



## PLANNING COMMISSION

November 6, 2017 at 5:15pm

City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

### ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

**1215 Mason Road, 1307 Mason Road, 4.37 acres N/S Mason Road, 3.88 acres Denton  
Road, and NX1028 Woodale Circle;**

**TMS# 11813-01-01, 11813-01-02, 11809-01-14, 11809-01-15, 11809-01-16, and 11809-01-66**

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Council District: 1

Proposal: Request recommendation to annex, assign land use classifications of Urban Edge Community Activity Center (UEAC-1), Urban Edge Mixed Residential (UEMR), and Urban Edge Residential-Small Lot (UER-1), and assign zoning of Planned Unit Development-Large Scale (PUD-LS). The property is currently classified as Mixed Residential-High Density with a portion within a Community Activity Center node and zoned RS-HD and RU by Richland County.

Applicant: WAT Properties, Inc., of Columbia

Staff Recommendation: Approval with conditions

PC Recommendation: 11/06/2017; Pending

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** ~68.99 acres  
**Current Use:** Vacant and Residential Land  
**Proposed Use:** Commercial and Residential  
**Reason for Annexation:** Municipal Services  
**Urban Service Area:** Secondary Area  
**Current Richland County Land Use:** Mixed Residential-High Density; a portion of the property also falls within a Community Activity Center  
**Proposed Land Use Classifications:** Urban Edge Community Activity Center (UEAC-1), Urban Edge Mixed Residential (UEMR), and Urban Edge Residential-Small Lot (UER-1)  
**Current Richland County Zoning:** RS-HD and RU  
**Proposed Zoning:** Planned Unit Development-Large Scale (PUD-LS)  
**Census Tract:** 106

#### PLANS, POLICIES, AND LAND USE

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##### *Urban Service Area*

Subject parcel is in a "Secondary Area" as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will be needed to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

#### *The Columbia Plan 2018: Comprehensive Plan Land Use Classification*

Staff recommends that the subject property be designated as a mix of Urban Edge Community Activity Center (UEAC-1), Urban Edge Mixed Residential (UEMR), and Urban Edge Residential-Small Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map as shown on the attached map.

#### Urban Edge Community Activity Center (UEAC-1)

Urban Edge Community Activity Centers are small to medium scale, mixed-use activity centers with community-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for apportion of the City, typically a 3-5 mile radius or drive distance. These activity centers are found in the outer areas of the City, frequently near highway interchanges, and are subdivided from large, undeveloped tracts or as redevelopment of larger commercial sites. They typically are found at major intersections of major corridors and may occupy all quadrants of the intersection.

#### Primary Types

- Small and Medium Business/Employment (excl. Flex)
- Multi-family Small and Medium Mixed-use

#### Secondary Types

- Small and Medium Multi-family
- Small and Medium Flex

#### Tertiary Types

- Civic/Institutional
- Single-family Attached
- Large Format Commercial
- Cemeteries & Mausoleums

#### Urban Edge Mixed Residential (UEMR)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods within a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

#### Primary Types

- Single-family Detached

#### Secondary Types

- Single-family Attached

- Two-family
- Three-family
- Multi-family Small and Medium

Tertiary Types

- Small Format Business Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

Urban Edge Residential – Small Lot (UER-1)

Urban Edge Residential Small Lot neighborhoods account for a significant portion of the City’s existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.

Primary Types

- Single-family Detached

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

*Existing Neighborhood, Small Area, Community, and/or Corridor Plans*

The subject property is covered by the *Walkable 29203: Pedestrian Master Plan (2017)*. The Plan makes broad policy recommendations for the entire 29203 zip code, as well as specific policy and infrastructure recommendations within and adjacent to the North Main and Crane Creek planning areas. Within close proximity to the subject property, the plan recommends sidewalk infill along Mason Road from Sinclair Drive to Weston Avenue, with an unsignalized intersection improvement at Colony Drive and Mason Road (pg. 95). Area-wide, the Plan recommends improving the streetscape for pedestrian use to combat perceptions of crime (pg. 117).

**PROPOSED ZONING DISTRICT SUMMARY**

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The parcel is currently zoned RS-HS and RU by Richland County. Surrounding parcels within the City of Columbia are currently zoned D-1 to the South. Surrounding parcels in unincorporated Richland County are zoned RU to the North, RS-HD to the West and M-1 to the East.

The proposed City of Columbia zoning district is Planned Unit Development-Large Scale.

Planned Unit Development-Large Scale (PUD-LS)

- (a) Intent. The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties

at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) Types of districts. Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

- (1) PUD-R Planned Unit Development—Residential. The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.
- (2) PUD-C Planned Unit Development—Commercial. The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.
- (3) PUD-LS Planned Unit Development-Large Scale. The PUD-LS is intended for applicant with parcels in excess of 25 acres.

(c) Design and planning features. The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

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#### STAFF RECOMMENDATION

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Staff recommends that Planning Commission approve a resolution recommending the assignment of a mix of Urban Edge Community Activity Center (UEAC-1), Urban Edge Mixed Residential (UEMR), and Urban Edge Residential – Small Lot (UER-1) future land use classifications, as shown on the attached map, at the time of annexation.

Staff recommends the Planning Commission recommend to City Council the assignment of Planned Unit Development-Large Scale (PUD-LS) zoning, with the following conditions incorporated into the PUD document, at the time of annexation.

The following conditions must be incorporated into the PUD document **prior to City Council review**:

1. Revise page 1.10, subsection 10. Streets, as shown in red below:  
All streets shall comply with the latest adopted version of the City of Columbia Street Design Standards and shall be designed to accommodate emergency and garbage collection vehicles. The Planning and/or Zoning Administrator shall have the administrative option to adjust the street design requirements by 10%. However, the primary collector road (Road A) will have a minimum eighty-eight (88) foot right-of-way. The secondary road (Road B) will have a minimum eighty-two (82) foot right-of-way. The residential scale roads will have a minimum thirty-four (34) foot right-of-way.  
All sidewalks and pedestrian pathways shall comply with the latest adopted version of the City's engineering standards; this shall include the provision of a vegetative buffer between vehicular travel and all pedestrian pathways. Sidewalks provided internal to the development shall be linked into the existing sidewalk network external to the development. In addition, a sidewalk will be provided along the entire length of the Mason Road frontage of the PUD. This sidewalk will connect into the existing sidewalk network along North Main, and will provide for connections to the internal sidewalk network where it is proposed to exit onto Mason Road.
2. Revise drawings on pages 5.3, 5.4, and 5.5 to show sidewalks along Mason Road as well as connections to the sidewalks along Mason Road (proposed) and North Main Street (existing). An eight foot (8' buffer) between sidewalks and roadways must be provided for, as per City standards.
3. Revise drawings on pages 6.3 and 6.4 to show the sidewalks buffered against the roadways; sidewalks are currently shown directly adjacent to/inside of the roadway. An eight foot (8' buffer) between sidewalks and roadway must be provided for, as per City standards.

4. Revise the “Neighborhood Typical” cross section on page 7.1 to reflect an eight foot (8’) buffer between the sidewalk and the roadway, as per City standards.
5. Revise the “Road B Typical” cross section on page 7.1 and the “Road A Typical” cross section on page 7.2 to reflect an eight foot (8’) buffer between the sidewalk and the roadway, as per City standards.



03/07/2011

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# Future Land Use Map

1215 Mason Rd, 1307 Mason Rd, 17.7 acres N/S Mason Rd, 4.73 acres Denton Dr, 3.88 acres Denton Dr and NX1028 Woodale Cir; TMS# 11813-01-02, 11809-01-16, 11813-01-01, 11809-01-15, 11809-01-14 and 11809-01-66; Existing FLU: Mixed Residential-High Density, partially in Community Activity Center; Proposed FLU: UEAC-1, UEMR and UER-1

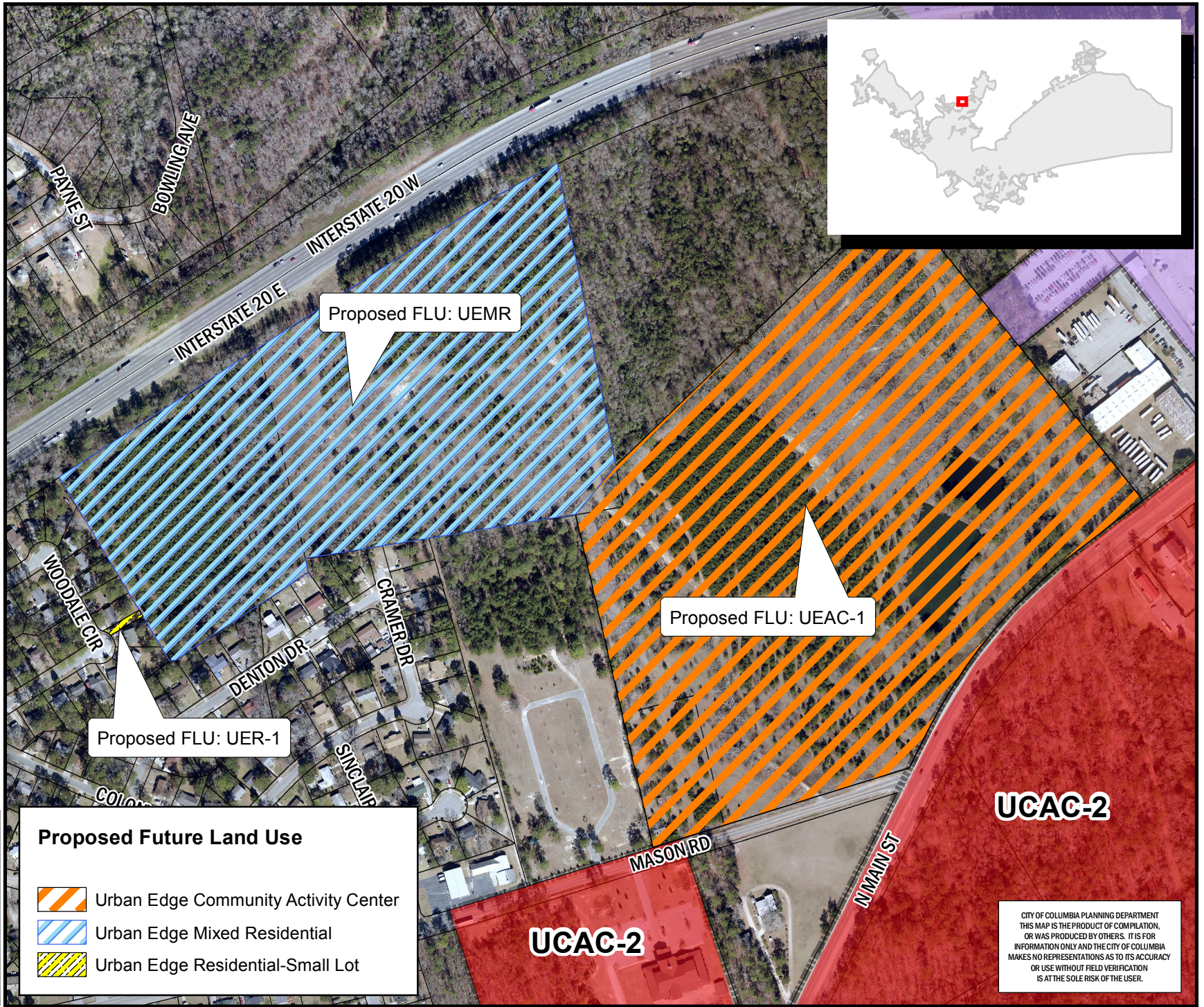
Department of Planning & Development Services

**Legend**

- CITY LIMITS
- PARCELS
- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

N

0 100 200 400 Feet



ORIGINAL PREPARATION/DATE:  
This map was prepared by:  
Shane Shaughnessy  
October 2, 2017



**Proposed Future Land Use**

- Urban Edge Community Activity Center
- Urban Edge Mixed Residential
- Urban Edge Residential-Small Lot

CITY OF COLUMBIA PLANNING DEPARTMENT  
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MAKES NO REPRESENTATIONS AS TO ITS ACCURACY  
OR USE WITHOUT FIELD VERIFICATION  
IS AT THE SOLE RISK OF THE USER.

