

ORDINANCE NO. 2012-078

Amending Ordinance 2011-054 granting encroachment to the University of South Carolina for use of the right of way areas of the 700 block of Assembly Street, 1000 block of Greene Street and 700 block of Park Street adjacent to the Darla Moore School of Business, Richland County TMS #08915-08-01 for installation and maintenance of landscaping; irrigation systems; sidewalks; concrete drop-off drives; service drive; storm drainage junction boxes; catch basin pipe; sanitary sewer service manholes and piping; water service valves; fire hydrant and piping; and "soil nails" (steel reinforcing bars) to include chilled water vaults, supply and return lines; gas service lines; rainwater harvesting system tank and new high pressure steam and condensation lines

WHEREAS, by Ordinance 2011-054 approved October 18, 2011 granted the University of South Carolina (hereinafter "Grantee") an encroachment to utilize a portion of the right of way areas of the 700 block of Assembly Street, 1000 block of Greene Street, 700 block of Park Street adjacent to the Darla Moore School of Business, Richland County TMS #08915-08-01 for the installation and maintenance of landscaping; irrigation systems; a sidewalk approximately six (6') feet in width and three (3') feet in length to tie into the existing sidewalk along Assembly Street; a concrete drop-off drive approximately ninety-seven (97') feet in length and ten (10') feet six (6") inches in width, a sidewalk approximately eleven (11') feet six (6") inches in width and new utilities along the southwestern side of the 1000 block of Greene Street between Assembly Street and Park Street; a concrete drop-off approximately one hundred twenty-two (122') feet in length and ten (10') feet six (6") inches in width, approximately one hundred seventy-two (172') feet south of Greene Street; a service drive area with two concrete sidewalks approximately sixty-nine (69') feet in length and twenty-five (25') feet in width extending to the interior of the property, approximately one hundred seventy-two (172') feet south of Greene Street; a sidewalk approximately eighty-two (82') feet in length and eleven (11') feet in width; a sidewalk approximately five (5') feet in width and thirteen (13') feet one (1") inch to tie into the existing sidewalk along Park Street, approximately fifty-five (55') feet south of Greene Street; and storm drainage junction boxes, catch basin pipe, sanitary sewer service manholes and piping, water service valves, fire hydrant and piping in the eastern side of the 700 block of Park Street between Greene Street and Devine Street; five (5) "soil nails" (steel reinforcing bars embedded in 6" diameter holes filled with grout) approximately thirty (30') feet in length extending approximately sixteen (16') feet five (5") inches into the Park Street right of way; and five (5) steel reinforcing bars approximately thirty (30') feet in length extending approximately twenty-one (21') feet ten (10") inches into the Greene Street right of way; "soil nails" are spaced approximately five (5') feet vertically and five (5') feet horizontally along the entire length of the wall as shown on the attached drawings; and,

WHEREAS, Grantee desires to amend Ordinance 2011-054 to include chilled water vaults, supply and return lines, gas service lines, rainwater harvesting system tank and high pressure steam and condensation lines within the right of way areas of the 1000 block of Greene Street and 700 block of Park Street adjacent to the Darla Moore School of Business, Richland County TMS #08915-08-01, 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 18th day of September, 2012, that Ordinance 2011-054 is amended to include the installation and maintenance of chilled water vaults, supply and return lines, gas service lines, rainwater harvesting system tank and high pressure steam and condensation lines within the right of way areas of the 1000 block of Greene Street and 700 block of Park Street adjacent to the Darla Moore School of Business, Richland County TMS #08915-08-01, 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 is subject to the Grantee complying with the following conditions, restrictions or limitations:

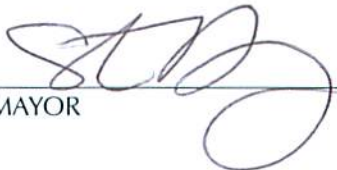
1. There shall not be a reduction in the current width of the roadway;
2. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets;
3. All trees shall be protected;
4. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained;
5. Grantee is to coordinate existing and proposed crosswalks, ramps and curb cuts to insure proper alignment.

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.

