

ORDINANCE NO.: 2014-110

Granting an encroachment to Landtech Holdings, LLC for installation and maintenance of a concrete sidewalk, driveway, curb, gutter and asphalt parking area within the right of way area of the 500 block of Lady Street adjacent to 522 Lady Street

WHEREAS, Landtech Holdings, LLC (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 500 block of Lady Street adjacent to its building at 522 Lady Street for installation and maintenance of a concrete sidewalk approximately one hundred fifty (150') feet in length and eight (8') feet seven (7") inches in width; a driveway approximately sixteen (16') feet eight (8") inches in width and twenty (20') feet in length; curb and guttering approximately two-hundred twenty-three (223') feet in length and two (2') feet in width; and resurfacing of existing approximately one hundred (150') feet in length parallel parking area, as shown on the attached drawing; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the sidewalk or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 2nd day of December, 2014 that Grantee, its successors and assigns is hereby granted the right to utilize a portion of the right of way area 500 block of Lady Street adjacent to its building at 522 Lady Street for installation and maintenance of a concrete sidewalk approximately one hundred fifty (150') feet in length and eight (8') feet seven (7") inches in width; a driveway approximately sixteen (16') feet eight (8") inches in width and twenty (20') feet in length; curb and guttering approximately two-hundred twenty-three (223') feet in length and two (2') feet in width; and resurfacing of existing approximately one hundred (150') feet in length parallel parking area, as shown on the attached drawing.

ALL WORK SHALL COMPLY with the requirements of The City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

PROVIDED, HOWEVER, that in exercising the privileges granted under this ordinance, Grantee, his successors and assigns, will indemnify and save harmless the City from any and all claims or causes of action which may arise by reason of the construction or maintenance of the aforesaid encroachment.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely

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STAMPED IN RED

ORIGINAL
STAMPED IN RED

walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.

2. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.

3. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.

4. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.

5. Grantee is to coordinate existing and proposed crosswalks, ramps and curb cuts to ensure proper alignment and that materials match the existing sidewalk.

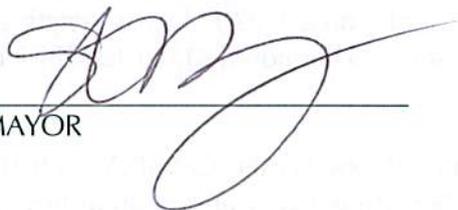
PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, his successors and assigns.

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at his expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Gentry _____


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 11/18/2014

Final Reading: 12/2/2014

**CITY COUNCIL
ENCROACHMENT SUMMARY
2014-110**



**500 BLOCK OF LADY STREET
ADJACENT TO 522 LADY STREET
SIDEWALK, DRIVEWAY AND PARKING SPACES**

Subject Property:	Right-of-way adjacent to 522 Lady Street, TMS#08912-05-01
Council District:	2
Proposal:	The applicant is requesting an encroachment for installation and maintenance of a sidewalk, driveway adjacent to 522 Lady Street
Applicant:	Kevin Steelman
Staff Recommendation:	Approval.

Detail:	<p>The applicant is requesting an encroachment for installation and maintenance of a concrete sidewalk approximately one hundred fifty (150') feet in length and eight (8') feet seven (7") inches in width; a driveway approximately sixteen (16') feet eight (8") inches in width and twenty (20') feet in length; curb and guttering approximately two-hundred twenty-three (223') feet in length and two (2') feet in width; and resurfacing of existing approximately one hundred (150') feet in length parallel parking area, as shown on the attached drawing.</p> <p>Conditions of the proposed encroachment are as follows:</p> <ol style="list-style-type: none"> 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle. 3. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes. 4. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained. 5. Grantee is to coordinate existing and proposed crosswalks, ramps and curb cuts to ensure proper alignment and that materials match the existing sidewalk.
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CITY AGENCY COMMENTS FOR ENCROACHMENT

Planning	Recommend approval.
Streets	Recommend approval.
Utilities and Engineering	Recommend approval.
Traffic Engineering	Recommend approval.
Forestry	Recommend approval with the condition that the palmettos being planted on Huger St, will not cause line of site issues for drivers on Lady Street.
Land Development	Recommend approval.

Fire	Recommend approval.
Parking Services	Recommend approval.

