

ORDINANCE NO.: 2018-052

Granting an encroachment to Ashish Thakkar and Rita Thakkar for installation and maintenance of landscaping and an irrigation system within the right of way areas of the 2000 block of Gervais Street and 1100 block of Harden Street adjacent to 2020 Gervais Street, Richland County TMS #11406-12-04

ORIGINAL
STAMPED IN RED

WHEREAS, Ashia Thakkar and Rita Thakkar (hereinafter "Grantees") desire to utilize a portion of the right of way areas of the 2000 block of Gervais Street and 1100 block of Harden Street for installation and maintenance of landscaping and an irrigation system adjacent to their building at 2020 Gervais Street, Richland County TMS #11406-12-04, 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 16th day of October, 2018, that the grantees are hereby granted the right to use the right of way areas of the 2000 block of Gervais Street and 1100 block of Harden Street for installation and maintenance of landscaping and an irrigation system adjacent to their building at 2020 Gervais Street, Richland County TMS #11406-12-04, as shown on the attached drawing.

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 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. Landscaping shall be maintained by the property owner.
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.

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, his 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, 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.

ORIGINAL
STAMPED IN RED

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at his 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:

Final Reading:

**CITY COUNCIL
ENCROACHMENT SUMMARY
2018-052**



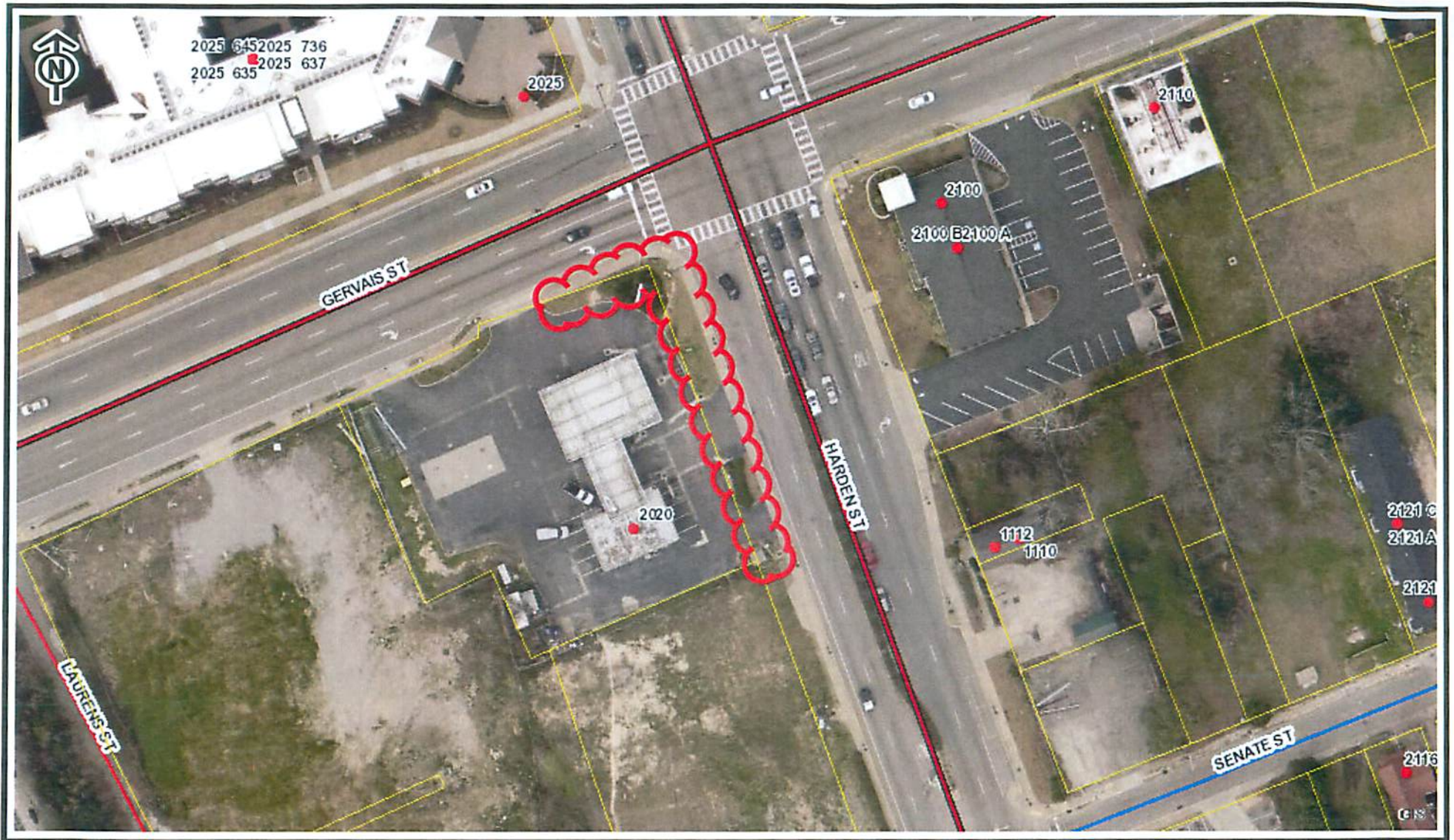
**2000 BLOCK OF GERVAIS STREET AND 1100 BLOCK OF HARDEN STREET
ADJACENT TO 2020 GERVAIS STREET
LANDSCAPING AND IRRIGATION
ONE STOP SHELL**

Subject Property:	Right-of-ways adjacent to 2020 Gervais Street, TMS#11406-12-04
Council District:	2
Proposal:	The applicant is requesting to encroachment for installation and maintenance of landscaping and an irrigation system
Applicant:	Shri Asha Puri, LLC
Staff Recommendation:	Approval

Detail:	<p>The applicant is requesting to an encroachment for the installation and maintenance of landscaping and irrigation, as shown on the attached drawings.</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. Landscaping to be maintained by property owner. 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.
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CITY AGENCY COMMENTS FOR ENCROACHMENT	
Planning & Development Services	Recommend approval. Staff would prefer ground cover in lieu of sod.
Streets	Recommend approval.
Utilities and Engineering	Recommend approval.
Traffic Engineering	Recommend approval.
Forestry	Recommend approval.
Land Development	Recommend approval.

Fire	Recommend approval.
Parking Services	Recommend approval.



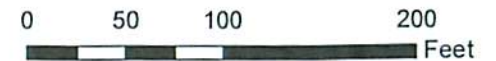
2020 Gervais Street City of Columbia



This map was prepared using
the City GIS Viewer:

City of Columbia - GIS Division
Thursday, August 9, 2018

- | | | |
|-------------------------|--------------------------------|---------------|
| ● Address Point | — Private | + Railroad |
| □ Tax Parcel | — University of South Carolina | Red: Band_1 |
| Street Ownership | — Working | Green: Band_2 |
| — City of Columbia | Street Centerline | Blue: Band_3 |
| — State | — Interstates | |
| — County | — Major Streets | |
| — Federal | — Streets | |



CITY OF COLUMBIA GIS DATA DISCLAIMER:

The City of Columbia GIS data represented 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 as to its accuracy. Its use without field verification is at the sole risk of the user.