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:


University of South Carolina


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:

City Clerk

Introduced: 9/4/2012
Final Reading: 9/18/2012

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: 07.27.2012 Property Owner: The University of South Carolina
 Applicant's Name if different from Property Owner: Jeff Lamberson, USC Campus Planning & Construction
 Contact Information: Telephone Number: 803-777-4022 Fax Number: 803-777-0484
 Mailing address: 743 Greene Street E-mail address: jlamberson@fmc.sc.edu
 Encroachment Location (Address): Greene Street between Park & Assembly - Darla Moore School of Business
 (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: R08915-10-01

Encroachment type: Wall Fence Columns Steps Irrigation System Landscaping Driveway Pavers
 Walkway/Side walk Underground Utilities other
 If Other - specify: _____
 Dimensions (height/width/length): See attached sketches

(i.e., 6'x42' wooden privacy fence; two 12"x4' concrete step; two 12"x12" x24" brick columns; 4'x15' brick paver walkway)

Construction material: See attached sketches

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
Joey Jaco	Utilities & Engineering	545-3400	988-8199
Missy Gentry	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

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Applicant's Name if different from Property Owner: Jeff Lamberson, USC Campus Planning & Construction

Contact Information: Telephone Number: 803-777-4022 Fax Number: 803-777-0484

Mailing address: 743 Greene Street E-mail address: jlamberson@fmc.sc.edu

Encroachment Location (Address): Park Street between Greene & Devine - Darla Moore School of Business
(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: R08915-10-01

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

If Other - specify: _____

Dimensions (height/width/length): See attached sketches

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**CITY COUNCIL
ENCROACHMENT SUMMARY
2012-078**