**REQUEST FOR A PERMANENT COMMERCIAL ENCROACHMENT ORDINANCE
(INCLUDING OUTDOOR DINING/LANDSCAPING/STUDENT HOUSING)**

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) Business signs are NOT permitted via an encroachment. Encroachments must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and are subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required. In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your insurance policy with limits being increased to \$600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management, (803) 733-8306 or catimmons@columbiasc.net.

Please complete and submit this form along with photographs and drawings or site plan drawn to scale (including a 8-1/2 x11) to Johnathan Chambers by e-mail at jechambers@columbiasc.net; fax at 803-343-8779; or mail to Johnathan Chambers, Development Services, POB 147 Columbia, SC 29217, for preparation of an encroachment ordinance. Copies to City departments should be directed to the contact person for that department as shown below.

All work shall comply with the requirements of the City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager. Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

Date: 9/29/14 Property Owner: Landtech Holdings LLC
 Applicant's Name if different from Property Owner: Kevin Steelman
 Contact Information: Telephone Number: 803-348-2005 Fax Number: _____
 Mailing address: 1333 Main Street, Suite 305, Columbia SC 29201 E-mail address: ksteelman@landtechsc.com
 Business Name/Development Name for Encroachment: 522 Lady Street LLC

Encroachment type: Wall Fence Columns Steps Irrigation System Landscaping Driveway Pavers Sidewalk/Walkway
 Planters Awning Underground Utilities Other: _____

Dimensions (height/width/length):
 (i.e. 6'x42' wooden privacy fence;
 two 12'x4'x3' concrete steps) See Site plan for dimensions

Construction material: Concrete sidewalk, Driveway, curb and gutter, and asphalt parallel parking

OUTDOOR DINING: The Fire Marshal's posted capacity allowed within the business at the time of enactment of the outdoor dining encroachment ordinance shall include the total number of patron seating approved for the outdoor dining encroachment area, if not already included in the posted capacity allowance, so that patrons relocating from inside to the outside or from outside to the inside do not cause the posted capacity to be exceeded.

Hours/days of operation for outdoor dining: _____

Posted Maximum Capacity Allowance (inside/outside combined): _____ No. of chairs outdoors: _____ No. of Tables Outdoors: _____

Do you serve: Wine Beer Liquor SCDOR ABL No.: _____ If not, do you intend to apply for an ABL license? _____

I acknowledge that the adjoining property owners and businesses have been contacted and approve the addition of outdoor dining at this location to include the service of beer, wine and/or liquor if applicable during the business hours noted above, and that any changes made to the business hours, use of the encroachment area or items allowed within the encroachment area will require an amendment to the encroachment ordinance.

Name/Title: _____
 Date: _____

I acknowledge that any changes made to the business, hours, use of the encroachment area, or items allowed within the encroachment area, to include obtaining a license to sell beer, wine and/or liquor will require an amendment to the encroachment ordinance.

Name/Title: _____
 Date: _____

The proposed ordinance will be sent to the requesting party and City offices for review and approval. Johnathan Chambers will compile the recommendations and forward them to the City Clerk for scheduling before City Council. This process may take from 30-90 days.

