

**ORDINANCE NO.: 2021-077**

*Granting an encroachment to Palmetto Garage Works, LLC, for the use of the right of way area of the 1500 block of Gervais Street for the installation and maintenance of sidewalks, landscaping, irrigation, and parking adjacent to 1507, 1513 and 1517 Gervais Street, Richland County TMS#11401-05-13, 11401-05-12, and 11401-05-11*

WHEREAS, Palmetto Garage Works, LLC (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 1500 block of Gervais Street for the installation and maintenance of sidewalks, landscaping, irrigation, and parking adjacent to 1507, 1513 and 1517 Gervais 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 21<sup>st</sup> day of December, 2021, that Grantee is hereby granted the right to use the right of way areas of the 1500 block of Gervais Street adjacent to 1507, 1513 and 1517 Gervais Street, Richland County TMS#11401-05-13, 11401-05-12, and 11401-05-11, for the installation and maintenance of sidewalks measuring approximately eight (8') feet in width one hundred fifty five (155') feet in length, four (4) on-street parking spaces measuring eight (8') feet in width eighteen (18') feet in length, landscaping with support structures, 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. Applicant to work with staff regarding the installation of the street trees and Silva cell support structures.

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:



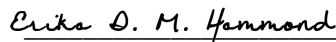
\_\_\_\_\_  
City Manager

Approved as to form:



\_\_\_\_\_  
City Attorney

ATTEST:



\_\_\_\_\_  
City Clerk

Introduced: 12/7/2021

Final Reading: 12/21/2021

**CITY COUNCIL  
ENCROACHMENT SUMMARY  
2021-077**



**1500 BLOCK OF GERVAIS STREET  
ADJACENT TO 1507, 1513 AND 1517 GERVAIS STREET  
SIDEWALKS, LANDSCAPING, IRRIGATION, AND PARKING**

<b>Subject Property:</b>	Right-of-way adjacent to 1507, 1513 and 1517 Gervais Street
<b>Council District:</b>	2
<b>Proposal:</b>	The applicant is requesting an encroachment for installation and maintenance of sidewalks, landscaping with support structures, irrigation and parking.
<b>Applicant:</b>	Palmetto Garage Works, LLC
<b>Staff Recommendation:</b>	Approval.

<b>Detail:</b>	<p>The applicant is requesting an encroachment for installation and maintenance of sidewalks measuring approximately eight (8') feet in width one hundred fifty-five (155') feet in length, four (4) on-street parking spaces measuring eight (8') feet in width eighteen (18') feet in length, landscaping with support structures, 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"> <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. Applicant to work with staff regarding the installation of the street trees and Silva cell support structures.</li> </ol>
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**CITY AGENCY COMMENTS FOR ENCROACHMENT**

<b>Lucinda Statler, Planning Department</b>	Recommend approval.
<b>Robert Anderson, Street Division</b>	Recommend approval.
<b>Denny Daniels, Columbia Water Engineering</b>	Recommend approval.

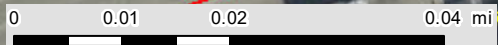
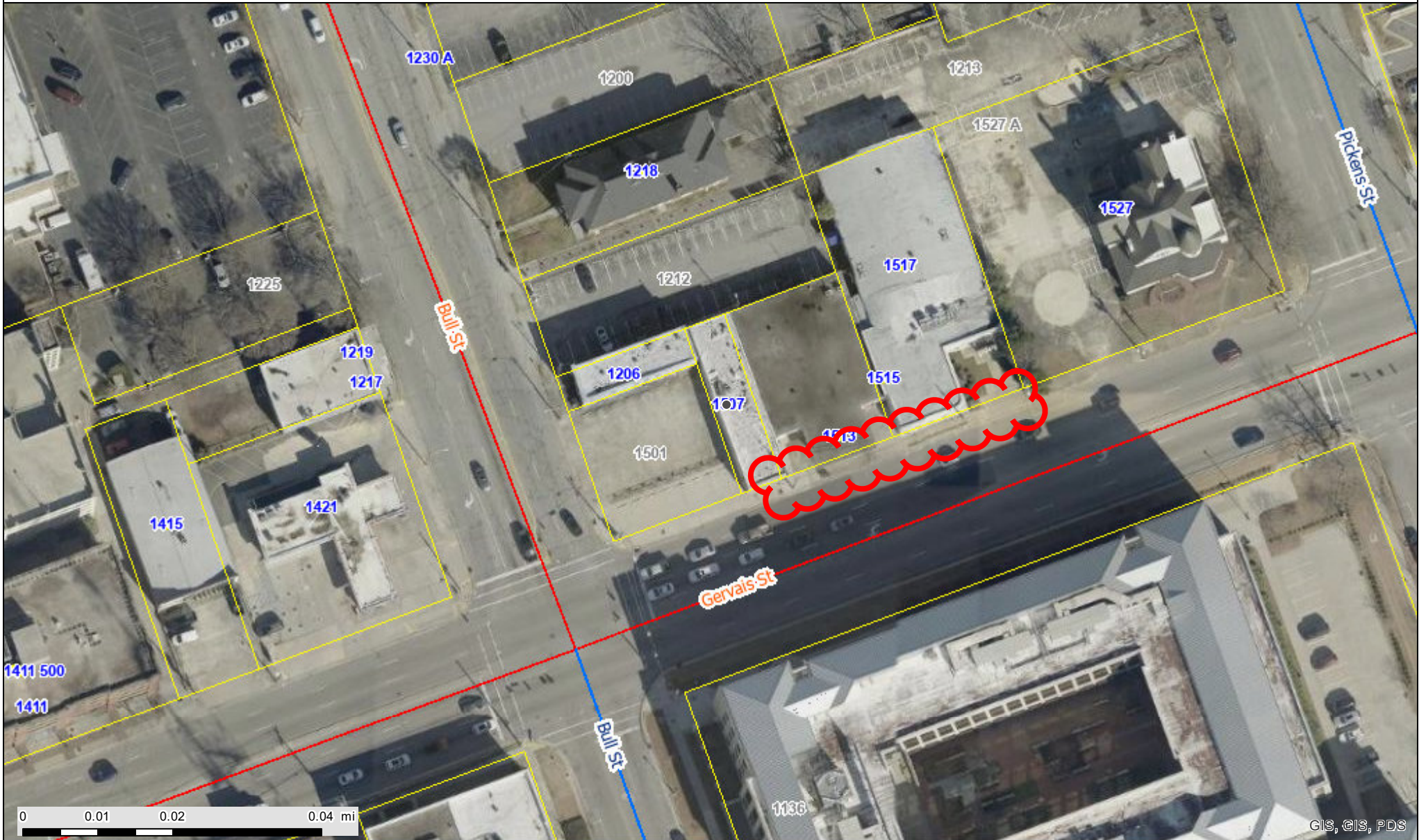
<b>Andrew Ritter, Traffic Engineering</b>	Recommend approval.
<b>Caleb King, Forestry Division</b>	Recommend approval.
<b>Johnathan Chambers, Land Development</b>	Recommend approval.
<b>Kris Scott, Fire Department</b>	Recommend approval.
<b>Tori Salvant, Parking Services</b>	Recommend approval.

# City of Columbia

## Midas Encroachment



Wednesday, November 3, 2021



GIS, GIS, PDS

### CITY OF COLUMBIA GIS DATA DISCLAIMER

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We Are Columbia



**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 x 11) 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: \_\_\_\_\_ Property Owner: Palmetto Garage Works, LLC  
 Business Name/Applicant's Name if different than owner: James Herlong  
 Contact Information: Telephone Number: 803-233-7206 Fax Number: \_\_\_\_\_  
 Mailing address: 2701 Millwood Avenue Columbia, SC 29205 E-mail address: jimmyherlong@gmail.com

Business Name/Development Name for Encroachment: \_\_\_\_\_

Encroachment type:  Wall  Fence  Columns  Steps  Irrigation System  Landscaping  Driveway  Pavers  Sidewalk/Walkway  
 Planters  Awning  Underground Utilities Other: \_\_\_\_\_

Dimensions (height/width/length):  
 (i.e. 6'x42' wooden privacy fence;  
 two 12'x4'x3' concrete steps) (See Attached Plans)

Construction material: \_\_\_\_\_

**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 SCDORABL 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:

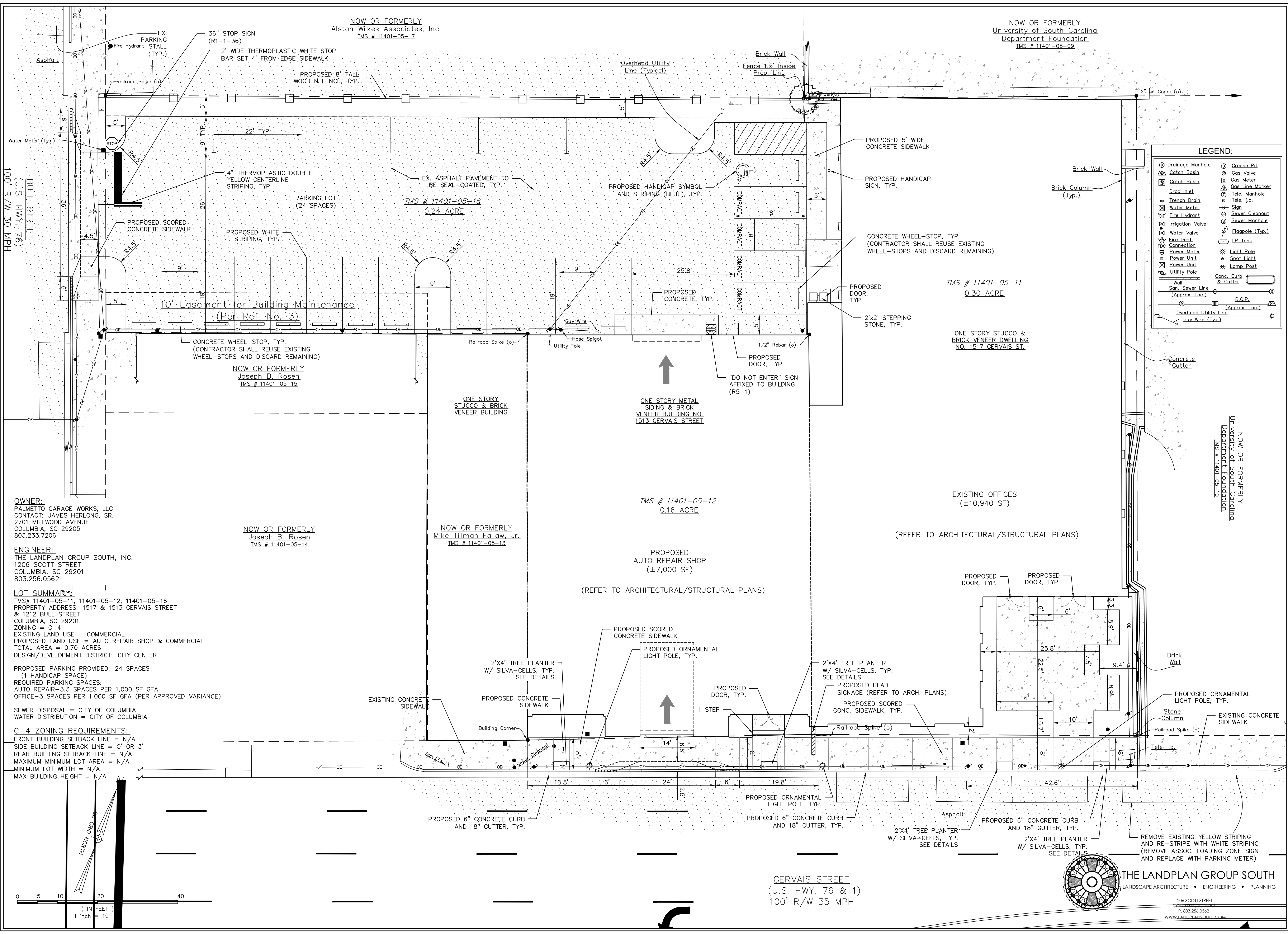
I acknowledge that any changes made to the business, hours, use of the encroachment area, or items allowed within the encroachment area, to include obtaining a license to sell beer, wine and/or liquor will require an amendment to the encroachment ordinance.