\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

# Zoning Map

1215 Mason Rd, 1307 Mason Rd, 17.7 N/S Mason Rd, 4.73 acres Denton Dr, 3.88 Denton Dr and NX1028 Woodale Cir; TMS# 11813-01-02, 11809-01-16, 11809-01-16, 11809-01-15, 11809-01-14 and 11809-01-66;  
Existing Zoning: RU and RS-HD, Proposed Zoning: PUD-LS

Department of Planning & Development Services

**Legend**

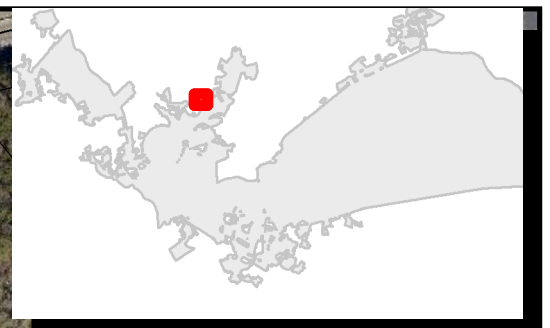
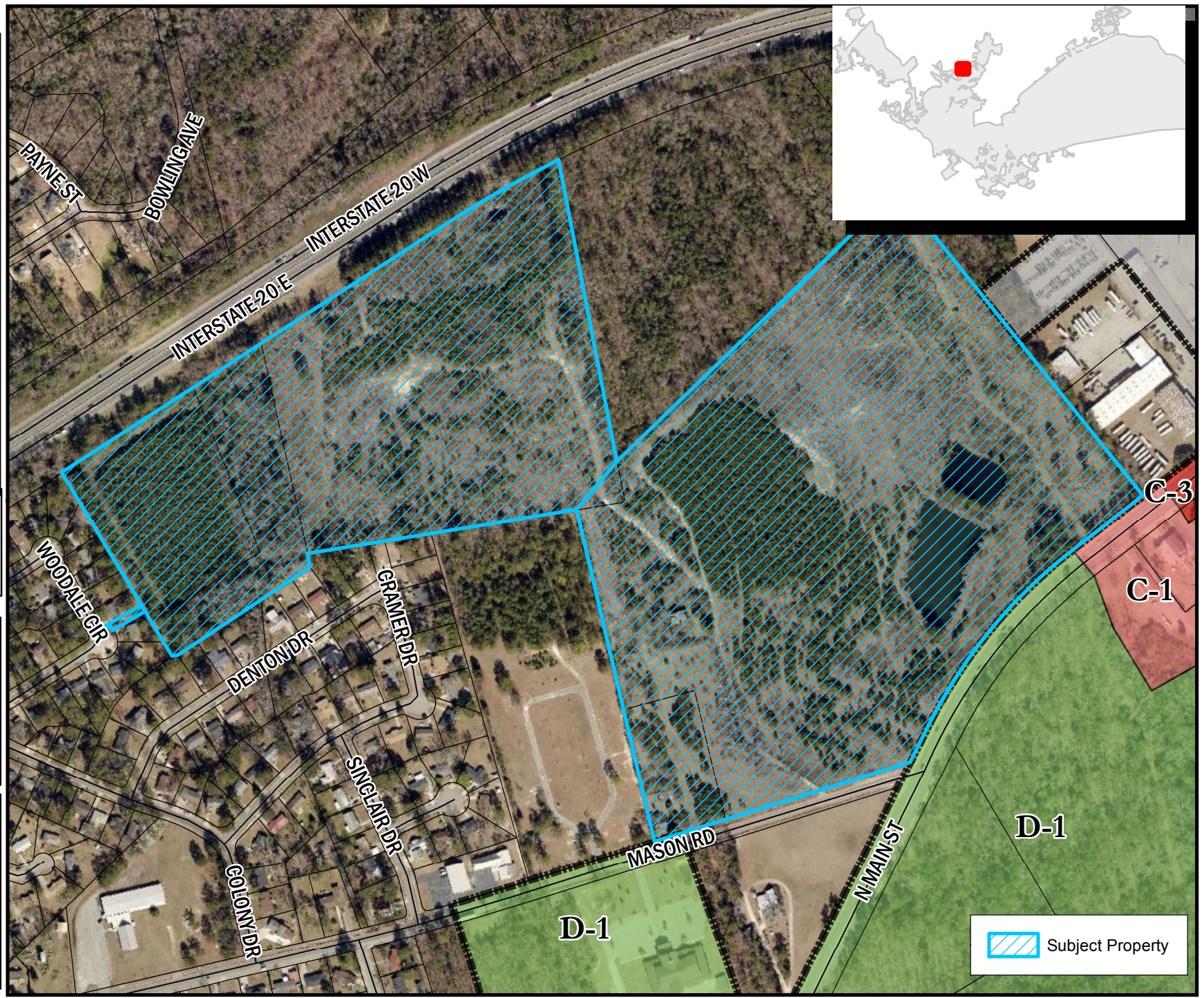
CITY LIMITS  
PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 75 150 300 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Shane Shaughnessy  
October 2, 2017

**DISCLAIMER:**  
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Subject Property



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# Azurest on Heritage Creek Mixed-Use Development PUD Application and Review Narrative

Submitted by Brownstone  
October 20, 2017



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Traffic Impact Study Executive Summary – Draft	
Preliminary Water and Sewer Demand	

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# PUD Narrative

## A. General

This application narrative for Azurest on Heritage Creek is submitted to request the establishment of a PUD-LS District by amendment to the zoning map. This narrative, in conjunction with the accompanying site plans and other descriptive displays, is submitted to demonstrate that Azurest on Heritage Creek development will help promote economic development; will be in harmony with public interest, and provide for adequate site design, access, and community amenities.

Pursuant to the specific criteria set forth in the Columbia City Code of Ordinance, this application requests establishing specific guidelines, setbacks, and features that aim to define the development as a quality and sustainable neighborhood for the citizens of North Columbia and those who are new to the area.

Azurest on Heritage Creek represents a unique opportunity for a true in-fill development within a five-mile vicinity (12 minute drive) of downtown Columbia. The development is bound to the north by Pepsi Bottling Company and Interstate 20, to the east by North Main St., to the south by Mason Rd. the west by First Calvary Baptist Church and the North 21 Terrace neighborhood. Azurest on Heritage Creek will prove to be a vital asset to the North Main Street Corridor as a potential new destination for the area.

Depending on market response, it is intended for Azurest on Heritage Creek to be comprised of the following development categories:

### Residential

- 70-85 Single-family homes
- 80-95 Townhomes
- 1 Clubhouse
- 1 Assisted/active senior facility

### Recreational

- 1 Multi-use recreational center
- 1 Neighborhood park
- 3-5 Pocket parks and community gardens

### Commercial - Office

- 1-3 Business offices

### Commercial - Retail

- 1-3 Boutique shops (services)
- 4-5 Medical/clinic facilities
- 1-2 Casual dining restaurants
- 3-4 Quick service restaurants

#### Commercial - Specialty

- 1-2 Co-op grocery and hardware store
- 1-2 Convenience store/automotive services
- 1 Banquet hall and pavilion

#### Educational

- 1 School (150-180 students)

#### Hospitality

- 1 Micro hotel (75-100 rooms)

### **B. Pre-Application Conference**

Consistent with the recommendations of the Columbia City Code, the intent to establish a Planned Unit Development has been presented to representatives of the planning commission staff and City of Columbia regulatory officials. In these communications and meetings, conceptual site plans, the preliminary master plan, and an initial PUD draft for Azurest on Heritage Creek were reviewed.

### **C. Application for Amendment of District Classification**

As described more completely herein and in the attached site plan exhibits, this application seeks an amendment to several parcel classifications:

Parcel No.: R11813-01-02 from RU to PUD

Parcel No.: R11809-01-16 from RU to PUD

Parcel No.: R11813-01-01 from RU to PUD

Parcel No.: R11809-01-15 shall remain RS-HD

Parcel No.: R11809-01-66 shall remain RS-HD (access road easement)

Parcel No.: R11809-01-14 shall remain RS-HD

### **D. Site Development Plans**

Six (6) Site Development Plans have been prepared in support of this narrative. Attached and incorporated for reference to this narrative, please find the following Site Plan Development Plans:

1. Copy of the Plat
2. Existing Site Plan and Tree Inventory
3. Proposed Site Development Plan
4. Proposed Landscape Plan
5. Proposed Phasing Plan
6. Proposed Parcel Plan

## **E. Descriptive Statement**

### **1. Legal Description**

Complete legal descriptions are incorporated by reference. As a whole, these five (5) parcels shall remain divided until after annexation, planning and zoning approval are finalized. It is anticipated that a plat consolidation will be completed prior to the start of construction. The following Richland County Tax Map Parcels are the subject of this application:

Tract 1 is a 60.32-acre property      TMS#: R11813-01-02, R11809-01-16,  
R11813-01-01

Tract 2 is a 3.88-acre property      TMS#: R11809-01-15

Tract 3 is a 4.78-acre property      TMS#: R11809-01-14, R11809-01-66

### **LEGAL DESCRIPTION OF TRACT WITH RICHLAND COUNTY TAX MAP NUMBER R11813-01-02**

All that piece, parcel or tract of land, situate, lying and being in the State and County aforesaid, containing seventeen and one-half (17 1/2) acres, more or less and bounded on the north by lands of Jesse Harris and H. C. Monteith; on the east by lands of H. C. Monteith, N.D. Porter (formerly of Zion Society) and lands of Gonzales; on the south by lands of Gonzales and west by lands of Jesse Harris; being the tract of land conveyed to H. C. Monteith by George Fields by his deed dated March 6, 1909 and recorded in the Office of the Clerk of Court for Richland County in Book "AT" of Deeds at page 413.

#### **AND INCLUDING:**

All that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being in the County of Richland, in the State of South Carolina, on the northern side of the paved highway leading from Columbia to Winnsboro (formerly known as the Koon Road), formerly a part of the Estate of Ambrose E. Gonzales, containing 19 acres, more or less and bounded on the Northeast by a roadway which separates said tract from lands of Romanstine and Coleman; on the Northwest by land of Romanstine and on the Southwest by lands of the Estate of Henry Monteith; and on the Southeast by the aforesaid paved highway. Said tract of land is more particularly described and delineated on a plat of survey by J. C. Covington dated June 9, 1941, as follows: Commencing as a point 20 feet from the center of the paved highway leading from Columbia to Winnsboro where said land corners with the lands of the Estate of Henry Monteith; thence North 27 1/2° West, 1235 feet to a gum tree; thence North 43° East, 613 feet to a stake; thence South 36

3/4° East, 1213 feet along a roadway to a stake 20 feet from the center of the aforesaid paved highway; thence in a Southwesterly direction 830 feet to the point of beginning.

Both parcels being more recently shown on a plat prepared for WAT Properties, Inc., of Columbia by Inman Land Surveying Company, Inc., dated December 18, 2014, to be recorded in the ROD Office for Richland County. Reference being made to most recent plat of record.

Derivations as follows:

1. This being the same property conveyed to Rachel Eleanor Petty, Wilma Elizabeth Prince, Dianne Louise Bailey, Henry Clarence Monteith, and the Estate of Frank Hull Monteith, Jr., by the will of Frank Hull Monteith, Sr. who estate is probated in the Richland County Probate Court 83-ES-40-00671 and by the will of their mother Susie Elizabeth Monteith in Estate file 05ES401219. (This being the 1/5th interest conveyed to Frank Hull Monteith, Sr. from the Estate of Rachel E. Monteith, probate file no. 93-ES-40-00-152).
2. This being the a portion of the same property conveyed to Richard Monteith, Henri Dobbins Monteith and Sharon Rebecca Monteith by deed from the Estate of Rachel Rebecca Monteith recorded in the ROD Office for Richland County in Deed Book D100 at page 355 and in Probate Court File No. 1993ES40 00453; thence, the interest of Richard Monteith being conveyed to Rose M. Monteith, Richard Monteith, Charles Monteith and Henrie Monteith by Deed of Distribution from the Estate of Richard Monteith dated April 23, 2003 and recorded in the ROD Office for Richland County on April 23, 2003 in Book 784 at page 3280; thence the interest of Henrie Denise Monteith being conveyed to Rose M. Monteith by Deed of Distribution from the Estate Henrie Denise Monteith dated May 23, 2014 and recorded in the ROD Office for Richland County on May 23, 2014 in Book 1947 at Page 3072. (This being the 1/5th interest conveyed to Estate of Rachel Rebecca Monteith from the Estate of Rachel E. Monteith, probate file no. 93-ES-40-00-152).
3. This being the same property conveyed to Mary E. McDade, Alma W. Smith and Nancy C. Francis by Deed of Distribution from the Estate of Emma M. Wheeler dated April 28, 2004 and recorded in the ROD Office for Richland County on October 12, 2005 in Book 1109 at Page 352. (This being the 1/5th interest conveyed to Emma M. Wheeler from the Estate of Rachel E. Monteith, probate file no. 93-ES-40-00-152).
4. This being a portion of the same property conveyed to Charles Monteith, Vera M. Monroe, Colleen M. Nelson, Jeffrey Monteith, Janet Crockett, Michael Daniels Hall, April Hall Barber, Vincent Hall, and Errol Dobbins Hall by deed from Vera M. Monroe, Martha Monteith, Charles W. Monteith and Carolina First Bank, as Trustees of the H. D. Monteith Family Trust dated November 16, 2006 and recorded in the ROD Office for Richland County on December 14, 2006 in Book 1262 at page 3332. Thence the

interest of Errol Dobbin Hall being conveyed to Bobra C. Wright by Deed of Distribution from the Estate of Errol Dobbin Hall dated December 18, 2013 and recorded in the ROD Office for Richland County on December 18, 2013 in Book 1916 at Page 580. Thence the interest of Vera M. Monroe being conveyed to Jimmie F. Monroe, Jimmie Forrest Monroe, Jr., David Lawrence Monroe, and Christian Dobbins Monroe by Deed of Distribution from the Estate of Vera M. Monroe dated July 10, 2014 and recorded in the ROD Office for Richland County on July 10, 2014 in Book 1957 at page 3506. Thence the interest of Charles Walton Monteith, Sr., being conveyed to Delores C. Monteith by Deed of Distribution from the Estate of Charles Walton Monteith, Sr., dated February 24, 2014 and recorded in the ROD Office for Richland County on February 26, 2014 in Book 1928 at Page 937. (This being the 1/5th interest conveyed to Modjeska M. Simkins from the Estate of Rachel E. Monteith, probate file no. 93-ES-40-00-152).

Property Address: 1307 Mason Road, Columbia SC 29203

**LEGAL DESCRIPTION OF TRACT WITH RICHLAND COUNTY TAX MAP NUMBER R11809-01-16**

All that certain piece, parcel or tract of land, with improvements thereon, if any, containing seventeen and three-quarter (17.75) acres, more or less, situate, lying and being on the north side of Mason Road, in the County of Richland, State of South Carolina, and being bounded as follows: On the north by public road (I-20), on the east by lands of Romanstine and Monteith; on the south by lands of John P. Thomas, lands of Monteith and lands of Dreher, and on the west by lands of John Taylor, and being shown on plat recorded in the Office of the Clerk of Court for Richland County in Plat Book "J", at page 14. Being more recently shown on a plat prepared for WAT Properties, Inc., of Columbia by Inman Land Surveying Company, Inc., dated December 18, 2014, to be recorded in the ROD Office for Richland County. Reference being made to most recent plat of record.

This being the same property conveyed to Susie E. Monteith by Frank H. Monteith by deed dated March 4, 1954 and recorded in the ROD Office for Richland County in Book 129 at page 38; thence being conveyed to Henry C. Monteith, Dianne L. Bailey, Wilma M. Prince and Rachel M. Petty by Deed of Distribution from the Estate of Susie Elizabeth Monteith dated May 30, 2007 and recorded in the ROD Office for Richland County on February 19, 2015 in Book 2006 at Page 2179.