**REQUEST FOR A PERMANENT COMMERCIAL ENCROACHMENT ORDINANCE
(INCLUDING OUTDOOR DINING/LANDSCAPING/STUDENT HOUSING)**

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. Encroachments must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and are 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 insurance 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, (803) 733-8306 or catimmons@columbiasc.net.

Please complete and submit this form along with photographs and drawings or site plan drawn to scale (including a 8-1/2 x11) to Johnathan Chambers by e-mail at jechambers@columbiasc.net; fax at 803-255-8935; or mail to Johnathan Chambers, Development Services, 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.

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

Date: 11 June 2018 Property Owner: Ashish & Rita Thakkar
 Business Name/Applicant's Name if different than owner: _____
 Contact Information: Telephone Number: 803-318-3969 Fax Number: _____
 Mailing address: 2020 Gervals Street, Columbia SC 29204-1804 E-mail address: ashishthakkar66@yahoo.com

Business Name/Development Name for Encroachment: Building Addition - One Stop Shell
 Encroachment type: Wall Fence Columns Steps Irrigation System Landscaping Driveway Pavers Sidewalk/Walkway
 Planters Awning Underground Utilities Other: _____

Dimensions (height/width/length): Awnings @ Harden Street 3'-6" wide x 10'-4" long (3 total)
 (i.e. 6x42' wooden privacy fence; Awning @ Harden Street 3'-6" wide x 14'-4" long (1 total - turns corner of two 12'x4'x3' concrete steps) building towards property)

Construction material: Awnings - Aluminum Plants, and
5' wide x 17' long (changes direction) concrete sidewalk

OUTDOOR DINING: *The Fire Marshal's posted capacity allowed within the business at the time of enactment of the outdoor dining encroachment ordinance shall include the total number of patron seating approved for the outdoor dining encroachment area, if not already included in the posted capacity allowance, so that patrons relocating from inside to the outside or from outside to the inside do not cause the posted capacity to be exceeded.*

Hours/days of operation for outdoor dining: _____
 Posted Maximum Capacity Allowance (inside/outside combined): _____ No. of chairs outdoors: _____ No. of Tables Outdoors: _____
 Do you serve: Wine Beer Liquor SCDOR ABL No.: _____ If not, do you intend to apply for an ABL license? _____

I acknowledge that the adjoining property owners and businesses have been contacted and approve the addition of outdoor dining at this location to include the service of beer, wine and/or liquor if applicable during the business hours noted above, and that any changes made to the business hours, use of the encroachment area or items allowed within the encroachment area will require an amendment to the encroachment ordinance.

Name/Title: _____
 Date: _____

I acknowledge that any changes made to the business, hours, use of the encroachment area, or items allowed within the encroachment area, to include obtaining a license to sell beer, wine and/or liquor will require an amendment to the encroachment ordinance.

Name/Title: _____
 Date: _____

The proposed ordinance will be sent to the requesting party and City offices for review and approval. Johnathan Chambers 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	PHONE	FAX	E-MAIL
Johnathan Chambers	Development Services (Land Development)	803-545-3333	803-255-8935	jechambers@columbiasc.net
John Fellows	Development Services (Planning)	803-545-3222	803-733-8647	jsfellows@columbiasc.net
Brian Cook	Development Services (Zoning)	803-545-3332	803-733-8647	kbcook@columbiasc.net
Jerry Thompson	Development Services (Building Inspections)	803-545-3420	803-733-8699	jthompson@columbiasc.net
Zach Kay	Development Services (Development Center)	803-545-3420	803-733-8699	zpkay@columbiasc.net
Amy Moore	Development Services (Historic Preservation)	803-545-3222	803-733-8647	aemoore@columbiasc.net
Lucinda Statler	Development Services (Urban Design)	803-545-0229	803-733-8647	lsstatler@columbiasc.net
Jerry Thompson	Development Services (Commercial Plan Review)	803-545-3420	803-733-8647	jthompson@columbiasc.net
Scott Holder	Development Services (Landscaping)	803-545-3218	803-255-8935	jsholder@columbiasc.net
Denny Daniels	Utilities & Engineering (Construction Management)	803-545-3400	803-988-8199	jddaniels@columbiasc.net
Robert Anderson	Public Works (Administration)	803-545-3780	803-733-8648	raanderson@columbiasc.net
Robert Sweatt	Public Works (Street Division)	803-545-3790	803-545-3785	rgsweatt@columbiasc.net
David Brewer	Public Works (Traffic Engineering)	803-545-3850	803-733-8648	ddbrewer@columbiasc.net
Sara Hollar	Public Works (Forestry & Beautification)	803-545-3860	803-733-8648	sehollar@columbiasc.net
John Hooks	Public Works (Solid Waste)	803-545-3800	803-733-8648	jphooks@columbiasc.net
Chip Timmons	Risk Management	803-733-8306	803-733-8245	catimmons@columbiasc.net
Kris Scott	Fire Department	803-545-3736	803-401-8839	cfdkdscott@columbiasc.net
Linda Matney	Parking Services	803-545-3070	803-733-8523	lsmatney@columbiasc.net

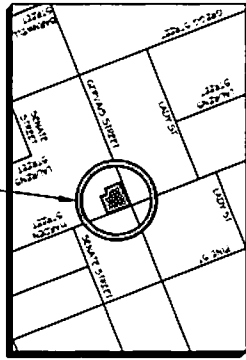
BUILDING ADDITION - ONE STOP SHELL LANDSCAPE PACKAGE

2020 GERVAIS STREET COLUMBIA, SOUTH CAROLINA

DENSITY FACTOR CALCULATIONS

Category	Area (sq. ft.)	Density Factor	Volume (cu. ft.)
Site Area	1,120	0.15	168
Impervious Area	1,120	0.15	168
Permeable Area	1,120	0.15	168
Roof Area	1,120	0.15	168
Driveway Area	1,120	0.15	168
Other Impervious	1,120	0.15	168
Total Impervious	1,120	0.15	168

LOCATION MAP



INDEX OF DRAWINGS

Drawing No.	Description
1000	GENERAL LANDSCAPE SITE & PLAN (THIS SHEET)
1100	LANDSCAPE PLAN
1200	LANDSCAPE DETAILS
1300	DRAINAGE DETAILS