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
Rachel Bailey	Development Services (Zoning)	803-545-3332	803-733-8647	rlbailey@columbiasc.net
Jerry Thompson	Development Services (Building Inspections)	803-545-3420	803-733-8699	jlthompson@columbiasc.net
Tori Salvant	Development Services (Development Center)	803-545-3420	803-733-8699	tcsalvant@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	jlthompson@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
Caleb King	Public Works (Forestry & Beautification)	803-545-3860	803-733-8648	cdking@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

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**OWNER:**  
PALMETTO GARAGE WORKS, LLC  
CONTACT: JAMES HERLONG, SR.  
2701 MILLWOOD AVENUE  
COLUMBIA, SC 29205  
803.233.7206

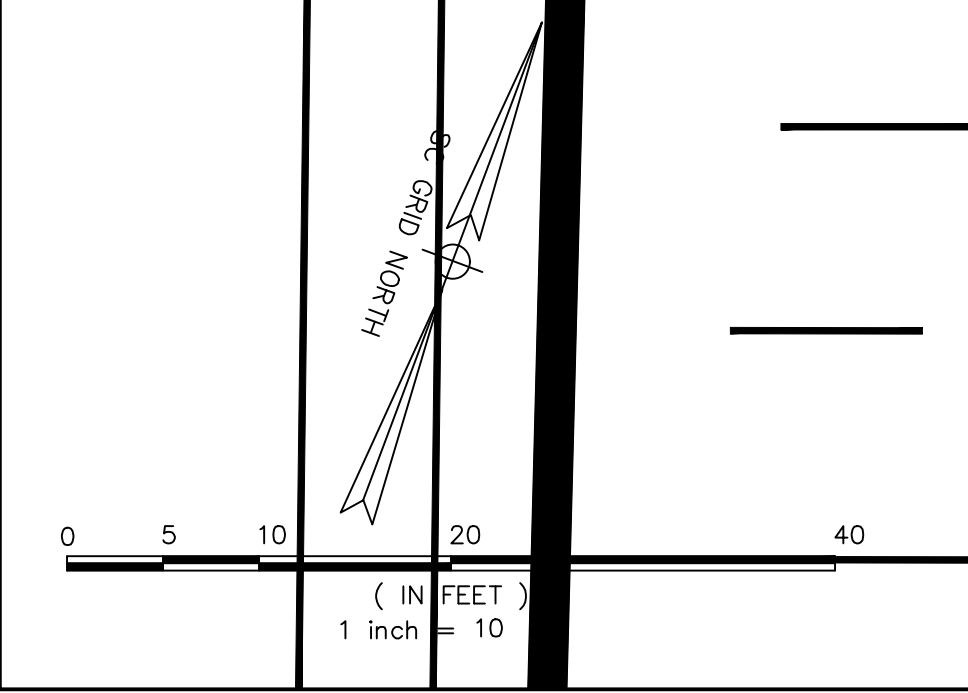
**ENGINEER:**  
THE LANDPLAN GROUP SOUTH, INC.  
1206 SCOTT STREET  
COLUMBIA, SC 29201  
803.256.0562

**LOT SUMMARY:**  
TMS # 11401-05-11, 11401-05-12, 11401-05-16  
PROPERTY ADDRESS: 1517 & 1513 GERVAIS STREET  
& 1212 BULL STREET  
COLUMBIA, SC 29201  
ZONING = C-4  
EXISTING LAND USE = COMMERCIAL  
PROPOSED LAND USE = AUTO REPAIR SHOP & COMMERCIAL  
TOTAL AREA = 0.70 ACRES  
DESIGN/DEVELOPMENT DISTRICT: CITY CENTER

PROPOSED PARKING PROVIDED: 24 SPACES  
(1 HANDICAP SPACE)  
REQUIRED PARKING SPACES:  
AUTO REPAIR-3.3 SPACES PER 1,000 SF GFA  
OFFICE-3 SPACES PER 1,000 SF GFA (PER APPROVED VARIANCE)

SEWER DISPOSAL = CITY OF COLUMBIA  
WATER DISTRIBUTION = CITY OF COLUMBIA

**C-4 ZONING REQUIREMENTS:**  
FRONT BUILDING SETBACK LINE = N/A  
SIDE BUILDING SETBACK LINE = 0' OR 3'  
REAR BUILDING SETBACK LINE = N/A  
MAXIMUM MINIMUM LOT AREA = N/A  
MINIMUM LOT WIDTH = N/A  
MAX BUILDING HEIGHT = N/A



NOW OR FORMERLY  
Alston Wilkes Associates, Inc.  
TMS # 11401-05-17

NOW OR FORMERLY  
University of South Carolina  
Department Foundation  
TMS # 11401-05-09

NOW OR FORMERLY  
Joseph B. Rosen  
TMS # 11401-05-15

NOW OR FORMERLY  
Mike Tillman Fallaw, Jr.  
TMS # 11401-05-13

**LEGEND:**

⊙ Drainage Manhole	⊙ Grease Pit
⊙ Catch Basin	⊙ Gas Valve
⊙ Catch Basin	⊙ Gas Meter
⊙ Prop Inlet	⊙ Gas Line Marker
⊙ Fire Hydrant	⊙ Tele. Manhole
⊙ Irrigation Valve	⊙ Tele. Jb.
⊙ Water Valve	⊙ Sign
⊙ Sewer Cleanout	⊙ Sewer Manhole
⊙ Sewer Manhole	⊙ Sewer Cleanout
⊙ Flagpole (Typ.)	⊙ Sewer Manhole
⊙ LP Tank	⊙ Flagpole (Typ.)
⊙ Light Pole	⊙ LP Tank
⊙ Spot Light	⊙ Light Pole
⊙ Lamp Post	⊙ Spot Light
⊙ Conc. Curb & Gutter	⊙ Lamp Post
⊙ Wall	⊙ Conc. Curb & Gutter
⊙ San. Sewer Line (Approx. Loc.)	⊙ Wall
⊙ R.C.P. (Approx. Loc.)	⊙ San. Sewer Line (Approx. Loc.)
⊙ Overhead Utility Line	⊙ R.C.P. (Approx. Loc.)
⊙ Guy Wire (Typ.)	⊙ Overhead Utility Line

**SEED ARCHITECTURE**  
www.SeedArchitecture.com  
1612 Marion St. Suite 312  
Columbia, SC 29201  
803.727.2098

PROPOSED AUTO REPAIR SHOP  
1517 GERVAIS STREET, COLUMBIA, SC 29201

**LAYOUT PLAN**  
PERMIT REVIEW DOCUMENTS

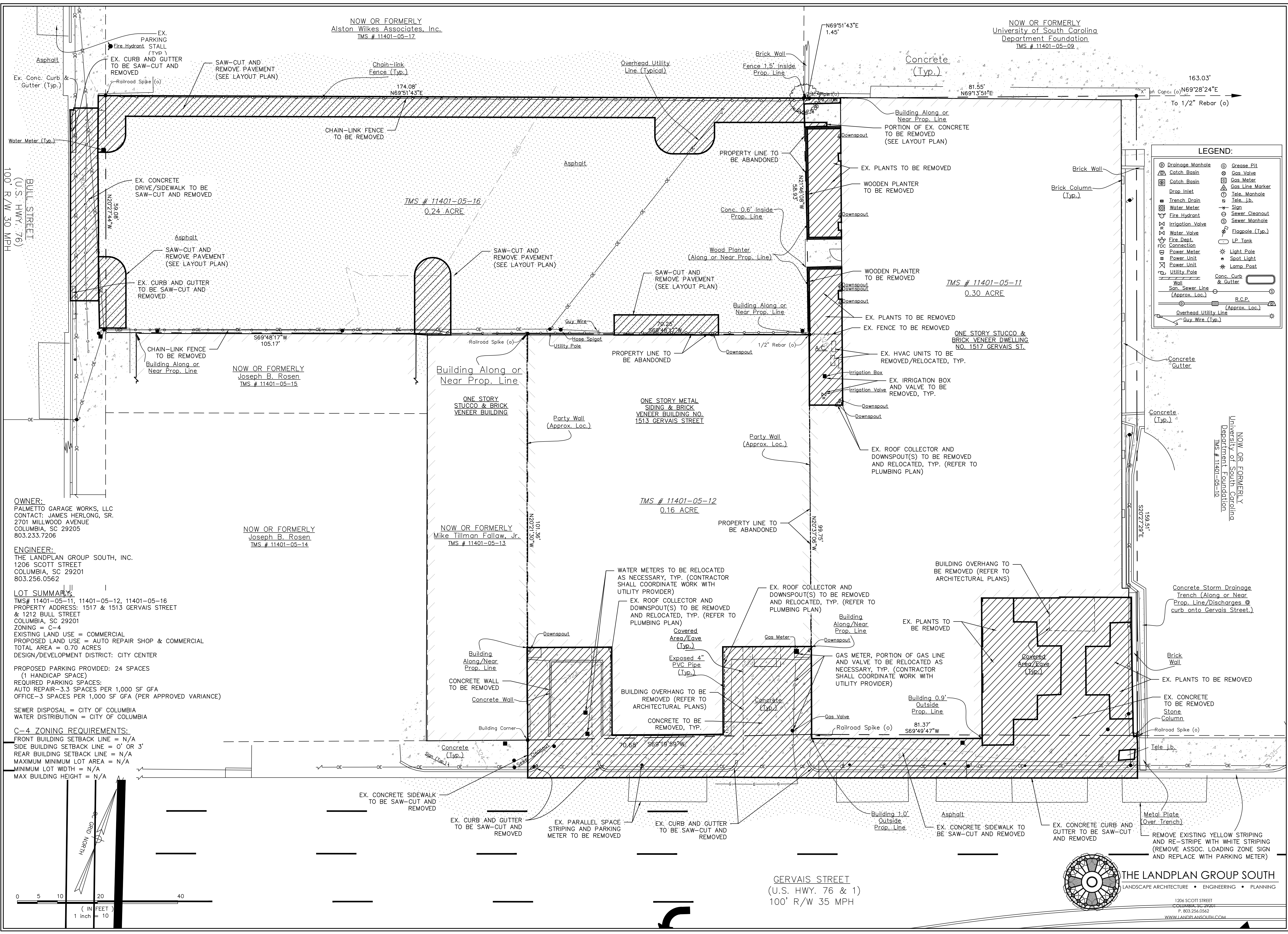
REVISIONS

6/26/19	City Comments
3/16/21	Per SCDOT
5/21/21	City Comments
6/8/21	Per SCDOT
7/26/21	City Comments

**C4.0**  
JOB # XXXXX/LPGS#1026  
DATE 10/30/20

**THE LANDPLAN GROUP SOUTH**  
LANDSCAPE ARCHITECTURE • ENGINEERING • PLANNING  
1206 SCOTT STREET  
COLUMBIA, SC 29201  
P. 803.256.0562  
WWW.LANDPLANSOUTH.COM

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**LEGEND:**

⊙ Drainage Manhole	⊙ Grease Pit
⊙ Catch Basin	⊙ Gas Valve
⊙ Catch Basin	⊙ Gas Meter
⊙ Prop Inlet	⊙ Gas Line Marker
⊙ Trench Drain	⊙ Tele. Manhole
⊙ Fire Hydrant	⊙ Tele. Jb.
⊙ Irrigation Valve	⊙ Sign
⊙ Water Valve	⊙ Sewer Cleanout
⊙ FDC Connection	⊙ Sewer Manhole
⊙ Power Meter	⊙ Flagpole (Typ.)
⊙ Power Unit	⊙ LP Tank
⊙ Power Unit	⊙ Light Pole
⊙ Utility Pole	⊙ Spot Light
⊙ Wall	⊙ Lamp Post
⊙ San. Sewer Line (Approx. Loc.)	⊙ Conc. Curb & Gutter
⊙ R.C.P. (Approx. Loc.)	⊙
⊙ Overhead Utility Line (Approx. Loc.)	⊙
⊙ Guy Wire (Typ.)	⊙

**OWNER:**  
PALMETTO GARAGE WORKS, LLC  
CONTACT: JAMES HERLONG, SR.  
2701 MILLWOOD AVENUE  
COLUMBIA, SC 29205  
803.233.7206

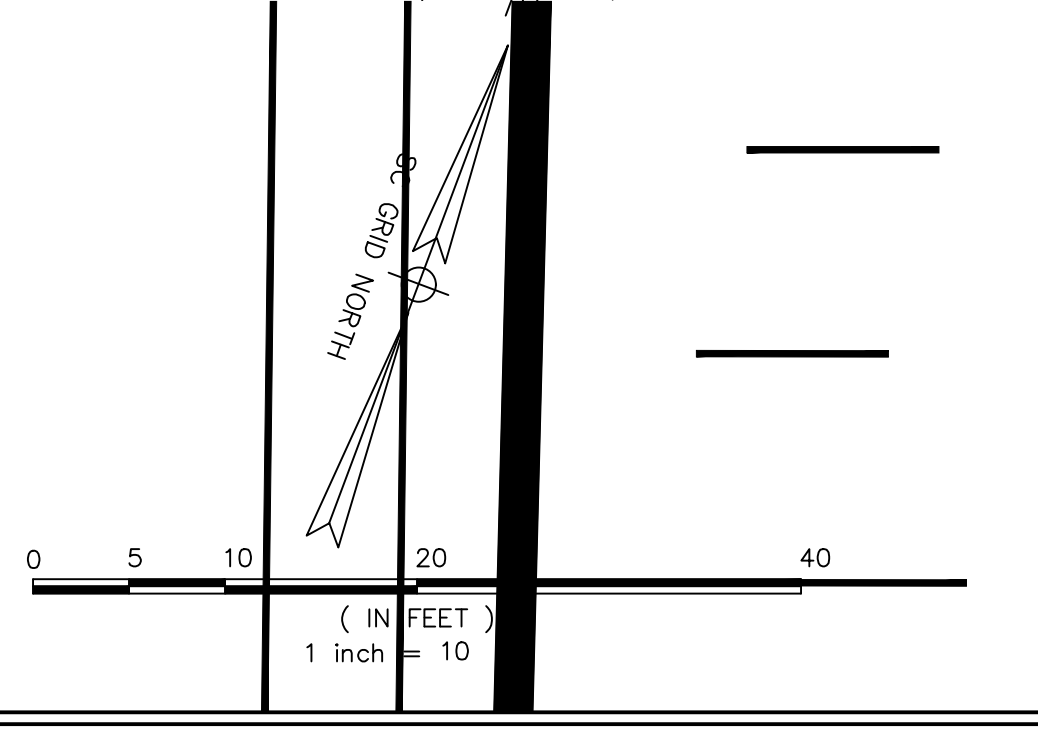
**ENGINEER:**  
THE LANDPLAN GROUP SOUTH, INC.  
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**LOT SUMMARY:**  
TMS# 11401-05-11, 11401-05-12, 11401-05-16  
PROPERTY ADDRESS: 1517 & 1513 GERVAIS STREET & 1212 BULL STREET  
COLUMBIA, SC 29201  
ZONING = C-4  
EXISTING LAND USE = COMMERCIAL  
PROPOSED LAND USE = AUTO REPAIR SHOP & COMMERCIAL  
TOTAL AREA = 0.70 ACRES  
DESIGN/DEVELOPMENT DISTRICT: CITY CENTER

