

ORDINANCE NO. 2011-054

ORIGINAL  
STAMPED IN RED

*Granting encroachment to the University of South Carolina for use of the right of way areas of the 700 block of Assembly Street, 1000 block of Greene Street and 700 block of Park Street adjacent to the Darla Moore School of Business, Richland County TMS #08915-08-01 for installation and maintenance of landscaping; irrigation systems; sidewalks; concrete drop-off drives; service drive; storm drainage junction boxes; catch basin pipe; sanitary sewer service manholes and piping; water service valves; fire hydrant and piping; and "soil nails" (steel reinforcing bars)*

WHEREAS, the University of South Carolina (hereinafter "Grantee") desires to use a portion of the right of way areas of the 700 block of Assembly Street, 1000 block of Greene Street, 700 block of Park Street adjacent to the Darla Moore School of Business, Richland County TMS #08915-08-01 for the installation and maintenance of landscaping; irrigation systems; a sidewalk approximately six (6') feet in width and three (3') feet in length to tie into the existing sidewalk along Assembly Street; a concrete drop-off drive approximately ninety-seven (97') feet in length and ten (10') feet six (6") inches in width, a sidewalk approximately eleven (11') feet six (6") inches in width and new utilities along the southwestern side of the 1000 block of Greene Street between Assembly Street and Park Street; a concrete drop-off approximately one hundred twenty-two (122') feet in length and ten (10') feet six (6") inches in width, approximately one hundred seventy-two (172') feet south of Greene Street; a service drive area with two concrete sidewalks approximately sixty-nine (69') feet in length and twenty-five (25') feet in width extending to the interior of the property, approximately one hundred seventy-two (172') feet south of Greene Street; a sidewalk approximately eighty-two (82') feet in length and eleven (11') feet in width; a sidewalk approximately five (5') feet in width and thirteen (13') feet one (1") inch to tie into the existing sidewalk along Park Street, approximately fifty-five (55') feet south of Greene Street; and storm drainage junction boxes, catch basin pipe, sanitary sewer service manholes and piping, water service valves, fire hydrant and piping in the eastern side of the 700 block of Park Street between Greene Street and Devine Street; five (5) "soil nails" (steel reinforcing bars embedded in 6" diameter holes filled with grout) approximately thirty (30') feet in length extending approximately sixteen (16') feet five (5") inches into the Park Street right of way; and five (5) steel reinforcing bars approximately thirty (30') feet in length extending approximately twenty-one (21') feet ten (10") inches into the Greene Street right of way; "soil nails" are spaced approximately five (5') feet vertically and five (5') feet horizontally along the entire length of the wall 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 18th day of October, 2011, that Grantee is hereby granted the right to use a portion of the right of way areas of the 700 block of Assembly Street, 1000 block of Greene Street, 700 block of Park Street adjacent to the Darla Moore School of Business, Richland County TMS #08915-08-01 for the installation and maintenance of landscaping; irrigation systems; a sidewalk approximately six (6') feet in width and three (3') feet in length to tie into the existing sidewalk along Assembly Street; a concrete drop-off drive approximately ninety-seven (97') feet in length and ten (10') feet six (6") inches in width, a sidewalk approximately eleven (11') feet six (6") inches in width and new utilities along the southwestern side of the 1000 block of Greene Street between Assembly Street and Park Street; a concrete drop-off approximately one hundred twenty-two (122') feet in length and ten (10') feet six (6") inches in width, approximately one hundred seventy-two (172') feet south of Greene Street; a service drive area with two concrete sidewalks approximately sixty-nine (69') feet in length and twenty-five (25') feet in width extending to the interior of the property, approximately one hundred seventy-two (172') feet south of Greene Street; a sidewalk approximately eighty-two (82') feet in length and eleven (11') feet in width; a sidewalk approximately five (5') feet in width and thirteen (13') feet one (1") inch to tie into the existing sidewalk along Park Street, approximately fifty-five (55') feet south of Greene Street; and storm drainage junction boxes, catch basin pipe, sanitary sewer service manholes and piping, water service valves, fire hydrant and piping in the eastern side of the 700 block of Park Street between Greene Street and Devine Street; five (5) "soil nails" (steel reinforcing bars embedded in 6" diameter holes filled with grout) approximately thirty (30') feet in length extending approximately sixteen (16') feet five (5") inches into

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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, its 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. There shall not be a reduction in the current width of the roadway;
2. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets;
3. All trees shall be protected;
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 insure proper alignment.

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:

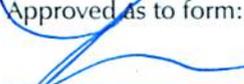
University of South Carolina

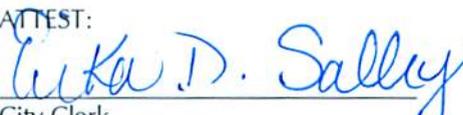
  
MAYOR

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:  
  
City Clerk

Introduced: 9/6/2011  
Final Reading: 10/18/2011

**REQUEST FOR AN ENCROACHMENT ORDINANCE**

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. An encroachment must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and is 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 homeowner's 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.

Please complete and submit this form along with any attachment(s) to Shari Ardis by e-mail at [sardis@columbiasc.net](mailto:sardis@columbiasc.net); fax at 803-737-4250; or mail to Shari Ardis, Legal Department, 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 and not through the Legal Department. Chip Timmons with Risk Management (733-8306 or [ctimmons@columbiasc.net](mailto:ctimmons@columbiasc.net)) should be contacted regarding the insurance requirements.