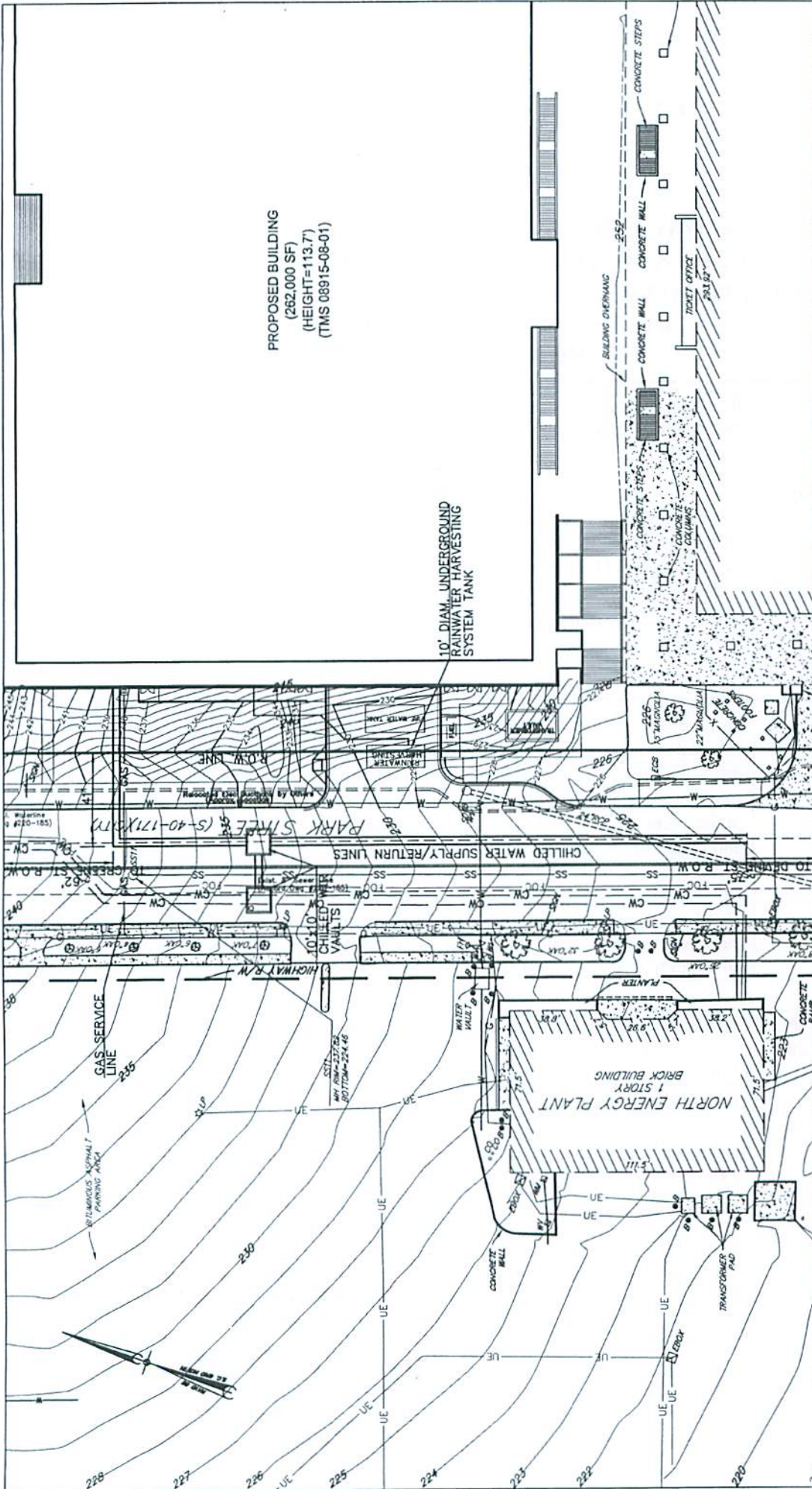


**ADJACENT TO 1014 GREENE STREET
DARLA MOORE SCHOOL OF BUSINESS
700 BLOCK OF ASSEMBLY, 1000 BLOCK OF GREENE STREET,
700 BLOCK OF PARK STREET
VARIOUS UTILITIES**

Subject Property:	Right-of-way adjacent to 1014 Greene Street (Darla Moore School of Business), 700 Block of Assembly, 1000 Block of Greene Street and 700 Block of Park Street, TMS#08915-08-01
Council District:	2
Proposal:	Request an amendment to Ordinance Number 2011-054 to install and maintain chilled water vaults, supply and return lines, gas service lines, rainwater harvesting system tank and high pressure steam and condensation lines associated with the construction of the Darla Moore School of Business.
Applicant:	University of South Carolina
Staff Recommendation:	Approval

Detail:	<p>Ordinance Number 2011-054 was approved on October 18, 2011 which allowed the installation and maintenance of landscaping; irrigation systems; sidewalks; concrete drop-off drives; service drive; storm drainage junction boxes; catch basin pipe; sanitary sewer service manholes and piping; water service valves; fire hydrant and piping; and "soil nails" (steel reinforcing bars) to include chilled water vaults, supply and return lines; gas service lines; rainwater harvesting system tank and new high pressure steam and condensation lines.</p> <p>This is a request to modify the above referenced encroachment to include chilled water vaults, supply and return lines, gas service lines, rainwater harvesting system tank and high pressure steam and condensation lines.</p>
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CITY AGENCY COMMENTS FOR ENCROACHMENT	
Planning & Development Services	Recommend approval. This approval is for utilities only and does not include any changes to the site plan.
Streets	Recommend approval.
Utilities and Engineering	Recommend approval.
Traffic Engineering	Recommend approval.
Forestry	Recommend approval.
Land Development	Recommend approval.
Fire	Recommend approval.

