

ORDINANCE NO.: 2022-029

Granting an encroachment to Lafaye Homes for the use of the right of way area of the 1000 block of Bryan Street and the 2200 block of Clark Street for the installation and maintenance of sidewalks, landscaping, and irrigation adjacent to single-family residences under construction at 1011, 1013, 1015 and 1017 Bryan Street, Richland County TMS#09012-10-16, 09012-10-32, 09012-10-33 and 09012-10-34

WHEREAS, Lafaye Homes (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 1000 block of Bryan Street and the 2200 block of Clark Street for the installation and maintenance of sidewalks, landscaping, and irrigation adjacent to single-family residences under construction at 1011, 1013, 1015 and 1017 Bryan Street, 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 3rd day of May, 2022, that Grantee is hereby granted the right to use the right of way areas of the 1000 block of Bryan Street and the 2200 block of Clark Street adjacent to single-family residences under construction at 1011, 1013, 1015 and 1017 Bryan Street, Richland County TMS#09012-10-16, 09012-10-32, 09012-10-33 and 09012-10-34, for the installation and maintenance of sidewalks measuring approximately five (5') feet in width three hundred sixty (360') feet in length, landscaping, and irrigation as shown on the attached drawings.

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

3. Grantee is responsible for maintaining landscaping and improvements.

4. Irrigation must be designed to avoid spraying 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.

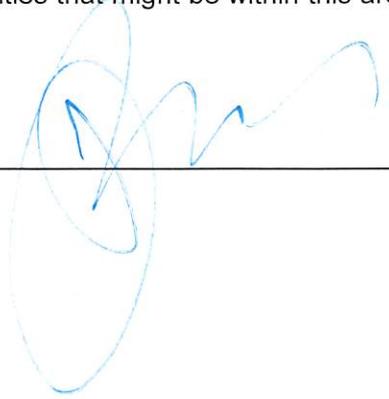
7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

8. A total of five (5) on-street parking spaces must be maintained between 1011 Bryan Street and 1017 Bryan Street. The on-street parking layout can be modified to ensure the lots have access and distancing requirements are maintained.

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



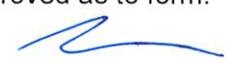
Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 4/19/2022
Final Reading: 5/3/2022

**CITY COUNCIL
ENCROACHMENT SUMMARY
2022-029**



**1000 BLOCK OF BRYAN STREET, 2200 BLOCK OF CLARK STREET
ADJACENT TO 1011, 1013, 1015 AND 1017 BRYAN STREET
SIDEWALKS, LANDSCAPING, AND IRRIGATION**

Subject Property:	Right-of-way adjacent to 1011, 1013, 1015 and 1017 Bryan Street
Council District:	1
Proposal:	The applicant is requesting an encroachment for installation and maintenance of sidewalks, landscaping, and irrigation.
Applicant:	Lafaye Homes
Staff Recommendation:	Approval.

Detail:	<p>The applicant is requesting an encroachment for installation and maintenance of sidewalks measuring approximately five (5') feet in width three hundred sixty (360') feet in length, landscaping, and irrigation, as shown on the attached drawings; and,</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. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained. 3. Grantee is responsible for maintaining landscaping and improvements. 4. Irrigation must be designed to avoid spraying 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. 8. A total of five (5) on-street parking spaces must be maintained between 1011 Bryan Street and 1017 Bryan Street. The on-street parking layout can be modified to ensure the lots have access and distancing requirements are maintained.
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CITY AGENCY COMMENTS FOR ENCROACHMENT

Lucinda Statler, Planning Department	Recommend approval.
Robert Anderson, Street Division	Recommend approval.

Denny Daniels, Columbia Water Engineering	Recommend approval.
Traffic Engineering	Recommend approval.
Caleb King, Forestry Division	Recommend approval.
Johnathan Chambers, Land Development	Recommend approval.
Kris Scott, Fire Department	Recommend approval.
Tori Salvant, Parking Services	Recommend approval.