Property Address: 17.7 acre N/S Mason Road, Columbia SC 29203

**LEGAL DESCRIPTION OF TRACT WITH RICHLAND COUNTY TAX MAP NUMBER R11813-01-01**

All that certain piece, parcel or tract of land, containing two (2) acres, situate, lying and being near the western side of Koon Road, about five (5) miles from the City of Columbia, State of South Carolina, County of Richland, and bounded on the North by



lot of R. E. Monteith; on the East by land of Henry Monteith; on the South by Public roadway and on the East by land of J.P. Thomas. Being more recently shown on a plat prepared for WAT Properties, Inc., of Columbia by Inman Land Surveying Company, Inc., dated December 18, 2014, to be recorded in the ROD Office for Richland County. Reference being made to most recent plat of record.

This being the same property conveyed to Henry C. Monteith, Frank H. Monteith Jr., Dianne L. Bailey, Wilma M. Prince and Rachel M. Petty by Deed of Distribution from the Estate of Susie Elizabeth Monteith dated May 30, 2007 and recorded in the ROD Office for Richland County on February 12, 2015 in Book 2005 at Page 97.

Property Address: 1215 Mason Road, Columbia SC 29203

**LEGAL DESCRIPTION OF TRACT WITH RICHLAND COUNTY TAX MAP NUMBER R11809-01-15**

All that certain piece, parcel or tract of land with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and designated as Tract "B", containing 3.88 acres, more or less, on a plat prepared for E.D. Sauls Construction Co., by Collingwood Surveying, Inc. dated October 13, 2012, and recorded in Record Book "1820" at page 192 in the ROD Office for Richland County.

This being the same property conveyed to Thurman B. Sauls, Dionne R. Sauls and Cynthia S. Minion by deed from E.D. Sauls Construction Co., dated December 30, 2012 and recorded in the ROD Office for Richland County on December 31, 2012 in Book 1824 at Page 2361.  
3.88 ac. off Denton Drive

**LEGAL DESCRIPTION OF TRACT WITH RICHLAND COUNTY TAX MAP NUMBER R11809-01-14**

All that certain piece, parcel or tract of land with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and designated as Tract "A", containing 4.73 acres, more or less, on a plat prepared for Terraceway Service Co., Inc. by Collingwood Surveying, Inc. dated October 13, 2012, and recorded in Record Book "1820" at page 192 in the ROD Office for Richland County.

This being the same property conveyed to Thurman B. Sauls, Dionne R. Sauls and Cynthia S. Minion by deed from E.D. Sauls Construction Co., dated December 30, 2012 and recorded in the ROD Office for Richland County on December 31, 2012 in Book 1824 at Page 2346.  
4.73 ac off Denton Drive

**LEGAL DESCRIPTION OF TRACT WITH RICHLAND COUNTY TAX MAP NUMBER R11809-01-66**

All that certain piece, parcel or tract of land, with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being designated as “Access Road” as shown on a plat of North Twenty-One Terrace, by McMillan Engineering Company, dated May 25, 1970 and recorded in Plat Book “X” at page 1270 in the RMC Office for Richland County; said plat being incorporated herein by reference for the metes, bounds and measurements as well as any other matters or things as may be shown thereon.

This being the same property conveyed to Thurman B. Sauls, Dionne R. Sauls and Cynthia S. Minion by deed from E.D. Sauls Construction, Co., dated December 30, 2012 and recorded in Record Book 1824 at Page 2364 in the ROD office for Richland County.

**2. Project Data**

Consistent with the attached proposed site development plan, the following is a description and renderings of the proposed single-family attached, townhomes and commercial lots that will construct in order to meet the requirements of Azurest on Heritage Creek, which will follow the parameters described below. Final approval of the plans and elevations will be sought from the City of Columbia Planning and Development Review Team.

Total PUD-LS Site Size:	68.99 acres
Total devoted to commercial:	29.43 acres, 43%
Total devoted to residential:	25.38 acres, 37%
Total devoted to open space:	14.06 acres, 20%

**F. Declaration of Covenants, Conditions and Restrictions**

A Declaration of Covenants, Conditions, Restrictions, and Easements for Azurest on Heritage Creek development will be filed. The precise language and scope of such covenants have not yet been prepared. However, it is anticipated that such covenants will provide a definition of Owner, Property, Lot, Declarant, Common Properties, Association, outline for an Architectural Review Board and similar terms for the purpose of establishing voting rights of every owner of a lot and/or unit and the calculation of assessments.

Every owner, in addition to voting rights, will be subject to a lien for assessments for the maintenance of common areas in the development, architectural control, use restrictions, and related and required general conditions and requirements. Home occupations and tenants may be permitted in accordance with City Code.

The internal streets of the development will be privately owned by the development association perpetually and recorded as a deed restriction on all conveyances. Utility easements will be granted within the development along the private road and otherwise as required by the City of Columbia.

### **G. Site Design Objectives**

The principal objective of Azurest on Heritage Creek site design seeks to balance sustainable community planning principles against the surrounding suburban communities. The site design responds to the desire of the local community to stimulate economic opportunity, take advantage of the Interstate 20 daily traffic volume and build upon the City's desire to grow the North Main St. Corridor. A mixture of recreational, commercial retail, residential and green space and outdoor amenities will create a destination and supports the goal of sustainable community.

Ecological sustainability: natural systems and built structures protect habitats, create a healthy environment and encourage energy efficiency.

Social sustainability: a sense of community is provided for all residents from various socio-economic backgrounds and support basic health and human service needs.

Economic sustainability: Ensure a strong economy that is able to support the community while not compromising the environment in which they live.

#### **1. Site Layout**

Due to the configuration of the property, the site organized around a centrally located round about that allows for continual and controlled traffic flow. In addition, the site has been divided into public use and private use areas that are linked with green spaces, sidewalks, pocket parks, tree lined streets and trails that supports convenient access throughout the community.

#### **2. Crane Creek**

A portion of Crane Creek meanders along the eastern segment of the development site. The creek will be left in its natural state except for where a new road is anticipated. At this location, a concrete culvert is anticipated to bridge over the creek. Any off-street parking lots that are near or adjacent to the creek will be designed around the creek to keep it natural.

### **3. Stormwater Management**

Throughout the development, retention areas and rain gardens will be designed to filter and retain rain runoff. Green spaces and pocket parks will be used for active and passive recreation, including walking paths, playgrounds and picnic areas.

### **4. Existing Ponds**

The historic significance of the two ponds reinforces the need for them to be a focal point and feature of the development. The ponds will be repurposed for some storm water run-off retention, fishing, and leisure. It is envisioned that they will be equipped with waterfall circulation pumps and lights.

### **5. Protection of Grand Trees**

The tree inventory conducted for the preparation of the request identifies particular grand and protected trees. Every effort will be made to preserve these trees as individual parcels are improved. A tree survey will be required prior to improving individual plots.

### **6. Monteith Monument**

One key feature of the development will be Monteith Monument. The monument is envisioned to be a significant landmark for the North Columbia Corridor as Azurest on Heritage Creek will be the new social, residential, retail and economic catalyst for the area. The actual monument structure has not been specifically determined at this time. Historically and more importantly, the element will serve to honor the Monteith family for their sacrifices during the Civil Rights Movement, educational contributions to the local school district and for the Monteith School in Columbia. The element may be located in or near the round about and it may be within its own development parcel.

### **7. Community Park**

Centrally located on the site and adjacent to the round about is the Community Park. A large green space is designed into the master plan for festivals, movies in the park, block parties, music venues, celebrations and a general public use. By closing a portion of Road B, the two section of the park can be connected to provide space for larger venues that link Parcels 3 and 5. A community stage is planned to be located in the park.

### **8. Commercial District Parking**

Parking for the Commercial District will be based on total gross building square footage. Parking counts per building use shall follow the latest adopted version of the City of Columbia Code of Ordinance for Off-Street Parking and Loading Facilities

Division 10 and 13; however, the Planning and/or Zoning Administrator shall have administrative privilege to increase or decrease parking requirements by 15%. Parking Driveways and parking areas will be paved with asphalt, concrete, concrete strips, or brick pavers. Adequate turning radius from the street into driveways or parking areas shall be provided.

Shared parking will be allowed within the Commercial District with approval from the City Traffic Engineer and Zoning Administrator. Maximum parking shall be determined by peak and off-peak demand.

### **9. Residential District Parking**

A minimum of two off-street parking spaces will be allowed for each residence and parking at the clubhouse will be based on a total gross building square footage; however, the Planning and/or Zoning administrator shall have administrative privilege to increase or decrease parking requirements by 15%. Driveways and parking areas will be paved with asphalt, concrete, concrete strips, or brick pavers. Tire ribbons are encouraged, but not mandatory, for use in order to maximize grass in front yards. Adequate turning radius from the street into driveways or parking areas will be provided.

### **10. Streets**

All streets shall comply with the latest adopted version of the City of Columbia Street Design Standards and shall be designed to accommodate emergency and garbage collection vehicles. The Planning and/or Zoning Administrator shall have administrative option to adjust the street design requirements by 10%. However, the primary collector road (Road A) will have a minimum eighty-eight (88) foot right-of way. The secondary road (Road B) will have a minimum eighty-two (82) foot right of way. The residential scale roads will have a minimum thirty-four (34) foot right-of-way.

### **11. Access Roads**

Any necessary access roads shall be contained within an easement. See Easements in this section.

### **12. Permitted Uses**

It is paramount that the sustainable and family-oriented neighborhood character of Azurest on Heritage Creek be maintained. Thus, permitted uses shall comply with the latest adopted version of the City of Columbia Table of Permitted Uses. Facilities or buildings that fall within divisions A, B, C, E, J, tattoo parlors, Drive-In motion picture theaters, racing tracks, alcoholic beverage sales and adult entertainment establishments are not permitted. The Planning and Zoning Administrator, in

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conjunction with the Architectural Review Board, shall carefully review other uses not specifically mentioned here for their appropriateness.

### **13. Signage**

All development signage shall comply with the latest adopted version of the City of Columbia Signage Ordinance; however, the Planning and/or Zoning administrator shall have the administrative option to adjust the requirements by 10%.

### **14. Commercial Setbacks and Building Heights**

The Planning and/or Zoning Administrator shall have the administrative option to allow up to a 15% adjustment in commercial building setbacks. The following guidelines for commercial buildings will apply throughout the development unless otherwise stated:

Front setback is a minimum of thirty (30) feet from lot line

Rear setback is a minimum of thirty-five (35) feet from lot line

End/corner setback is a minimum of fifteen (15) feet from lot line

Side setback is a minimum of five (5) feet from lot line with the exception of commercial retail units. A zero (0) lot line is allowed for a cluster of two (2) or more contiguous commercial retail units.

Commercial building heights shall conform to the latest adopted version of the City of Columbia Code of Ordinance. The Architectural Review Board and Planning and/or Zoning Administrator shall have the administrative option to allow up to a 15% adjustment in building heights.

### **15. Residential Setbacks**

The Planning and/or Zoning Administrator shall have the administrative option to allow up to a 20% adjustment in residential building setbacks. The following guidelines for residential units will apply throughout the development unless otherwise stated:

Front setback is a minimum of twenty (20) feet from lot line

Rear setback is a minimum of ten (10) feet from lot line

End/corner unit setback is a minimum of five (5) feet from lot line

Side setback is a minimum of three (3) feet from lot line with the exception of town homes. A zero lot line is allowed for a cluster of no more than five (5) contiguous townhome units. No administrative adjustments are allowed for side setbacks.

Residential building heights shall conform to the latest adopted version of the Code of Ordinance. The Architectural Review Board and Planning and/or Zoning Administrator shall have the administrative option to allow up to a 10% adjustment in residential building heights.

### **16. Construction Permits**

Construction permits shall be submitted to the Architectural Review Board for review prior to submitting to the City of Columbia Development Center. Permits will be accepted once the landowner has authorized the commencement of construction for a particular parcel or phase.

### **17. Easements**

Prescriptive easements will be provided for the walking trails, access roads, development marquee signs and other areas, as necessary, within the development. Easements shall not exceed fifteen (15) feet in width, with the exception of marquee signs. Their footprint shall not exceed thirty (30) feet in any direction. Should there be a need, an easement may be converted into a parcel. The Architectural Review Board and Zoning Administrator shall approve the conversion.

## **H. Landscaping Objectives**

Landscaping shall conform to the latest adopted version of the City of Columbia Landscape Ordinance. Azurest on Heritage Creek proudly boasts the fact that large existing trees will be preserved in this development. Additionally, the intent is to add at least fifty (50) 2.5" caliper live oak street trees (or similar City of Columbia approved shade tree) and forty (40) 2.5" caliper Leyland Cypress (or similar City of Columbia approved buffer yard tree) for landscaped buffers. The Planning and/or Zoning Administrator shall have the administrative option to allow up to a 20% adjustment in buffer yard requirements based on atypical conditions found during the landscape design process for individual parcels.

A grand tree count will be conducted as the development advances, but prior to improvements commencing on individual parcels.

The tree protection plan for all existing trees that will be incorporated into the development will be in accordance with the latest adopted version of the City of Columbia Landscape Ordinance.

Azurest on Heritage Creek tree protection plan will be given to and adhered to by the grading contractor prior to any site disturbance. Please note the computations below:

**REQUIRED DENSITY FACTOR FOR SITE**

Total Area 68.99 Acres

**Required DFU**

The site will use 20DFS for the residential components and 30DFS for the commercial components

29.43 Acres Commercial 29.43 X 30 Units = 882.90 Units Required

25.38 Acres Residential 25.38 X 20 Units = 507.60 Units Required

14.18 Acres of Open Space, No Units will be required

**Total Units Required: 1,390.50 Units**

**Number of Grand Trees Lost**

There are grand trees located throughout the property. They will be located and preserved where possible. Replacement will be as required by the landscape ordinance.