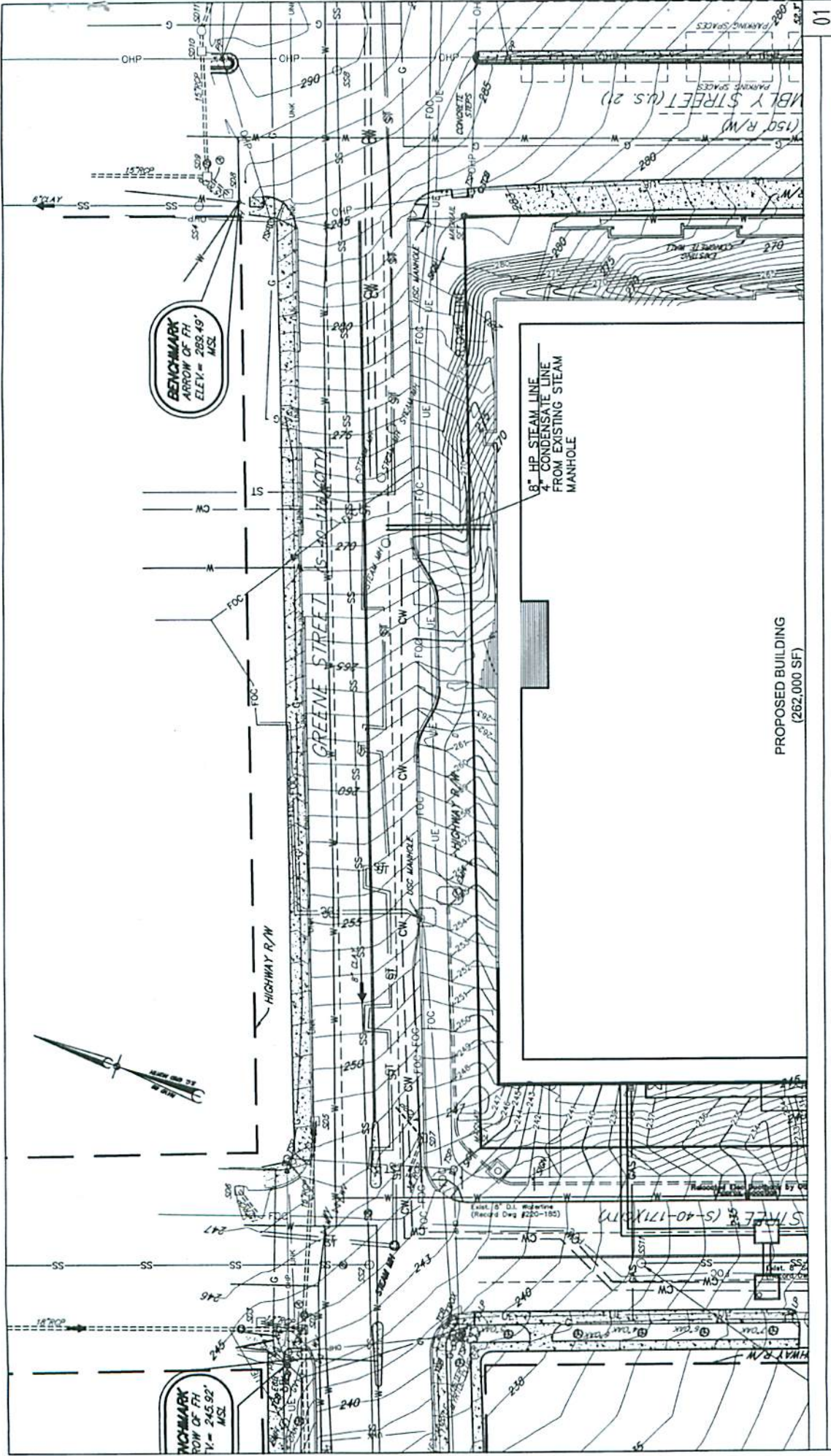


PROPOSED BUILDING
 (262,000 SF)
 (HEIGHT=113.7')
 (TMS 08915-08-01)

10' DIAM. UNDERGROUND
 RAINWATER HARVESTING
 SYSTEM TANK

NORTH ENERGY PLANT
 1 STORY
 BRICK BUILDING

MOORE SCHOOL OF BUSINESS UNIVERSITY OF SOUTH CAROLINA BID PACKAGE 3 ENCLOSURE/SITE/MEFP/INTERIOR		PROJECT NO. 655.000	
PARK STREET UTILITIES		SHEET TITLE :	
2012.07.27		SHEET NUMBER :	
RAFAEL VINOLY ARCHITECTS PC		SCALE : T=40'	
01		01	



PROPOSED BUILDING
(262,000 SF)

01

SCALE:
1"=40'
SHEET NUMBER:

GREENE STREET UTILITIES

MOORE SCHOOL OF BUSINESS
UNIVERSITY OF SOUTH CAROLINA
BID PACKAGE 3
ENCLOSURE/SITE/MEFP/INTERIOR

PROJECT NO. 655.000

2012.07.27

RAFAEL VINOLY ARCHITECTS PC

SHEET TITLE: