

ORDINANCE NO. 2013-067

Granting an encroachment to WWJ, LLC for demolition and removal of existing landscaping and pavement, relocation of existing utilities, and for the installation and maintenance of landscaping, an irrigation system, sidewalks with two (2) handicap ramps, a driveway, two (2) bike racks, HDPE pipe, one storm drainage junction box, and concrete headwall and footing within the right of way areas of the 500 block of College Street, 900 Block of Pulaski Street and 500 block of Pendleton Street adjacent to 520 Pendleton Street, Richland County TMS #08911-03-03 and 08911-03-14

ORIGINAL
STAMPED IN RED

WHEREAS, WWJ, LLC (hereinafter "Grantee") desires to demolish and remove the existing landscaping and pavement, disconnect and relocate the existing utilities, and to use a portion of the right of way area of the 500 block of College Street, 900 Block of Pulaski Street and 500 block of Pendleton Street adjacent to 520 Pendleton Street, Richland County TMS #08911-03-03 and 08911-03-14, for the installation and maintenance of landscaping; an irrigation system; a sidewalk approximately two hundred fifty (250') feet in length and varying from eight (8') feet to sixteen (16') feet in width in the right of way area of the 500 block of College Street; a sidewalk approximately four hundred eighty (480') feet in length and varying from eight (8') feet to sixteen (16') feet in width in the right of way area of the 900 block of Pulaski Street with a handicap ramp at the corner of Pulaski Street and College Street; a sidewalk approximately two hundred fifty (250') feet in length and varying from eight (8') feet to sixteen (16') feet in width in the right of way area of the 500 block of Pendleton Street with a handicap ramp at the corner of Pendleton Street and Pulaski Street; a driveway approximately twenty-eight (28') feet in width and thirty (30') feet in length in the right of way area of the 900 block of Pulaski Street; two (2) bike racks approximately eight (8') feet in length and six (6') feet in width within the right of way area of the 900 block of Pulaski Street, a one hundred five (105') feet of twenty-four (24") inch HDPE pipe and one storm drainage junction box and one(1) ten (10") inch concrete headwall approximately five (5') feet in height, fifteen (15') feet in length with a three (3') foot footing all as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians 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 4th day of June, 2013, that the Grantee, its successors and assigns, is hereby granted the right to demolish and remove the existing landscaping and pavement, disconnect and relocate the existing utilities, and to use a portion of the right of way area of the 500 block of College Street, 900 Block of Pulaski Street and 500 block of Pendleton Street adjacent to 520 Pendleton Street, Richland County TMS #08911-03-03 and 08911-03-14, for the installation and maintenance of landscaping; an irrigation system; a sidewalk approximately two hundred fifty (250') feet in length and varying from eight (8') feet to sixteen (16') feet in width in the right of way area of the 500 block of College Street; a sidewalk approximately four hundred eighty (480') feet in length and varying from eight (8') feet to sixteen (16') feet in width in the right of way area of the 900 block of Pulaski Street with a handicap ramp at the corner of Pulaski Street and College Street; a sidewalk approximately two hundred fifty (250') feet in length and varying from eight (8') feet to sixteen (16') feet in width in the right of way area of the 500 block of Pendleton Street with a handicap ramp at the corner of Pendleton Street and Pulaski Street; a driveway approximately twenty-eight (28') feet in width and thirty (30') feet in length in the right of way area of the 900 block of Pulaski Street; two (2) bike racks approximately eight (8') feet in length and six (6') feet in width within the right of way area of the 900 block of Pulaski Street, a one hundred five (105') feet of twenty-four (24") inch HDPE pipe and one storm drainage junction box and one(1) ten (10") inch concrete headwall approximately five (5') feet in height, fifteen (15') feet in length with a three (3') foot footing all as shown on the attached drawings.

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 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 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. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.
3. Landscaping to be maintained by property owner.
4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.
5. All trees shall be protected and no large tree roots shall be removed from any existing trees.
6. Tree species must be reviewed and approved by Forestry and Beautification.
7. The hole located at 506 Pendleton Street is to be filled in accordance with previously approved plans.

