

ORIGINAL  
STAMPED IN RED

**ORDINANCE NO.: 2024-009**

*Granting an encroachment to Subtext Acquisitions, LLC, for the use of the right of way areas of the 400 block of Blossom Street, the 400 block of Wheat Street, the 500 block of Williams Street and the 500 block of Huger Street for the installation and maintenance of sidewalks, landscaping and irrigation adjacent to 408 and 436 Blossom Street and 519 Huger Street, Richland County TMS# 08910-03-01, 08910-03-02A, 08910-03-02B, 08910-03-03 and 08910-03-04*

WHEREAS, Subtext Acquisitions, LLC, (hereinafter "Grantee") desires to utilize a portion of the right of way areas of the 400 block of Blossom Street, the 400 block of Wheat Street, the 500 block of Williams Street and the 500 block of Huger Street for the installation and maintenance of sidewalks measuring approximately six (6') feet in width one thousand three hundred fifty-five (1,355') feet in length, landscaping and irrigation adjacent to 408 and 436 Blossom Street and 519 Huger 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 2<sup>nd</sup> day of April, 2024, that Grantee is hereby granted the right to use the right of way areas of the 400 block of Blossom Street, the 400 block of Wheat Street, the 500 block of Williams Street and the 500 block of Huger Street adjacent to 408 and 436 Blossom Street and 519 Huger Street, Richland County TMS# 08910-03-01, 08910-03-02A, 08910-03-02B, 08910-03-03 and 08910-03-04, for the installation and maintenance of sidewalks measuring approximately six (6') feet in width one thousand three hundred fifty-five (1,355') 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.

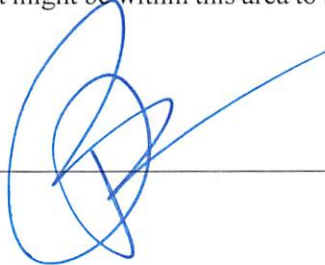
8. Any changes to the encroachment plan will require review and approval by Planning and Development Services Staff.

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: 3/19/2024

Final Reading: 4/2/2024



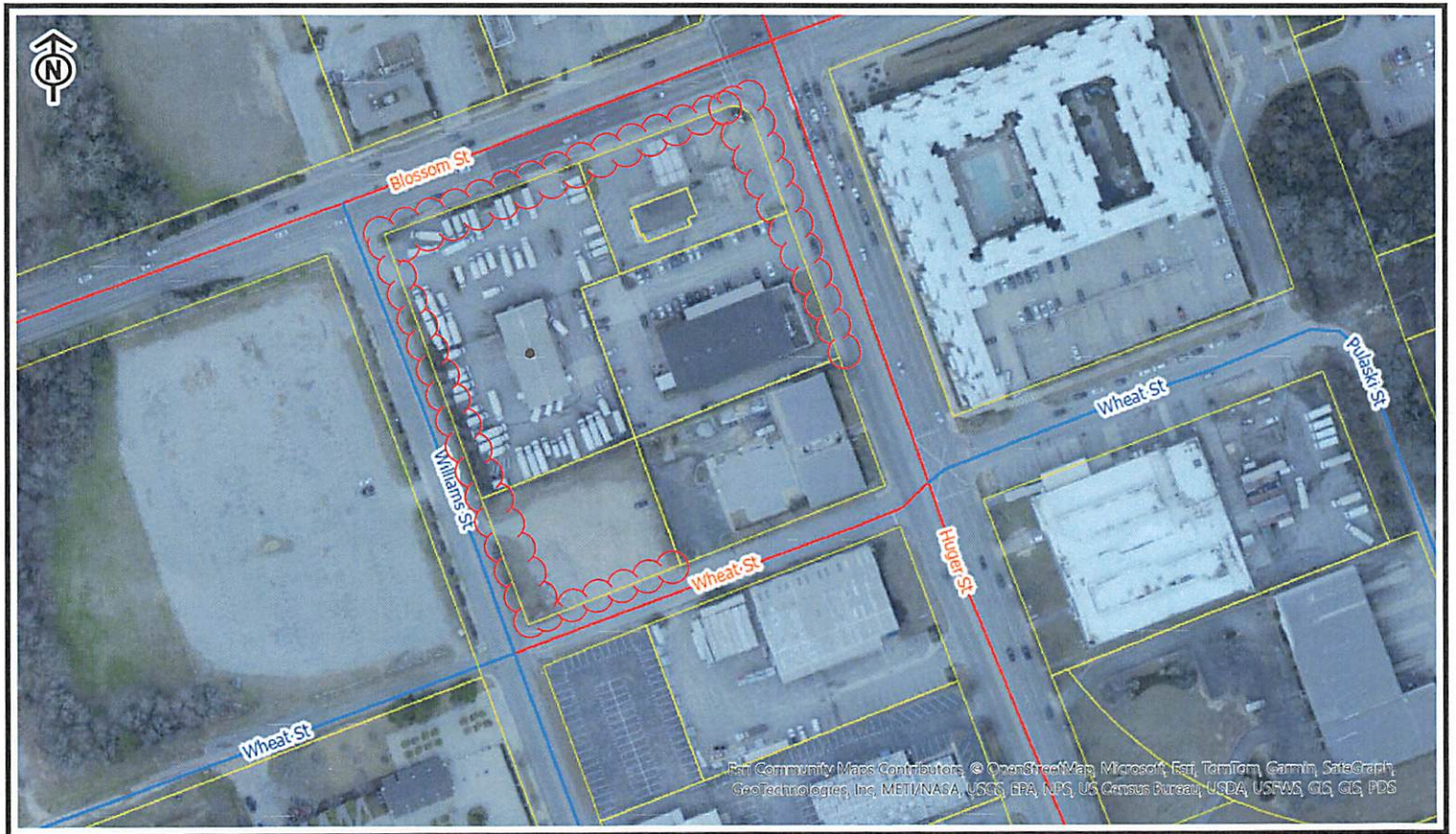
**CITY COUNCIL  
ENCROACHMENT SUMMARY  
2024-0009**