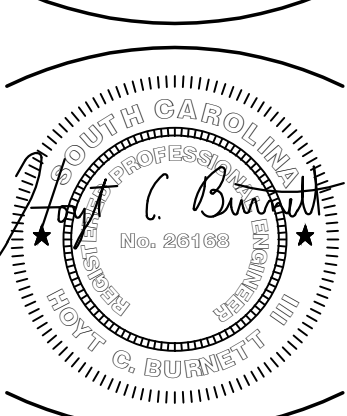
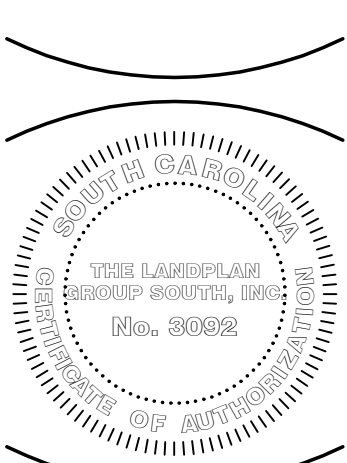
PROPOSED PARKING PROVIDED: 24 SPACES  
(1 HANDICAP SPACE)  
REQUIRED PARKING SPACES:  
AUTO REPAIR-3.3 SPACES PER 1,000 SF GFA  
OFFICE-3 SPACES PER 1,000 SF GFA (PER APPROVED VARIANCE)

SEWER DISPOSAL = CITY OF COLUMBIA  
WATER DISTRIBUTION = CITY OF COLUMBIA

**C-4 ZONING REQUIREMENTS:**  
FRONT BUILDING SETBACK LINE = N/A  
SIDE BUILDING SETBACK LINE = 0' OR 3'  
REAR BUILDING SETBACK LINE = N/A  
MAXIMUM MINIMUM LOT AREA = N/A  
MINIMUM LOT WIDTH = N/A  
MAX BUILDING HEIGHT = N/A



www.SeedArchitect.com  
1612 Marion St. Suite 312  
Columbia, SC 29201  
803.727.2098



**RENOVATION & ADDITION  
PROPOSED AUTO REPAIR SHOP  
1517 GERVAIS STREET, COLUMBIA, SC 29201**

**DEMOLITION PLAN  
PERMIT REVIEW  
DOCUMENTS**

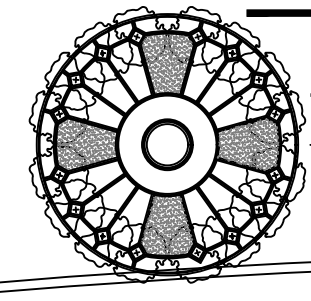
PROJECT SHEET

**C3.0**  
JOB # XXXXX/LPGS#1026  
10/30/20

REVISIONS  
7/26/21 City Comments

DATE

GERVAIS STREET  
(U.S. HWY. 76 & 1)  
100' R/W 35 MPH

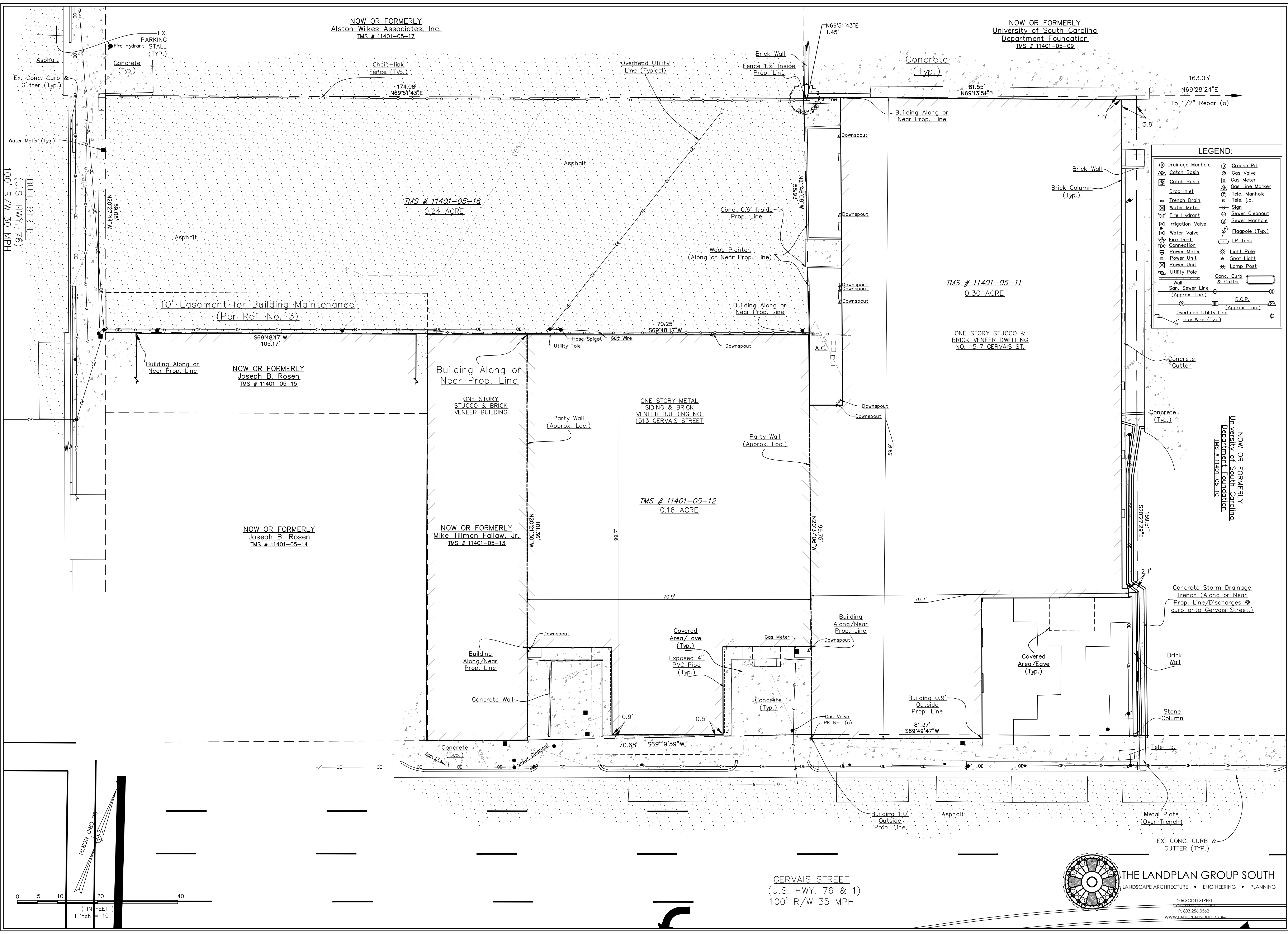


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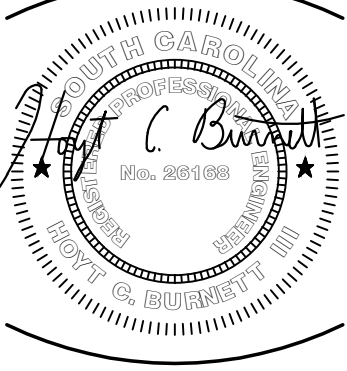


**LEGEND:**

⊙ Drainage Manhole	⊙ Grease Pit
⊙ Catch Basin	⊙ Gas Valve
⊙ Catch Basin Prop. Inlet	⊙ Gas Meter
⊙ Trench Drain	⊙ Gas Line Marker
⊙ Fire Hydrant	⊙ Tele. Manhole
⊙ Irrigation Valve	⊙ Tele. Jb.
⊙ Water Valve	⊙ Sign
⊙ Fire Dept. Connection	⊙ Sewer Cleanout
⊙ Power Meter	⊙ Sewer Manhole
⊙ Power Unit	⊙ Flagpole (Typ.)
⊙ Power Unit	⊙ LP Tank
⊙ Utility Pole	⊙ Light Pole
⊙ Wall	⊙ Spot Light
⊙ San. Sewer Line (Approx. Loc.)	⊙ Lamp Post
⊙ R.C.P. (Approx. Loc.)	⊙ Conc. Curb & Gutter
⊙ Overhead Utility Line	⊙
⊙ Guy Wire (Typ.)	⊙



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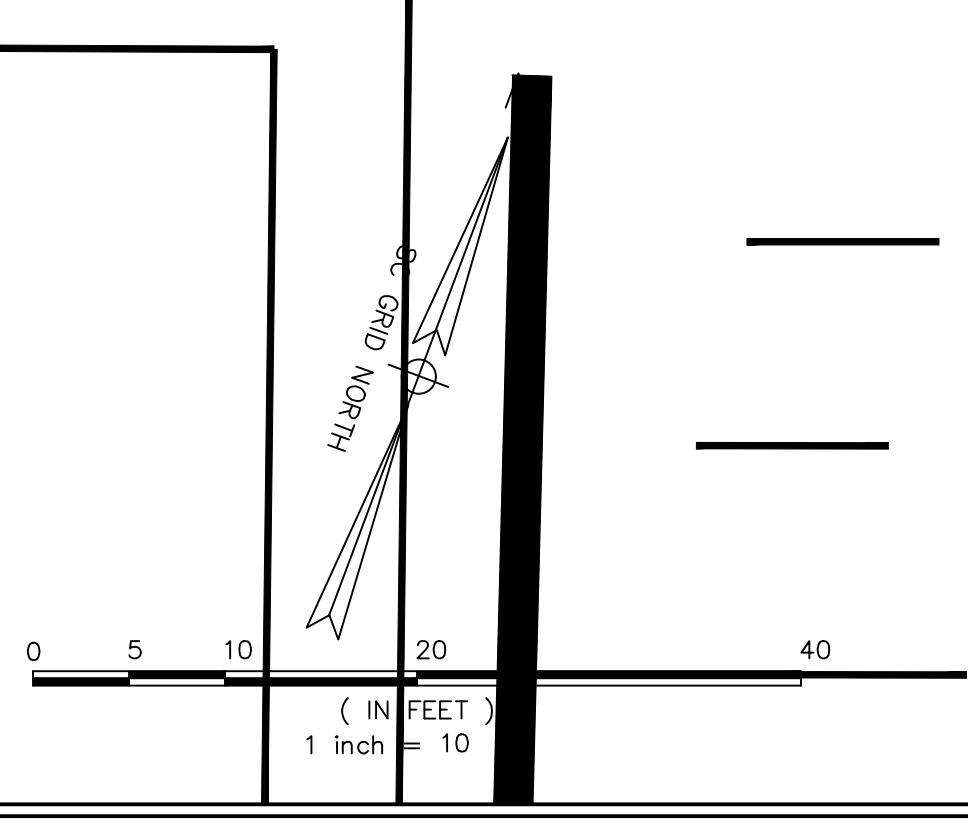


**RENOVATION & ADDITION**  
**PROPOSED AUTO REPAIR SHOP**  
1517 GERVAIS STREET, COLUMBIA, SC 29201  
**EXISTING CONDITIONS**  
PERMIT REVIEW DOCUMENTS

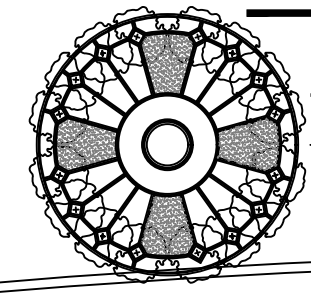
PROJECT SHEET

**C2.0**  
JOB # XXXXX/LPGS#1026  
DATE 10/30/20

REVISIONS



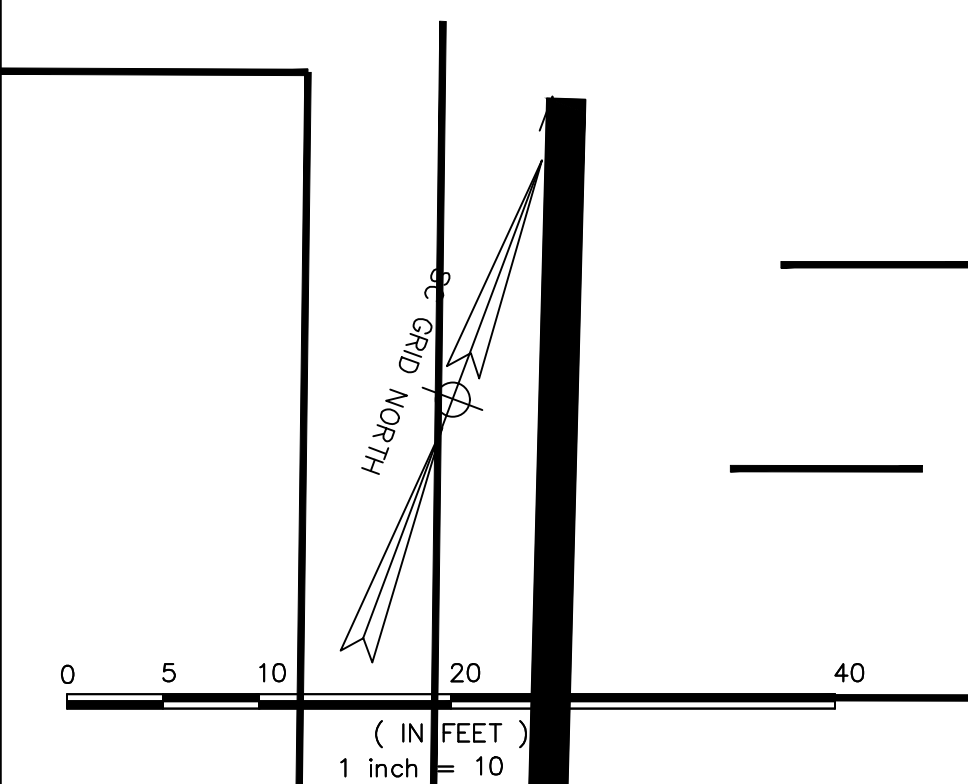
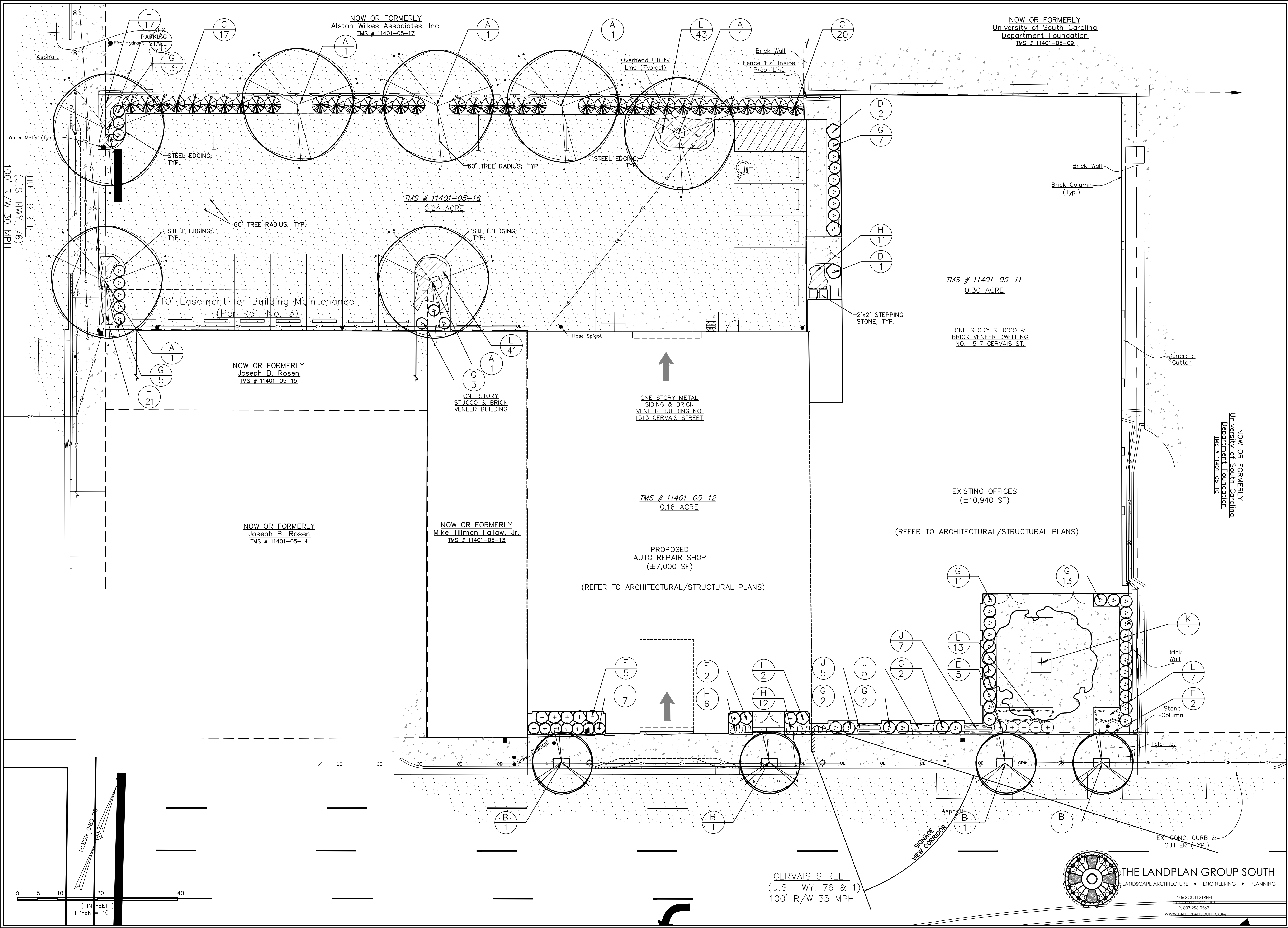
GERVAIS STREET  
(U.S. HWY. 76 & 1)  
100' R/W 35 MPH



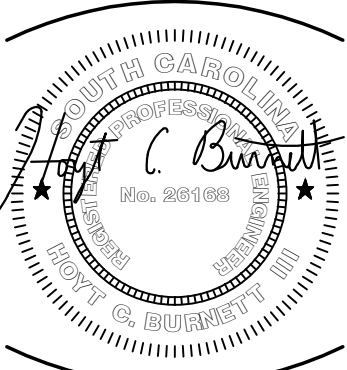
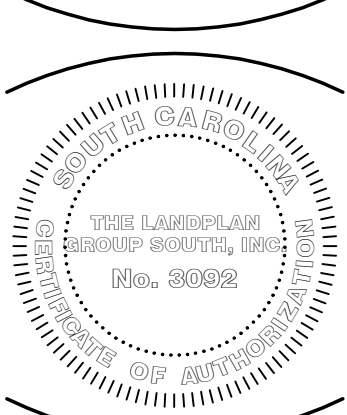
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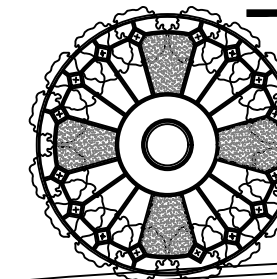


**RENOVATION & ADDITION**  
**PROPOSED AUTO REPAIR SHOP**  
1517 GERVAIS STREET, COLUMBIA, SC 29201  
**LANDSCAPE PLAN**  
PERMIT REVIEW DOCUMENTS

PROJECT SHEET

**C7.0**  
JOB # XXXXX/LPGS#1026  
DATE 10/30/20

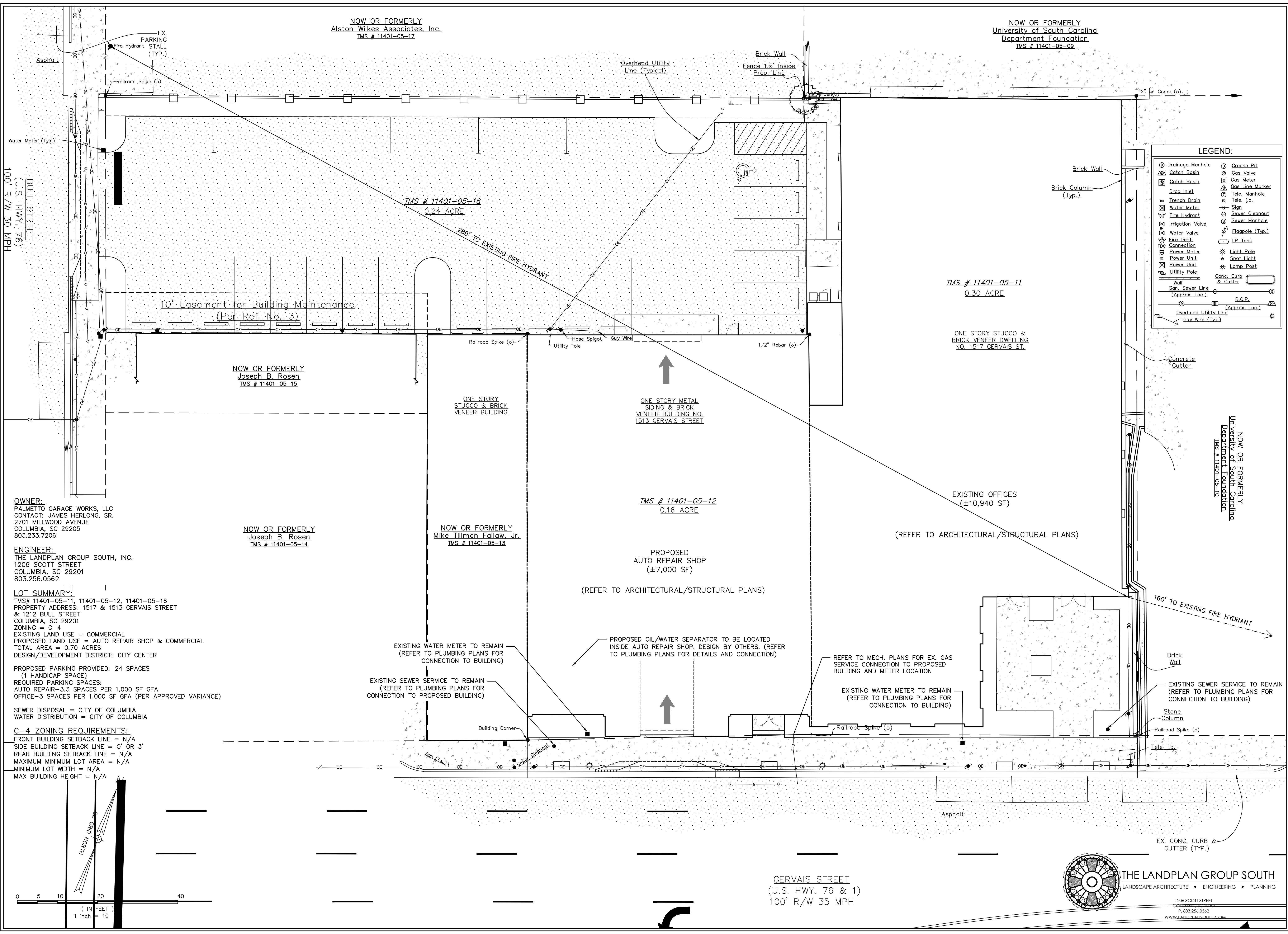
REVISIONS  
6/26/20 City Comments  
3/16/21 Per SCDOT



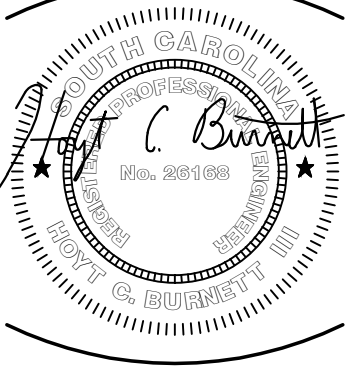
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1517 GERVAIS STREET, COLUMBIA, SC 29201  
**UTILITY PLAN (WATER/SEWER)**  
PERMIT REVIEW DOCUMENTS

PROJECT SHEET

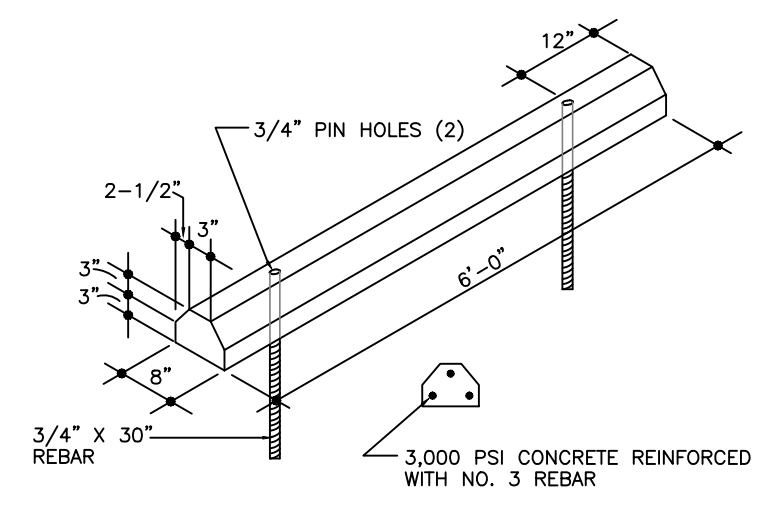
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JOB # XXXXX/LPGS#1026  
DATE 10/30/20

REVISIONS  
3/16/21 Per SCDOT

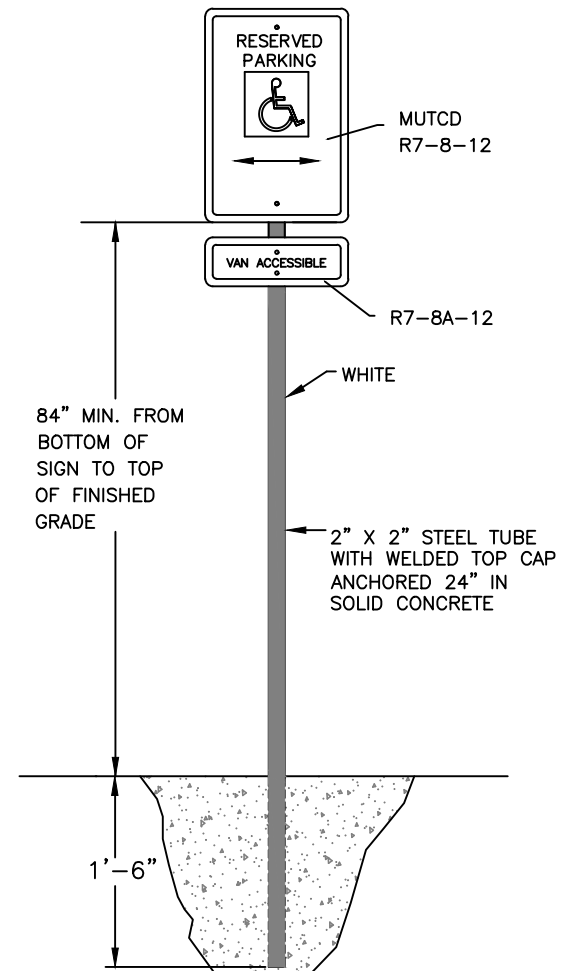
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GERVAIS STREET  
(U.S. HWY. 76 & 1)  
100' R/W 35 MPH