CONTACT INFORMATION

OWNER:
ASPHEN WARE
2020 GERVAIS STREET
COLUMBIA, SC 29204
PHONE: 803 310 3369
KAT@MITHRAVAULTDESIGN.COM

GENERAL CONTRACTOR:
SPYRER & ASSOCIATES, LLC
1150 COLUMBIA, SC 29201
PHONE: 803 746 1145
LARRY@SPYRER.COM

LANDSCAPE ARCHITECT:
SPYRER & ASSOCIATES, LLC
1150 COLUMBIA, SC 29201
PHONE: 803 746 1145
LARRY@SPYRER.COM

SITE INFORMATION

PROPERTY ADDRESS:
2020 GERVAIS STREET, COLUMBIA, SC 29204

OWNER:
ASPHEN WARE
2020 GERVAIS STREET
COLUMBIA, SC 29204
PHONE: 803 310 3369
KAT@MITHRAVAULTDESIGN.COM

PROJECT NO.:
C-3
0713-K2P45

DATE:
02/28/2018

SCALE:
AS SHOWN

DESIGNER:
SPYRER & ASSOCIATES, LLC
1150 COLUMBIA, SC 29201
PHONE: 803 746 1145
LARRY@SPYRER.COM

ENTIRE SHEET ADDED

LANDSCAPE

LARRY D. LEE
REGISTERED PROFESSIONAL ENGINEER
STATE OF SOUTH CAROLINA
LICENSE NO. 11001

COVER SHEET

**BUILDING ADDITION
ONE STOP SHELL
LANDSCAPE PACKAGE**

2020 GERVAIS STREET
COLUMBIA, SOUTH CAROLINA

KAT MITHRA
REGISTERED PROFESSIONAL ENGINEER
STATE OF SOUTH CAROLINA
LICENSE NO. 11001

LANDSCAPE NOTES:

1. PLANT LISTED ARE NOT IN CONTRACT AND ARE NOT A PART OF THIS PROJECT OR WORK.
2. PLANT MATERIAL TO BE INSTALLED AND MAINTAINED BY A QUALIFIED AND EXPERIENCED LANDSCAPE INSTALLER WITH APPROPRIATE TRAINING AND COMPETENCE.
3. INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. CONSULT WITH THE OWNER TO OBTAIN ANY NECESSARY PERMITS AND APPROVALS FOR THE WORK.
4. ALL PLANT MATERIALS AND MATERIALS SHALL BE GUARANTEED BY THE INSTALLER FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.
5. EXISTING TREES AND VEGETATION WITH AN LOCAL OR NEIGHBORHOOD SIGNIFICANCE SHALL BE PROTECTED AND MAINTAINED TO REMAIN AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE.
6. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND OWNER. ANY MATERIALS NOT APPROVED BY THE ARCHITECT SHALL BE REJECTED AND REWORKED AT THE OWNER'S RISK AND EXPENSE. THE ARCHITECT'S RECOMMENDATION IS NOT A GUARANTEE OF THE QUALITY OF THE WORK OR THE RESULTS OF THE WORK.
7. ON THE DATE OF THE ARCHITECT'S APPROVAL OF THE PLANS, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND VEGETATION TO REMAIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND VEGETATION TO REMAIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND VEGETATION TO REMAIN.
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION, INSTALLATION, AND MAINTENANCE OF ALL PLANT MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND VEGETATION TO REMAIN.
9. PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. CONSULT WITH THE OWNER TO OBTAIN ANY NECESSARY PERMITS AND APPROVALS FOR THE WORK.
10. PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. CONSULT WITH THE OWNER TO OBTAIN ANY NECESSARY PERMITS AND APPROVALS FOR THE WORK.
11. NO EXCAVATION OR PLANTING SHALL BE LEFT UNPROTECTED OR OPEN TO THE PUBLIC.
12. RECOMMENDATIONS FOR THE MAINTENANCE, CARE, AND PROTECTION OF PLANT MATERIALS SHALL BE LEFT UNPROTECTED OR OPEN TO THE PUBLIC.
13. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. CONSULT WITH THE OWNER TO OBTAIN ANY NECESSARY PERMITS AND APPROVALS FOR THE WORK.
14. MAINTENANCE OF PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE OWNER.
15. MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. CONSULT WITH THE OWNER TO OBTAIN ANY NECESSARY PERMITS AND APPROVALS FOR THE WORK.

ENTIRE SHEET ADDED

LEGEND NOTES:

1. LANDSCAPE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE CITY OF CHICAGO, OF ILLINOIS AND THE ILLINOIS PLANTING AND CARE STANDARDS ONLY. LANDSCAPE CONTRACTOR SHALL FOLLOW THE APPROVAL BY ARCHITECT.
2. PLANT LISTED ARE FOR EXAMPLE ONLY. LANDSCAPE CONTRACTOR SHALL SUBMIT WITH APPROVAL BY ARCHITECT.
3. ALL TREES, SHRUBS, PERENNIALS AND PERENNIALS PLANT LISTED ON THESE AND 2001 STANDARDS.

PLANT TYPE SCHEDULE		REMARKS	PLANT TYPE
20	SHRUB TREES		
19	SHRUB TREES	20' DIA. TRUNK @ 4.5' HEIGHT	
18	SHRUB TREES	18' DIA. TRUNK @ 4.5' HEIGHT	
17	SHRUB TREES	15' DIA. TRUNK @ 4.5' HEIGHT	
16	SHRUB TREES	12' DIA. TRUNK @ 4.5' HEIGHT	
15	SHRUB TREES	10' DIA. TRUNK @ 4.5' HEIGHT	
14	SHRUB TREES	8' DIA. TRUNK @ 4.5' HEIGHT	
13	SHRUB TREES	6' DIA. TRUNK @ 4.5' HEIGHT	
12	SHRUB TREES	4' DIA. TRUNK @ 4.5' HEIGHT	
11	SHRUB TREES	3' DIA. TRUNK @ 4.5' HEIGHT	
10	SHRUB TREES	2' DIA. TRUNK @ 4.5' HEIGHT	
9	SHRUB TREES	1' DIA. TRUNK @ 4.5' HEIGHT	
8	SHRUB TREES	1' DIA. TRUNK @ 4.5' HEIGHT	
7	SHRUB TREES	1' DIA. TRUNK @ 4.5' HEIGHT	
6	SHRUB TREES	1' DIA. TRUNK @ 4.5' HEIGHT	
5	SHRUB TREES	1' DIA. TRUNK @ 4.5' HEIGHT	
4	SHRUB TREES	1' DIA. TRUNK @ 4.5' HEIGHT	
3	SHRUB TREES	1' DIA. TRUNK @ 4.5' HEIGHT	
2	SHRUB TREES	1' DIA. TRUNK @ 4.5' HEIGHT	
1	SHRUB TREES	1' DIA. TRUNK @ 4.5' HEIGHT	

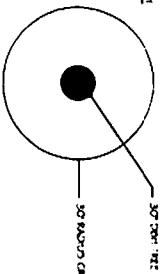
GENERAL LANDSCAPE NOTES & PLANT TYPE SCHEDULE

BUILDING ADDITION ONE STORY SHELL LANDSCAPE PACKAGE

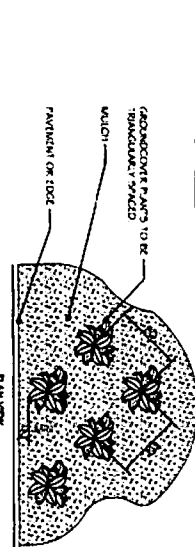
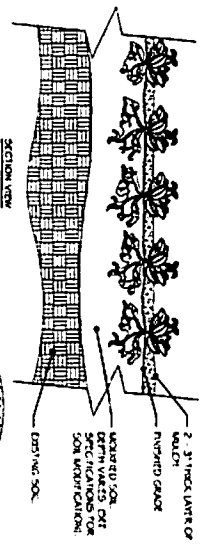
LANDSCAPE SCHEDULE

1002

- DETERMINE THE CRITICAL ROOT ZONE**
1. THE CRITICAL ROOT ZONE OF A TREE IS THE ZONE IN WHICH THE MAJORITY OF A TREE'S ROOTS LIE. 60% OF ROOTS OF MOST TREES WILL BE FOUND IN THE TOP 24" OF THE SOIL OF THE ZONE. THE MAJORITY OF THE ROOTS THAT SURVIVE THE HURDLES AND WATER TO THE FEET ARE FOUND IN THE UPPER SOIL LAYER. ALSO, FOLLOWING THE SOIL SURFACE AT THE FEET CANOPY, THEREFORE, THE ROOTS ONLY TAKE WATER A FEW INCHES OF SOIL FROM THE ROOTS AND SPREAD FAR FROM THE FEET. FROM THE 1/3 OF THE CANOPY, GROUNDWATER SHOULD BE 2.5' IN THE FEET OF THE FEET.
 2. ROOTS ARE VITAL TO THE FUNCTIONING OF A TREE. THEY PROVIDE STRUCTURAL SUPPORT AS WELL AS THE MAJOR MECHANISM FOR WATER AND NUTRIENT UPTAKE FOR THE FEET OF THE TREE. THE FEET SHOULD BE PROTECTED WITH A FEET PROTECTION FENCING.
 3. THE CRITICAL ROOT ZONE OF A TREE TO BE SAVED SHALL BE THE MIN. MAX AREA PROTECTED WITH FEET PROTECTION FENCING.
 4. THE FOLLOWING IS THE METHOD USED BY THE CITY OF COLUMBIA, SC, PLANNING AND DEVELOPMENT SERVICES, LANDSCAPE & TREE ORDINANCE WITH 2016 TRO, TO DETERMINE THE SIZE OF THE CRITICAL ROOT ZONE:

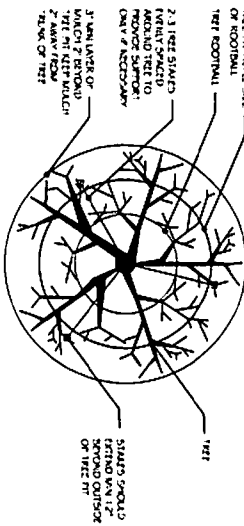


C1 PLAN - DETERMINING THE CRITICAL ROOT ZONE
SCALE: NOT TO SCALE

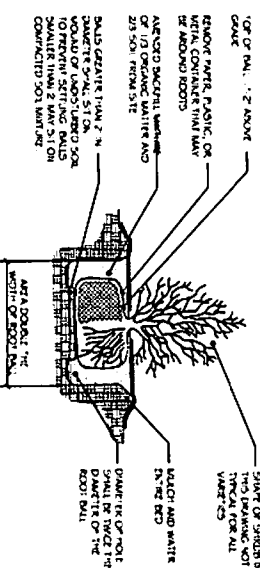


- NOTES**
1. SEE PLANNING SPECIFICATIONS FOR GROUNDCOVER SPECIES, SIZE, AND SPACING.
 2. SHALL PROVIDE A PROTECTIVE COVER OVER THE CRITICAL ROOT ZONE OF ALL TREES TO BE SAVED. THE COVER SHALL BE 2" MINIMUM THICKNESS AND SHALL BE 1/2" MINIMUM CLEARANCE FROM THE TRUNK OF THE TREE. THE COVER SHALL BE 1/2" MINIMUM CLEARANCE FROM THE TRUNK OF THE TREE.
 3. SEE PLANNING SPECIFICATIONS FOR GROUNDCOVER SPECIES, SIZE, AND SPACING.

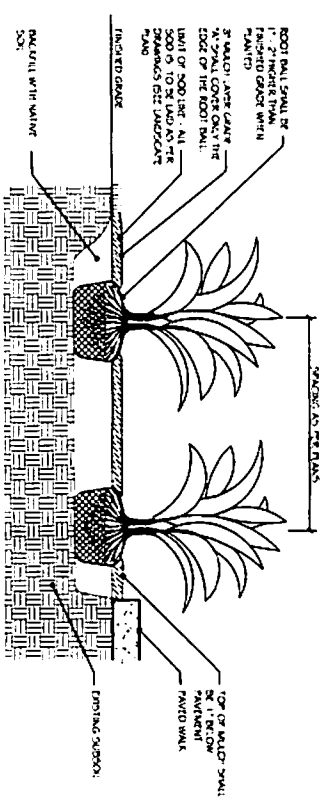
C2 GROUND COVER
SCALE: NOT TO SCALE



C4 PLAN - TREE PLANTING DETAIL
SCALE: NOT TO SCALE



A2 SECTION - SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



A3 SECTION - TYPICAL GROUND COVER DETAIL
SCALE: NOT TO SCALE

ENTIRE SHEET ADDED
LANDSCAPE

LANDSCAPE DETAILS

1501

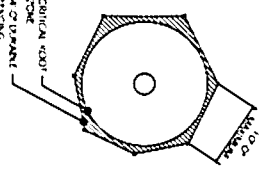
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BUILDING ADDITION ONE STOP SHELL LANDSCAPE PACKAGE

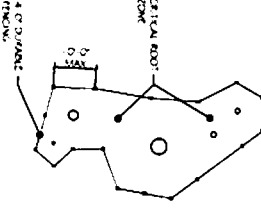
PROJECT: 1501
DATE: 02/25/2018
SCALE: NOT TO SCALE

NO.	DESCRIPTION
1	1/2" TREE 2 1/2" TREE
2	2 1/2" TREE 2 1/2" TREE
3	3" MIN. LAYER OF MULCH TO BE APPLIED TO PROTECT ROOTS TO REMOVE SUPPORT. ONLY 2" MINIMUM CLEARANCE FROM TRUNK OF TREE.
4	SHALL BE 2" MINIMUM CLEARANCE FROM TRUNK OF TREE.

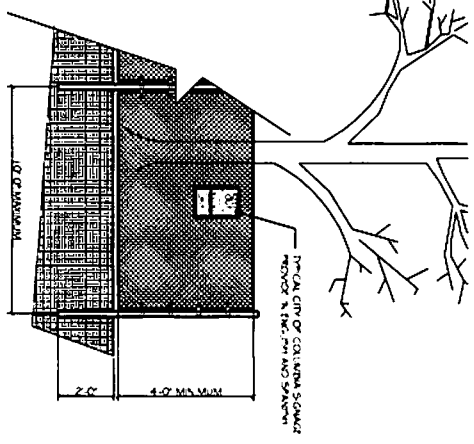
1. TREE PROTECTION SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF STRUCTURE. THE PROTECTION SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF STRUCTURE. THE PROTECTION SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF STRUCTURE.
2. TREE PROTECTION SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF STRUCTURE. THE PROTECTION SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF STRUCTURE.
3. FOR DETAILING RELATED TO TREE PROTECTION SEE THE PROTECTION DETAIL SHEET.



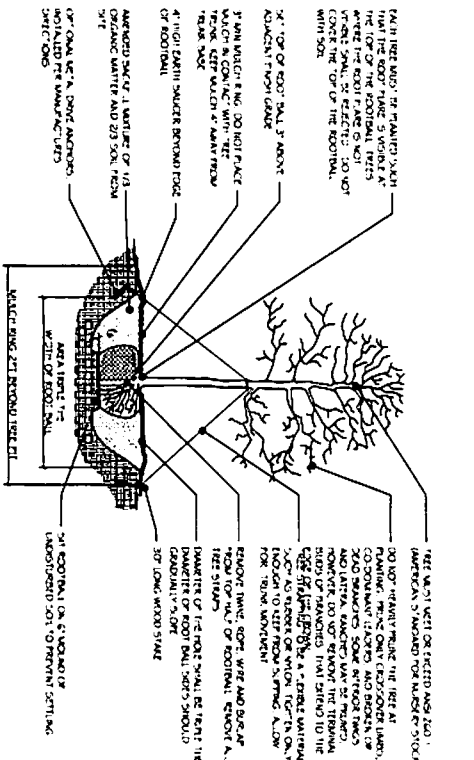
C2 PLAN - TREE PROTECTION DETAIL
SCALE: NOT TO SCALE



C3 TYPICAL TREE GUYING DETAIL
SCALE: NOT TO SCALE



A2 ELEVATION - TREE PROTECTION DETAIL
SCALE: NOT TO SCALE



A3 SECTION - TREE PLANTING DETAIL
SCALE: NOT TO SCALE

ENTIRE SHEET ADDED

LANDSCAPE

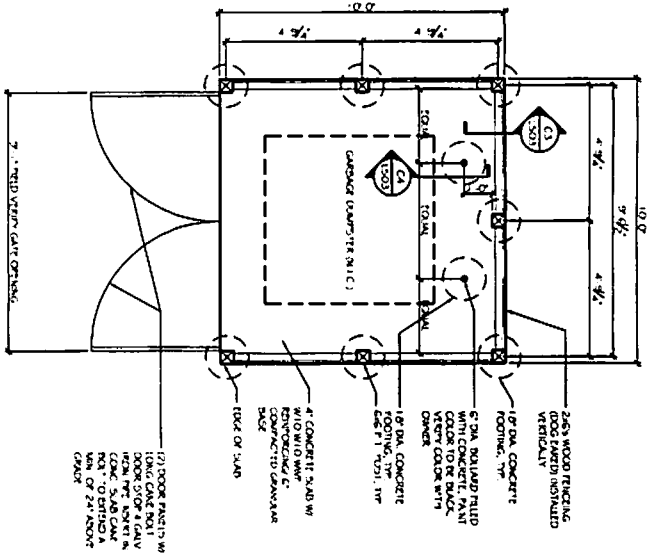
L502



LANDSCAPE DETAILS

BUILDING ADDITION
ONE STOP SHELL
LANDSCAPE PACKAGE

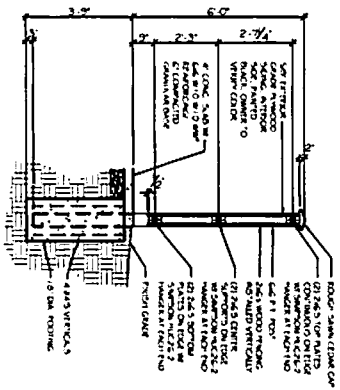
NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	2/28/2018	JL	MS
2	ISSUED FOR CONSTRUCTION	2/28/2018	JL	MS
3	ISSUED FOR AS-BUILT	2/28/2018	JL	MS



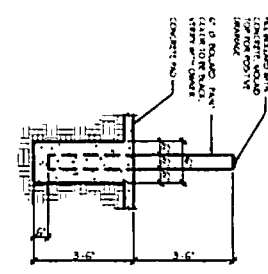
- NOTES**
1. SET W/IT PLAN FOR 3' RAMPWALK TO RAMP ENCLOSURE
 2. EOOD OF CAS IN FOOTING TO EDGE OF SLAB
 3. DOOR FRAMING TO CONFORM TO RAIN SHOWERED RAMP. SEE PLAN FOR RAMPED IN THE SOOT WITH THE ABILITY TO OPEN 150 DEGREE

PLAN - DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"

SECTION - DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"



SECTION - DUMPSTER BOLLARD
SCALE: 1/8" = 1'-0"



ENTIRE SHEET ADDED

LANDSCAPE

1503



DUMPSTER DETAILS

BUILDING ADDITION
ONE STOP SHELL
LANDSCAPE PACKAGE

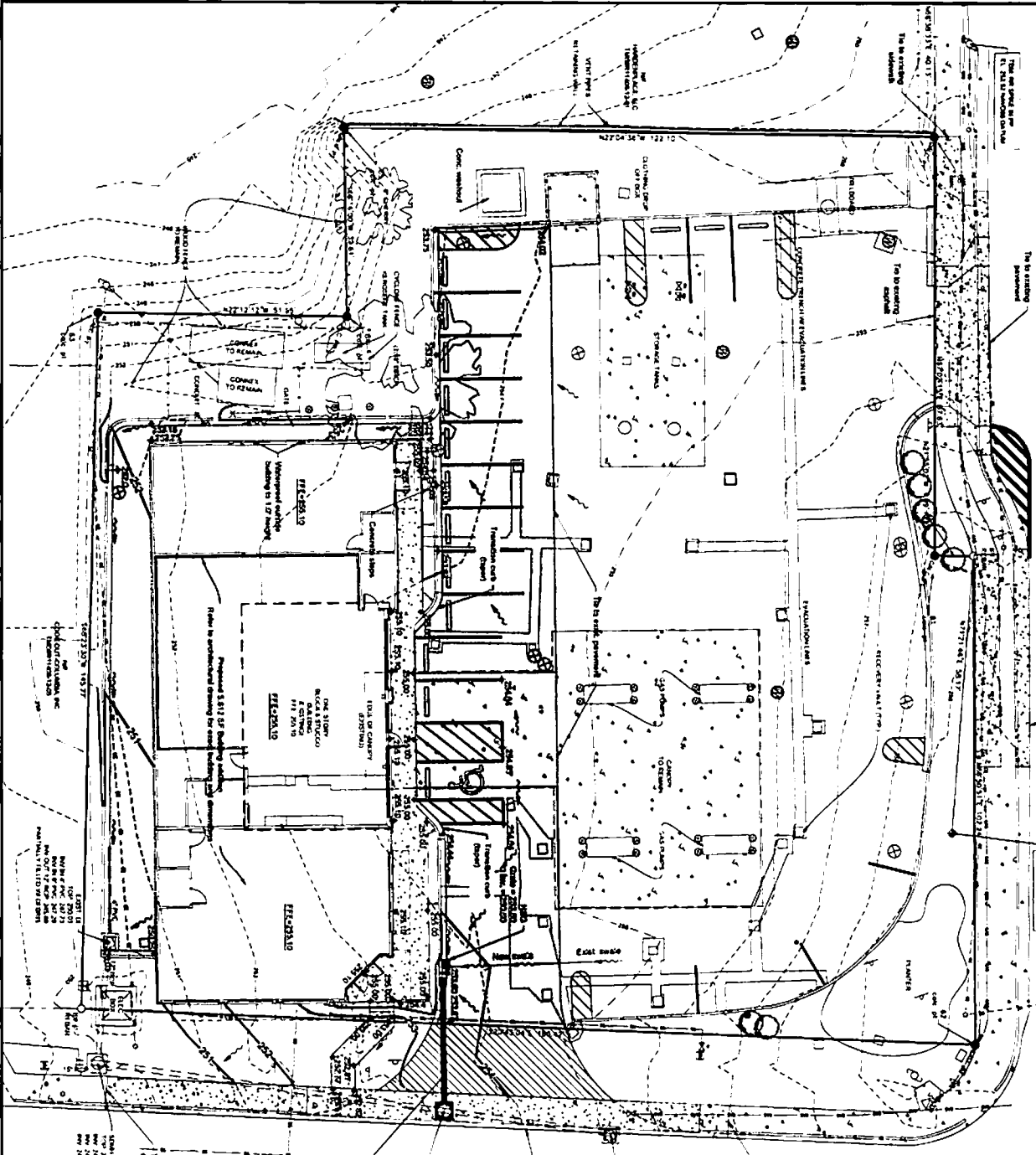
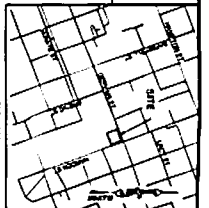
1022 SERVICE STREET
COLUMBIA, SOUTH CAROLINA



NO.	DATE	DESCRIPTION
1	02/28/18	ISSUED FOR PERMITS
2	02/28/18	ISSUED FOR PERMITS
3	02/28/18	ISSUED FOR PERMITS
4	02/28/18	ISSUED FOR PERMITS
5	02/28/18	ISSUED FOR PERMITS
6	02/28/18	ISSUED FOR PERMITS
7	02/28/18	ISSUED FOR PERMITS
8	02/28/18	ISSUED FOR PERMITS
9	02/28/18	ISSUED FOR PERMITS
10	02/28/18	ISSUED FOR PERMITS

GERVAIN STREET (R&D HWY 1 & 317B)
 (SEE WESTPORT DRAWING 20-242)

3 DAYS BEFORE DIGGING IN
 SOUTH CAROLINA
CALL 811
 Piedmont Utility Protection Service



HARDEN STREET (S-40-10W)
 (110' WIDE) CITY OF COLUMBIA PROJECT 88817 PHASE A, SHEETS 1-3

- Construction notes:**
1. Contractor shall verify all existing field conditions and address prior to beginning work.
 2. Provide all base and/or other existing control features, as may be required to control and govern during construction. All features shall be marked with a 6" diameter red pipe, placed promptly immediately after completion of construction in the area.
 3. Prior to any digging the contractor is required to contact 811 172.
 4. Contractor to report any damage done to existing pavement, or other items, due to construction activity at their expense.
 5. If necessary, slopes which exceed two vertical feet or 1:1 slopes should be stabilized with an approved soil reinforcing agent. All slopes shall be stabilized with an approved soil reinforcing agent prior to any digging. Temporary slopes shall be stabilized with approved soil reinforcing agent. Contractor must take necessary action to prevent the backing of roads from the project roadway from construction work.
 6. Contractor shall provide adequate erosion control measures.
 7. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction. Additional erosion control devices may be required during construction in order to control erosion and/or stabilize construction. All temporary control devices shall be removed from the site and replaced in a legal manner.
 8. All backfills shown are GC&SVC and wetland clean in NAWD.
 9. All backfills shown are GC&SVC and wetland clean in NAWD.
 10. Use notes on tender and are not shown.
 11. Discharge information taken from reference 102.
 12. Use notes on tender and are not shown.
 13. Discharge information taken from reference 102.
 14. Use notes on tender and are not shown.
 15. Discharge information taken from reference 102.
- Contract Documents:**
1. Final Proposed for Shipment by Robert H. Lindsay Surveying, Inc. Dated October 17, 2011. Recorded in Public Book R1717 Page 2004.
 2. Final Proposed for Shipment by Robert H. Lindsay Surveying, Inc. Dated October 17, 2011. Recorded in Public Book R1717 Page 2004.
 3. Final Proposed for Shipment by Robert H. Lindsay Surveying, Inc. Dated October 17, 2011. Recorded in Public Book R1717 Page 2004.

Legend

- SCDOT required pavement
- New Structural pavement
- Stabilized
- Division of Slope

Notes:

1. The plan reflects no new impervious area. Existing impervious is equal to or greater than proposed impervious area.
2. The plan reflects no new impervious area. Existing impervious is equal to or greater than proposed impervious area.