City of Columbia
City of Columbia



This map was prepared using
the City GIS Viewer:
City of Columbia - GIS Division
Thursday, March 24, 2022

Address Point

- Active
- Vacant
- Tax Parcel

Street & Ownership

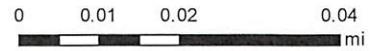
- Interstate
- Highway
- City Maintained

- State Maintained
- Private
- Others

FEMA Flood Hazard Area

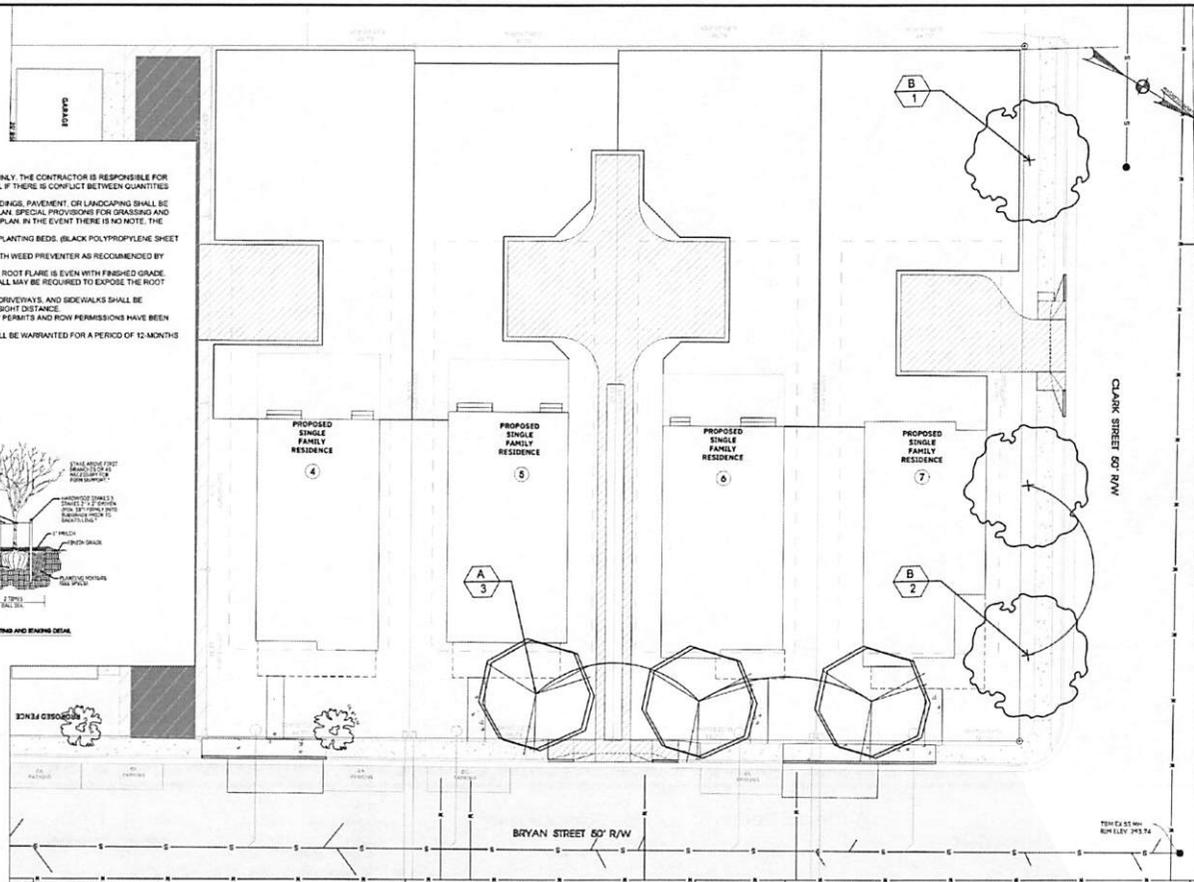
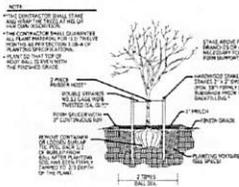
- AE - Floodway
- AE - 100yr Flood Plain
- A - No Base Flood Elevation
- X - 500yr Flood Plain