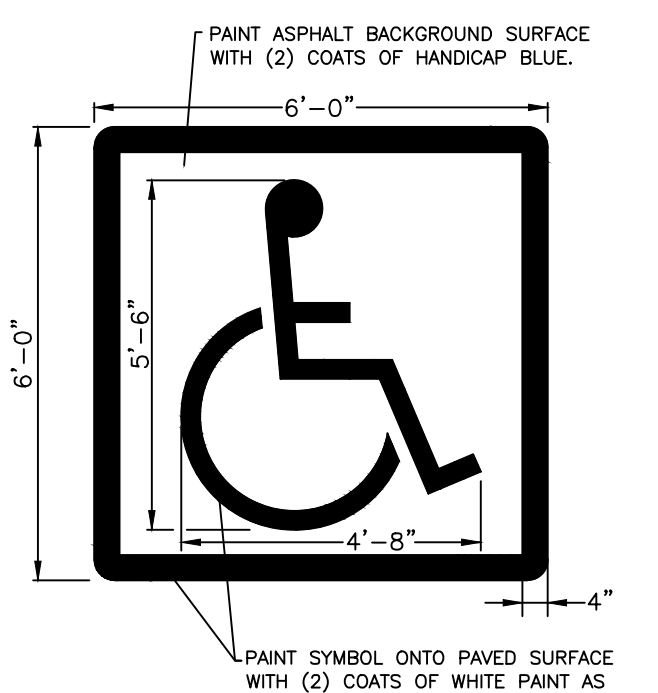
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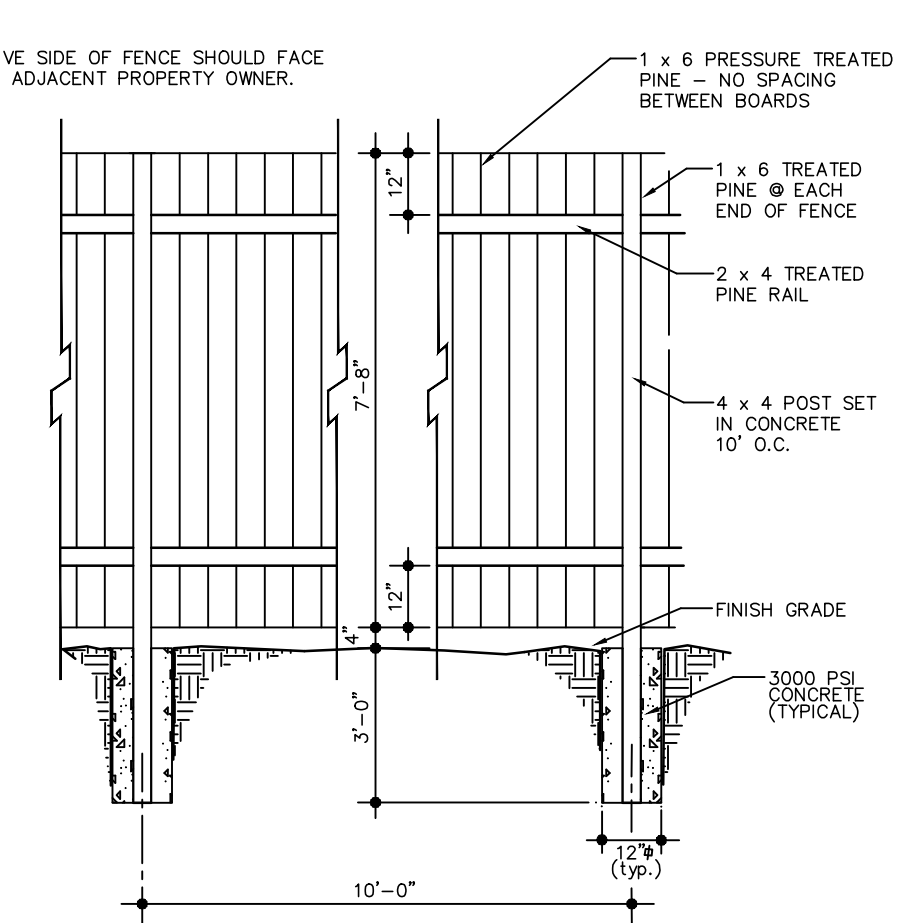
**CONCRETE PARKING BLOCK DETAIL**  
NOT TO SCALE



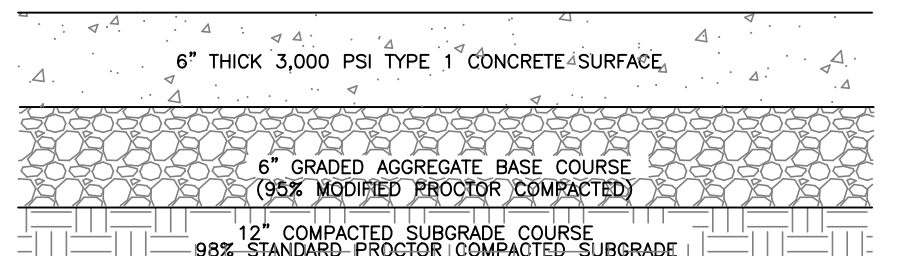
**ADA SIGN DETAIL**  
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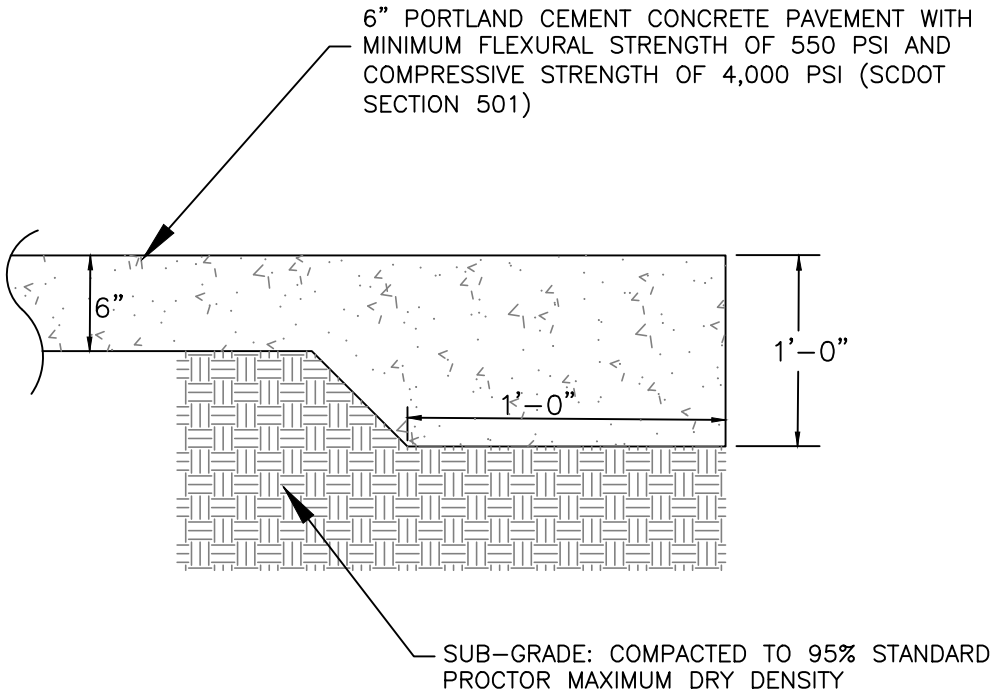
**ADA PARKING SYMBOL DETAIL**  
NOT TO SCALE



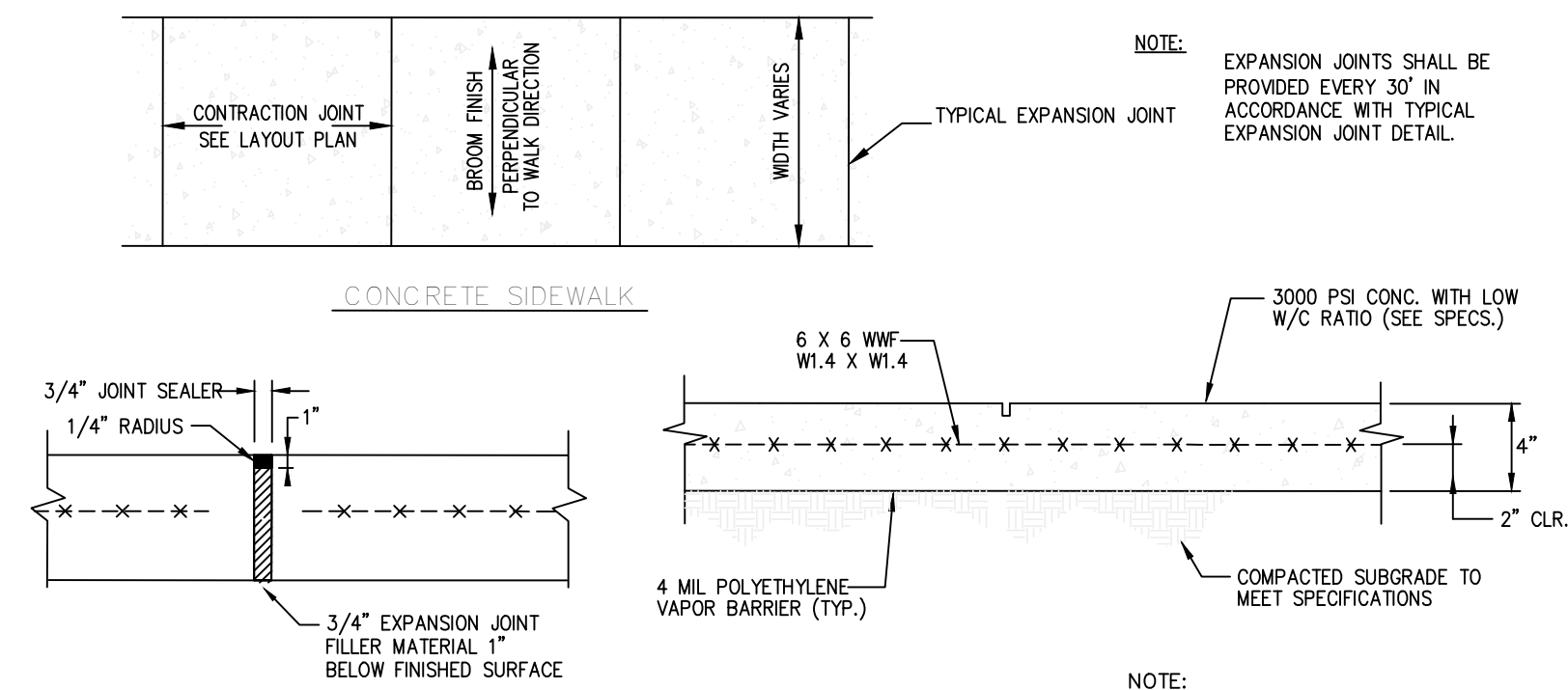
**8' TALL WOOD SCREEN FENCE DETAIL**  
NOT TO SCALE