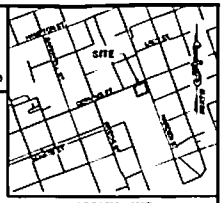
GRAPHIC SCALE

1" = 20' = 4'

Graphic Scale: 1" = 20' = 4'

GERRAIS STREET (US HWY 1 & 378)
 (SEE UNRECORDED SCOOT FILE 40 424)
 25 MPH

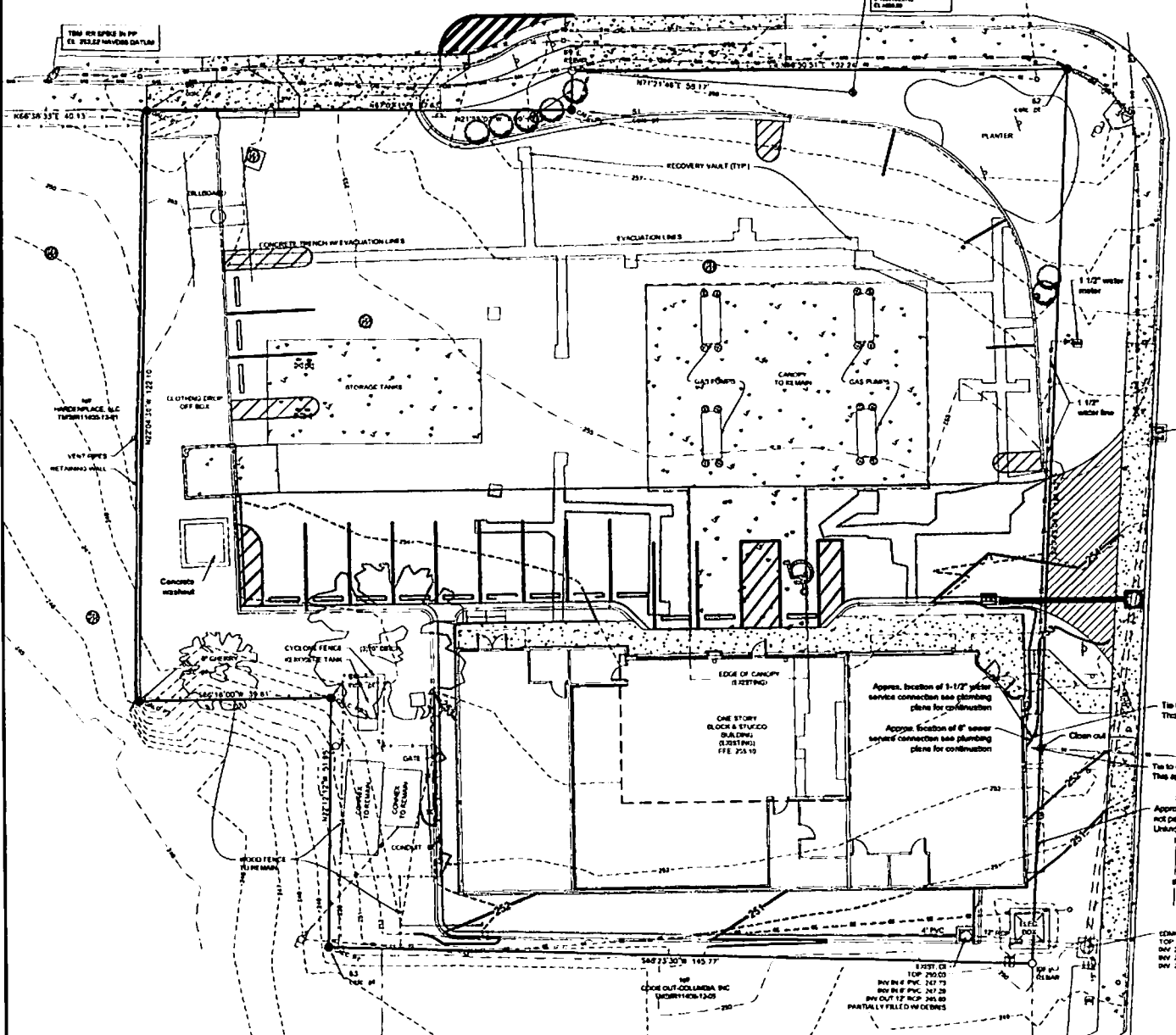
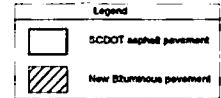
3 DAYS BEFORE DIGGING IN
 SOUTH CAROLINA
CALL 811
 Palmetto Utility Protection Service



Property address is:
 2020 Gervais Street
 Columbia SC 29204
 Property owner is:
 Shri Ashapuri, LLC
 (803) 318-3367
 2020 Gervais Street
 Columbia SC 29204
 Water and sanitary sewer provider is:
 City of Columbia
 (803) 545-3300
 1135 Washington St.
 Columbia, SC 29201

Utility Construction 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 any and all damages resulting from the failure to do so. Contact Palmetto Utility Protection Service (PUPS) at 1-800-721-7077 Monday through Friday, 7:00 am to 7:00 pm, excluding holidays at least 72 hours prior to commencing construction for location of most utilities.
2. Contractor shall obtain all approvals of the applicable city and/or county storm drainage and erosion control ordinance as well as the South Carolina sediment reduction act. All construction staking shall be provided at the contractor's expense.
3. As-built drawings shall be furnished by the contractor to the engineer and certified as correct by a Land Surveyor licensed to practice in South Carolina.
4. Contractor shall be responsible to repair and/or replace all damaged properties as engaged or better condition.
5. Pavement patching & resurfacing shall be completed within 5 days after completion of grading activities. Small patch areas can be maintained with temporary pavement patching or CADC stone until permanent patching is completed.
6. All water line work performed shall be in accordance with the applicable city and/or county specifications and regulations.
7. All sanitary sewer line work performed shall be in accordance with the applicable city and/or county specifications and regulations.
8. Contractor shall take appropriate steps to protect existing utilities such as power poles, guy wires, etc. from damage.
9. Any structures, other than existing utilities, such as mail boxes, fences, walls, etc. disturbed or damaged as a result of construction activities shall be rebuilt or restored to original or better condition.
10. Any drainage structures, such as pipes, paved ditches, grassed swales, etc., disturbed or damaged as a result of construction activities shall be rebuilt or restored to original or better condition.
11. All disturbed areas resulting from construction activities shall be graded, smoothed & grassed immediately upon completion of utility installation.
12. No construction shall commence until all permits have been obtained from SCDHEC and the applicable City of Columbia. Contractor shall notify the applicable City of Columbia 48 hours prior commencing construction.
13. All elevations are referenced to Mean Sea Level (MSL) datum.
14. Prior to construction, all easements for utilities to be placed on adjacent properties shall have been obtained by the developer.
15. All easements for this project are unclassified. When excavating, remove all materials encountered.
16. No valves or structures shall be placed in the pavement or in the way of curb and gutter.