**Number of Existing >12" DBH Trees Preserved**

There are protected trees located throughout the property, they will be located and preserved where possible. Replacement will be as required by the landscape ordinance.

Total Required Units 1,390.50 Units

Actual DFU from Existing Tree Preservation 4,363.93 Units

DFU from Planted Replacement Trees 470 2.5" Trees = 587.5 units

**Check**

1,390.50 Req. Units – 4,951.43 Proposed & Ex. Units =

**(3,560.93) over requirement**

Landscaping will be adequate to properly complement the recreational buildings, banquet hall buildings, shops, dining facilities, clinic building, pavilion, offices, school, single-family homes, townhomes, and common areas.

At a minimum for all commercial lots, front and side of the buildings shall receive a combination of sod, or groundcover, or foundation shrubbery within a minimum of five (5) feet of the building.

At a minimum for all residential lots, front, side and rear of the building shall receive a combination of sod, groundcover and/or foundation shrubbery within three (3) feet of the building. Six (6) foot tall privacy fencing is anticipated to be used for private lawns in the back of single-family residential buildings.



## **I. Architectural Review Board**

An architectural review board shall be established, and in summary, shall operate as follows:

### **PURPOSE**

The board finds that the physical and architectural character of Azurest on Heritage Creek require special regulation with respect to the design and construction of buildings, structures or sites because of significant historical, cultural, sustainable, social or commercial attributes. In order to promote this goal, an architectural review board is created to review all applications for construction of any building, structure or site within a designated commercial or residential district, prior to the issuance of permits by the City of Columbia Development Center.

### **COMPOSITION**

The board shall be composed of seven (7) members. The members shall consist of two (2) members representing the land owner, two (2) members of the architectural design and development team, two (2) citizens designated by the City Council member who represents District 1 that owns or occupies property in Azurest on Heritage Creek, and one (1) citizen from a neighboring HOA. Members shall hold a four (4) year term or until their successor is appointed and confirmed. Members may be reappointed to succeeding terms.

### **FUNCTIONS, POWERS AND DUTIES**

The board shall:

- a. Adopt by-laws, rules and procedures concerning the operation of the board.
- b. Designate one (1) of its citizen members, or retain the services of a consultant, as its administrative officer to perform administrative functions pursuant to the direction of the board and to draft decisions, findings and orders for consideration by the board.
- c. Utilize the design guidelines when reviewing applications for certificates of appropriateness for the alteration, rehabilitation and construction of buildings, structures and sites within Azurest on Heritage Creek.
- d. Issue certificates of appropriateness for the alteration, rehabilitation or construction of any building, structure or site within Azurest on Heritage Creek.
- e. Advise and assist property owners and other persons and groups, regarding the design guidelines, programs and regulations concerning the district.

Additional board organization guidelines will be developed prior to the commencement of Phase 1 construction.

## **J. Project Concept and Design Objectives**

Plans and elevations will be submitted to the City of Columbia Development Center for approval prior to construction. The following descriptions found in Section 4 are intended to generally describe the design objectives for Parcels 1 through 8 but are not intended to be binding in every element; rather it reflects the scope and goal of the documents that will ultimately be submitted to the Development Center for approval.

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# Development Plan Schedule

The proposed development plan schedule seeks to provide an organized approach for development implementation. Unforeseen factors and market conditions that may impact the listed durations will require schedule adjustment or the redefinition of tasks.

Azurest on Heritage Creek Development  
Tentative Development Plan Schedule  
9/27/17

Task Name	Start Date	End Date	2016				2017				2018				2019				2020				2021				2022				2023				2024				2025			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
<b>Azurest Development Plan</b>	12/05/16	05/28/25	Azurest Dev																																							
Rendering Assignment	12/05/16	01/11/17	Rendering Assignment																																							
Public Input	12/05/16	06/27/17	Public Input																																							
<b>Preliminary Site Plan/Zoning and Annexation</b>	05/18/17	01/08/18	Preliminary Site Plan/Zoning and Annexation																																							
Owner to Solicit Surveyor Proposals	05/18/17	06/27/17	Owner to Solicit Surveyor Proposals																																							
Update Property Survey	06/28/17	07/28/17	Update Property Survey																																							
Meetings with City/Prepare and Submit Annexation Application	07/03/17	08/29/17	Meetings with City/Prepare and Submit Annexation Application																																							
Annexation Application Submittal	08/30/17	08/31/17	Annexation Application Submittal																																							
Prepare Application for Zoning Board of Appeals Application	08/30/17	09/13/17	Prepare Application for Zoning Board of Appeals Application																																							
Revise Conceptual Master Plan Site Drawing	06/28/17	09/26/17	Revise Conceptual Master Plan Site Drawing																																							
Submit PUD Application for City Zoning/Annexation Application	09/27/17	09/27/17	Submit PUD Application for City Zoning/Annexation Application																																							
Staff Review of PUD Application	09/28/17	11/03/17	Staff Review of PUD Application																																							
Planning Commission Meeting - 1st Reading	11/06/17	11/06/17	Planning Commission Meeting - 1st Reading																																							
PUD Application Revisions	11/06/17	11/27/17	PUD Application Revisions																																							
Planning Commission Meeting - 2nd Reading	12/04/17	12/04/17	Planning Commission Meeting - 2nd Reading																																							
<b>PUD/Zoning/Annexation Approval</b>	01/08/18	01/08/18	PUD/Zoning/Annexation Approval																																							
Financial Plan Update	07/03/17	03/15/18	Financial Plan Update																																							
Marketing	12/04/17	04/06/18	Marketing																																							
Partnership Planning	06/28/17	05/29/18	Partnership Planning																																							
Preliminary Building Plan Design	01/08/18	05/18/18	Preliminary Building Plan Design																																							
Architectural/Engineering Plans & Permitting	04/02/18	08/17/18	Architectural/Engineering Plans & Permitting																																							
Phase 1 Infrastructure - Early Sitework	08/20/18	07/03/19	Phase 1 Infrastructure - Early Sitework																																							
Phase 2 - Design & Construction	05/21/18	09/21/20	Phase 2 - Design & Construction																																							
Phase 3 - Design & Construction	09/22/20	01/24/23	Phase 3 - Design & Construction																																							
Phase 4 - Design & Construction	01/25/23	05/28/25	Phase 4 - Design & Construction																																							

3

# Required Parcels

## Required Parcels

The following is a list of the specific parcels for rezoning to PUD-LS. These parcels are currently zoned RU and RS-HD. See property plat in Section 5.

### Parcel A

Parcel A is the largest parcel on the site. It is located at 1307 Mason Rd., majority of the parcel fronts North Main St.

Acreage: 40.03  
Square Footage: 1,744,098  
Tax Map No.: 11813-01-02  
Book: 335-25  
Zoning: RU

### Parcel B

Parcel B is located at 1215 Mason Rd., majority of the parcel fronts Mason Rd.

Acreage: 2  
Square Footage: 87,120  
Tax Map No.: 11813-01-01  
Book: 335-25  
Zoning: RU

### Parcel C

Parcel C is the second largest parcel. It is located in the western portion of the site. Majority of the parcel borders Interstate 20.

Acreage: 18.32  
Square Footage: 798,151  
Tax Map No.: 11809-01-16  
Book: 335-25  
Zoning: RU

### Parcel D

Parcel D is located in the western portion of the site. It is bound by Parcel C, Interstate 20, Parcel E and North Twenty-One Terrace.

Acreage: 3.88  
Square Footage: 169,428  
Tax Map No.: 11809-01-15  
Book: 335-25  
Zoning: RS-HD

**Parcel E**

Parcel E is located in the western portion of the site. It is bound by Parcel D, Interstate 20 and North Twenty-One Terrace.

Acreage: 4.73  
Square Footage: 206,304  
Tax Map No.: 11809-01-14  
Book: 335-25  
Zoning: RS-HD

**Parcel F**

Parcel F is located in the western portion of the site. It is an access way from Woodale Cir. in North Twenty-One Terrace and is part of Parcel E.

Acreage: 0.052  
Square Footage: 2,286  
Tax Map No.: 11809-01-14/11809-01-66  
Book: 335-25  
Zoning: RS-HD

4

# Project Description



## Project Description

### Parcels 1, 1A

No. of buildings:	4-8
Size:	15.40 acres
Parking:	600-650 off-road spaces
Open space:	4.27 acres, 28%
Minimum lot size:	20,000 SF

The proposed Multiuse Wellness and Sports Facility, Micro Hotel and General Store will be located in northern quadrant of the site. Offering a recreation, lodging, grocery and hardware supply option to the local and surrounding community, these facilities aim to provide local employment opportunities and reinvestment in the neighborhood. The Micro Hotel will support the Multiuse Wellness and Sports Facility venues and provide affordable lodging for Interstate 20 travelers.

This parcel is similar to C-3 General Commercial District under the City of Columbia Land Development Code. The design of each building will be based on the following concepts:

#### Structure/Foundation:

Steel long span system (wellness facility/general store) and concrete masonry unit or light gauge steel framing (micro hotel) with concrete slab on grade construction will be used.

#### Exterior:

At least 50% of the exterior facade is expected to be brick and/or stone veneer and/or metal panel. Fenestration shall consist of aluminum storefront. Any stucco finish material shall be at least six (6) feet above finished floor elevation. Lighting applied to the building's surface, awnings, or canopies is recommended. Awnings, canopies or a recessed foyer is expected at all main building entrances. The dominant color will be influenced by the surrounding communities to maintain the neighborhood character of the development.

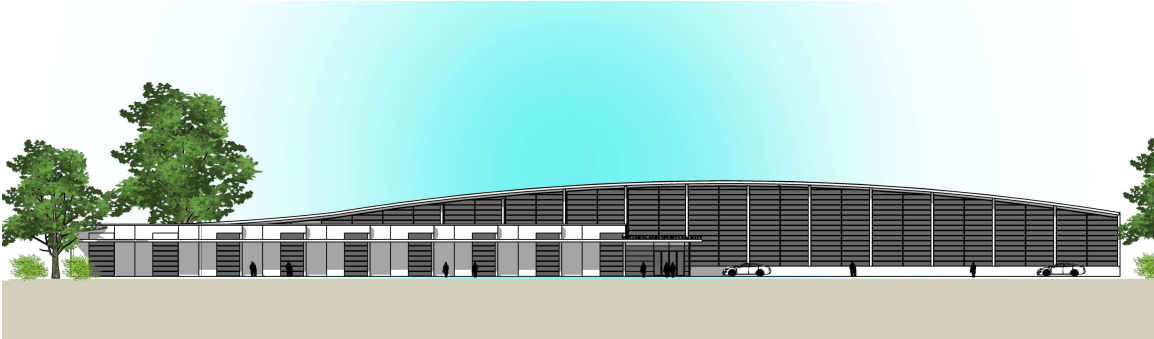
#### Roof:

Parapet roofs with articulated cornices will be preferred. Low slope roofs shall comply with manufacturer's recommendations. Stepped parapets are recommended. Internal roof drains, gutters, scuppers with conductor head and downspouts are expected.



General Store, Micro  
Hotel and  
Wellness/Sports  
Facility Concepts

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illustrative purposes  
only



**Parcel 2**

No. of buildings:	3-5
Size:	7.54 acres
Parking:	90-110 off-road spaces
Open space:	3.10 acres, 41%
Minimum lot size:	10,000 SF

This parcel is similar to C-3 General Commercial District under the City of Columbia Land Development Code, with the exception of the banquet hall and school.

Located in the eastern portion of the site, this parcel contains the proposed Banquet Hall, Pavilion, Pre-K School and Business Offices. The design of each building will be based on the following concepts:

**Structure/Foundation:**

Heavy timber (Pavilion) and light gauge steel frame system and concrete slab on grade construction will be used.

**Exterior:**

At least 50% or more of the exterior façade is expected to be any combination of brick, stone, cementitious siding or metal panel. Fenestration shall consist of aluminum storefront. Any stucco finish material shall be at least six (6) feet above finished floor elevation. Lighting applied to the building's surface, awnings, or canopies is recommended. Awnings, canopies at all exterior doors are mandatory. The dominant color will be influenced by the surrounding communities to maintain the neighborhood character of the development.

**Roof:**

Buildings shall have low slope or gable roof. Metal roofing or architectural asphalt shingles are expected. Low slope roof material shall be membrane system and be sloped per manufacture's recommendation. Gabled roof pitches shall be between 4:12 and 8:12. Internal roof drains, gutters, scuppers with conductor head and downspouts are expected.



### Banquet Hall, Pavilion and School Concepts

Images for are illustrative purposes only



**Parcel 3**

No. of buildings:	6-8
Size:	3.84 acres
Parking:	90-115 off-road spaces
Open space:	1.88 acres, 49%
Minimum lot size:	5,000 SF

Located in the southeastern quadrant at the corner of Mason Rd. and North Main St. will be a variety of convenient everyday shops, including casual and quick dining, medical services and auto supplies/ auto maintenance.

This parcel is similar to C-3 General Commercial District under the City of Columbia Land Development Code. The design of each building will be based on the following concepts:

**Structure/Foundation:**

Light gauge steel and/or concrete masonry unit frame system and concrete slab on grade construction will be used.

At least 70% or more of the exterior facade is expected to be any combination of brick, stone, cementitious siding or metal panel. Fenestration shall consist of aluminum storefront. Any stucco finish material shall be at least six (6) feet above finished floor elevation. Lighting applied to the building's surface, awnings, or canopies is recommended. Awnings, canopies at all exterior doors are mandatory. The dominant color will be influenced by the surrounding communities to maintain the neighborhood character of the development.

**Roof:**

Buildings shall have low slope or gable roofs. Metal accents for awnings and/or architectural asphalt shingles on gables are expected. Parapets are recommended. Low slope roofs are expected to be membrane system with manufacturer's recommended slope. Gabled roof pitches shall be between 4:12 and 8:12. Internal roof drains, gutters, scuppers with conductor head and downspouts are expected.

Shops, Dining,  
Express Medical  
Services Concepts

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illustrative purposes  
only.



**Parcel 4**

No. of buildings:	1-2
Size:	5.20 acres
Parking:	20-30 off-road spaces
Open space:	3.35 acres, 64%
Minimum lot size:	100,000 SF

This parcel is similar to C-3 General Commercial District under the City of Columbia Land Development Code.

Located in the southwestern portion of the site, this parcel will be dedicated to a Senior Assisted/Active Living facility for privacy. The design of each building will be based on the following concepts:

**Structure/Foundation:**

Wood frame system and concrete slab on grade construction will be used.

**Exterior:**

At least 50% of the exterior façade is expected to be any combination of brick, stone, cementitious siding or metal panel. Fenestration shall consist of pre-finished double-hung windows and storefront doors. Any stucco finish material shall be six (6) feet above finished floor elevation. Lighting applied to the building's surface, awnings, or canopies is recommended. Awnings, canopies at all exterior doors are mandatory. The dominant color will be influenced by the surrounding communities to maintain the neighborhood character of the development.

**Roof:**

Building shall have a variety of roof forms. Metal accents with architectural asphalt shingles are expected. Low slope roofs are acceptable for canopies or Porte cocheres. Low slope roof shall comply with manufacturer's recommendations. Gable roof pitches shall be between 4:12 and 8:12. Internal roof drains, gutters, scuppers with conductor head and downspouts are expected.



### Assisted/Active Living Facility Concepts

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illustrative purposes  
only





**Parcel 5**

No. of buildings:	3-5
Size:	2.24 acres
Parking:	20-30 off-road spaces
Open space:	1.23 acres, 55%
Minimum lot size:	3,000 SF

This parcel is similar to C-3 General Commercial District under the City of Columbia Land Development Code.

Neighborhood-scale Boutique Shops will make up the fifth District; Commercial - Retail. Services such as express postal, dental and eye care, financial, computer repair maintenance, cigar lounge, deli, insurance, clothing tailor and personal care services are planned for this parcel. The design of each building will be based on the following concepts:

**Structure/Foundation:**

Light steel frame system and concrete slab on grade construction will be used.

**Exterior:**

Buildings shall have articulated parapets with cornice trim detail, brick or stone veneer up to at least six (6) or eight (8) feet above finished floor. Fenestration shall consist of aluminum storefront. Cementitious panel siding is encouraged in combination with the brick and/or stone veneer. Lighting applied to the building's surface, awnings, or canopies is recommended. Awnings, canopies at all exterior doors are mandatory. The dominant color will be influenced by the surrounding communities to maintain the neighborhood character of the development.

**Roof:**

Building roofs will have similarities in form, color and materials. Low slope roofs are expected to comply with manufacturer's recommendations. Internal roof drains, gutters, scuppers with conductor head and downspouts are expected.



Neighborhood-scale  
Boutique Concepts

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illustrative purposes  
only



**Parcels 6A, 6B, 6C**

No. of buildings:	80-95 Units
Size:	5.51 acres
Parking:	160-190 off-road spaces
Open space:	4.49 acres, 81%
Minimum lot size:	3,000 SF
Residence size:	1,200 to 1,400 SF, 2-story

This parcel is similar to RG-3 Townhome and High-Rise Residential under the City of Columbia Land Development Code.

Located in the northwestern portion of the site, this parcel will be dedicated to townhome structures that are clustered into units of five (5). The design of each building will be based on the following concepts:

**Structure/Foundation:**

Wood frame system and concrete slab on grade will be used.

**Exterior:**

Brick and/or stone veneer up to at least five (5) feet above finished floor is expected. Cementitious board siding is expected above the masonry. Entire brick or stone building is acceptable. Glazing shall consist of pre-finished double-hung windows and wood or metal doors. Stucco will not be acceptable. Lighting applied to the building's surface, awnings, or canopies is recommended. Awnings, canopies at all exterior doors are mandatory. The dominant color will be influenced by the surrounding communities to maintain the neighborhood character of the development.

**Roof:**

Metal accents with architectural asphalt shingles are expected. Hip or gable roof pitches shall be between 4:12 and 10:12.



### Townhome Concepts

Images are for illustrative purposes only



**Parcels 7A, 7B, 7C**

No. of buildings:	30-40 Units
Size:	6.8 acres
Parking:	60-80 spaces off road
Open space:	5.52 acres, 81%
Minimum lot size:	4,500 SF
Residence size:	1,200 to 1,500 SF 1 and 2-story

These parcels are similar to RG-1 and RG-2 General Residential Districts under the City of Columbia Land Development Code.

Located in the southwestern portion of the site, these parcels will be established for single family-attached one-story or two-story bungalow style structures. The design of each building will be based on the following concepts:

**Structure/Foundation:**  
Wood frame system and minimum 24-inch crawl space construction will be used.

**Exterior:**  
Brick and/or stone veneer up to at least five (5) feet above finished floor is expected. Cementitious board siding is encouraged and may be applied to the entire exterior of the structure. Fenestration shall consist of pre-finished double-hung windows and wood or metal doors. Stucco will not be acceptable. Lighting applied to the building's surface, awnings, or canopies is recommended. Awnings, canopies at all exterior doors are mandatory. The dominant color will be influenced by the surrounding communities to maintain the neighborhood character of the development.

**Roof:**  
Metal accents with architectural asphalt shingles are expected. Hip or gable roof pitches shall be between 4:12 and 8:12.

### Single-Family Bungalow Concepts

Images are for  
illustrative purposes  
only



**Parcels 8A, 8B**

No. of buildings:	30-40 Units
Size:	7.4 acres
Parking:	60-80 off-road spaces
Open space:	6.23 acres, 84%
Minimum lot size:	7,500 SF
Home size:	1,800 to 2,000 SF, 2-story

These parcels are similar to RG-1 and RG-2 General Residential Districts under the City of Columbia Land Development Code.

Located in the southwestern portion of the site, these parcels will be established for single family-attached two-story traditional style structures. The design of each building will be based on the following concepts:

**Structure/Foundation:**  
Wood frame system and minimum 24-inch crawl space construction will be used.

**Exterior:**  
Brick and/or stone veneer up to at least five (5) feet above finished floor is expected. Any combination of brick, stone and cementitious board siding is encouraged. Entire brick veneered buildings are acceptable. Fenestration shall consist of pre-finished double-hung windows and wood or metal doors. Stucco will not be acceptable. Lighting applied to the building’s surface, awnings, or canopies is recommended. Awnings, canopies at all exterior doors are mandatory. The dominant color will be influenced by the surrounding communities to maintain the neighborhood character of the development.

**Roof:**  
Metal accents with architectural asphalt shingles are expected. Hip or gable roof pitches shall be between 4:12 and 8:12.



Single-Family  
Traditional Concepts

Images are for  
illustrative purposes  
only



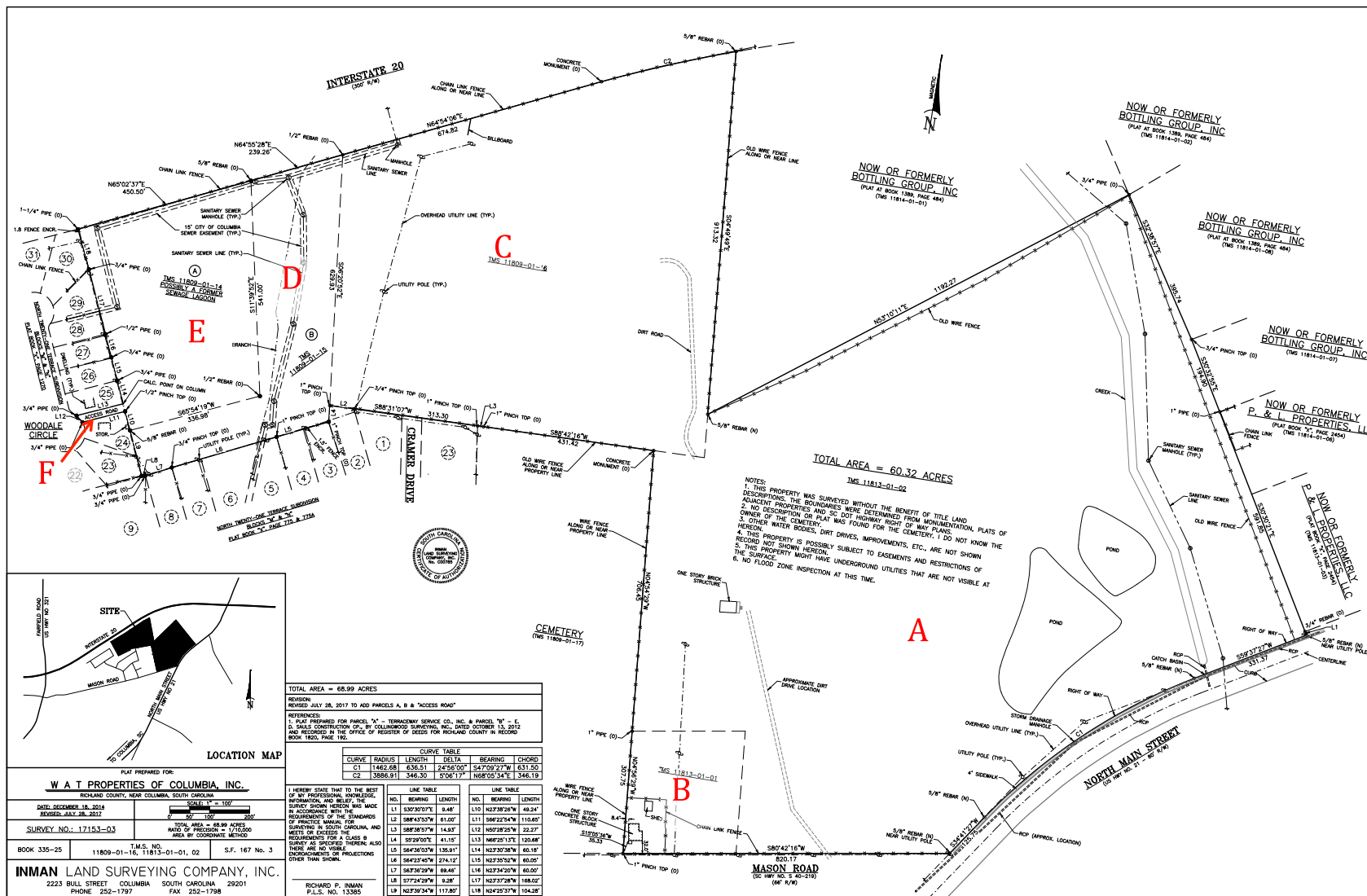


5

# Proposed Site Plan

## Existing Plat

See Section 3 for  
designated parcel  
information



## Proposed Site Plan

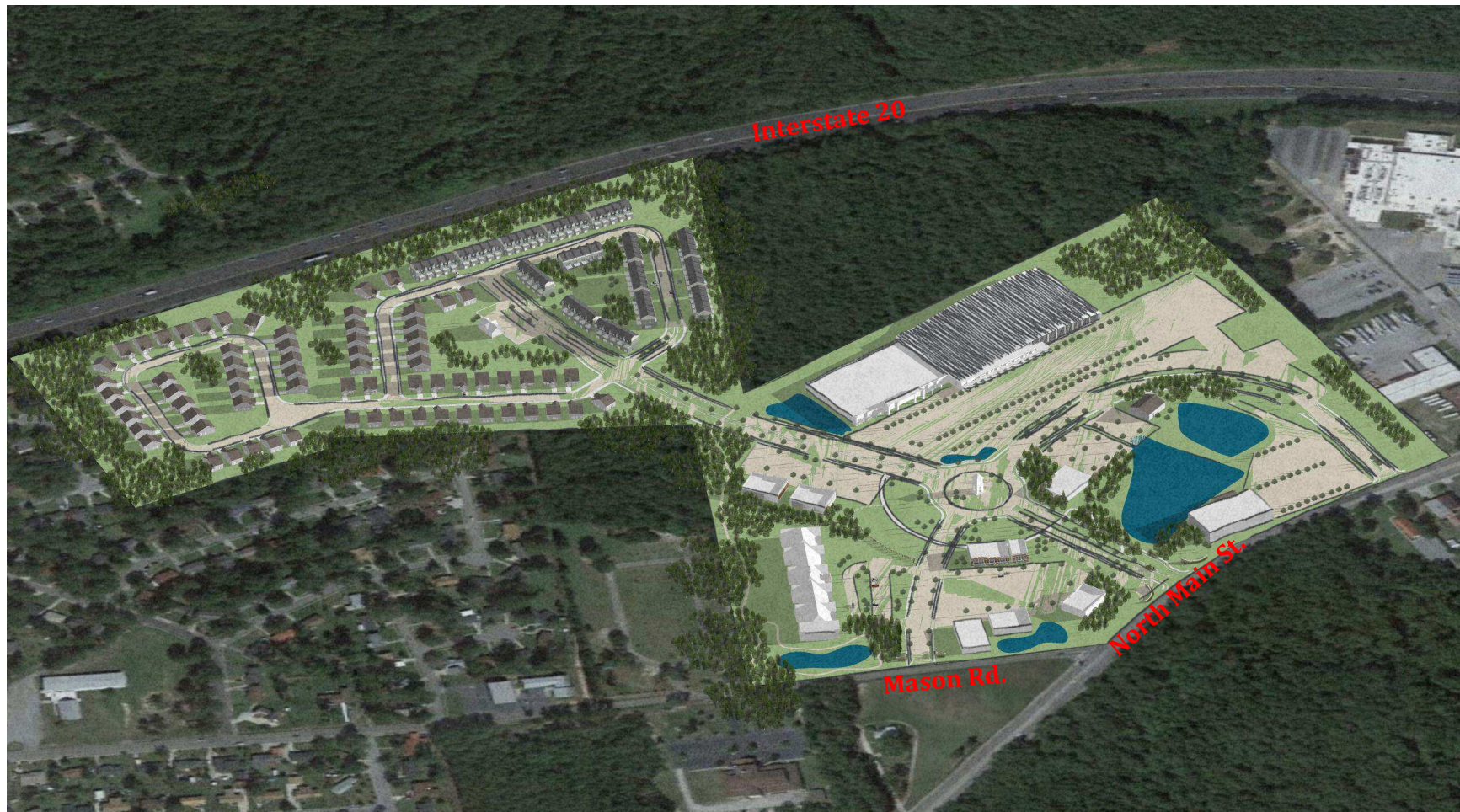
1. Wellness & Sports
2. Grocery/Hardware
3. Micro Hotel
4. Celebration Conf. Center
5. Pavilion (100 seats)
6. Development Office
7. School (150 Students)
8. Monteith Monument
- 8A. Community Park
9. Refurbished Ponds
10. Quick Service Restaurant
11. Convenience Store
12. Casual Dining
13. Express Medical
14. Quick Service Restaurant
15. Boutique Restaurant
16. Retention Pond
17. Senior Living (120 Beds)
18. Boutique Retail
19. Townhomes (2 BR)
- 19A. Townhomes (3BR)
20. Club House
21. Bungalow Homes (2 BR)
22. Traditional Homes (3BR)
23. Pocket Park
24. Walking Trail
25. Marquee Sign

Note: the proposed site plan has been designed to determine feasible land use and is conceptual. Each parcel development will be reviewed and approved by the City of Columbia Planning Commission.



