

Granting an encroachment to Mungo Homes Properties, LLC and Eastfair Development, LLC for the use of the right of way areas of the 500 Block of Eastfair Drive, 600 Block of Legacy Park Court and 1400 Block of Sandra Drive, adjacent to 635, 636, and 652 Legacy Park Court, and 1445 Sandra Drive for the installation and maintenance of guest parking spaces, Richland County TMS#19104-11-47, 19201-13-01, and 19201-13-23

WHEREAS, Mungo Homes Properties, LLC and Eastfair Development, LLC (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 600 block of Legacy Park Court and 1400 Block of Sandra Drive adjacent to 635, 636, and 652 Legacy Park Court and 1445 Sandra Drive, Richland County TMS#19104-11-47, 19201-13-01, and 19201-13-23, for the installation and maintenance of guest parking spaces that maneuver in the road right-of-way measuring approximately twenty (20') feet in length twenty-three (23') feet in width, twenty-seven (27') feet in length twenty-two (22') feet in width, thirty-eight (38') feet in length and eighteen (18') feet in width, as shown on the attached drawing; 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 17th day of May, 2022, that Grantee is hereby granted the right to use the right of way areas of the 600 block of Legacy Park Court and 1400 Block of Sandra Drive adjacent to 635, 636, and 652 Legacy Park Court and 1445 Sandra Drive, Richland County TMS#19104-11-47, 19201-13-01, and 19201-13-23, for the installation and maintenance of guest parking spaces that maneuver in the road right-of-way measuring approximately twenty (20') feet in length twenty-three (23') feet in width, twenty-seven (27') feet in length twenty-two (22') feet in width, thirty-eight (38') feet in length and eighteen (18') feet in width, as shown on the attached drawing.

PROVIDED FURTHER that all work shall comply with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) 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 Grantee's 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; and,

PROVIDED further that in the event the City has to make repairs or maintain utility lines located within the encroachment area the City will replace any items removed for the utility repair or maintenance with like items to those removed; and,

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; and,

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.

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. With the exception of the parking spaces which shall be maintained by the Grantor, Grantee is responsible for maintenance of all of the items granted by this ordinance and assuring that all accessibility and ADA requirements are met and maintained.

3. Landscaping to be maintained by property owner.

4. Existing irrigation should not spray walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.

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

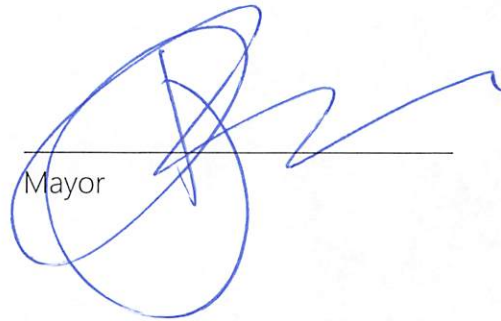
6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.

7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

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:

Assistant City Manager Gentry



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 5/3/2022

Final Reading: 5/17/2022

City of Columbia

Eastfair Phases 2B & 2C



Wednesday, February 9, 2022



CITY OF COLUMBIA GIS DATA DISCLAIMER

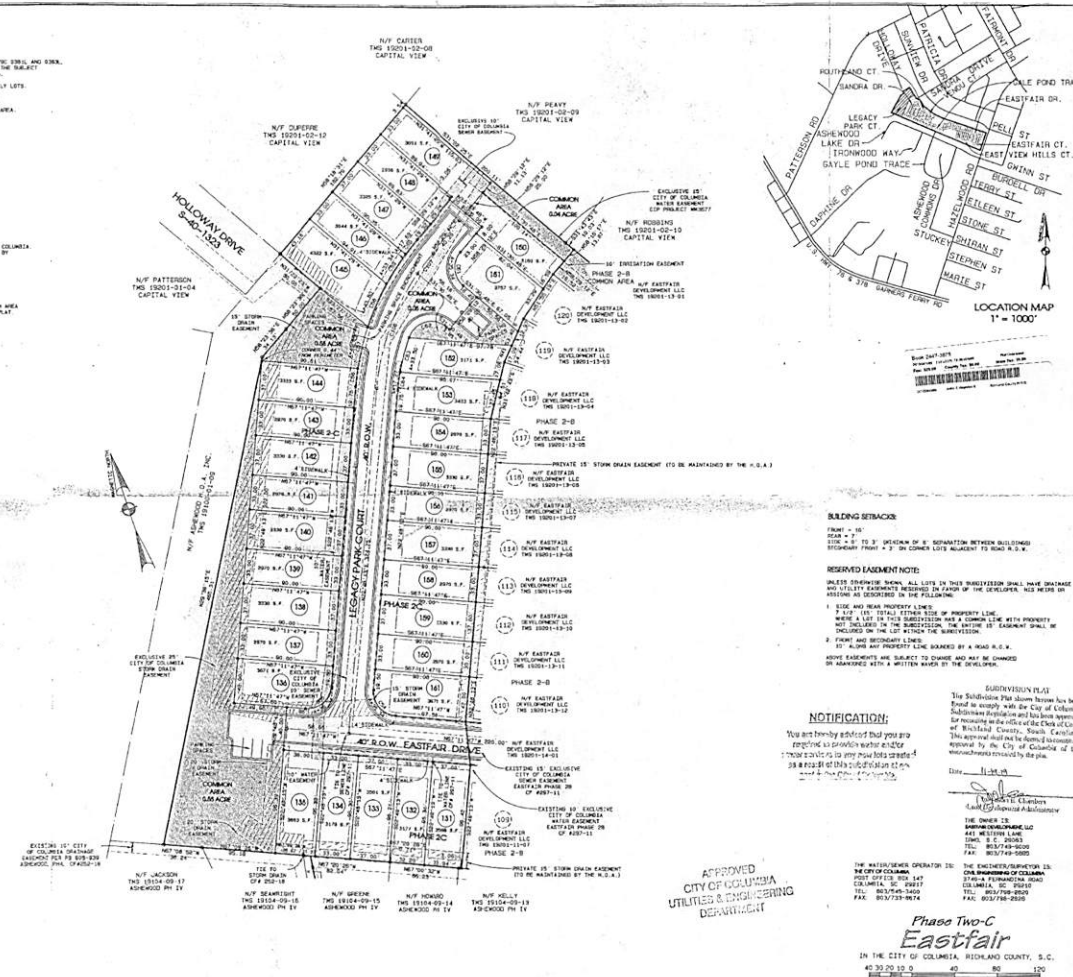
The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



