

Johnson, Leanne 6-9248

From: Nicholson, Laura 6-9190
Sent: Wednesday, February 17, 2016 4:05 PM
To: Johnson, Leanne 6-9248
Subject: FW: Site specific question- 80% buildable

Please post to the 2016 tax credit Q&A, thanks.

Laura Nicholson, Development Director
300-C Outlet Pointe Blvd. | Columbia, SC 29210
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-----Original Message-----

From: Nicholson, Laura 6-9190
Sent: Wednesday, February 17, 2016 2:51 PM
To: 'Sarah Niemann'
Subject: RE: Site specific question

QAP language states; "Sites where existing wetlands, natural, or man-made attributes could have a substantially negative effect on the development (e.g. 100 year flood plain, streams, ravines, drainage, waterways, etc.). At a minimum, the site should be 80% buildable with the listed conditions found primarily on the perimeter or fringes of the development site. If wetland areas are found on the interior of the site they should be successfully incorporated into the development's landscaping plan and complement existing green space areas."

The retention/detention pond does not count as unbuildable land as we have to have a retention/detention pond located on buildable property as it has to be constructed to follow the natural contour of the land and provide site drainage.

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-----Original Message-----

From: Sarah Niemann [<mailto:skn33@bellsouth.net>]
Sent: Wednesday, February 17, 2016 12:55 PM
To: Nicholson, Laura 6-9190
Subject: RE: Site specific question

I've got a senior product that we are trying to determine it's location on 15 acres. Im making sure I am respective of the 80% buildable requirement. Is a detention pond considered buildable if it doesn't contain wetlands? It's a man made

one. Its existing but we'd use it anyway for our detention and I wouldn't build on it. Can you tell me if this falls inside or outside the 80% buildable? It will help me determine how to lay out my site plan and the correct acreage I need.

Sarah K. Niemann
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