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

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

Requested by:

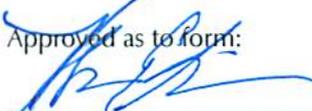
WWJ, LLC _____


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:

City Clerk

Introduced: 5/21/2013
Final Reading: 6/4/2013

ORIGINAL
STAMPED IN RED

RECEIVED
CITY CLERK

**CITY COUNCIL
ENCROACHMENT SUMMARY
2013-067**



**900 BLOCK OF PULASKI STREET,
500 BLOCK OF COLLEGE STREET & 500 BLOCK OF PENDLETON STREET
LANDSCAPING, IRRIGATION, SIDEWALKS, DRIVEWAY AND BIKE RACKS**

Subject Property:	Right-of-way adjacent to 900 Block of Pulaski Street, 500 Block of College Street and 500 Block of Pendleton Street, TMS#08911-03-03 and 08911-03-14
Council District:	2
Proposal:	The applicant is requesting an encroachment for the installation and maintenance of landscaping, an irrigation system, sidewalks with two (2) handicap ramps, a driveway, two (2) bike racks, HDPE pipe, one storm drainage junction box, and concrete headwall and footing within the right of way areas of the 500 block of College Street, 900 Block of Pulaski Street and 500 block of Pendleton Street adjacent to 520 Pendleton Street
Applicant:	WWJ, LLC
Staff Recommendation:	Approval

Detail:	<p>This is a request to accommodate off-site improvements in relation to a proposed private dormitory. In addition to the improvements listed below, the applicant will install on-street parking spaces and street lighting which will be deeded to the City.</p> <p>This encroachment request is for installation and maintenance of landscaping; an irrigation system; a sidewalk approximately two hundred fifty (250') feet in length and varying from eight (8') feet to sixteen (16') feet in width in the right of way area of the 500 block of College Street; a sidewalk approximately four hundred eighty (480') feet in length and varying from eight (8') feet to sixteen (16') feet in width in the right of way area of the 900 block of Pulaski Street with a handicap ramp at the corner of Pulaski Street and College Street; a sidewalk approximately two hundred fifty (250') feet in length and varying from eight (8') feet to sixteen (16') feet in width in the right of way area of the 500 block of Pendleton Street with a handicap ramp at the corner of Pendleton Street and Pulaski Street; a driveway approximately twenty-eight (28') feet in width and thirty (30') feet in length in the right of way area of the 900 block of Pulaski Street; two (2) bike racks approximately eight (8') feet in length and six (6') feet in width within the right of way area of the 900 block of Pulaski Street, a one hundred five (105') feet of twenty-four (24") inch HDPE pipe and one storm drainage junction box and one(1) ten (10") inch concrete headwall approximately five (5') feet in height, fifteen (15') feet in length with a three (3') foot footing all as shown on the attached drawings;</p> <p>The applicant has worked with staff regarding this project regarding landscaping, off-street parking spaces and street lightning. 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. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met. 3. Landscaping to be maintained by property owner. 4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets. 5. All trees shall be protected and no large tree roots shall be removed from any existing trees. 6. Tree species must be reviewed and approved by Forestry and Beautification. 7. The hole located on 506 Pendleton Street be filled in accordance with previously approved plans.
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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.
Land Development	Recommend approval.
Fire	Recommend approval.



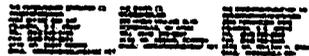
© 2011 Pictor

PAVING, GRADING, DRAINAGE, SANITARY SEWER AND WATER SYSTEM

for the construction of
900 PULASKI STREET
 CITY OF COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA

PREPARED FOR

WC COLUMBIA, LLC
 WESTERVILLE, OHIO



INDEX
 DRAW. NO. DESCRIPTION

- 1 DEMOLITION PLAN
- 2 STAKING & ALIGNMENT PLAN
- 3 STORMWATER POLLUTION PREVENTION PLAN
- 4 GRADING & DRAINAGE PLAN
- 5 UTILITIES PLAN
- 6 STORM DRAINAGE PROFILES & DETAILS
- 7 POLLUTION PREVENTION DETAILS
- 8 MISCELLANEOUS DETAILS
- 9 SPECIFICATION SHEET
- 10 SPECIFICATION SHEET
- 11 SPECIFICATION SHEET
- 12 SPECIFICATION SHEET