Date: 07.11.2011 Property Owner: The University of South Carolina

Applicant's Name if different from Property Owner: Jeff Lamberson, USC Campus Planning and Construction

Contact Information: Telephone Number: 803-777-4022 Fax Number: 803-777-0484

Mailing address: 743 Green Street E-mail address: jlamberson@umc.sc.edu

Encroachment Location (Address): Greene Street between Park and Assembly

(If corner lot, include name and block number of side street, i.e., 1737 Main Street and 1100 block of Laurel Street)

Tax Map Number for Encroachment Location: R08915-08-01

Encroachment type:  Wall  Fence  Columns  Steps  Irrigation System  Landscaping  Driveway  Pavers

Walkway/Side walk  Underground Utilities  other

If Other - specify: Drop-off/service drive along Park Street and drop-off along Greene Street, "soil nails"

Dimensions (height/width/length): See attached sketches

(i.e., 6x42' wooden privacy fence; two 12x4' concrete step; two 12x12' x24" brick columns; 4x15' brick paver walkway)

Construction material: See attached sketches

Please provide photographs and drawing or site plan drawn to scale - no larger than 8-1/2 x 11.

Church Directional Signs (Must provide picture or drawing of proposed signs that reflect dimensions)  
Location(s) signs are to be placed (i.e. Northeast corner of Main Street) \_\_\_\_\_



Businesses only:  Outdoor dining No. of chairs: \_\_\_\_\_ No. of Tables \_\_\_\_\_

Hours of operation for outdoor dining: \_\_\_\_\_

Number of planters: \_\_\_\_\_ Awning: \_\_\_\_\_ (dimensions - size/material) \_\_\_\_\_

Other: \_\_\_\_\_ (or complete applicable 'Encroachment type' section above)

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

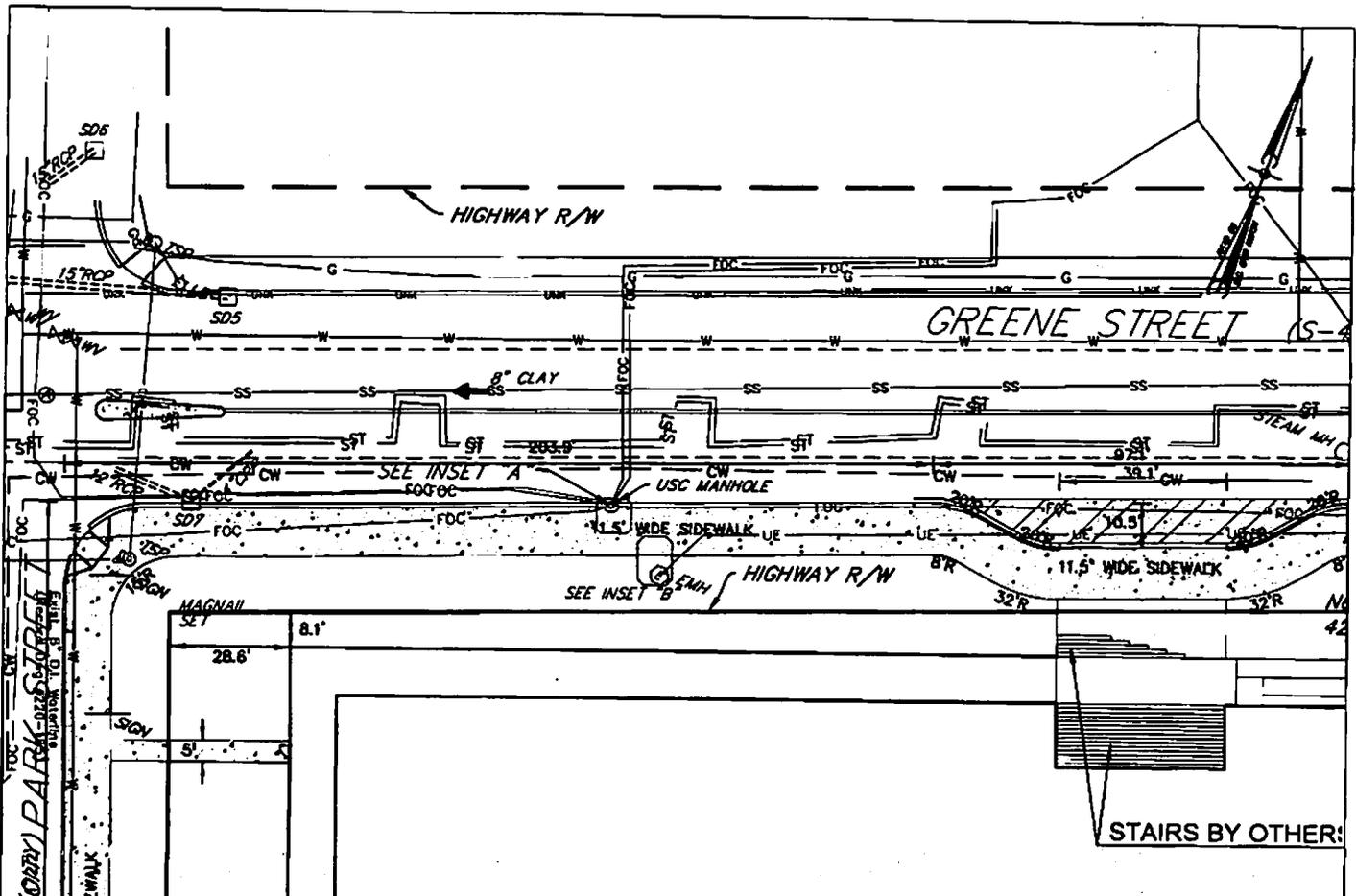
Contact	Department	Telephone Number	Fax Number
Joey Jacob	Utilities & Engineering	545-3400	988-8199
Missy Cenby	Public Works	545-3780	733-8648
Krista Hampton	Planning and Development Services	545-3420	733-8647
Jerry Thompson	Building Official	545-3442	733-8699
Sara Holtz	Forestry & Beautification	545-3860	733-8648
Amy Moore	Historic Preservation	545-3222	733-8647
Fred Delk	Columbia Dev. Corporation	988-8040	988-8039
Chip Timmons	Risk Management	733-8306	733-8245
Dana Higgins	Construction Management	545-3372	545-4130
David Brewer	Traffic Engineering	545-3850	733-8648
Robert Sweatt	Street Division	545-3790	545-3785
Jonathan Chambers	Planning and Development Services	545-3206	343-8779
Carmen Floyd	Fire Marshall	545-3703	401-8839
Nancy Lee Trihey	Planning and Development Services	545-3218	733-8647
John Fellows	Planning and Development Services	545-3222	733-8647