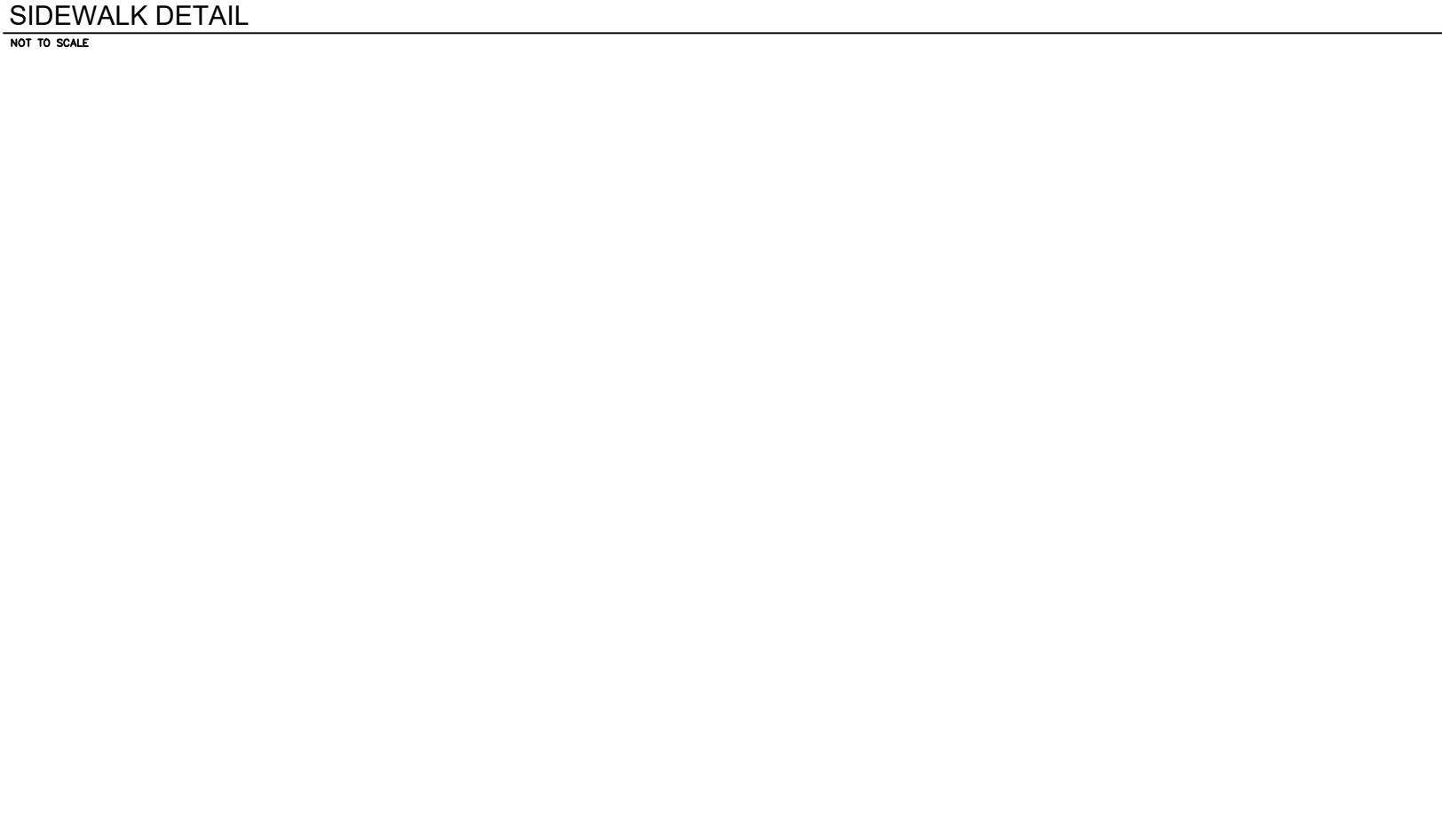
**CONCRETE PAVEMENT SECTION (DRIVEWAY ACCESS WITHIN SCDOT RW)**  
NOT TO SCALE



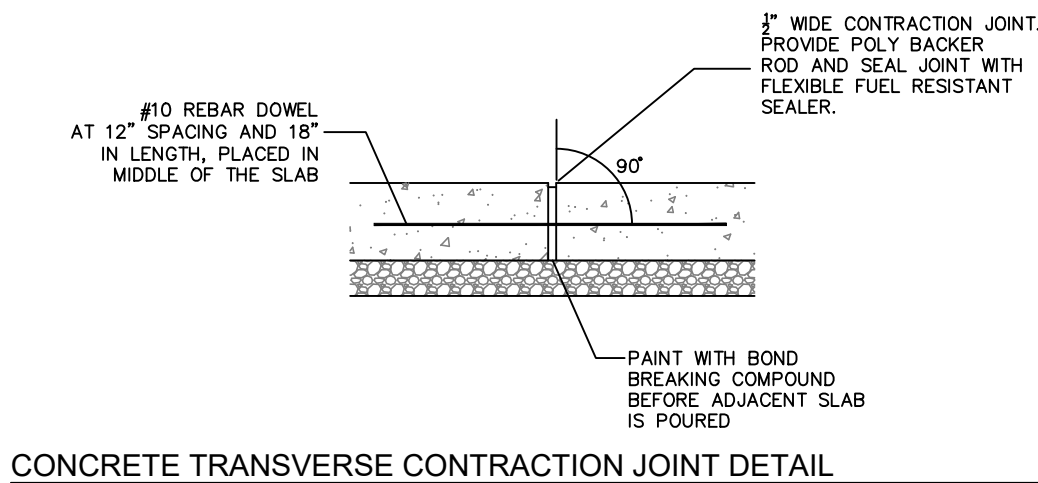
**CONCRETE KEY DETAIL**  
NOT TO SCALE



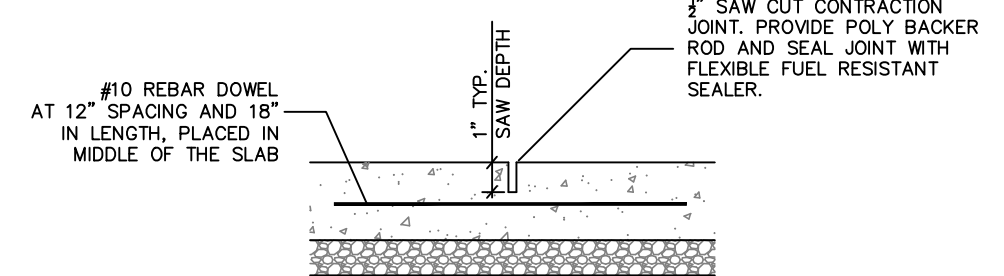
**CONCRETE SIDEWALK**  
**TYPICAL EXPANSION JOINT (FOR SIDEWALK)**  
NOT TO SCALE



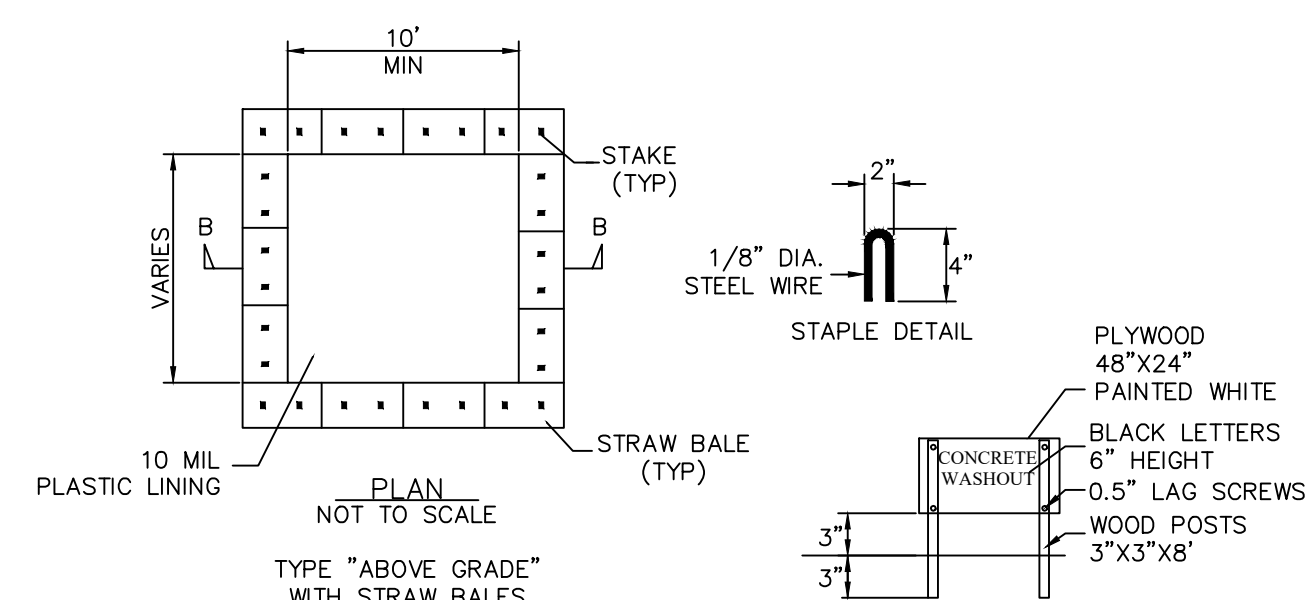
**SIDEWALK DETAIL**  
NOT TO SCALE



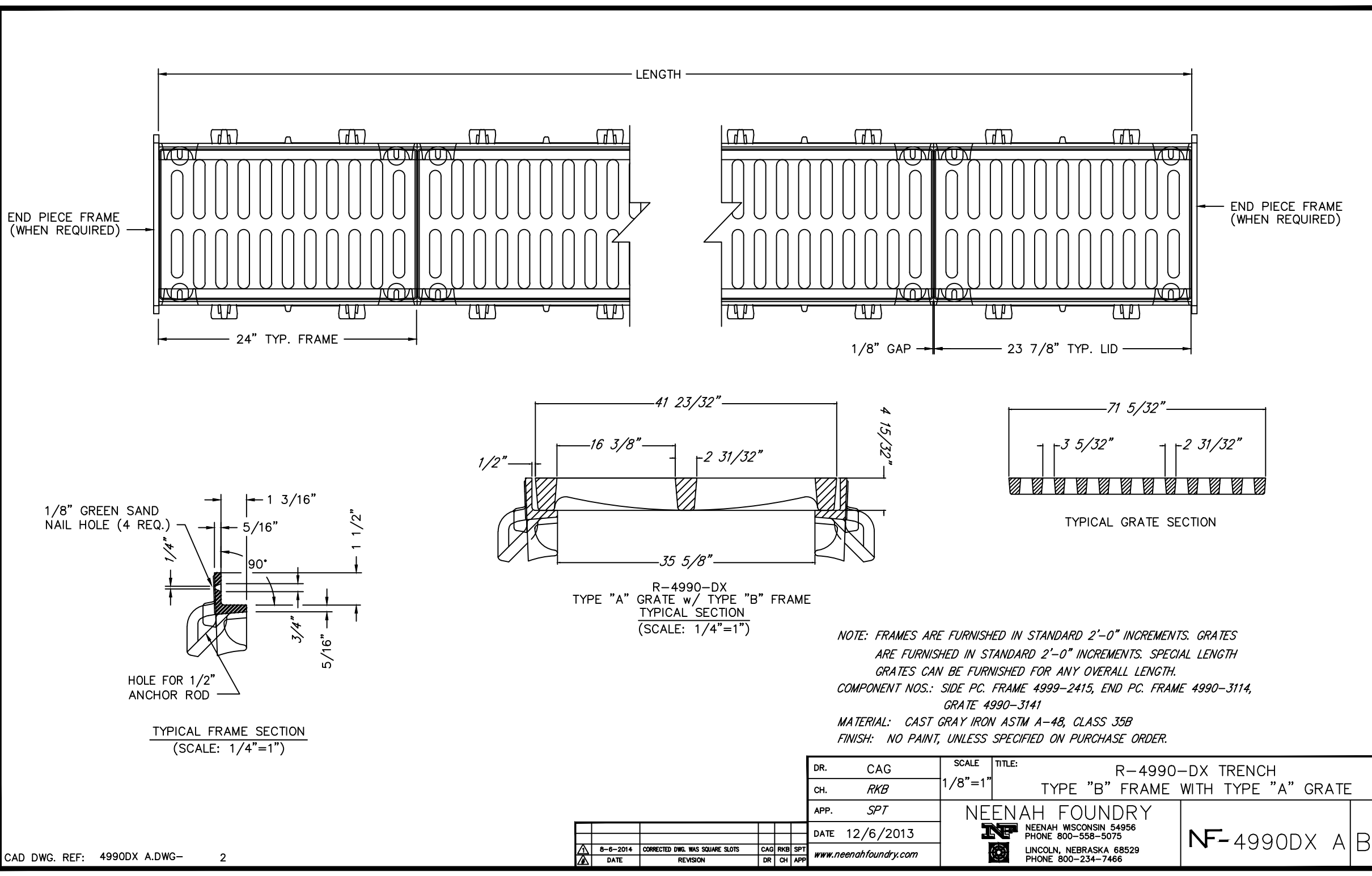
**CONCRETE TRANSVERSE CONTRACTION JOINT DETAIL**  
NOT TO SCALE



**CONCRETE LONGITUDINAL SAW JOINT DETAIL**  
NOT TO SCALE



**CONCRETE WASHOUT AREA DETAIL (IF NECESSARY)**  
NOT TO SCALE



NOTE: FRAMES ARE FURNISHED IN STANDARD 2'-0" INCREMENTS. GRATES ARE FURNISHED IN STANDARD 2'-0" INCREMENTS. SPECIAL LENGTH GRATES CAN BE FURNISHED FOR ANY OVERALL LENGTH.

COMPONENT NOS.: SIDE PC. FRAME 4990-2415, END PC. FRAME 4990-3114, GRATE 4990-3141

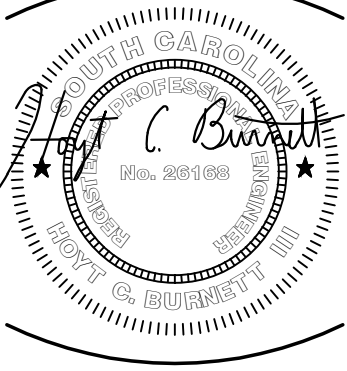
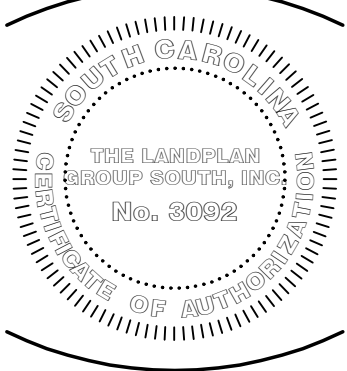
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B  
FINISH: NO PAINT, UNLESS SPECIFIED ON PURCHASE ORDER.

DR.	CAG	SCALE	TITLE
DL.	AKB	1/8"=1'	R-4990-DX TRENCH TYPE "B" FRAME WITH TYPE "A" GRATE
APP.	SPT		NEENAH FOUNDRY
DATE	12/6/2013		PHONE: 800-558-5075
			LOCAL: NEENAH, WI 54956
			PHONE: 800-234-7466

CAD DWG. REF: 4990DX A.DWG-- 2



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**SITE DETAILS**  
PERMIT REVIEW DOCUMENTS

PROJECT SHEET

**C9.0**  
JOB # XXXXX/LPGS#1026  
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**SILT FENCE — POST REQUIREMENTS**

- Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
  - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
  - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
  - Weigh 1.25 pounds per foot (± 8%).
- Posts shall be equipped with projections to aid in fastening of filter fabric.
- Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
- Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
- Post spacing shall be at a maximum of 6-feet on center.