APRIL 11, 2013

12109

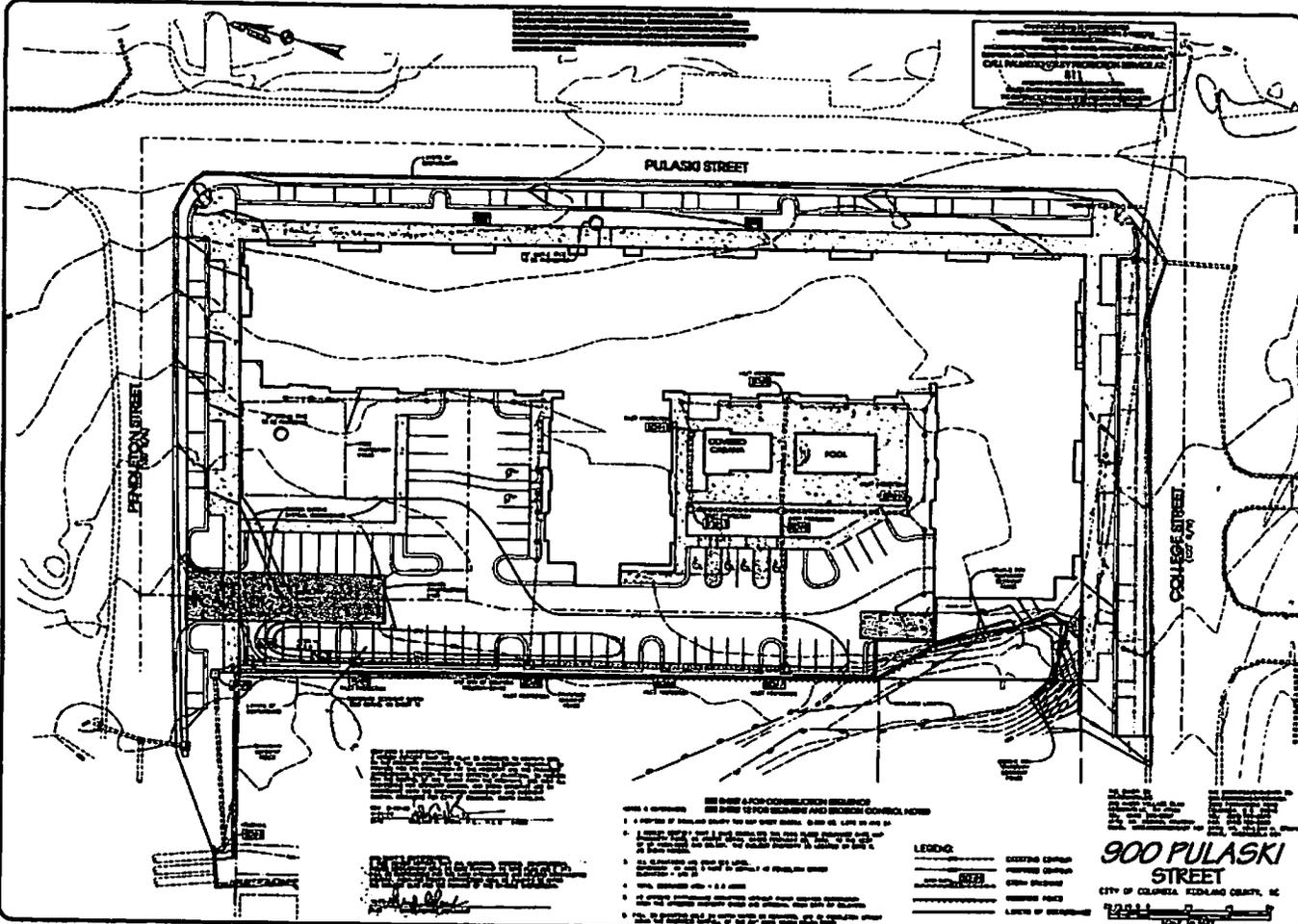


CIVIL ENGINEERING of COLUMBIA

CONSULTING ENGINEERING, SURVEYING AND PLANNING

COLUMBIA, SOUTH CAROLINA

NO.	DESCRIPTION	DATE
1	PRELIMINARY	04/11/13
2	FINAL	04/11/13
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900 PULASKI STREET
CITY OF COLUMBIA, EDWARDS COUNTY, SC

LEGEND:

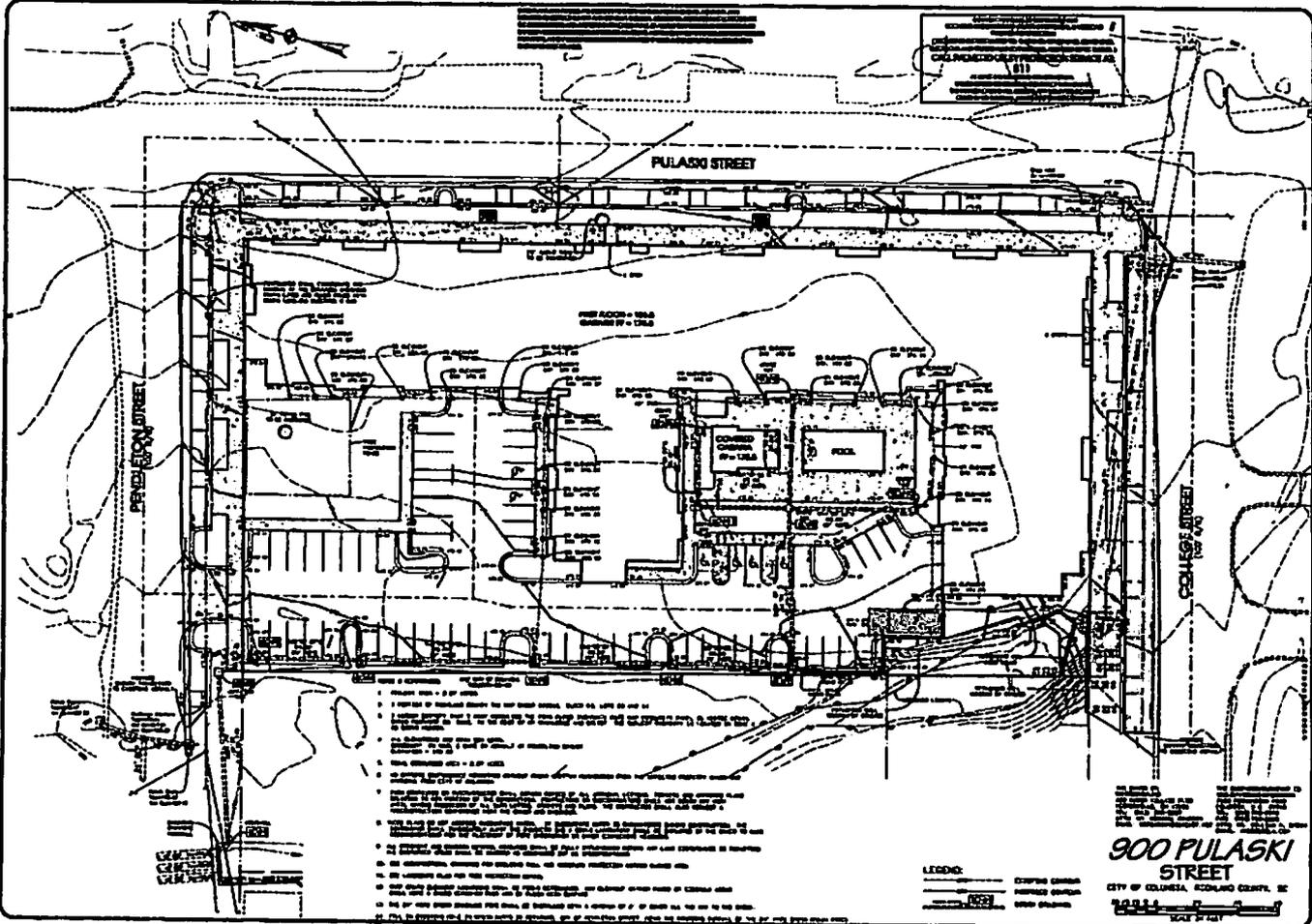
- EXISTING CONCRETE
- EXISTING BRICK
- EXISTING WOOD
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- EXISTING ROOF
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- EXISTING FIRE
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- EXISTING SECURITY
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900 PULASKI STREET
CITY OF COLUMBIA, EDWARDS COUNTY, SC

LEGEND:

- EXISTING CONCRETE
- EXISTING BRICK
- EXISTING WOOD
- EXISTING METAL
- EXISTING GLASS
- EXISTING ROOF
- EXISTING FLOOR
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- EXISTING ACCESS ROOM
- EXISTING EGRESS ROOM
- EXISTING ENTRANCE ROOM
- EXISTING EXIT ROOM

CONTRACT NO. 111
 611
 COLLECTED CITY OF COLUMBIA

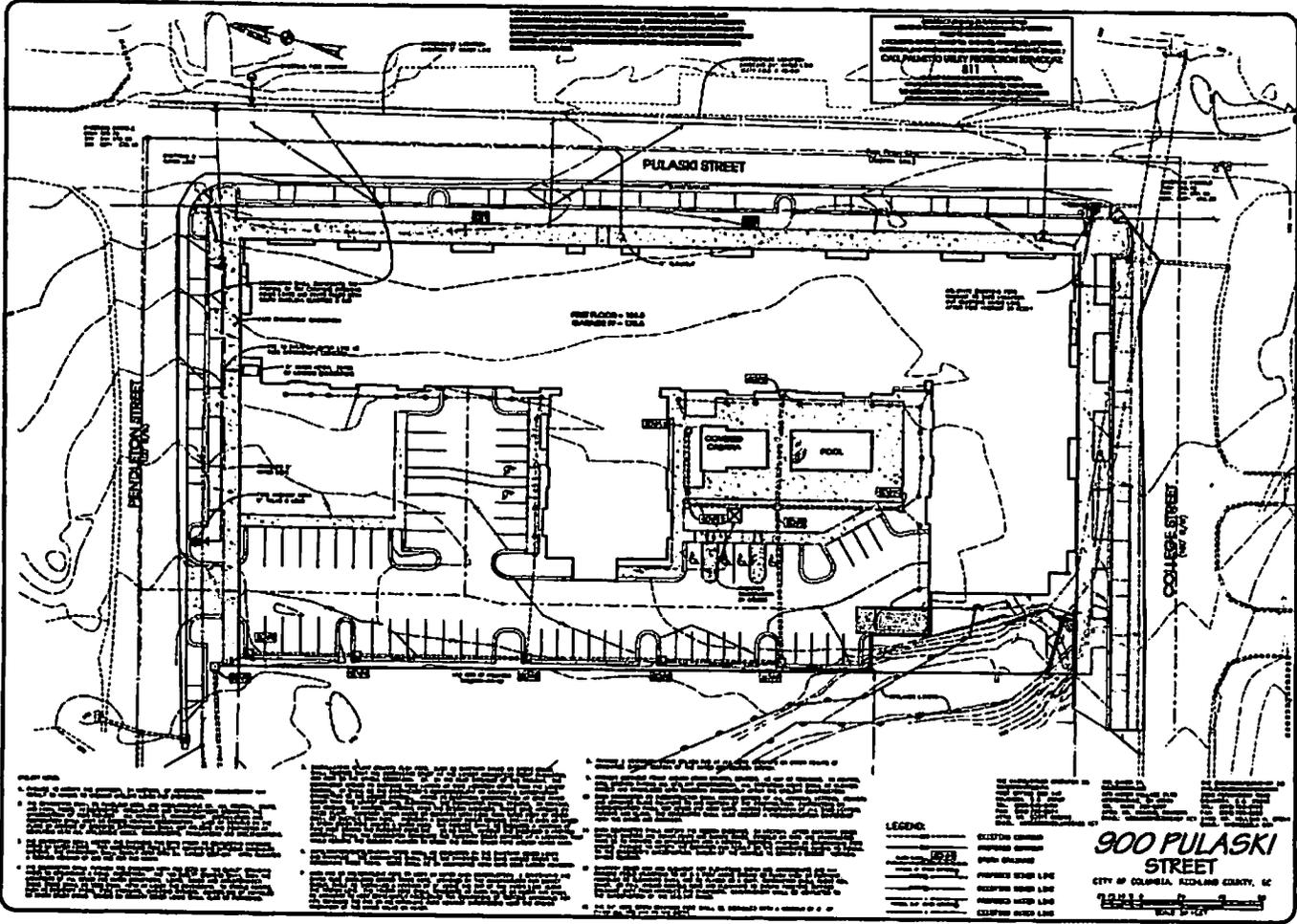


1. ALL GRADES SHALL BE TO THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE NOTED.
 2. ALL GRADES SHALL BE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
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LEGEND:
 DOTTED LINE: EXISTING GRADE
 SOLID LINE: PROPOSED GRADE
 DASHED LINE: EXISTING DRAINAGE
 SOLID LINE WITH ARROW: PROPOSED DRAINAGE