LR 1/25/2011



Master No: 11071144  
 Assessor: VB/SJC  
 Date In: 7/26/11  
 File No: 2011-054  
 Date Out: \_\_\_\_\_





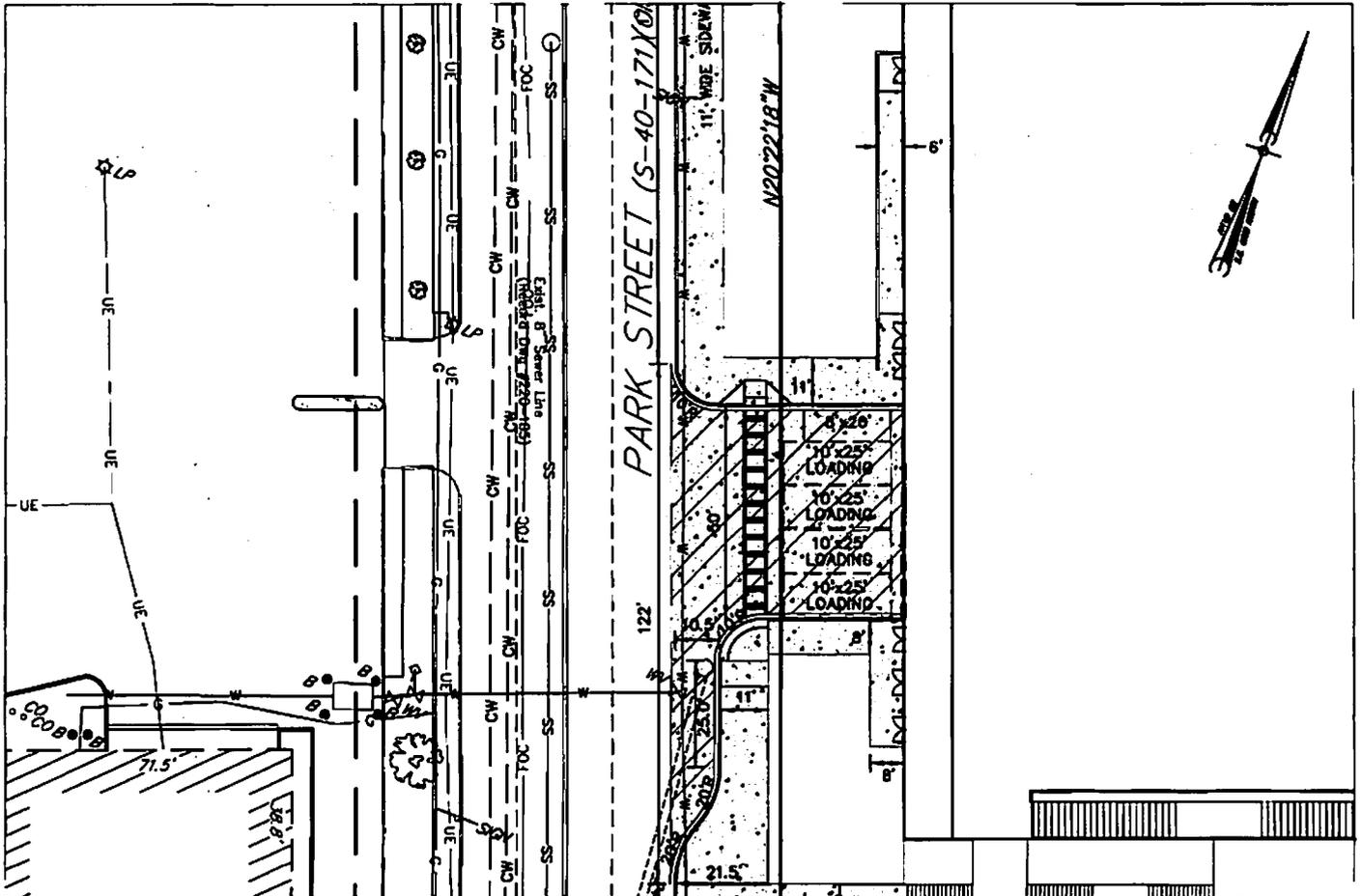
UNIVERSITY OF SOUTH CAROLINA  
 DARLA MOORE SCHOOL OF  
 BUSINESS  
 CONSTRUCTION  
 OSE PROJECT: H27-6069-AC-1C