**SILT FENCE — FABRIC REQUIREMENTS**

- Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
  - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
  - Free of any treatment or coating which might adversely alter its physical properties after installation;
  - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
  - Have a minimum width of 36-inches.
- Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
- 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
- Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
- Filter Fabric shall be installed at a minimum of 24-inches above the ground.

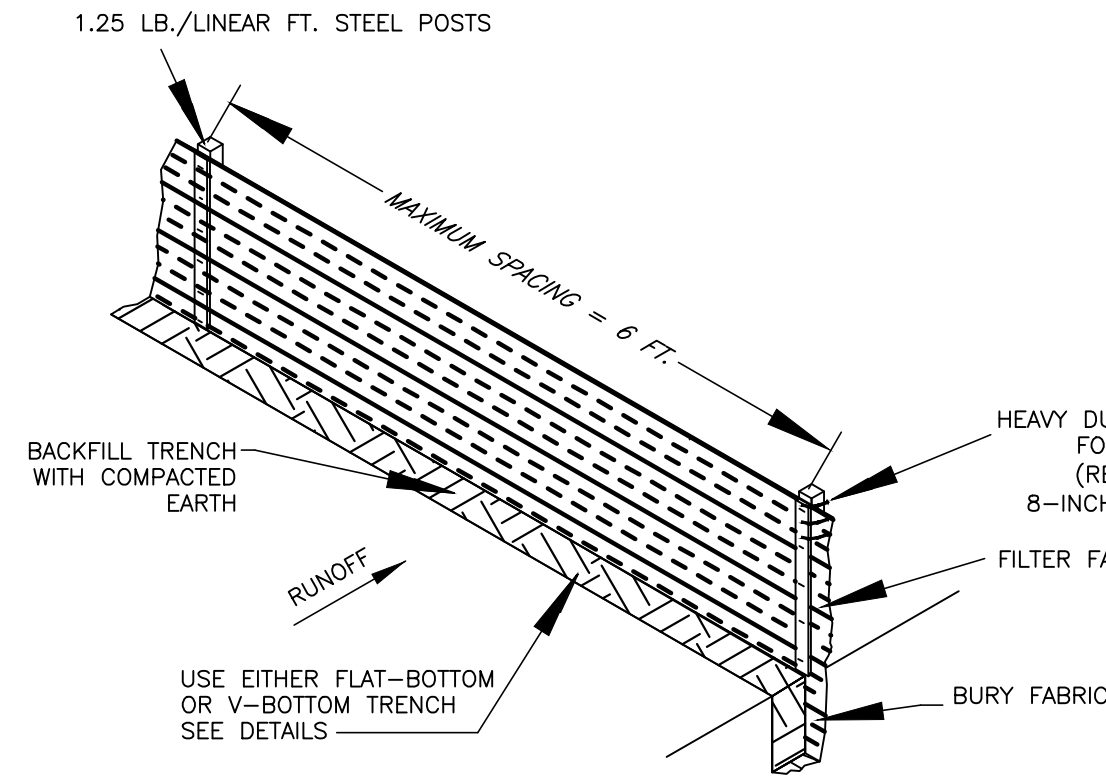
**SILT FENCE — INSPECTION & MAINTENANCE**

- The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
  - Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
  - Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
  - Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
  - Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
  - Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
  - Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
  - Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

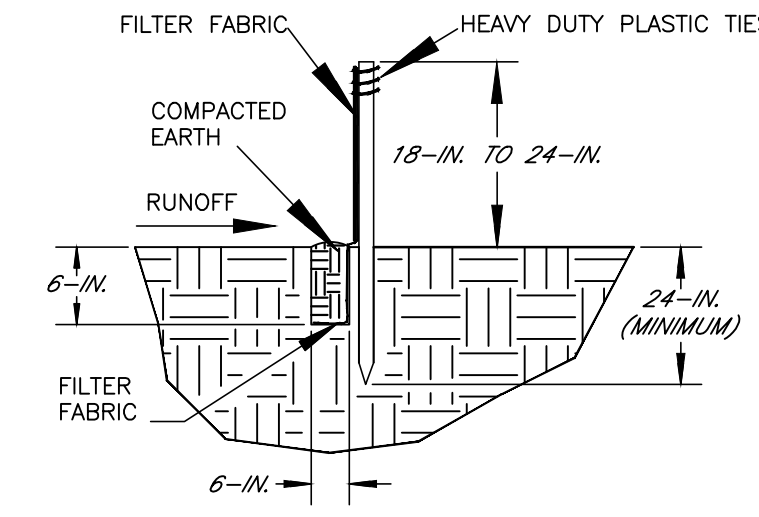
**SILT FENCE — GENERAL NOTES**

- Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
- Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
- Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
- Silt fence joints, when necessary, shall be completed by one of the following options:
  - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
  - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
  - Overlap entire width of each silt fence roll from one support post to the next support post.
- Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
- Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
- Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

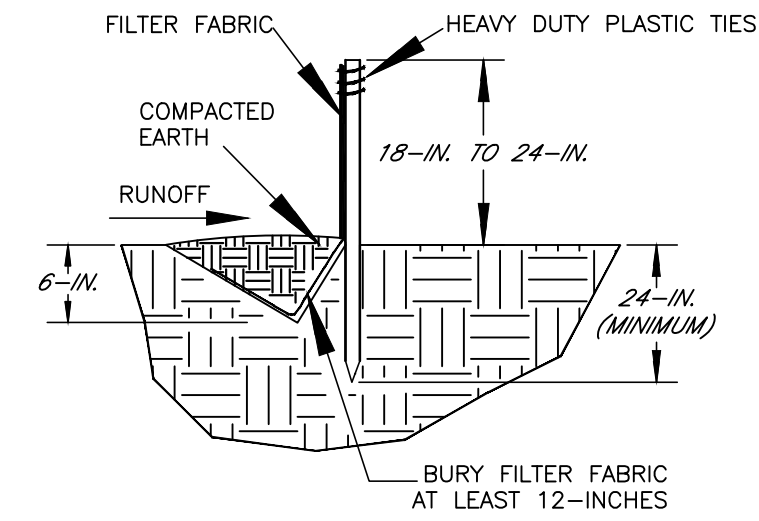
**SILT FENCE INSTALLATION**



**FLAT-BOTTOM TRENCH DETAIL**

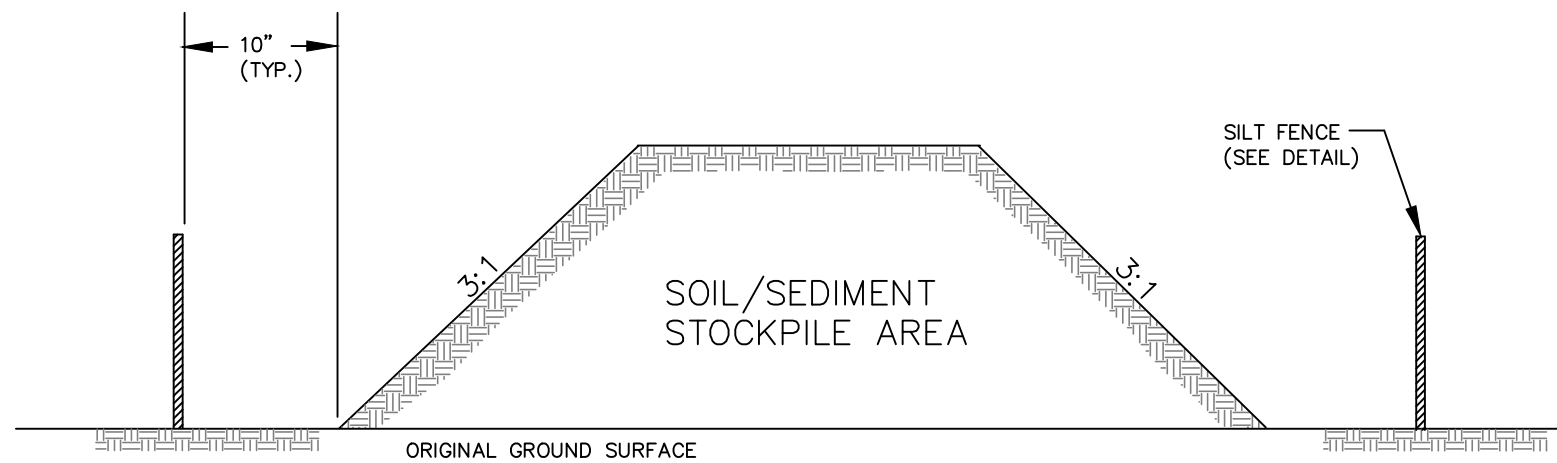


**V-SHAPED TRENCH DETAIL**



**TEMPORARY SILT FENCE DETAIL**

NOT TO SCALE



**NOTES:**

- SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOPE THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
- IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
- SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
- THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

**TEMPORARY STOCKPILE AREA DETAIL (IF APPLICABLE)**

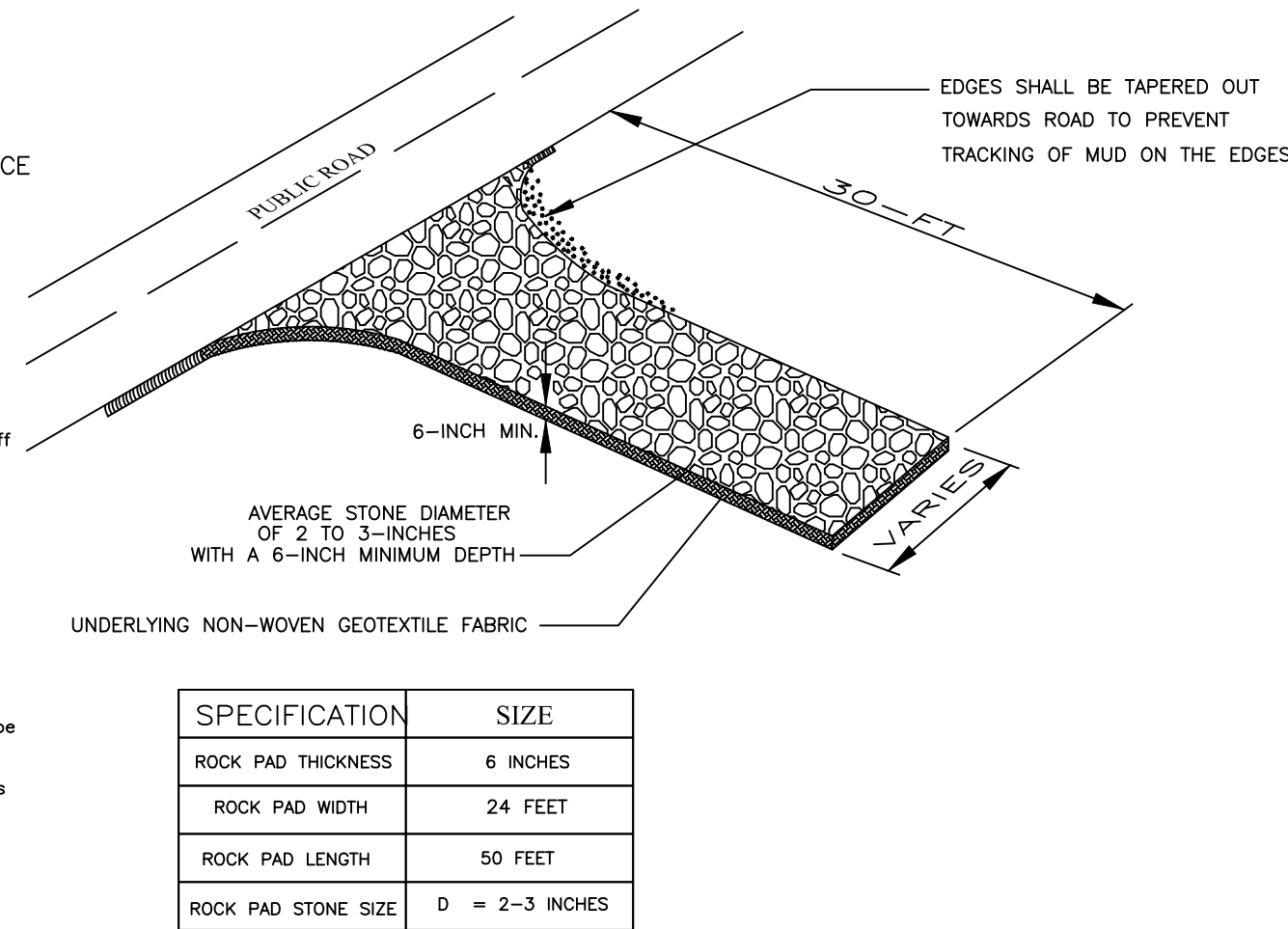
NOT TO SCALE

**CONSTRUCTION ENTRANCE — GENERAL NOTES**

- Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
- Install a non-woven geotextile fabric prior to placing any stone.
- Install a culvert pipe across the entrance when needed to provide positive drainage.
- The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
- Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
- The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
- Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
- Limestone may not be used for the stone pad.