900 PULASKI STREET
 CITY OF COLUMBIA, KENTUCKY COUNTY, MO.
 SCALE: 1" = 10'

CONTRACT NO. 111
 611
 COLLECTED CITY OF COLUMBIA
 GRADING & DRAINAGE PLAN
 CITY OF COLUMBIA, KENTUCKY COUNTY, MO.
 4 of 12
 12/10/09



900 PULASKI STREET
 COLUMBIA, SOUTH CAROLINA
 29201
 811

PULASKI STREET

PENNINGTON STREET

COLLEGE STREET

900 PULASKI STREET
 CITY OF COLUMBIA, RICHLAND COUNTY, SC

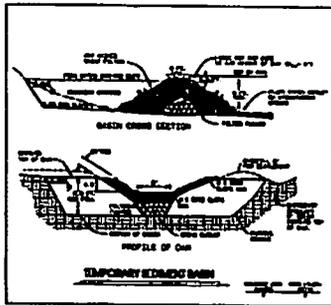
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA ZONING ORDINANCES AND THE SOUTH CAROLINA BUILDING CODE.

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF COLUMBIA AND RICHLAND COUNTY.

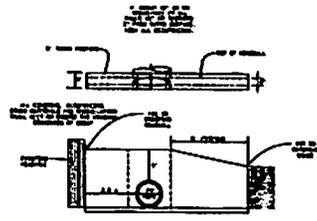
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

LEGEND:
 --- EXISTING CURB
 --- EXISTING SIDEWALK
 --- EXISTING DRIVE LANE
 --- EXISTING BIKE LANE
 --- EXISTING BIKE WAY

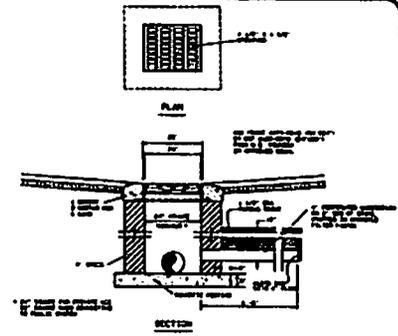
TITLE PLAN
 CITY OF COLUMBIA, RICHLAND COUNTY, SC
 900 PULASKI STREET
 12/12/20



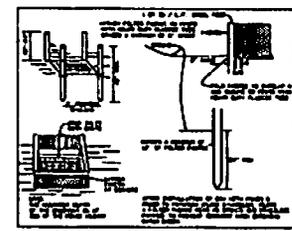
TEMPORARY EROSION BARRIERS



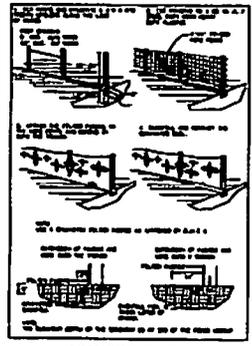
SECTION
DETAIL
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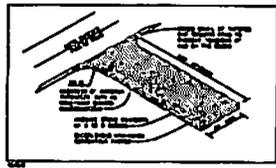
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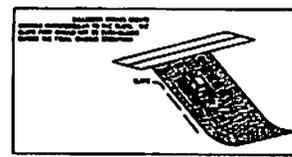
CATCH BASIN INLET PREVENTION
S.I.C.



TEMPORARY EROSION BARRIERS
S.I.C.



SECTION
DETAIL
SEE THE DETAIL FOR EACH



FINAL GRADING / FINISHED PREPARATION
S.I.C.

900 PULASKI STREET
CITY OF COLUMBIA, SC

SEAL ENCLOSURE OF COLLECTION

POLLUTION PREVENTION DETAILS

7 2 12

7 2 12

900 PULASKI STREET
CITY OF CHICAGO, ILLINOIS

9 13
1200
SPECIFICATIONS SHEET
CITY OF CHICAGO, ILLINOIS
1200

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

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