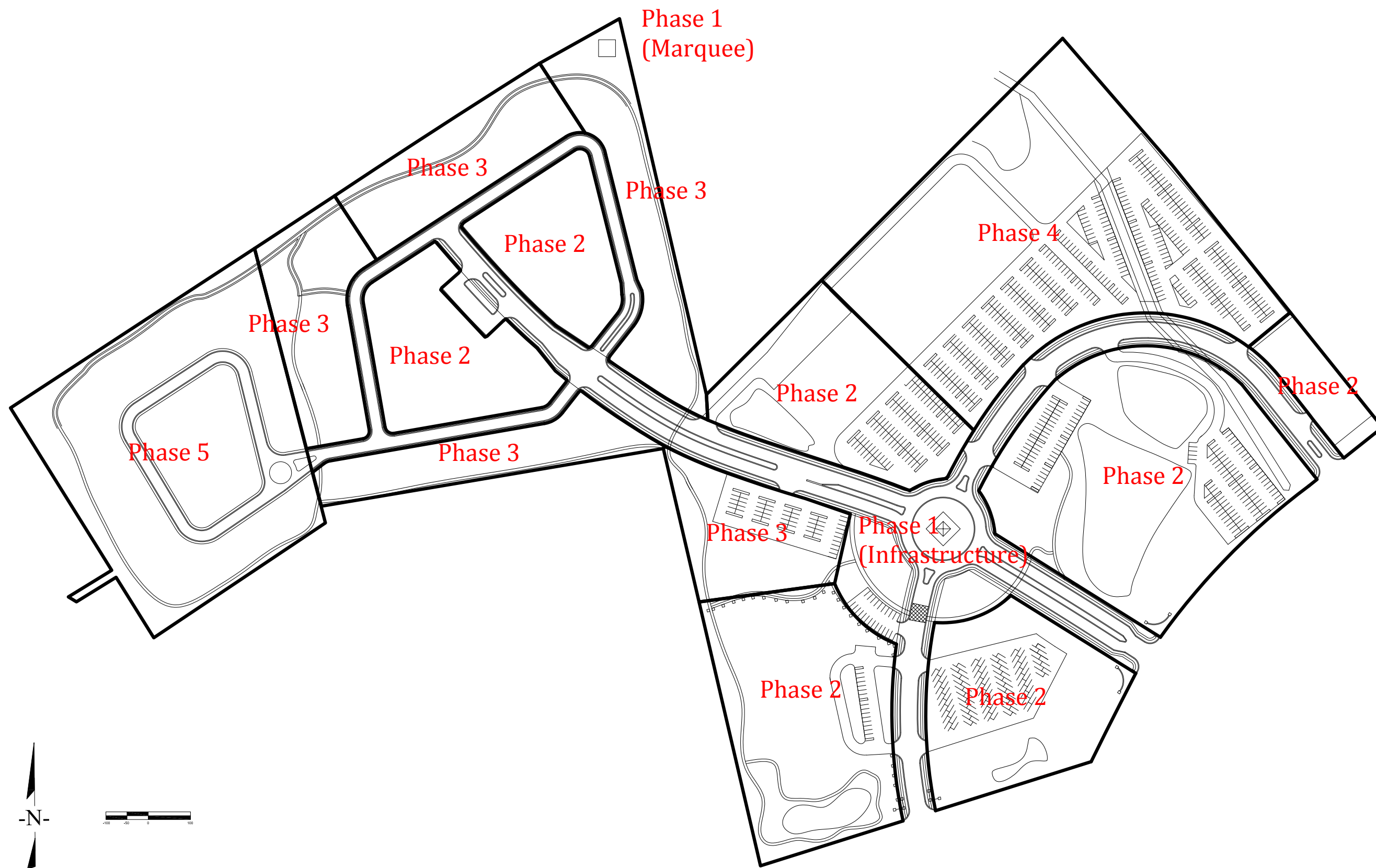
## Site Context

Note: image is for illustrative purposes only.

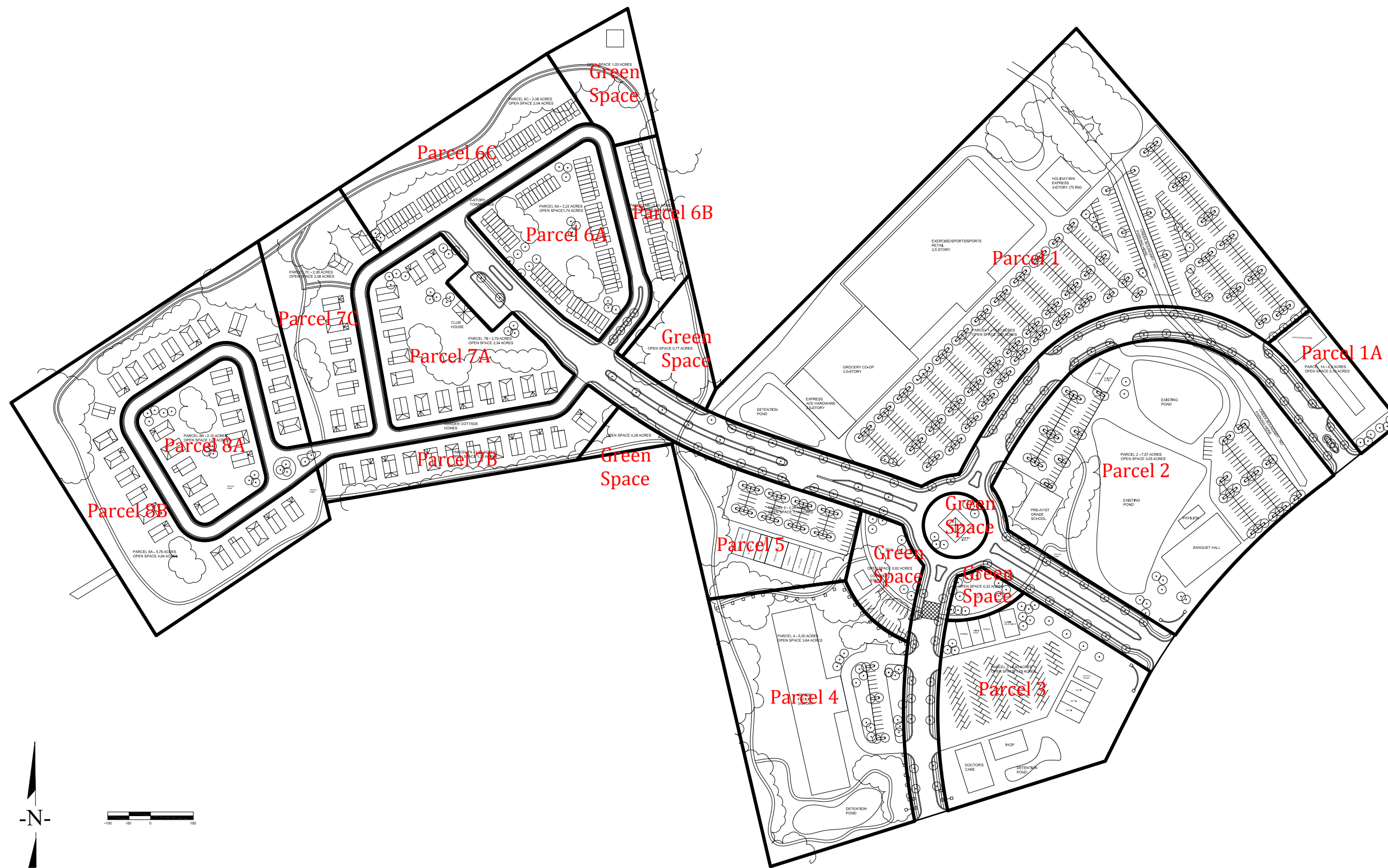


## Proposed Phasing Plan

Note: phasing plan is subject to change based on market demand and project financing. Phase 1 will be the construction of infrastructure within the public right-of-way; to include as a minimum, streets, sidewalks and utilities.