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CURVE	ABC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C 106	115.64	S37°23'10"W	225.00	29°29'20"	114.37	59.83
C 107	24.25	S55°23'40"W	225.00	8°11'04"	24.22	12.16

Charles G. Miller 8-8-19
CHARLES G. MILLER P. L. #17046



FRONT = 10'
REAR = 7'
SIDE = 8' TO 3' (MINIMUM OF 8' SEPARATION BETWEEN BUILDINGS)
SECONDARY FRONT = 3' ON CORNER LOTS ADJACENT TO ROAD R.O.

UNLESS OTHERWISE SHOWN, ALL LOTS IN THIS SUBDIVISION SHALL HAVE DRAINAGE TO THE UTILITY EASEMENTS DESCRIBED IN FAVOR OF THE DEVELOPER, AND HEREIN AS ASSISTANT AS DESCRIBED IN THE FOLLOWING:

1. SIZE AND NEAR PROPERTY LINES:
a. 7' 0" (5' TOTAL) OTHER SIDE OF PROPERTY LINE.
b. WHERE A LOT IN THIS SUBDIVISION HAS A COMMON LINE WITH PROPERTY NOT INCLUDED IN THE SUBDIVISION, THE ENTIRE 15' EASEMENT SHALL BE INCLUDED IN THE LOT ADJACENT TO THE SUBDIVISION.
2. FRONT AND SECONDARY LINES:
a. 10' ALONG ANY PROPERTY LINE BOUNDED BY A ROAD OR R.O.W.

OTHER EASEMENTS ARE SHOWN HEREON TO DRAINAGE AND ARE NOT TO BE

NOTIFICATION:

herby advised that you are
as a private water and/or

by the City of Columbia, South Carolina. This approval shall not be deemed to constitute an endorsement or approval by the City of Columbia of the information or measurements revealed by the plan.

Date 11-26-74

Robert L. Chambers
Chief of Police, Alameda County

441 WESTVIEW LANE
LAWO, S. C. 29063
TEL: 803/743-5000
FAX: 803/743-5000

THE CITY OF COLUMBIA	ONE SPANGLINGWAG OF COLUMBIA
POST OFFICE BOX 147	3749-A FURNADINA ROAD
COLUMBIA, SC 29917	COLUMBIA, SC 29910
TEL: 803/545-3400	TEL: 803/758-2620
FAX: 803/733-8674	FAX: 803/788-2626

Phase Two-C
Fastfair

40 30 20 10 0 40 60 80 100 120

SCALE IN FEET

C

Date 11-18-79
[Signature]
Teresa H. Chambers
Chief of the Department of Administration

THE OWNER IS:
SANTAM DEVELOPMENT, LLC
441 WESTVIEW LANE
IRMO, S.C. 29063
TEL: 803/749-9000
FAX: 803/749-0880

IS: THE ENGINEER/SUPPLIER IS:
ONE ENGINEERING OF COLUMBIA
3740-A FERNANDA ROAD
COLUMBIA, SC 29210
TEL: 803/708-2820
FAX: 803/708-2820

Two-C
stfair
SOUTH CAROLINA, RICHLAND COUNTY, S.C.
40 80 120
E. IN FOOT

C

[illegible]