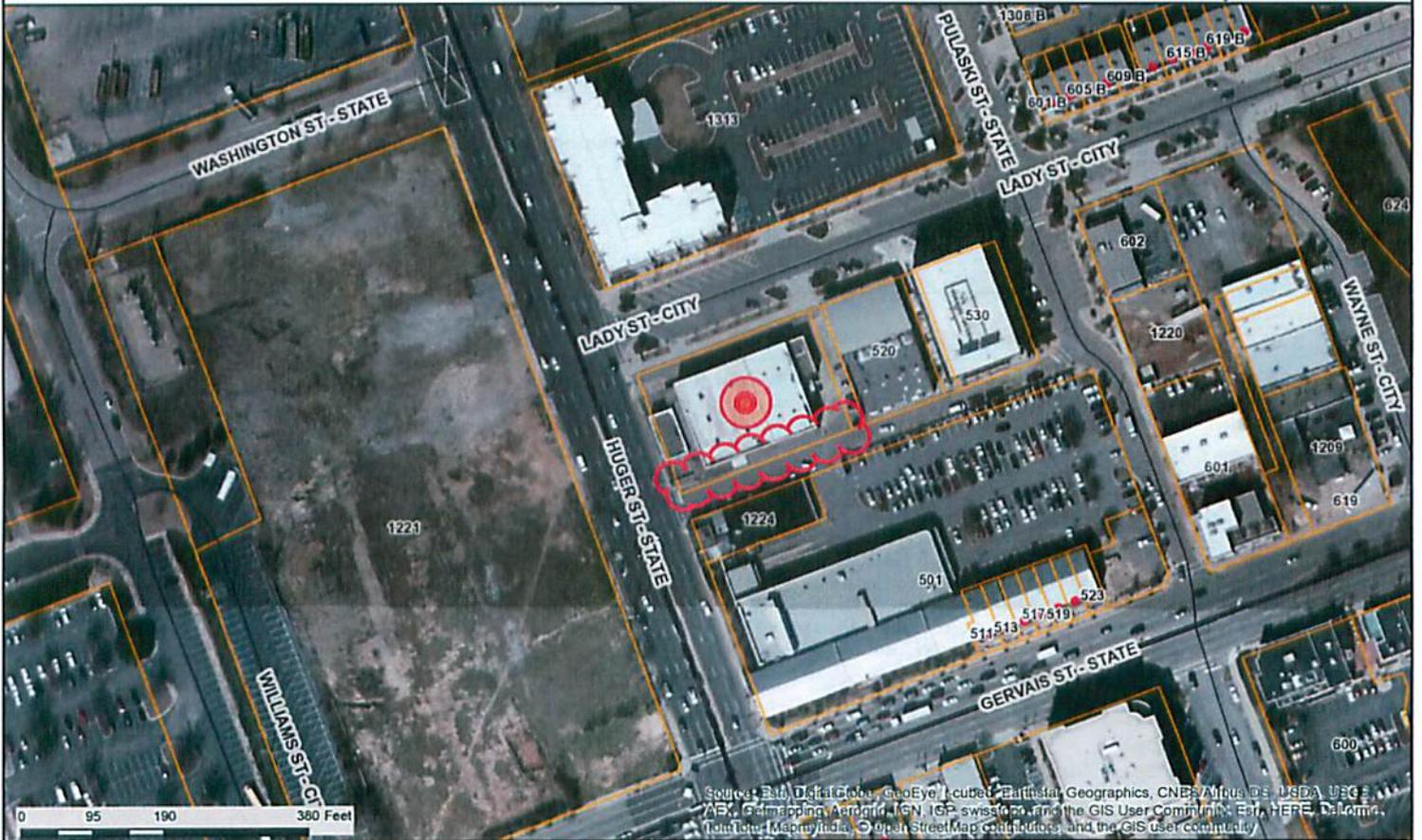
CONTACT	DEPARTMENT	PHONE	FAX	E-MAIL
Johnathan Chambers	Development Services (Land Development)	803-545-3333	803-343-8779	jechambers@columbiasc.net
John Fellows	Development Services (Planning)	803-545-3222	803-733-8647	jsfellows@columbiasc.net
Brian Cook	Development Services (Zoning)	803-545-3332	803-733-8647	kbcook@columbiasc.net
Jerry Thompson	Development Services (Building Inspections)	803-545-3420	803-733-8699	jthompson@columbiasc.net
Fanessa Pinckney	Development Services (Permits)	803-545-3420	803-733-8699	fcpinckney@columbiasc.net
Amy Moore	Development Services (Historic Preservation)	803-545-3222	803-733-8647	aemoore@columbiasc.net
Robert Harkins	Development Services (Plans Review)	803-545-3420	803-733-8647	rtharkins@columbiasc.net
Denny Daniels	Utilities & Engineering (Construction Management)	803-545-3400	803-988-8199	jddaniels@columbiasc.net
Robert Anderson	Public Works (Administration)	803-545-3780	803-733-8648	raanderson@columbiasc.net
Robert Sweat	Public Works (Street Division)	803-545-3790	803-545-3785	rgsweatt@columbiasc.net
David Brewer	Public Works (Traffic Engineering)	803-545-3850	803-733-8648	ddbrewer@columbiasc.net
Sara Hollar	Public Works (Forestry & Beautification)	803-545-3860	803-733-8648	sehollar@columbiasc.net
John Hooks	Public Works (Solid Waste)	803-545-3800	803-733-8648	jphooks@columbiasc.net
Chip Timmons	Risk Management	803-733-8306	803-733-8245	catimmons@columbiasc.net
David Koon	Fire Department	803-545-3701	803-401-8839	cdkoon@columbiasc.net
John David Spade	Parking Services	803-545-3070	803-733-8523	jspade@columbiasc.net