2011.08.19	2011.07.14
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RAFAEL VINOLY ARCHITECTS PC

GREENE STREET  
 CURB CUT (DROP-OFF)  
 SHEET TITLE :

SCALE :  
 1" = 30'  
 SHEET NUMBER :  
 SK2



UNIVERSITY OF SOUTH CAROLINA  
 DARLA MOORE SCHOOL OF  
 BUSINESS  
 CONSTRUCTION

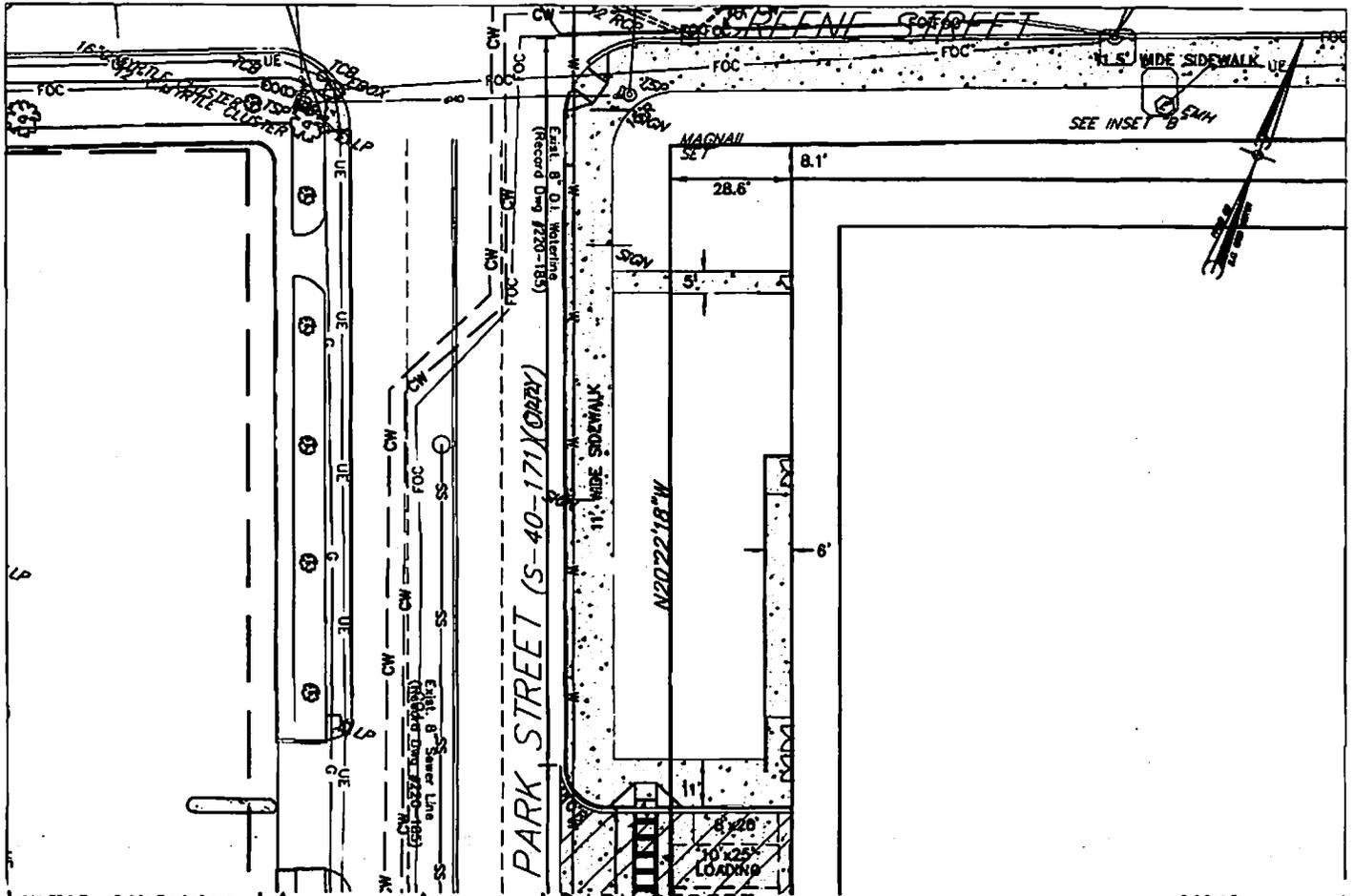
2011.08.19	
2011.07.16	

© RAFAEL VINOLY ARCHITECTS PC

PARK STREET  
 CURB CUT (DROP-OFF/SERVICE DRIVE)

SHEET TITLE :