# Proposed Parcels

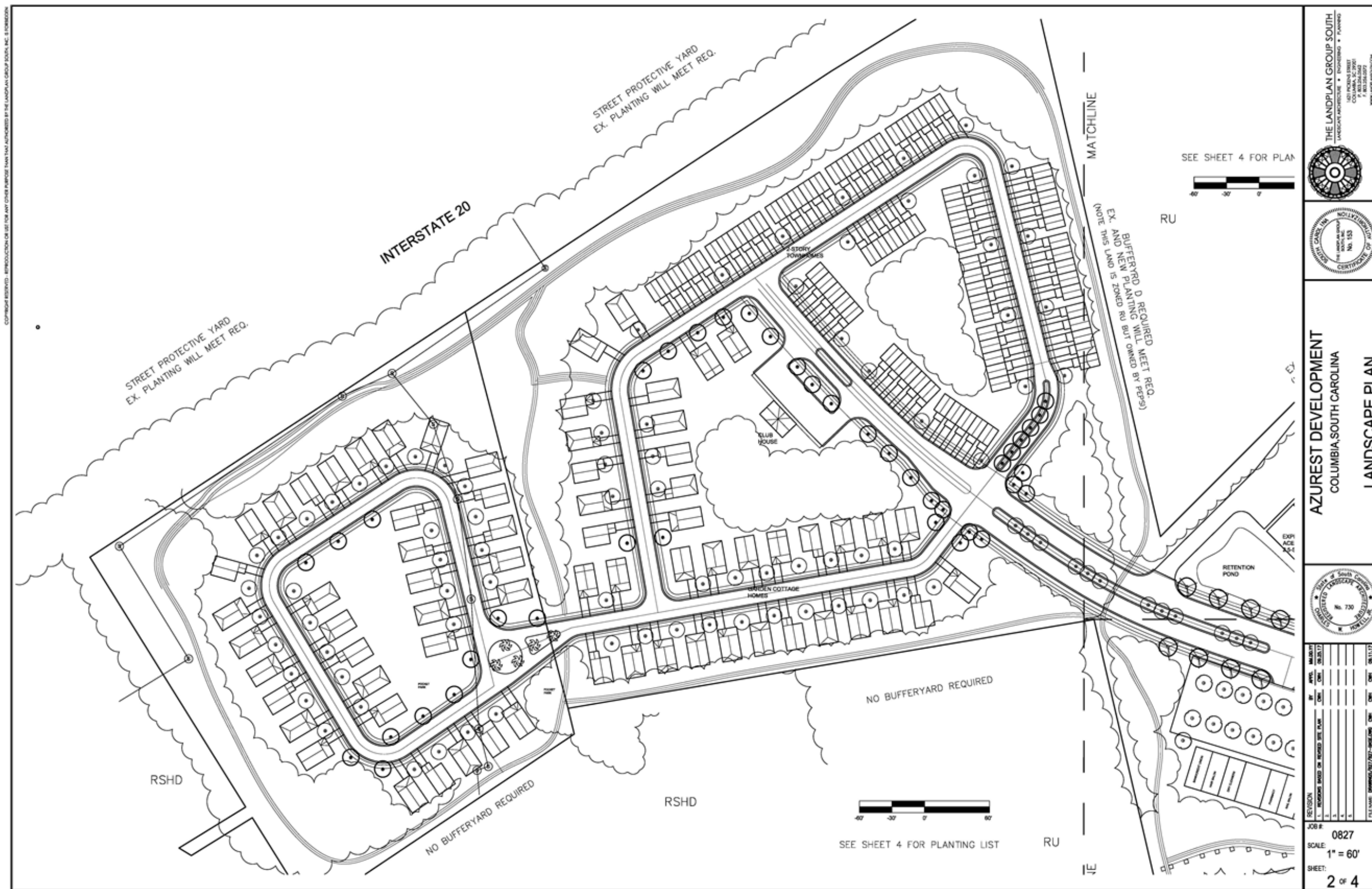


6

# Landscape Overview

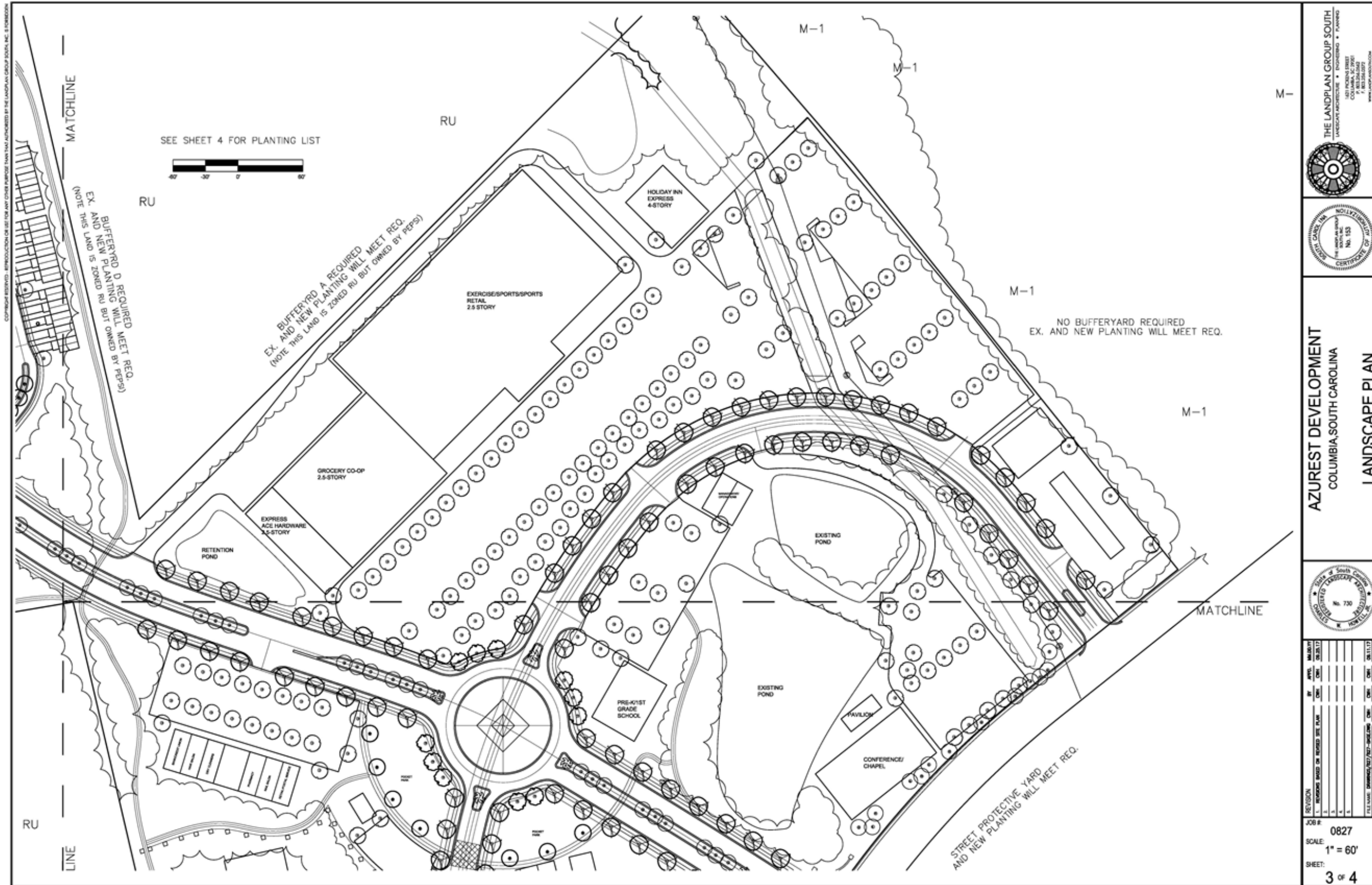






### Preliminary Landscape Plan

Note: the proposed preliminary landscape plan has been conceptually designed to determine feasible land use and general compliance with the City of Columbia Landscape Ordinance. Each parcel development will be reviewed and approved by the City of Columbia Planning Commission.



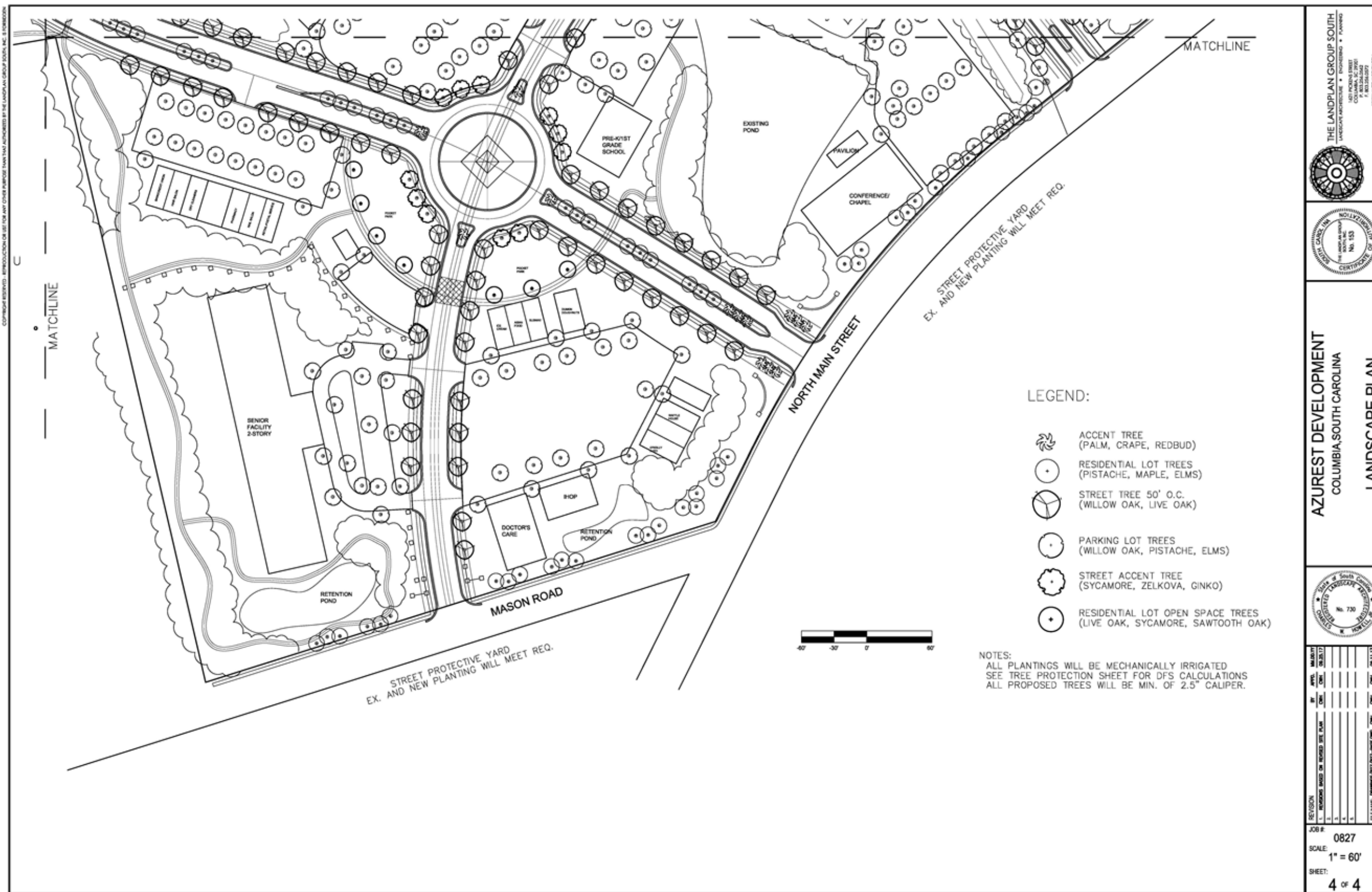
**THE LANDPLAN GROUP SOUTH**  
LANDSCAPE ARCHITECTURE • ENGINEERING • PLANNING  
1001 FRENCH STREET  
COLUMBIA, SOUTH CAROLINA 29201  
P. 803.732.1111  
WWW.LANDPLANGROUP.COM

**AZUREST DEVELOPMENT**  
COLUMBIA, SOUTH CAROLINA  
**LANDSCAPE PLAN**

**THE CITY OF SOUTH CAROLINA**  
COUNTY OF COLUMBIA  
No. 730  
REGISTERED LANDSCAPE ARCHITECT

REVISION	DATE	BY	APP. BY	REASON
1				REVISIONS MADE TO REFLECT SITE PLAN
2				
3				
4				

JOB #: 0827  
SCALE: 1" = 60'  
SHEET: 3 of 4

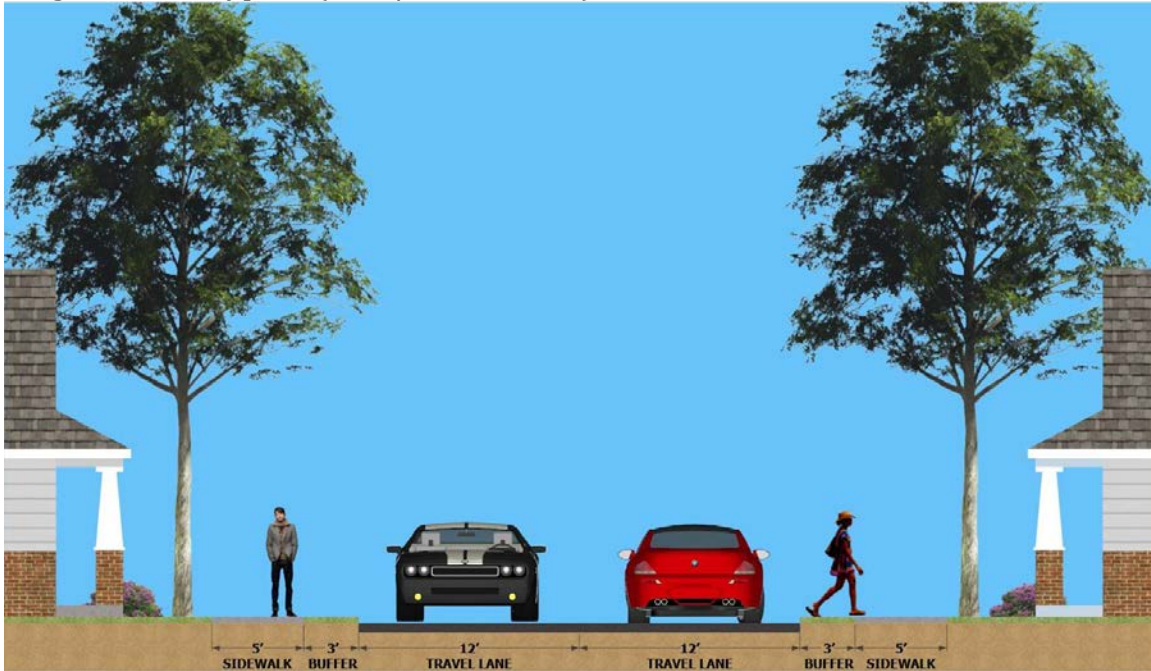


7

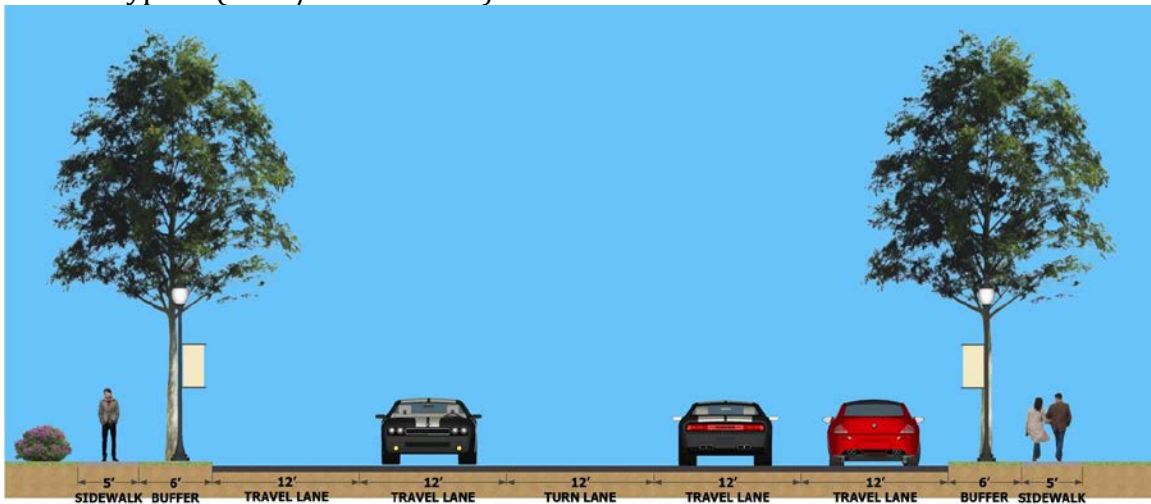
# Streetscaping

Azurest on Heritage Creek will be a well-landscaped development with tree lined boulevard and neighborhood streets. The existing vegetation will be minimally impacted as the site has historical significance to the local community. Moreover, the existing vegetation will serve a buffer from Interstate 20 and the commercial property immediately northwest of the site. Walking trails and pocket parks will populate the development. Examples of streetscaping, landscaping, walking trails, pocket parks and typical roadway cross sections are provided. The images are for illustrative purposes only.

Neighborhood Typical (34' R/W minimum)



Road B Typical (82' R/W minimum)



Road A Typical (88' R/W minimum)



Neighborhood Landscaping, Signage, Walking Trail and Pocket Park Character  
(images are for illustrative purposes only.)



# 8

## Appendix

Community Outreach

Traffic Impact Study-Draft

Preliminary Water/Sewer Demand  
Calculations

The development team conducted five (5) community meetings to inform the local residents about Azurest on Heritage Creek and to get their input on the proposed character, amenities, traffic, residential district, commercial district and overall aesthetic of the neighborhood. Residents provided valuable historical information about the 68.99-acre site. The development team also conducted meetings with local officials to get their perspective on the viability and economic impact of the project. Below is a brief summary of the comments received from those meetings.