City of Columbia

522 Lady Street



Tuesday, October 14, 2014

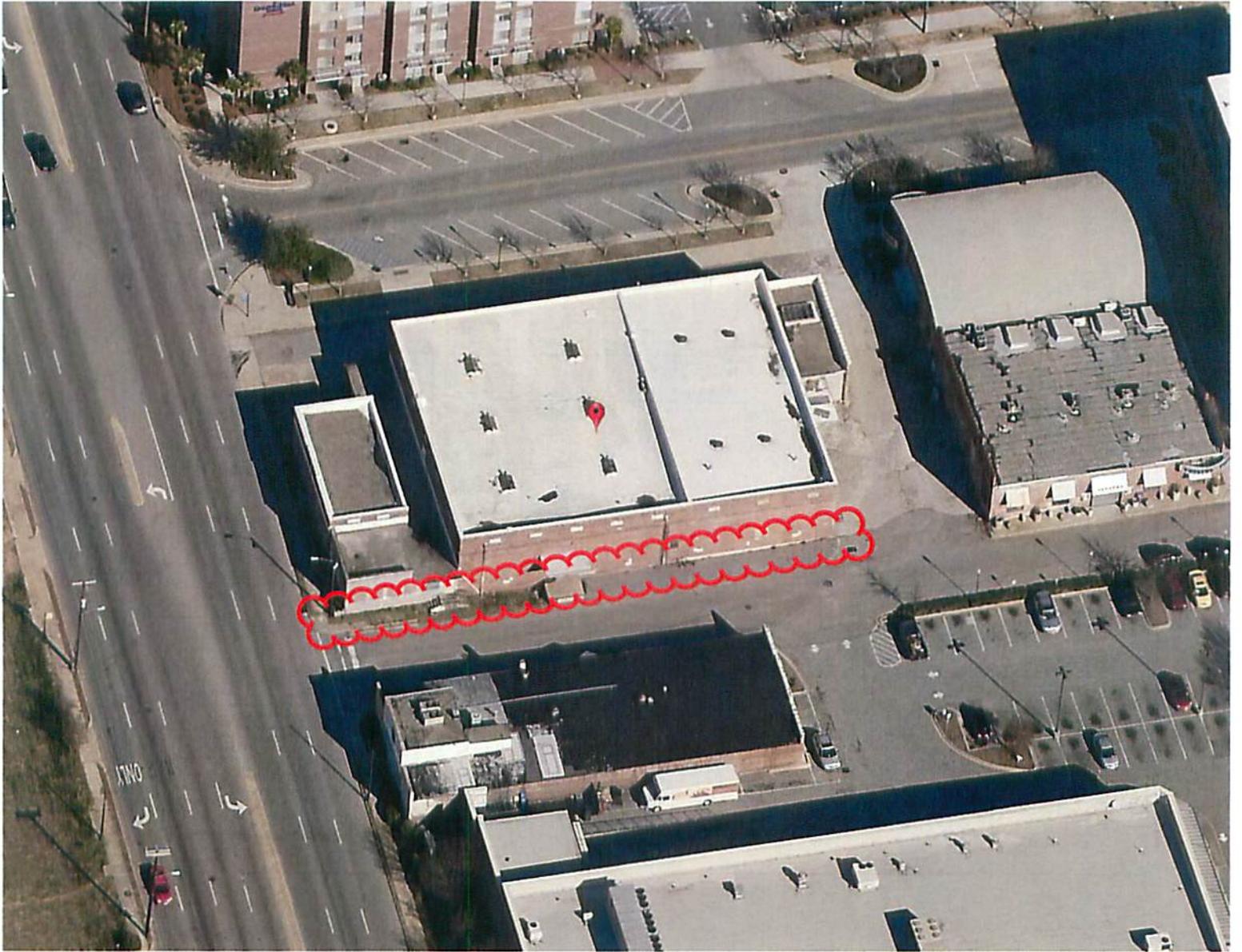


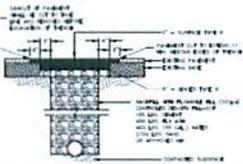
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CITY OF COLUMBIA GIS DATA DISCLAIMER

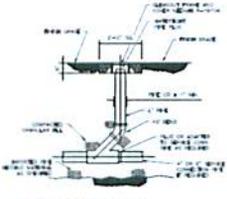
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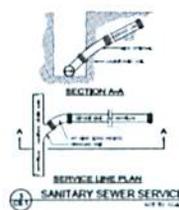