SCALE :  
 1" = 30'  
 SHEET NUMBER :  
 SK1



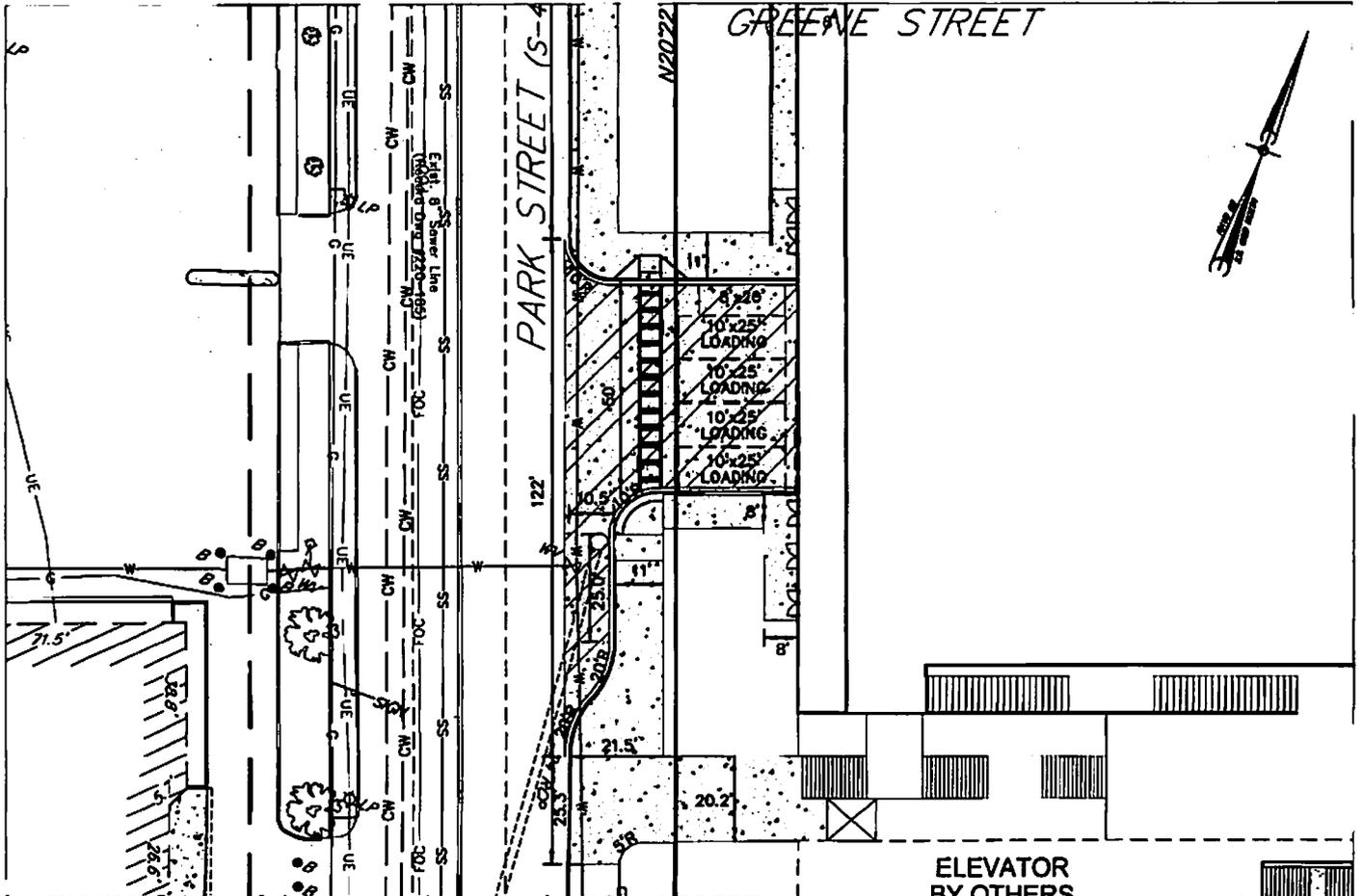
UNIVERSITY OF SOUTH CAROLINA  
 DARLA MOORE SCHOOL OF  
 BUSINESS  
 CONSTRUCTION  
 OSE PROJECT: H27-6069-AC-1C

2011.08.19	
2011.07.14	

© RAFAEL VIVOLY ARCHITECTS PC

PARK STREET  
 CURB CUT (DROP-OFF/SERVICE DRIVE)  
 SHEET TITLE:

SCALE:  
 1" = 30'  
 SHEET NUMBER:  
 SK2



UNIVERSITY OF SOUTH CAROLINA  
 DARLA MOORE SCHOOL OF  
 BUSINESS  
 CONSTRUCTION

USE PROJECT: H27-6069-AC-1C

2011.08.19	
2011.07.14	

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PARK STREET  
 CURB CUT (DROP-OFF/SERVICE DRIVE)

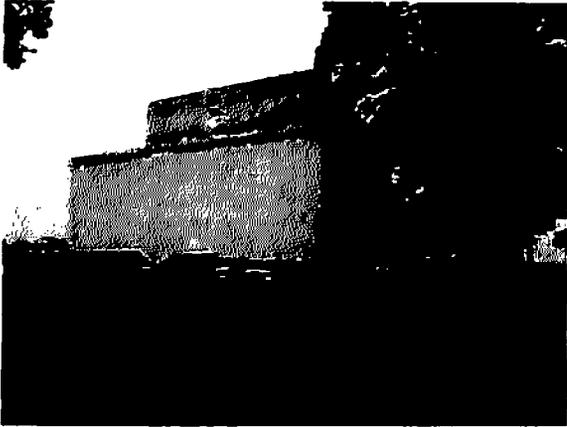
SHEET TITLE :