### **Public Input Meeting**

#### **January 13<sup>th</sup>, 2017, 6:00pm, Bethlehem Baptist Church**

- Important to showcase the ponds on the property. They are important to the area.
- A mixture of commercial and residential makes sense.
- How to avoid this commercial from being like Piggly Wiggle down the street in a few years?
- Capitalize on nearby college student population.
- Elmwood to Sunset is booming now. Therefore, development follows investment.
- Streetscaping planned from Pearson Funeral home to Anthony St. Capitalize on this.
- Food desert exists from Beltline to Farrow Rd. How can project improve this?
- Look at two Notch and Beltline Rd. area. Commercial development is a draw.
- This will enhance opportunity for minority businesses to avoid gentrification. Avoid what is happening in Charleston.
- Build in mentor protégé opportunities for construction and build on the Monteith schools history.
- Include Monteith name within development.

### **Public Input Meeting**

#### **February 20<sup>th</sup>, 2017, 6:00pm, Bethlehem Baptist Church**

- How to ensure the longevity of the development? Keep it from going down.
- Guarantee that project provides affordable housing. What establishes affordable? We don't want low-income...it will hurt our current home values. Not against rentals, but they need to add value.
- The park can work if a non-profit is set up to run them. Better to arrange for parks to be managed by City or County.
- What is the anticipated income level of the new residents? How many homes will be market rate?
- We don't want the project sitting for a long time. That will play into what we've said about our area being ignored for a long time.
- How do you make Applebee's or similar restaurants come to this area?
- We don't need any more non-profits operating anything. Need for-profits to be taken seriously.



- Houses, townhomes and apartments? That's a wide range of housing types. How do you make that work? We'd prefer more houses.
- Security needs to be addressed in this area. People have to feel safe.
- Project needs to empower and be accessible by all backgrounds.
- Local contractors should be notified early so they can make some money.

### **Public Input Meeting**

#### **March 27<sup>th</sup>, 2017, 6:00pm, Bethlehem Baptist Church**

- Updated plan seems to work better.
- Lofty goal to get these types of restaurant to come to this area.
- Need to make sure the people from North Twenty-One Terrace are on board. If they are not on board, I will not support this project.
- The assisted living facility is a very good idea. It needs to be at a price that many local citizens can afford. That will help get people interested in this project.
- Apartments may be a hard sell. People will think of those as low income.
- There is nowhere to shop in our neighborhood. This makes sense for those of us who are younger and have decided to stay in our homesteads.
- A hardware store is a good idea. The nearest one with the stuff we need is over by Sandhills.
- Need to be clear that affordable does not mean low income.
- The people out here are not excited about the possibility of annexation. Concerned it will negatively impact them.
- The school planned for the project could work with Richland One.

#### **North Twenty-One Terrace Neighborhood Association Executive Board**

##### **May 10<sup>th</sup>, 2017, 4:30pm, Belmont Baptist Church**

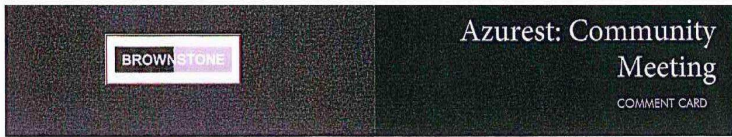
- We are concerned that plans were made about developing the land and we were not informed.
- Many are concerned that once built, the development will not work. The Denny's down the street was not a success.
- Not much attention has been given to this part of town.
- We want to work with the landowner, but need to be informed.
- The developer needs to be sure the price points will not negatively impact existing home values.
- We need to be informed of the next public meeting so that all residents from North Twenty-One Terrace, Dennyside, Greenview, Meadowlake, Harlem Heights, Hollywood Hills, etc. can attend to share their thoughts and concerns.
- The plan shows a lot of residential units. Are you sure that will work?
- Not sure if all residents are against the project. Need to make sure people are notified about the next public meeting.

## **Public Input Meeting**

**June 27<sup>th</sup>, 2017, 6:00pm, Bethlehem Baptist Church**

- Updated plan seems to make more sense.
- What will be the price point for the assisted living facility?
- What is affordable?
- How many houses are planned?
- Will the City sewer lines be made available in College Place? Will there be financial assistance?
- Traffic needs to be addressed. More cars will be in our neighborhood. Will there be a traffic light at Mason and North Main?
- This place looks like it will be safe.
- There are some who are skeptical about this project and don't want to support it. But there are some here who do support it. We do not have an overwhelming amount of people who have objected to this project.
- This will be a good project for the area.
- The latest update to the master plan shows that you are listening to us.
- The Monteith name needs to be part of the project.
- The walking path will benefit the neighborhood. Just make sure it will be accessible by the existing residents.
- How will annexation benefit us?
- What happens to the Piggly Wiggly and other older businesses in the area? Will this kill those?
- The other businesses will have to step up.
- When will the assisted living building be ready?
- When will the future phase housing start?
- How many people will be living in this neighborhood and how will that effect us?
- Looks like this project might work.
- I like the way you have incorporated the ponds into the project....made them a focal point are you drive in.
- We need to be sure traffic is handled on Mason Rd.

June 27<sup>th</sup> public meeting comment cards.



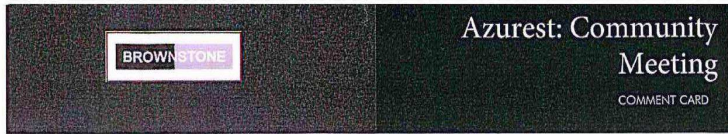
Name (Mr, Mrs, Ms) Lloyd Watkins  
E-mail Address LloydWat@msn.com  
Address 323 Meadow Lake Dr.  
City Columbia, SC 29203  
Zip Code 29203

Please provide your comments:  
Security Problems  
needs to be addressed  
TRAFFIC PROBLEMS  
needs to be addressed

**Azurest on Heritage Creek**

A community-based 64 acre mixed use development with affordable and market rate housing, commercial/retail, hospitality, "age in place" senior living, recreation and outdoor amenities. Azurest is for single adults, families and senior adults who are seeking independent communal lifestyles convenient Downtown Columbia. This self-sustaining community is envisioned to compliment the surrounding North Columbia neighborhoods and provide economic empowerment for residents.

Mail comments to: Brownstone, 1310 Lady Street, Suite 204, Columbia, SC 29201  
Email comments to: alawrence@brownstonegroup.com  
*Please return comments before July 7, 2017*

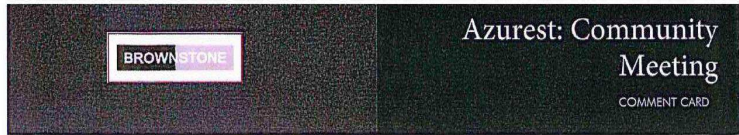


Name (Mr, Mrs, Ms) Alfreda B. Battle  
E-mail Address AlfredaBBattle@gmail.com  
Address 5925 Gold Street  
City Columbia, SC  
Zip Code 29203  
Please provide your comments:  
How will this affect my home in College Place?  
Will sewer line connections be made for surrounding homes? (College Place with financial assistance)

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Mail comments to: Brownstone, 1310 Lady Street, Suite 204, Columbia, SC 29201  
Email comments to: alawrence@brownstonegroup.com  
*Please return comments before July 7, 2017*



Name (Mr, Mrs, Ms) Carolyn Jacobs  
E-mail Address CTJacobs@blessed.org  
Address 3501 Miramar Dr  
City Columbia, SC  
Zip Code 29203

Please provide your comments:  
I think the project is great for the community - I'm all for it.  
Bring the jobs  
Senior care  
fourhouse  
steno

**Azurest on Heritage Creek**

A community-based 64 acre mixed use development with affordable and market rate housing, commercial/retail, hospitality, "age in place" senior living, recreation and outdoor amenities. Azurest is for single adults, families and senior adults who are seeking independent or communal lifestyles convenient to Downtown Columbia. This self-sustaining community is envisioned to compliment the surrounding North Columbia neighborhoods and provide economic empowerment for residents.

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Email comments to: alawrence@brownstonegroup.com  
*Please return comments before July 7, 2017*

## Traffic Impact Study Executive Summary - DRAFT

A copy of the full traffic impact study is attached as a separate document for review.

Azurest Development  
Traffic Impact Study

### EXECUTIVE SUMMARY

Azurest Development is proposed at the northwest corner of North Main Street and Mason Road in Columbia, SC. The development plans include apartments, townhome, single family homes, clinic, retail stores, school and restaurants. The purpose of this study is to provide an overall assessment of the traffic conditions in the area surrounding the site and to document the future impact expected from the development. A measure of the level of congestion, traffic counts, and the capacity impacts on the surrounding roads are included in this study.

North Main Street is a four-lane undivided roadway with two-way left turn lane in the middle. Sidewalks are located on both sides of the street. The speed limit of North Main Street is 40 mph. Three intersections (North Main Street at Wilkes Road, North Main Street at Mason Road, and North Main Street at Frye Road) were taken into consideration for analyzing the impact of the proposed plan. The proposed Opening Year of the proposed Azurest Development is 2019 and the accompanying Design Year is considered 5 years later of the Opening Year, therefore 2024.

Traffic operation analysis scenarios include existing volumes, background traffic for both Opening Year (2019) and Design Year (2024), background traffic with Azurest Development for both Opening Year (2019) and Design Year (2024). For each scenario, the intersections were evaluated for Level of Service, which measures the operational performance of the intersection in terms of control delay.

Crash analysis was performed for the study corridor. Warrants for an all-way stop control and traffic signal control were tested for the study intersections for build scenarios. Turn bays are evaluated for study intersections. Road improvements were recommended for the study intersections.

Traffic operation analysis was performed for future traffic volumes without Azurest Development. For both Opening Year (2019) and Design year (2024), all approaches are expected to operate at adequate Levels of Service during both peak hours under existing road condition.

Traffic operation analysis was performed for future traffic volumes with Azurest Development under existing lane geometry and traffic control condition. For both Opening Year (2019) and Design Year (2024), all approaches are expected to operate at adequate Levels of Service during both peak hours, with exception of Azurest Driveway 1, and Mason Road during PM peak hour.

Traffic operation analysis was also performed for future traffic volumes with Azurest Development under recommended road improvements condition. For both Opening Year (2019) and Design Year (2024), with the recommended lanes configurations and traffic controls, all approaches are expected to operate at adequate Levels of Service during both peak hours with the exception of Azurest Driveway 1, and Mason Road during PM peak hour.

A



### Preliminary Water and Sewer Demand Calculations

These calculations were generated after holding meetings with the City of Columbia Engineering Department to ascertain the existing water and sewer capacity on North Main St. Additional analysis of the utility services in the area was performed to understand any potential challenges that need to be considered as part of the master planning and due diligence process.

They were prepared for planning purposes only and are not final.

Calculations will be updated per City of Columbia Engineering Department comments and in response to market influences and impacts.

#### Preliminary Sanitary Sewer Demand

Parcel #	Acres	Type (Residential/Commercial)	Residential Type	People/acre	Total People	Gallons/day	Peak Daily Flow: Q gallons/day	Peak Daily Flow: Q gallons/second	Manning's Number: n	Slope: S	Area of Pipe: A in^2	Diameter of Pipe: inches	Area of Pipe: A ft^2	Velocity: V, (2 fps<V<10 fps)
1	15.25	Commercial	NA	30	457.5	45,750	114,375	1.32	0.013	0.006	202.89	16.08	1.39996782	0.94558225
2	7.57	Commercial	NA	30	227.1	22,710	56,775	0.66	0.013	0.006	133.28	13.03	0.91963115	0.714545232
3	3.84	Commercial	NA	30	115.2	11,520	28,800	0.33	0.013	0.006	88.70	10.63	0.61200488	0.54465797
4	5.20	Residential	Multi Family, Small lots	35	182	18,200	45,500	0.53	0.013	0.006	116.70	12.19	0.80524164	0.653990481
5	2.24	Commercial	NA	30	67.2	6,720	16,800	0.19	0.013	0.006	64.19	9.04	0.44289926	0.439026344
6A	2.22	Residential	Multi Family, Small lots	100	222	22,200	55,500	0.64	0.013	0.006	131.48	12.94	0.90718358	0.708082827
6B	1.24	Residential	Multi Family, Small lots	100	124	12,400	31,000	0.36	0.013	0.006	92.70	10.87	0.63964117	0.560933717
6C	2.38	Residential	Multi Family, Small lots	100	238	23,800	59,500	0.69	0.013	0.006	137.08	13.21	0.9458659	0.728070869
7A	2.79	Residential	Single Family, Small lots	35	97.65	9,765	24,413	0.28	0.013	0.006	80.32	10.12	0.55422581	0.509814016
7B	1.65	Residential	Single Family, Small lots	35	57.75	5,775	14,438	0.17	0.013	0.006	58.61	8.64	0.4044032	0.413203191
7C	2.36	Residential	Single Family, Small lots	35	82.6	8,260	20,650	0.24	0.013	0.006	72.65	9.62	0.50126966	0.476798511
8A	2.10	Residential	Single Family, Small lots	35	73.5	7,350	18,375	0.21	0.013	0.006	67.73	9.29	0.46736458	0.455048626
8B	5.76	Residential	Single Family, Small lots	35	201.6	20,160	50,400	0.58	0.013	0.006	124.09	12.57	0.8562049	0.681301088
54.60						214,610	536,525	6.209780093						

#### Preliminary Water Demand - Azurest

Parcel Number	Acres	Average Daily Flow (Gals/Day)	Max. Daily flow(Gals)	Peak Hourly Flow (Gals)
1	15.25	22,875	34,313	48,038
2	7.57	11,355	17,033	23,846
3	3.84	5,760	8,640	12,096
4	5.20	7,800	11,700	16,380
5	2.24	3,360	5,040	7,056
6A	2.22	3,330	4,995	6,993
6B	1.24	1,860	2,790	3,906
6C	2.38	3,570	5,355	7,497
7A	2.79	4,185	6,278	8,789
7B	1.65	2,475	3,713	5,198
7C	2.36	3,540	5,310	7,434
8A	2.10	3,150	4,725	6,615
8B	5.76	8,640	12,960	18,144
	54.6	81,900	122,850	171,990
	68.99	103,485	155,228	217,319