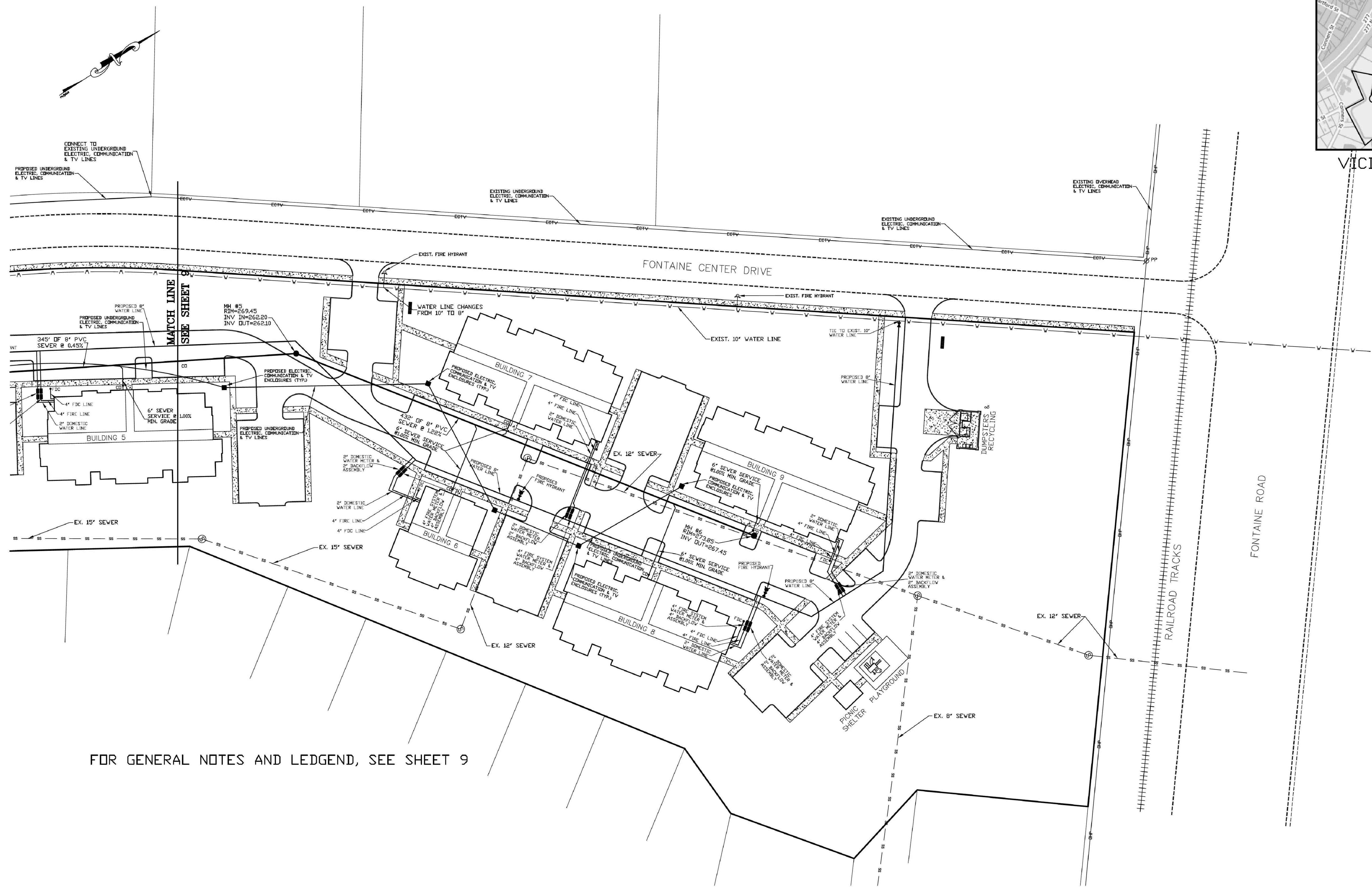
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JOB NO.	2502
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REVISION:	

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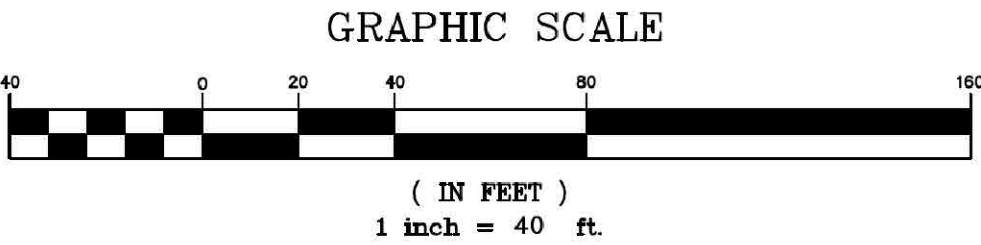




VICINITY MAP



FOR GENERAL NOTES AND LEDGEND, SEE SHEET 9



PRELIMINARY UTILITY PLAN

SANCTUARY LANDING

LOCATED AT

FONTAINE CENTER DRIVE

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SHEET NUMBER:

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