ELEVATOR  
 BY OTHERS

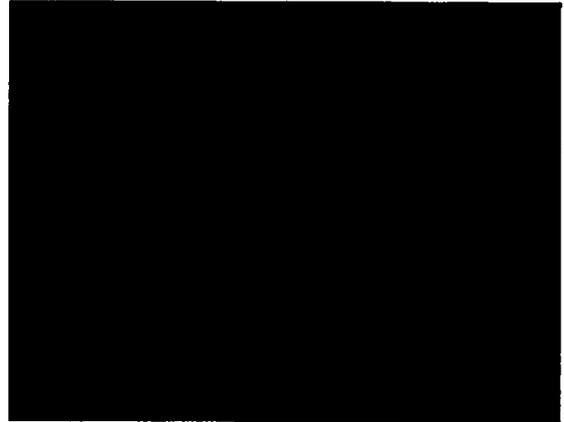


SCALE :  
 1" = 30'  
 SHEET NUMBER :  
 SK3

University of South Carolina  
Darla Moore School of Business Construction  
Project #: H27-6069-AC  
Site Photographs (Park and Greene Street Neighbors)



1. North Energy Facility from South (Park Street)



2. North Energy Facility from North (Park Street)

3. Koger Center from Southwest (Greene and Park Streets)



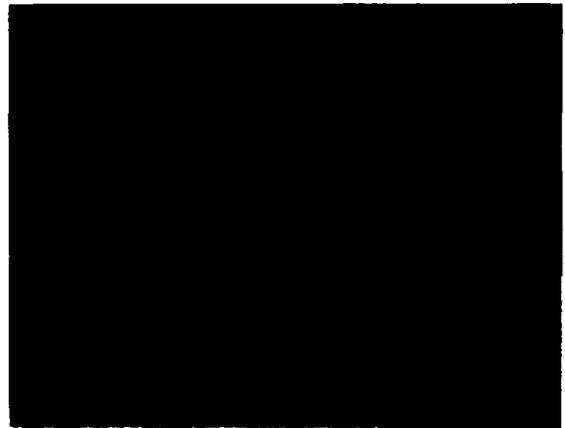
4. Koger Center from East (Greene Street)

5. Wendy's from Southeast (Greene Street)

University of South Carolina  
 Darla Moore School of Business Construction  
 Project # 1127 6069 A1  
 Site Photographs (Assembly Street Neighbors)



6. United Methodist Church from North (Greene Street)



10



7. Assembly Street from North



8. Assembly Street from North



9. Wall Support from South Side of Assembly Street



11. Masonry from South Side of Assembly Street

University of South Carolina  
Darla Moore School of Business, Construction  
Project # 117-0009 AC  
Site Photographs (Perimeter of Site)



11. Site from West (Park Street)



12. Park Street from South



13. Site from West (Greene and Park Streets)



14. Greene Street from West

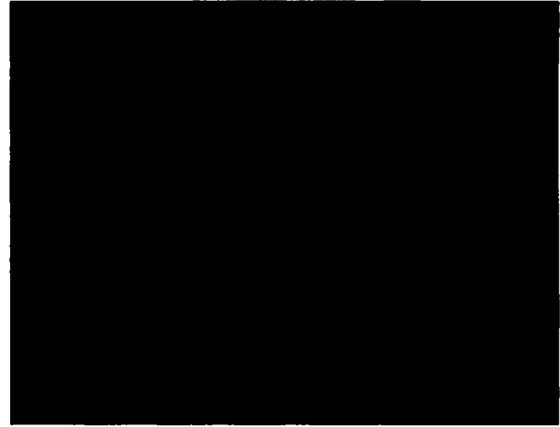


15. Assembly Street from North

University of South Carolina  
Darla Moore School of Business Construction  
Project #: H27-6069-AC  
Site Photographs (On-Site)



16. On Site Looking West Across Parking Lot



17. On Site Looking South from Stair Landing



18. On Site Looking South



19. On Site Looking West Near Coliseum



20. On Site Looking South from Top of Stairs

**CITY COUNCIL  
ENCROACHMENT SUMMARY  
2011-054**



**700 block Assembly Street, 1000 block Greene Street, and 700 block Park Street  
Darla Moore School of Business**

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**Subject Property:** Adjacent to 700 block Assembly Street, 1000 block Greene Street,  
and 700 block Park Street

**Council District:** 2

**Proposal:** Request approval for installation and maintenance of landscaping; irrigation systems;  
sidewalks; concrete drop-off drives; service drive; storm drainage junction boxes;  
catch basin pipe; sanitary sewer service manholes and piping; water service valves;  
fire hydrant; and piping