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Red: Band_1
- Green: Band_2
- Blue: Band_3



**CITY OF COLUMBIA
GIS DATA DISCLAIMER:**
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on this map or plan is the product of the
compilation of data produced by others.
It is provided for informational purposes only
and the City of Columbia makes no representation
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is at the sole risk of the user.

- LANDSCAPE NOTES**
1. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN TAKEOFF. SPACING SHALL PREVAIL IF THERE IS CONFLICT BETWEEN QUANTITIES AND SPACING.
 2. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT, OR LANDSCAPING SHALL BE STABILIZED AS PER THE EROSION CONTROL PLAN. SPECIAL PROVISIONS FOR GRASSING AND SOILING WILL BE NOTED ON THE LANDSCAPE PLAN. IN THE EVENT THERE IS NO NOTE, THE EROSION CONTROL PLAN WILL GOVERN.
 3. WEED BARRIER FABRIC SHALL BE UTILIZED IN PLANTING BEDS. (BLACK POLYPROPYLENE SHEET 27 MILS THICK - PER SPECS.)
 4. CONTRACTOR TO TREAT NEW PLANT MIXES WITH WEED PREVENTER AS RECOMMENDED BY MANUFACTURER - PER SPECS.
 5. PLANT PITS SHALL BE INSTALLED SO THAT THE ROOT FLARE IS EVEN WITH FINISHED GRADE. SOIL REMOVAL FROM THE TOP OF THE ROOTBALL MAY BE REQUIRED TO EXPOSE THE ROOT FLARE.
 6. ALL TREES IN PROXIMITY OF INTERSECTIONS, DRIVEWAYS, AND SIDEWALKS SHALL BE DELIMITED IF OR AS REQUIRED TO PROVIDE SIGHT DISTANCE.
 7. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS AND ROW PERMISSIONS HAVE BEEN OBTAINED PRIOR TO STARTING WORK.
 8. ALL PLANT MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR A PERIOD OF 12 MONTHS.



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
1	QUERCUS VIRGINICA	WHITE OAK	3	4" CAL.	AS SHOWN
2	FRAXINUS SP.	WHITE BIRCH	3	4" CAL.	AS SHOWN

QUANTITY FACTOR:
 30 UNITS PER ACRE (SINGLE FAMILY RESIDENTIAL)
 50 UNITS PER ACRE (SINGLE FAMILY RESIDENTIAL)
 10 UNITS PER ACRE (SINGLE FAMILY RESIDENTIAL)
 15 UNITS PER ACRE (SINGLE FAMILY RESIDENTIAL)
 20 UNITS PER ACRE (SINGLE FAMILY RESIDENTIAL)
 25 UNITS PER ACRE (SINGLE FAMILY RESIDENTIAL)
 30 UNITS PER ACRE (SINGLE FAMILY RESIDENTIAL)

**PHASE 2
 PARK VILLAGE
 CITY OF COLUMBIA**



CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ROW PERMISSIONS PRIOR TO STARTING WORK. CALL PALMETTO UTILITY PROTECTION SERVICE AT: 811 AT LEAST 48 HOURS BEFORE CONSTRUCTION. UNLESS STATED OTHERWISE IN CONTRACT WITH OWNER, THE CONTRACTOR SHALL INCLUDE ANY UTILITY PROTECTION COSTS IN HIS BIDDING AGREEMENT WITH THE OWNER.

CIVIL ENGINEERING of COLUMBIA

LANDSCAPE PLAN

DATE: DEC 2021

SCALE: 1" = 10'

PROJECT: PHASE 2 PARK VILLAGE

CITY OF COLUMBIA

21056

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