**400 BLOCK OF BLOSSOM STREET, 400 BLOCK OF WHEAT STREET, 500 BLOCK  
OF WILLIAMS STREET, 500 BLOCK OF HUGER STREET  
ADJACENT TO 408 AND 436 BLOSSOM STREET AND 519 HUGER STREET  
SIDEWALKS, LANDSCAPING AND IRRIGATION**

<b>Subject Property:</b>	Right-of-way adjacent to 408 and 436 Blossom Street and 519 Huger Street
<b>Council District:</b>	3
<b>Proposal:</b>	The applicant is requesting an encroachment for installation and maintenance of sidewalks, landscaping and irrigation.
<b>Applicant:</b>	Subtext Acquisitions, LLC
<b>Staff Recommendation:</b>	Approval.

<b>Detail:</b>	<p>The applicant is requesting an encroachment for installation and maintenance of sidewalks measuring approximately six (6') feet in width one thousand three hundred fifty-five (1,355') feet in length, landscaping and irrigation adjacent to 408 and 436 Blossom Street and 519 Huger Street, as shown on the attached drawings; and,</p> <p>Conditions of the proposed encroachment are as follows:</p> <ol style="list-style-type: none"><li>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.</li><li>2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.</li><li>3. Grantee is responsible for maintaining landscaping and improvements.</li><li>4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.</li><li>5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.</li><li>6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.</li><li>7. All trees shall be protected and no large tree roots shall be removed from any existing trees.</li><li>8. Any changes to the encroachment plan will require review and approval by Planning and Development Services Staff.</li></ol>
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City of Columbia



This map was prepared using  
the City GIS Viewer


City of Columbia - GIS Division

2/8/2024 10:29 AM


 Tax Parcel


## Street & Ownership

CFCC, Ownership

 Interstate


 Highway

 City Maintained

 State Maintained

 Private

 Others

 Columbia City Limits

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### CITY OF COLUMBIA GIS DATA DISCLAIMER:

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# Permanent Encroachment

## Application and Checklist

### 1. Applicant Information

Name	Bethany Rooney		
Company (if applicable)	SubtextAcquisitionsLLC		
Address (street, city, state, zip)	3000 Locust Street, St. Louis, MO, 63103		
Phone	(314) 328-6420	Email	brooney@subtextliving.com

### 2. Property Information

Address	408 & 436 Blossom St., 519 Huger St., and 401 Wheat St., Columbia, SC 29201		
Tax Map Reference Number(s)	TMS# R08910-03-01, R08910-03-02A, R08910-03-02B, R08910-03-03, R08910-03-04		
Current use	Commercial	Proposed use	Private Dormatory

### 3. Property Ownership

Does the applicant own the adjacent property? ☐ Yes ☒ No

If the applicant does not own the adjacent property, complete the **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.



# Permanent Encroachment

## Application and Checklist

### 4. Project Description

Provide a brief description of the project and list all items that will be placed in the right-of-way (walls, fences, columns, steps, irrigation systems, landscaping, driveways, pavers, sidewalks/walkways, planters, awnings, etc.)

Verve Columbia will be a 4-story student housing development with 233 units and 697 beds. Driveways on Huger Street and Wheat Street will serve the site and provide connection to the private parking deck. Open spaces will include pool & associated amenities, sport court, and public/private dog park.

Permanent encroachments within the City right-of-way will include curb and gutter, sidewalk, signs, pedestrian street lights, utility pole for small cell node, storm drain, and streetscape trees and plantings with irrigation.

*For staff use only*

Date received (M/D/Y): \_\_\_\_/\_\_\_\_/\_\_\_\_

By: \_\_\_\_\_



# Permanent Encroachment

## Application and Checklist

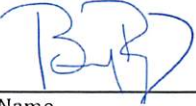
Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

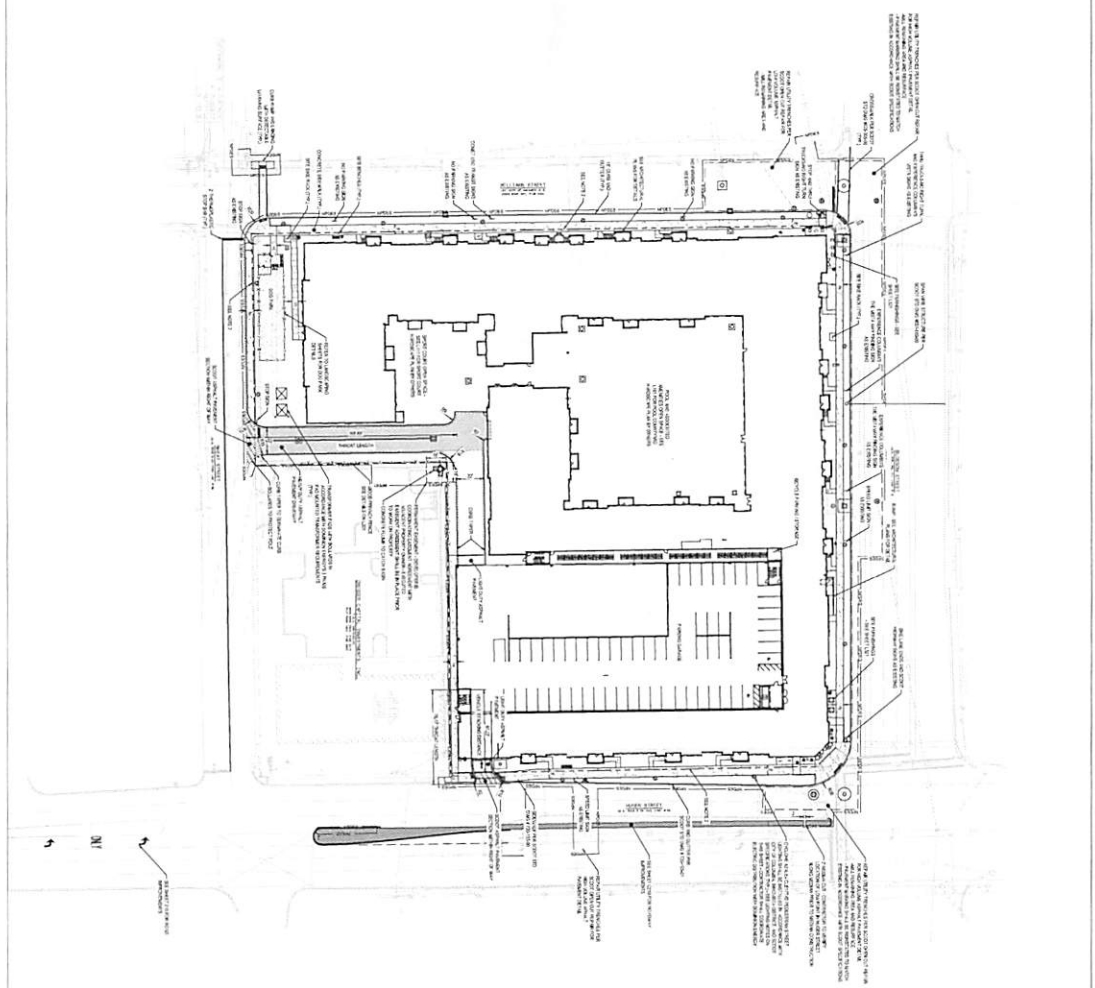
Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