**Applicant:** University of South Carolina

**Staff Recommendation:** Approve

**Conditions:** Standard conditions

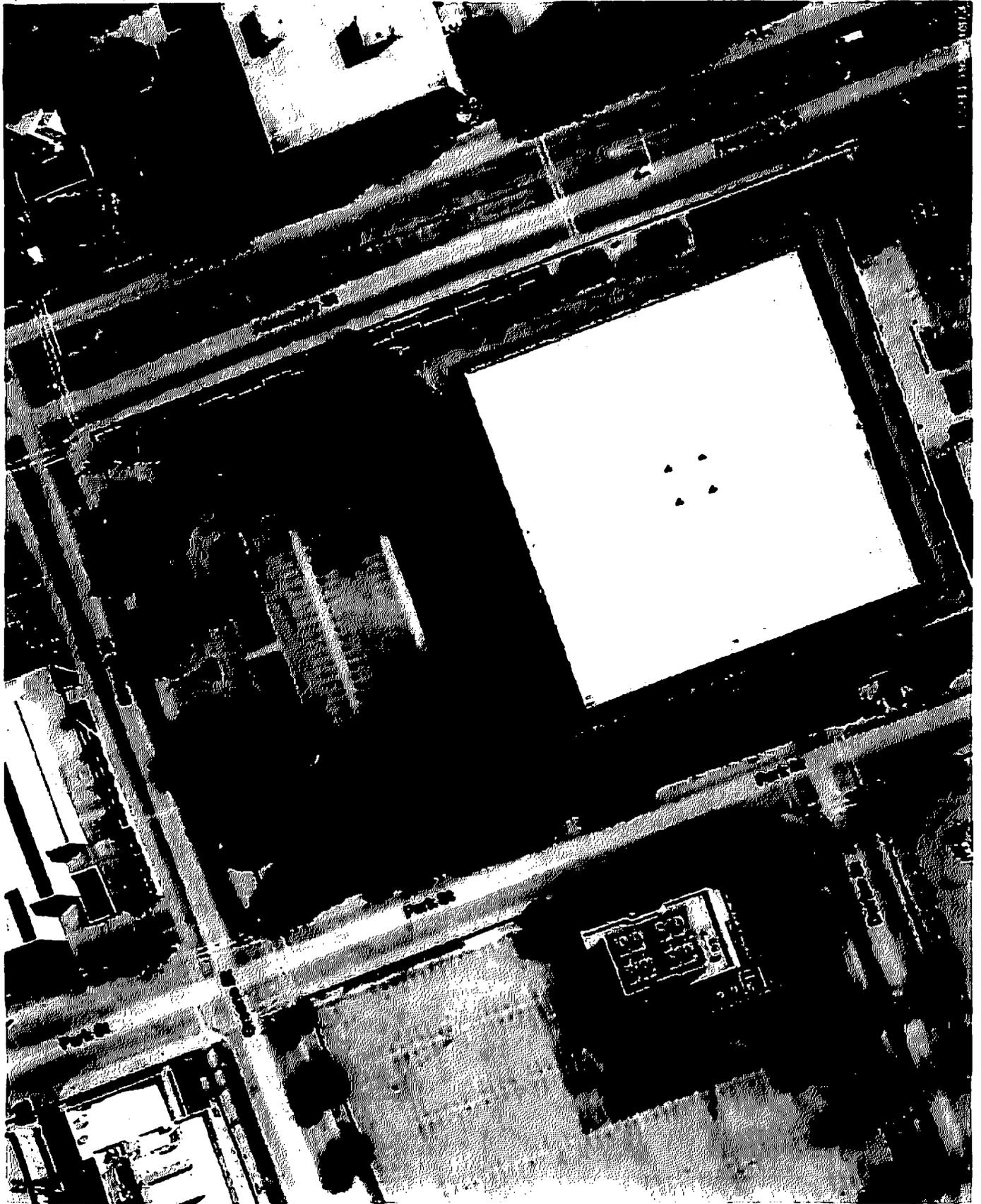
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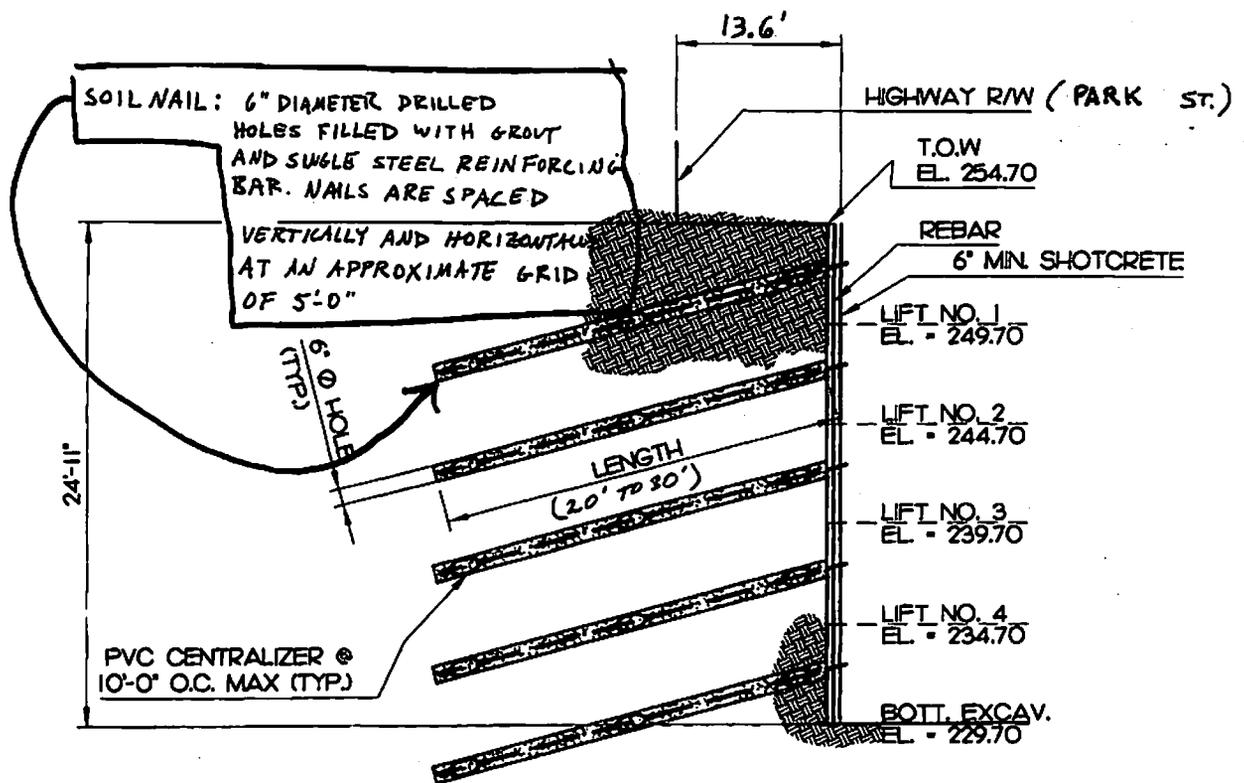
**Detail:** The Darla Moore School of Business is planned for construction at this location and  
the development requires a number of encroachments to support the building,  
including utility support, landscaping and driveways. Staff finds no adverse impacts  
from these actions.

