ORDINANCE NO: 2006-041

Granting encroachment to Lofts at Printers Square
for installation and maintenance of balconies and landscaping
at 530 Lady Street

WHEREAS, the Lofts at Printers Square (hereinafter "Grantee") desires to utilize a portion of the right of way area adjacent to its property at 530 Lady Street for installation and maintenance of balconies and landscaping as shown on the attached drawings; 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 6th day of September, 2006, that Grantee, its successors and assigns, is hereby granted the right to use a portion of the right of way area adjacent to its property at 530 Lady Street for installation and maintenance of balconies and landscaping as shown on the attached drawings.

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 may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its 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, 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.
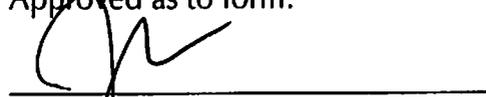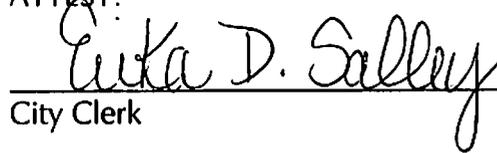
Requested by:

_____

_____
MAYOR

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

Introduced: 8/23/2006
Final Reading: 9/6/2006

ATTEST:

Erika D. Salley
_____
City Clerk

1300 12th Street • P.O. Box 2299 • Cayce, SC 29171 • (803) 791-1400 • FAX: (803) 791-8110

August 1, 2006

Ms. Shari Ardis
P.O. Box 667
Columbia, SC 29202

RE: ENCROACHMENT FOR LOFTS AT PRINTERS SQUARE LOCATED ON LADY AND PULASKI STREETS, COLUMBIA, SOUTH CAROLINA

Dear Ms. Ardis:

Per our conversation today, I am forwarding you a set of civil plans and a written request for an encroachment approval for the items listed below:

1) We wish to construct a trench drain at the entrance to the remote parking lot on Pulaski Street. The trench drain would capture storm water runoff from the parking lot and direct it to a storm drainage manhole located in Pulaski Street.

2) We are proposing to install three (3) water services that will tap an existing 24" RCP water main on Pulaski Street'

3) We are proposing to construct one (1) six (6") inch tap for a new fire hydrant. The new fire hydrant will tap into the existing 24" RCP water main on Pulaski Street.

4) We are proposing to tie into an existing storm drainage drop inlet on Pulaski Street with one (1) ten (10") inch roof drain.

5) We are proposing to construct a six (6") inch sanitary sewer service in the City of Columbia alley (TMS#08912-05-04).

6) We are proposing to pave the City of Columbia Alley (TMS#08912-05-04).

7) We will be demolishing an existing curb cut and four (4) trees on Lady Street and replacing them with a new curb cut that is in line with the City of Columbia Alley and the replacement of six (6) trees in the City of Columbia right of way around the proposed building.

The above mentioned items all fall in the City of Columbia's Right of Way. I do believe some of the items can be approved at the staff level by City of Columbia personnel, but they stated it would be easier if we lumped all encroachments into a single package. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

American Engineering Consultants, Inc.
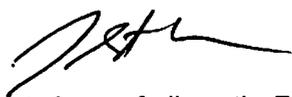
J. Stacy Culbreath, P.E., LEED AP
Project Engineer

C-1

EXISTING CONDITIONS

VICINITY MAP
SCALE: 1" = 1000'

LEGEND

Scale 1" = 20 ft

NOTES:

1. LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, AND AND ALL DAMAGES RESULTING FROM THE FAILURE TO DO SO. CONTACT PALMETTO UTILITY PROTECTION SERVICE ("PUPS") AT 1(800) 922-0983 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR MUST VERIFY ALL FIELD CONDITIONS PRIOR TO DEMOLITION AND CONSTRUCTION AND REPORT ANY DIFFERENCE IN SITE CONDITIONS FROM THE DRAWINGS TO THE ENGINEER.

3. EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF ANY NEW SITE LINES OR GRADING OPERATIONS.

4. THESE ARE FRENCH DRAIN AND RECEPTOR IN EXISTING PLANTED ISLANDS. CONTRACTOR NEEDS TO REMOVE AND REPLACE AS NECESSARY FOR CONSTRUCTION.

5. FIELD SURVEYED BY AMERICAN ENGINEERING CONSULTANTS, INC. DATED 6-15-05

6. THESE NOTES APPLY TO ALL SHEETS IN THIS SET OF PLANS.

PLAT REFERENCES:

N/F SC NATIONAL BANK OF CHARLESTON

N/F CEYCLE C. SMITH

GERVAIS STREET

PULASKI STREET

LADY STREET

MEMORANDUM

TO:	**Zoning**
FROM:	Amy Moore, Preservation Planning Office
CC:	
DATE:	5/19/05
RE:	Air rights encroachment--Lofts at Printers' Square

Hi Shari,

Attached is the information for air rights encroachment for the mixed use project at 530 Lady Street (TMS#: R08912-05-05). Please let me know if I can be of assistance. Thanks!

