

ORDINANCE NO.: 2012-013

*Granting an encroachment to the Bonham Center for installation and maintenance of landscaping and irrigation within the right of way area of the 900 block of Richland Street and 1800 block of Lincoln Street adjacent to 914 Richland Street
Richland County TMS #09081*

WHEREAS, the Bonham Center, (hereinafter "Grantees") desires to utilize a portion of the right of way area of the 900 block of Richland Street and 1800 block of Lincoln Street adjacent to 914 Richland Street, Richland County TMS #09081, for installation and maintenance of landscaping and an irrigation system, shown as Option A 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 27th day of March, 2012, that Grantees, their successors and assigns are hereby granted the right to utilize a portion of the right of way area of the 900 block of Richland Street and 1800 block of Lincoln Street adjacent to 914 Richland Street, Richland County TMS #09081, for installation and maintenance of landscaping and an irrigation system, shown as Option A 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

ORIGINAL
STAMPED IN RED

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. Landscaping to be maintained by property owner.
3. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.
4. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.
5. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.
6. No large tree roots shall be removed from any of the large existing trees.

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:

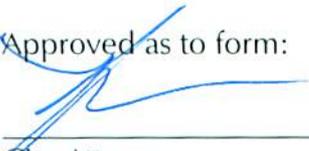
Bonham Center


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 3/13/2012
Final Reading: 3/27/2012

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 homeowners' 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 slardis@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 catimmons@columbiasc.net) should be contacted regarding the insurance requirements.

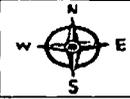
Date: _____ Property Owner: Panham Center
 Applicant's Name if different from Property Owner: _____
 Contact Information: Telephone Number: (803) 343.3131 Fax Number: (803) 343.3180
 Mailing address: 2112 Rosewood Drive, Columbia, SC 29205 E-mail address: monica@dcmylarrealty.com
 Encroachment Location (Address): 914 Richland Street, Columbia 29201
 (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: 09081

Encroachment type: Wall Fence Columns Steps Irrigation System Landscaping Driveway Pavers
 Walkway/Side walk Underground Utilities other

If Other - specify: _____
 Dimensions (height/width/length): Both corners along Lincoln Street, please see attached documents of proposed project for a visual, plant choices and plan. Irrigation will be drip to prevent excess water in street.
 (i.e., 6'x42" wooden privacy fence; two 12'x4" concrete steps; two 12'x12" x24" brick columns, 4x15" brick paver walkway)

Construction material: _____
 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)

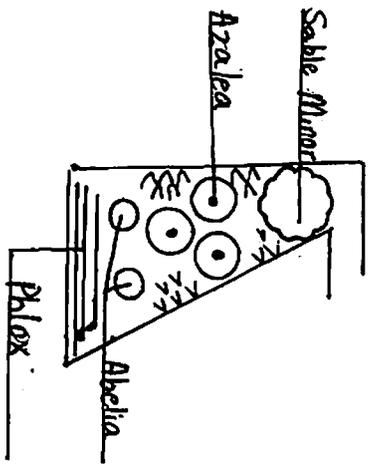
The proposed ordinance will be sent to the requesting party and City offices for review and approval. Krista Hampton will compile the recommendations and forward them to the City Clerk for scheduling before City Council. This process may take from 30-90 days.

Contact	Department	Telephone Number	Fax Number
Jney Jaco	Utilities & Engineering	545-3400	988-8199
Missy Centry	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 Hollar	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

Matter No.: 1201016
 Assessor: MSA
 Date In: 1-25-12
 File No.: 2012-013
 Date Out: _____

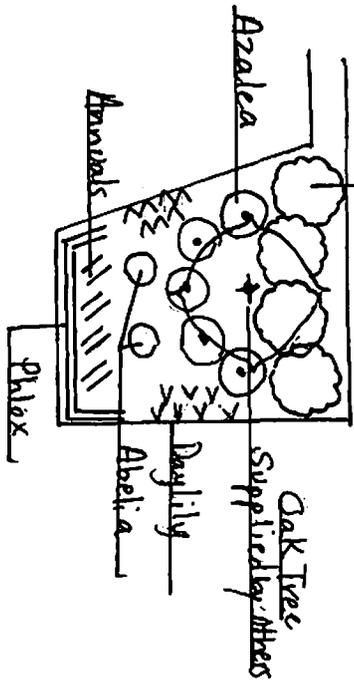


Left Side

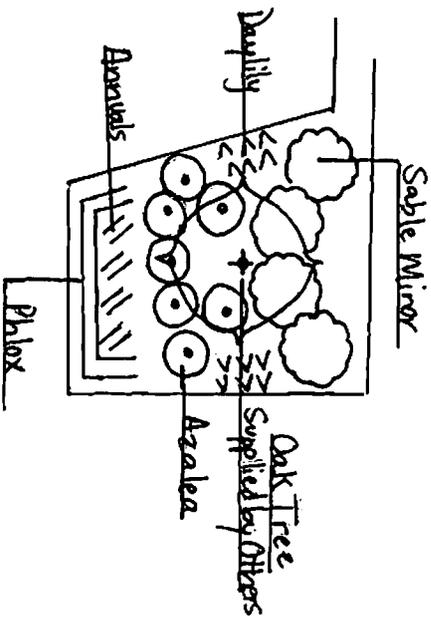
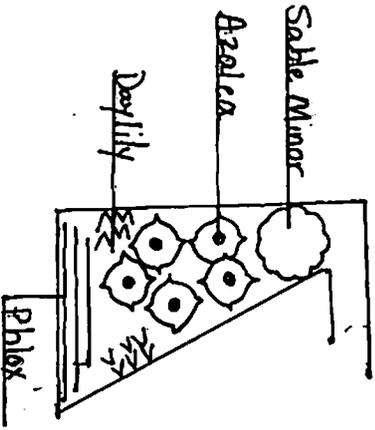