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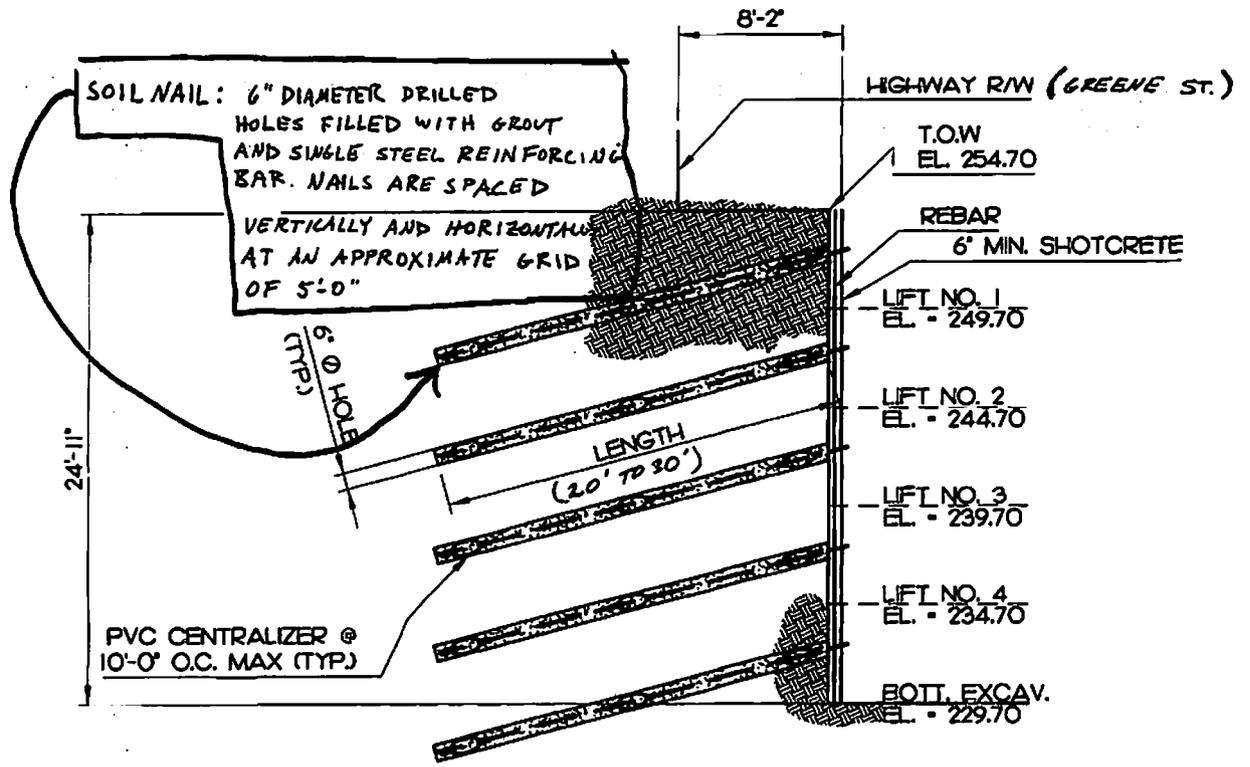
**CITY AGENCY COMMENTS FOR ENCROACHMENT**

<b>Planning &amp; Development</b>	Recommend Approval
<b>Streets</b>	Recommend Approval
<b>Utilities &amp; Engineering</b>	Recommend Approval
<b>Traffic Engineering</b>	Recommend Approval
<b>Fire Department</b>	Recommend Approval
<b>Forestry</b>	Recommend Approval
<b>Land Development</b>	Recommend Approval





SECTION  
1/8" = 1'-0"



SECTION  
1/8" = 1'-0"