**Overstreet Lofts
& Bungalows, LLC**

**SUITE 125
ONE AUGUSTA STREET
GREENVILLE , SC
29601**
**PH:864.250.0701
FX:864.250.0306**

johnstondesigngroup.com

To: Amy Moore

From: Pat Dilger

Date: 10 May 2006

Re: 0542OB The Lofts at Printers Square
Air Rights Encroachment Request

Applicant:
Dan Ligon
PO Box 7812
Columbia, SC 29202
Phone: 803-331-6590

Business and physical address of encroachment:
The Loft's at Printer's Square
530 Lady Street
Columbia, SC 29201.

Contractor:
Hood Construction
1050 Shop Road Suite A
Columbia, SC 29201
Phone: 803-765-2940

The following information is enclosed:

- Detailed, scaled drawings of the proposed balconies including length, width, and height above the street or sidewalk.
- A detailed drawing, signed and sealed by a South Carolina registered structural engineer, showing point of attachment and supports.

The following information will be provided at time of construction:

- Proof of insurance policy from the business owner, issued by an insurance company licensed to do business in the State of South Carolina, protecting the City form all claims from damage to property and bodily injury, including death, which may arise from the operation under or in connection with the encroachment permit. Such insurance shall name as an individual insured the city, and shall provide that the policy shall not be terminated or be canceled prior to the expiration date without 30 days advanced, written notice from the City.

The following agreement will be provided by the City of Columbia:

- A hold harmless agreement is being prepared by City of Columbia attorneys. (See attached example from City of Greenville for typical content and form.) Please forward agreement for review.

Please contact me if you have questions.
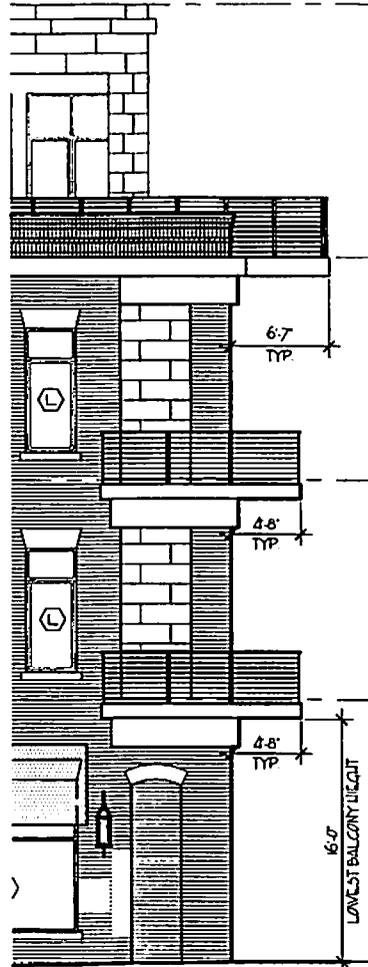
Sincerely,
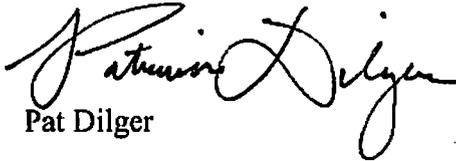
Pat Dilger

Cc: Dan Ligon

① EAST ELEVATION NTS
SK-1

② NORTH ELEVATION NTS
SK-1

NOTE: HORIZONTAL DIMENSIONS SHOW THE TYPICAL OVERHANG OF BALCONIES, AWNINGS AND CORNICES
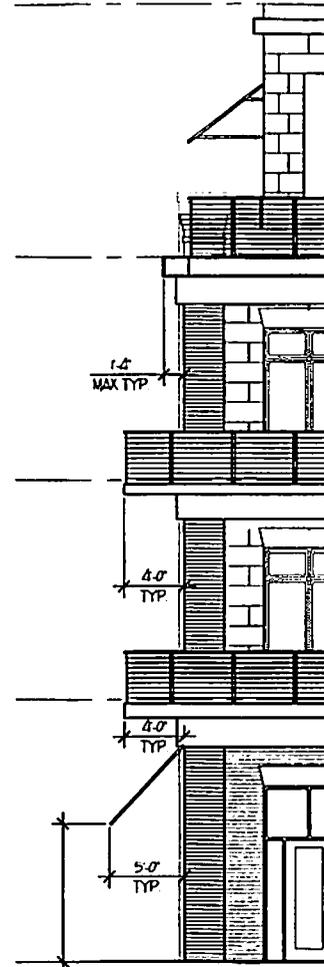
6'-7" TYP.

4'-8" TYP.
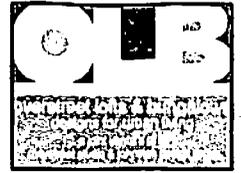
4'-8" TYP.

16'-0" LOWEST BALCONY HEIGHT

③ PORCHES 1/8" = 1'-0"
SK-1

1'-5" MAX TYP.

4'-0" TYP.

4'-0" TYP.

5'-0" TYP.

9'-0" LOWEST AWNING HEIGHT

④ PORCHES 1/8" = 1'-0"
SK-1

OLB

STOREFRONT OVERLOOK
A JOINT VENTURE OF
STOREFRONT STUDIO & JOHNSTON DESIGN GROUP
SUITE 333
ONE AUGUSTA STREET
GREENVILLE, SC
29601
PH. 864.288.9701
FX. 864.288.9704
storefrontdesign.com

NOT FOR CONSTRUCTION
COORDINATION DRAWING ONLY

Commission 03-02
Date 2.9.06
Drawn By CN
Checked By JSJ

PORCH ELEVATIONS

SK-1