Permittee understands and agrees that the privilege granted may be modified or terminated by the City of Columbia at any time without notice and that the privilege granted hereby is subject to applicant's compliance with the following conditions, restrictions or limitations:

Permittee must comply with all existing City of Columbia and any other state or federal codes, rules and regulations, as applicable including the Americans with Disabilities Act, now in existence or hereafter enacted.

### 7. Signature

Signature of Applicant	
	
Print Name	Date
Bethany Rooney	01/16/2024



811  
PROJECT CALLOUT SYSTEM  
CALL SYSTEM, INC.  
811 SYSTEM, INC.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/22/2019	ISSUED FOR PERMIT

**PROJECT INFORMATION**

PROJECT NAME: VERVE COLUMBIA  
PROJECT NUMBER: 14851270  
PROJECT LOCATION: 408 BLOSSOM STREET, COLUMBIA, SC 29201  
CLIENT: subtext

**DESIGNER**

NAME: [Redacted]  
FIRM: [Redacted]  
ADDRESS: [Redacted]  
CITY: [Redacted]  
STATE: [Redacted]  
ZIP: [Redacted]

**DATE**

DATE: 01/22/2019

**PROJECT NUMBER** 14851270-01

**CLIENT** subtext

**408 BLOSSOM STREET**  
COLUMBIA, SC 29201

**300 LOCUST STREET**  
ST. LOUIS, MO 63103

**SEAL**

**CDR**

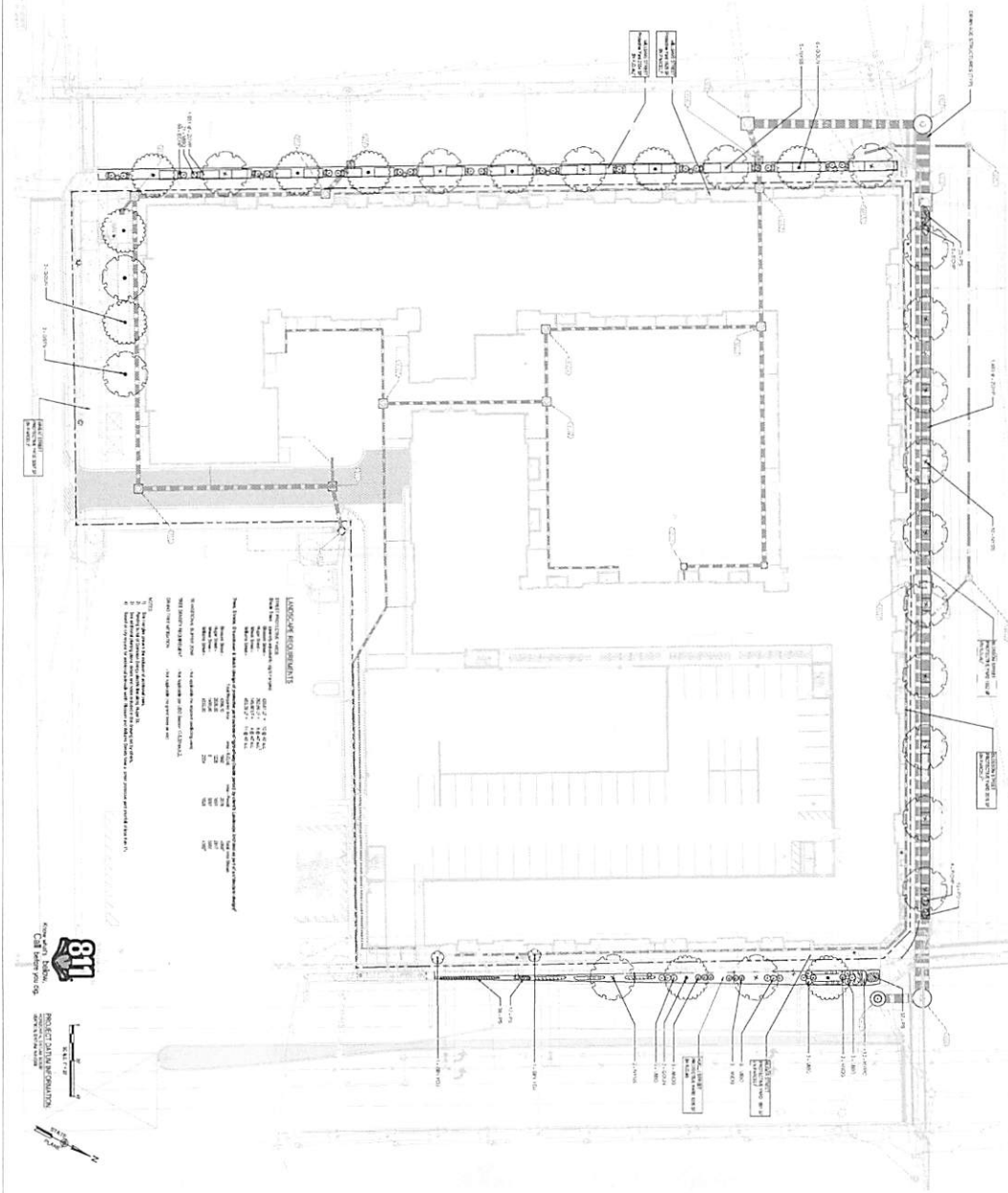
**DAVIS & FLOYD**

1400 HENRIETTA STREET EAST  
COLUMBIA, SC 29201  
(803) 733-1111

**DYNAMIK DESIGN**

5861 PEACHTREE DUNWOODY RD.  
SUITE 200  
ATLANTA, GA 30328  
TELEPHONE: 404.525.4444  
DYNAMIKDESIGN.COM





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CLIENT: **subtext**

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ST. LOUIS, MO 63103

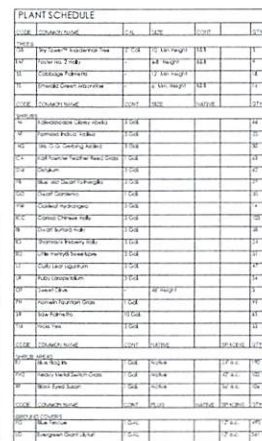


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**DYNAMIK**  
DESIGN

1801 PEACHTREE DUNWOODY RD.  
BUILDING C, SUITE 250  
ATLANTA, GA 30328  
TELEPHONE: 678-506-8830  
DYNAMIKDESIGN.COM



WATER AND PLANTS AVAILABLE TO WHEAT ARE WHEAT-TO-PLANT WATER AVAILABLE. COMBINATION OF WATER AND PLANT AVAILABLE ARE AFFECTED BY CLIMATE AND PLANT TYPE. WATER AND PLANT AVAILABLE ARE AFFECTED BY CLIMATE AND PLANT TYPE. WATER AND PLANT AVAILABLE ARE AFFECTED BY CLIMATE AND PLANT TYPE.

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