CHAO
 CONSULTANTS

Chao & Associates, Inc.
 Civil, Structural, Survey
 7 Chatham Court
 Columbia, SC 29210
 Phone: (803) 772-4470
 Fax: (803) 772-4470
 Email: cwa@chao-inc.com

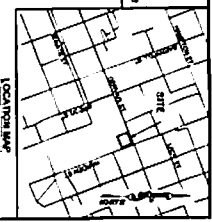
Utility Connection Map
Building Addition One Step Shell
 Prepared for:
Shri Ashapuri, LLC
 2020 Gervais Street, Columbia SC 29204

Drawn: T.S.B. Checked: J.M.F.
 Revised: 2-2-2016 - Reconfigure both access drives
 Project No.: 202015
 File: 202015C03.dwg

C4.0
 Sheet Number
 August 30, 2017
 Date

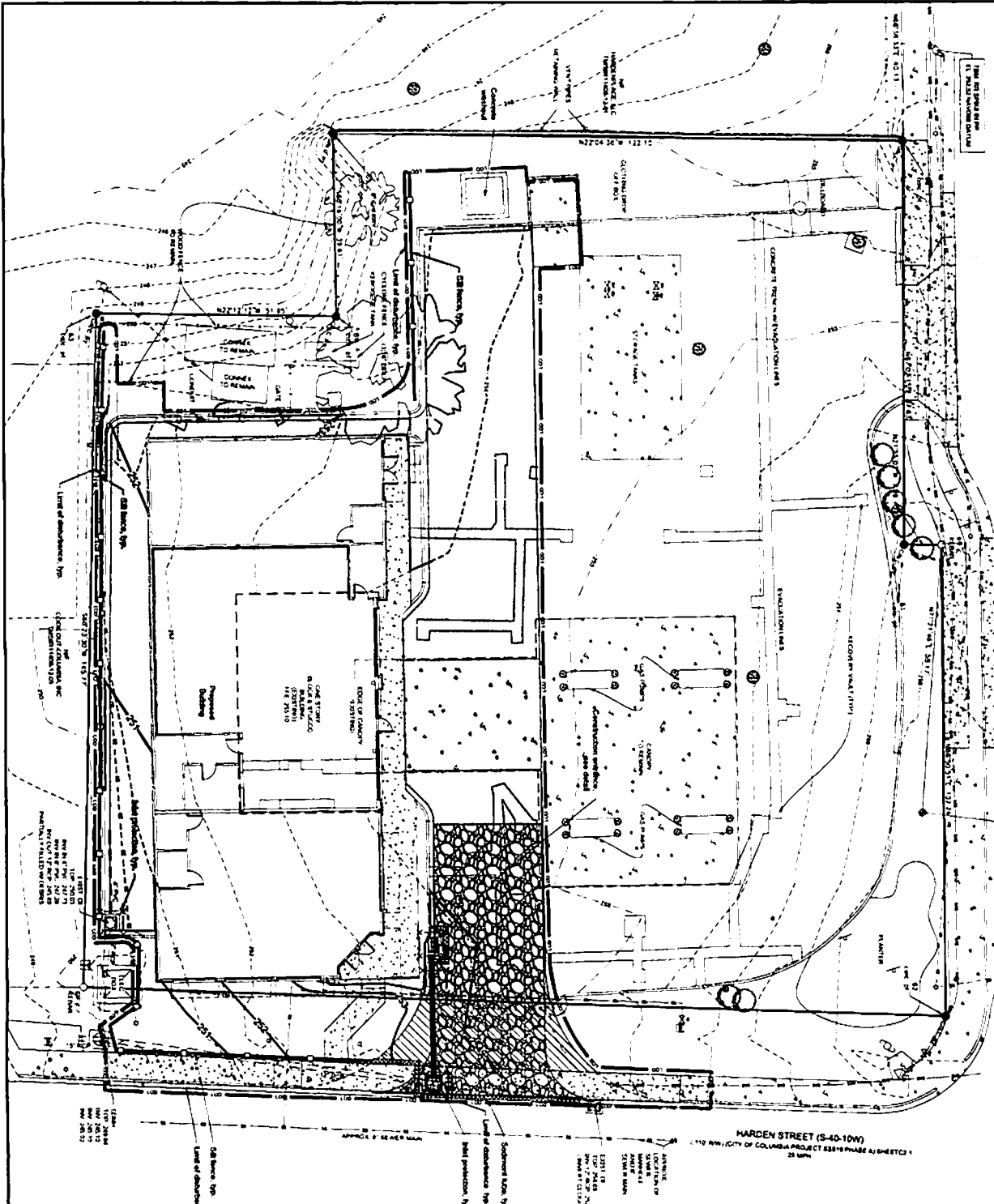
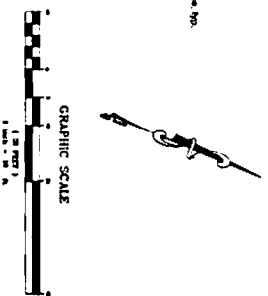
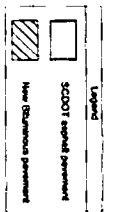
GERVAIS STREET (US HWY 1 & 378)
 20' WIDE

3 DAYS BEFORE DIGGING IN
 SOUTH CAROLINA
CALL 811
 Palmetto Utility Protection Service



DISTURBED AREA: 0.3 ACRES

- CONSTRUCTION NOTES:**
1. During construction and yard use a silted-out area shall be established. This shall be maintained until all debris and silt are removed and the protection is required to prevent erosion and sedimentation runoff.
 2. Contractor shall verify all existing field conditions and address prior to beginning work.
 3. All construction activities shall be controlled to prevent erosion and sedimentation. All disturbed areas shall be cleared, graded and established with grassing immediately after completion of construction in the area.
 4. All construction activities shall be controlled to prevent erosion and sedimentation.
 5. Contractor to repair any damage done to existing pavement, fencing, etc., due to construction activities at the project.
 6. Any erosion signs which occur that exceed limit of 4:1 slope shall be stabilized with an approved silt fence and in addition to hydroseeding. It may be necessary to install temporary slope drains during construction to prevent erosion. Any erosion signs which occur that exceed limit of 4:1 slope shall be stabilized with an approved silt fence and in addition to hydroseeding. It may be necessary to install temporary slope drains during construction to prevent erosion.
 7. Contractor shall take necessary action to remedy the erosion signs which occur that exceed limit of 4:1 slope.
 8. All erosion signs which occur that exceed limit of 4:1 slope shall be stabilized with an approved silt fence and in addition to hydroseeding. It may be necessary to install temporary slope drains during construction to prevent erosion.
 9. All construction activities shall be controlled to prevent erosion and sedimentation.



C3.2
 Drawn: T.R.S. Checked: J.M.P.
 Revised: 3-3-2016 - Reconfigure both access drives
 Project No.: 334915
 File: 334915CR3.dwg

Erosion & Sediment Control Plan
 Building Addition One Stop Shell
 Prepared for:
Shri Ashapuri, LLC
 2020 Gervais Street, Columbia SC 29204

Chao & Associates, Inc.
 Civil - Structural - Survey
 7 Claxton Court
 Columbia, SC 29210
 Phone: (803) 772-8400
 Fax: (803) 772-8130
 Email: chaoa@chaoandco.com