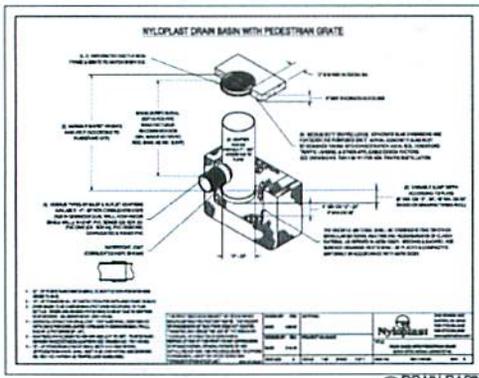
PAVEMENT CUT AND PATCH



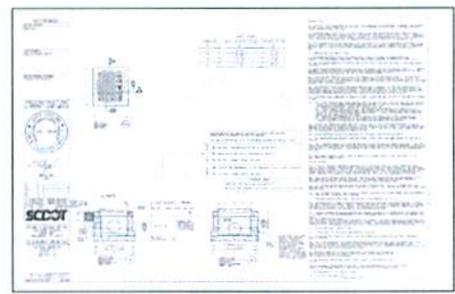
SANITARY CLEANOUT



SANITARY SEWER SERVICE



DRAIN BASIN



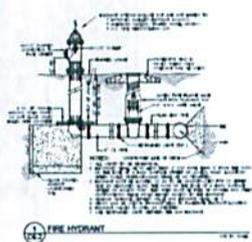
TYPE 1 CATCH BASIN



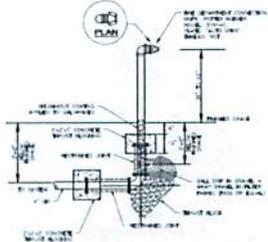
652 LADY STREET
 652 LADY STREET DEVELOPERS
 652 LADY STREET

NO.	REVISION

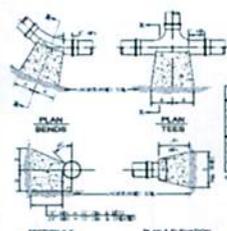
DETAILS
 DATE: 11/11/2011
 BY: J. B. BISHOP



101 FIRE MOUNT

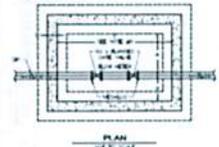


102 REMOTE FIRE DEPARTMENT CONNECTION



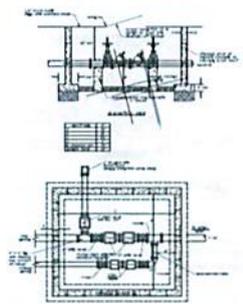
103 WATER MAIN THRUST BLOCKS

ITEM NO.	DESCRIPTION	QTY	UNIT
1	THRUST BLOCK	1	EA
2	THRUST BLOCK	1	EA
3	THRUST BLOCK	1	EA
4	THRUST BLOCK	1	EA
5	THRUST BLOCK	1	EA
6	THRUST BLOCK	1	EA
7	THRUST BLOCK	1	EA
8	THRUST BLOCK	1	EA
9	THRUST BLOCK	1	EA
10	THRUST BLOCK	1	EA



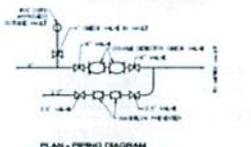
104 TYPICAL METER BOX FOR METERS 4" AND ABOVE

- NOTES**
1. ALL METERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO METRIC CODE.
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 9. ALL METERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO METRIC CODE.
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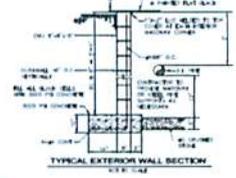
105 BACKFLOW PREVENTOR VALVE & PIPING (STAND-TYPE)

- NOTES**
1. ALL VALVES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO METRIC CODE.
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 10. ALL VALVES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO METRIC CODE.



106 BACKFLOW PREVENTOR PIPING (VALVE)

- NOTES**
1. ALL VALVES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO METRIC CODE.
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107 TYPICAL EXTERIOR WALL SECTION



562 LADY STREET
 562 LADY STREET DEVELOPERS
 CHICAGO, ILLINOIS 60605

NO.	REVISION	DATE

DETAILS
 DATE: 11/11/2011
 DRAWN BY: J. B. BROWN

C6.2