Option A

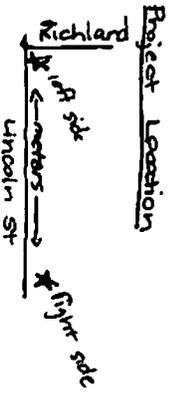
Right Side



Option B



Banham Center
1" = 10' scale



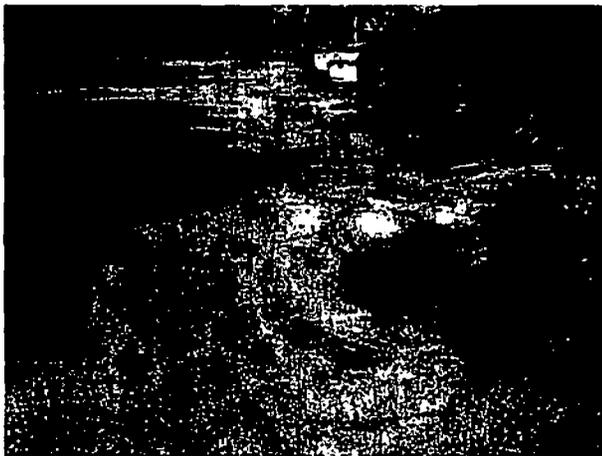
(What Bonham Center would like to enhance....)

Meter area between the sidewalk and curb



*Mulch in between
meters*

Dirt washes out to the street



*Mulch to eliminate
dirt/mud from washing
into street*

In between meter parking spaces



Entrance to Bonham Center now....



Right Side of Entrance
- Area where we are
landscaping

**CITY COUNCIL
ENCROACHMENT SUMMARY
2012-013**



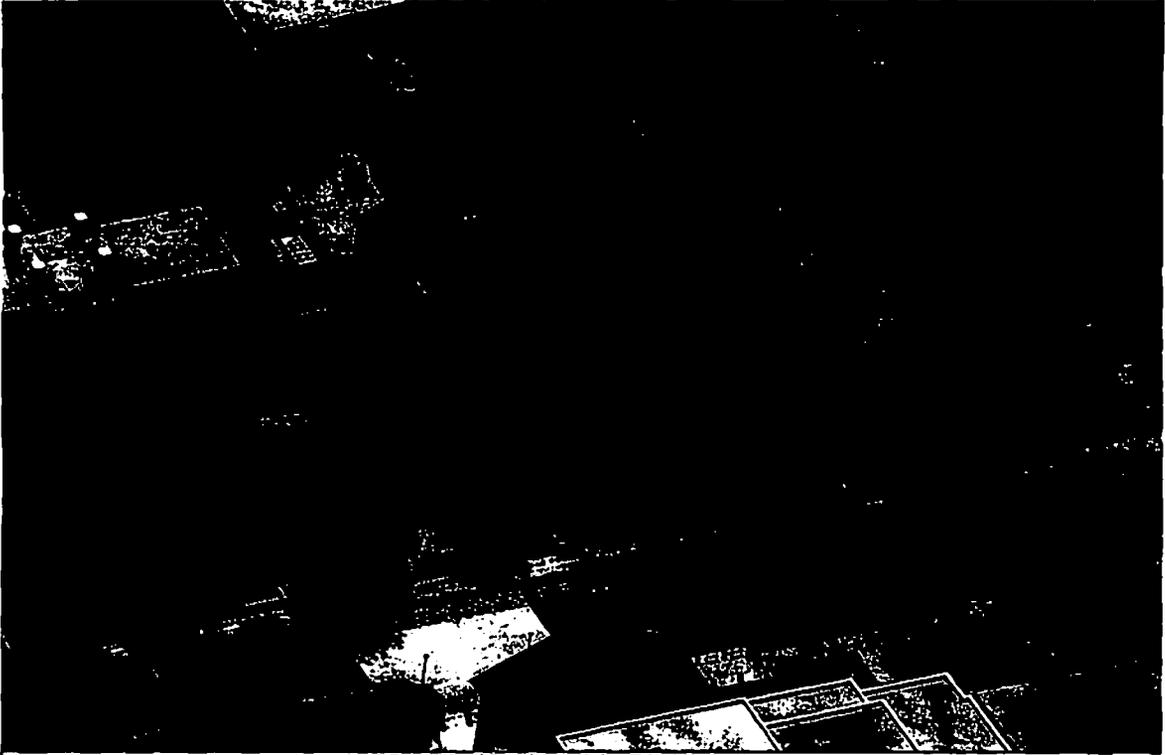
**900 BLOCK OF RICHLAND STREET AND 1800 BLOCK OF LINCOLN STREET
ADJACENT TO 914 RICHLAND STREET**

Subject Property:	900 block of Richland Street and 1800 block of Lincoln Street adjacent to 914 Richland Street
Council District:	2
Proposal:	Request approval for installation and maintenance of landscaping and an irrigation system, shown as Option A
Applicant:	Bonham Center
Staff Recommendation:	Approve
Conditions:	No large tree roots be removed from any of the large existing trees

Detail:	The property owner proposes to install landscaping in the right-of-way to improve the appearance to the entrance of the property. The area currently is dirt, which often runs into the street. Staff finds no adverse impacts associated with this request.
----------------	--

CITY AGENCY COMMENTS FOR ENCROACHMENT

Planning & Development	Recommend Approval
Streets	Recommend Approval
Traffic Engineering	Recommend Approval
Forestry	Recommend Approval with Conditions: no large tree roots be removed from any of the large existing trees
Land Development	Recommend Approval
Fire	Recommend Approval



ORD# 2012-013 - 914 RICHLAND STREET