**CONSTR. ENTRANCE — INSPECTION & MAINTENANCE**

- The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
  - Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
  - During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
  - Reshape the stone pad as necessary for drainage and runoff control.
  - Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
  - Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
  - During maintenance activities, any broken pavement should be repaired immediately.
  - Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

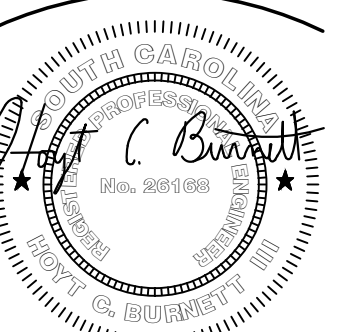


**CONSTRUCTION ENTRANCE DETAIL (IF APPLICABLE)**

NOT TO SCALE



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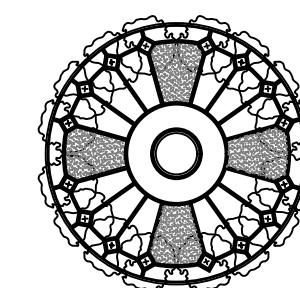
**SITE DETAILS**  
 PERMIT REVIEW  
 DOCUMENTS

PROJECT SHEET

**C10.0**  
JOB # XXXXX/LPGS#1026  
10/30/20

REVISIONS

DATE



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# PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
A	QUERCUS PHELLOS	WILLOW OAK	7	4" CAL.	AS SHOWN
B	ACER PALMATUM	JAPANESE MAPLE (SPECIES)	4	3" CAL.	AS SHOWN
C	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI PODOCARPUS	42	3 GAL.	AS SHOWN
D	LOROPETALUM CHINENSE 'RUBRUM'	CHINESE FRINGE FLOWER	3	3 GAL.	AS SHOWN
E	BUXUS MICROPHYLLUS 'WINTER GEM'	WINTER GEM BOXWOOD	7	3 GAL.	AS SHOWN
F	DISTYLIIUM 'VINTAGE JADE'	VINTAGE JADE DISTYLIIUM	26	3 GAL.	AS SHOWN
G	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	15	3 GAL.	AS SHOWN
H	TULBAGHIA VIOLACEA	SOCIETY GARLIC	67	4" POT	18" O.C.
I	LOROPETALUM 'PURPLE PIXIE'	PURPLE PIXIE LOROPETALUM	7	3 GAL.	AS SHOWN
J	HEMEROCALLIS 'STELLA D ORO'	STELLA D' ORO DAYLILY	17	4" POT	18" O.C.
K	ULMUS PARVIFOLIA 'ALLEE'	ALLEE CHINESE ELM	1	3" CAL.	AS SHOWN
L	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LIRIOPE	104	4" POT	18" O.C.
	DOUBLE HAMMERED HARDWOOD MULCH	DOUBLE HAMMERED HARDWOOD MULCH	3" MIN. DEPTH		

PROPOSED TREES TO BE PLANTED:

7 - 4" TREES AT 2 UNITS = 14 UNITS

1 - 3" TREE AT 1.5 UNITS = 1.5 UNITS

4 - 3" TREES AT 1.5 UNITS = 6 UNITS

21.5 PROPOSED UNITS

DENSITY FACTOR:

30 UNITS PER ACRE

0.7 ACRE SITE X 30 UNITS = 21 DFS REQUIRED

21 DFS + 0 (GRAND TREE REPLACEMENT) = 21 UNITS REQUIRED ON SITE.

21.5 PLANTED CREDITS - 21 UNITS REQUIRED = 0.5 UNITS OVER REQUIREMENT

Ⓢ PLANT KEY  
# QUANTITY

3 DAYS BEFORE DIGGING IN  
SOUTH CAROLINA  
CALL 1-800-922-0983

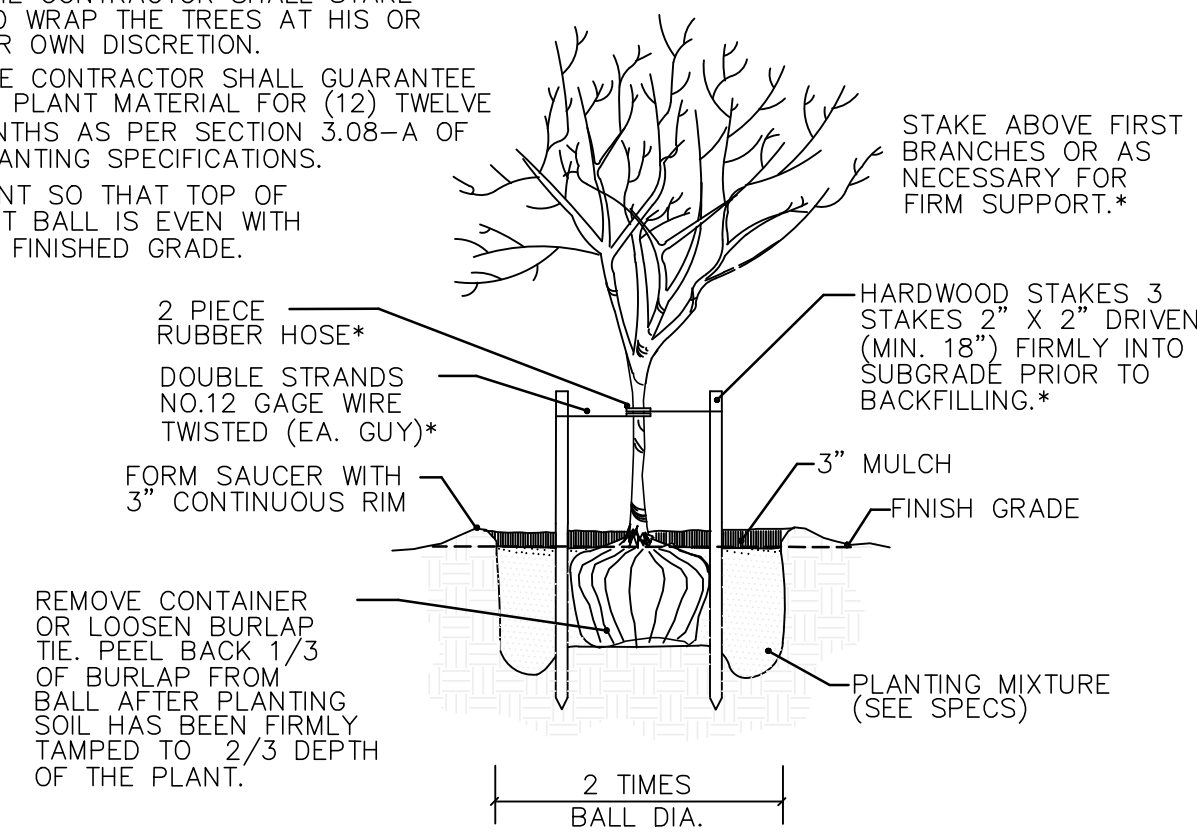


UNDERGROUND LOCATORS.  
CONTRACTOR SHALL CONTACT  
THE UNDERGROUND LOCATORS  
EVERY 10 DAYS FOR AN UPDATE  
TO UTILITY LOCATIONS.

## PLANT DETAILS

NOTE:

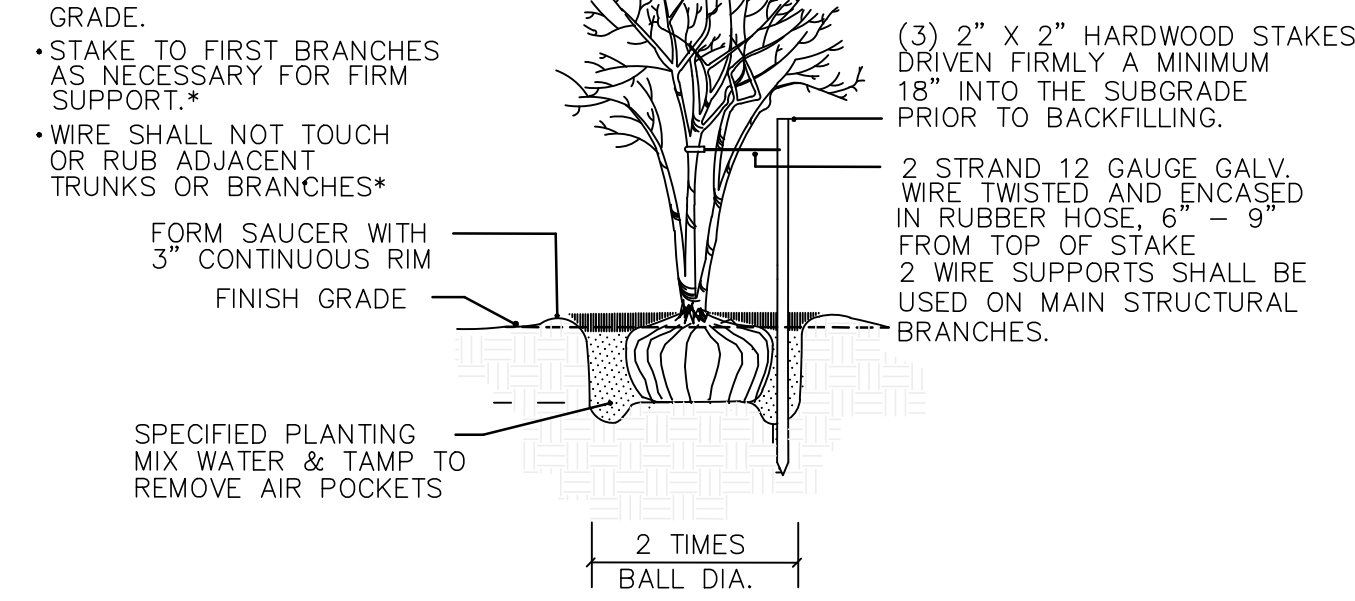
- THE CONTRACTOR SHALL STAKE AND WRAP THE TREES AT HIS OR HER OWN DISCRETION.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR (12) TWELVE MONTHS AS PER SECTION 3.08-A OF PLANTING SPECIFICATIONS.
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.



Ⓢ LARGE TREE PLANTING AND STAKING DETAIL  
not to scale

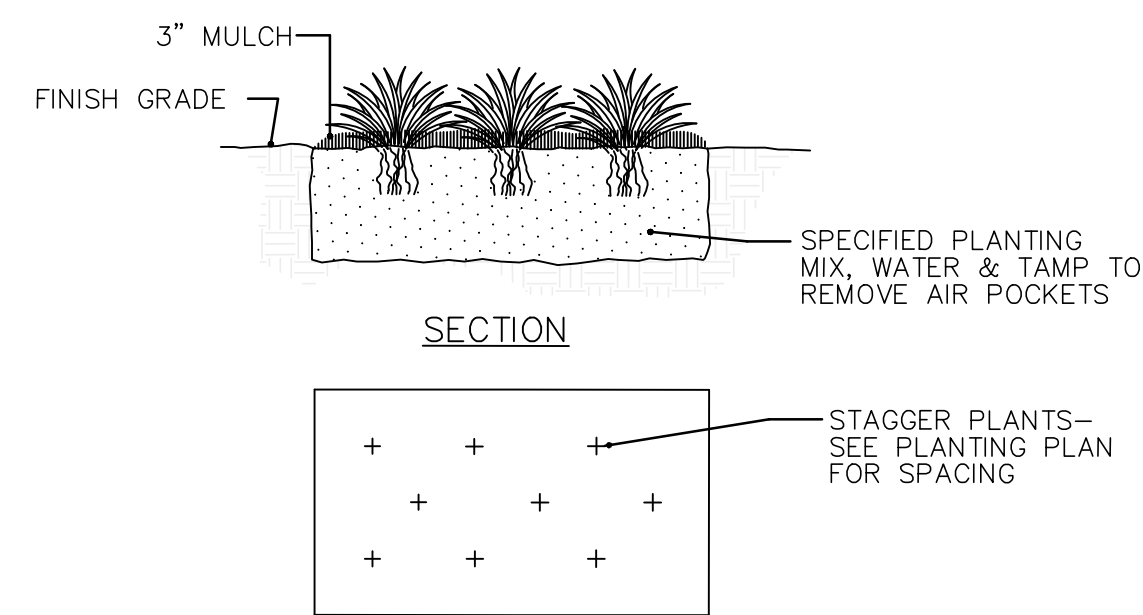
NOTE:

- THE CONTRACTOR SHALL STAKE AND WRAP THE TREES AT HIS OR HER OWN DISCRETION.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR (12) TWELVE MONTHS AS PER SECTION 3.08-A OF PLANTING SPECIFICATIONS.
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT\*.
- WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES\*.



Ⓢ SMALL & MULTI-TRUNK TREE PLANTING & STAKING DETAIL  
not to scale

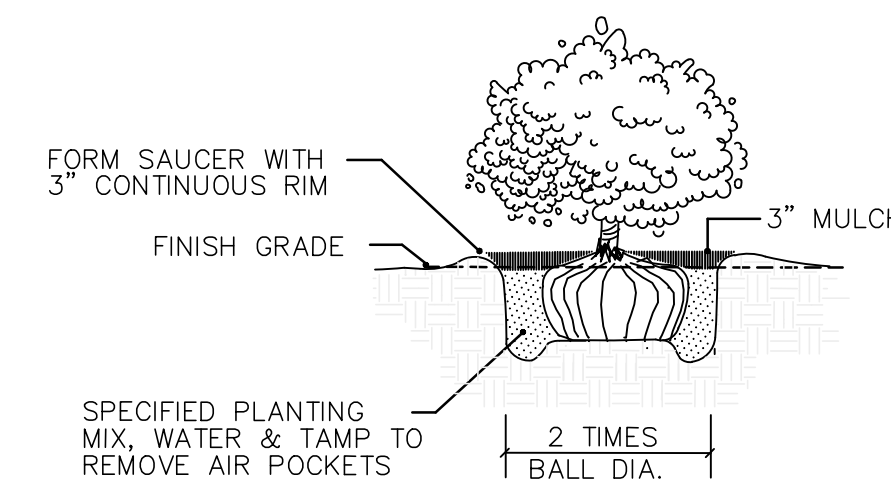
NOTE: ENTIRE PLANTING BED SHALL BE TILLED AND PREPARED AS SPECIFIED.



Ⓢ PLANTING BED DETAIL  
not to scale

NOTE:

- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.



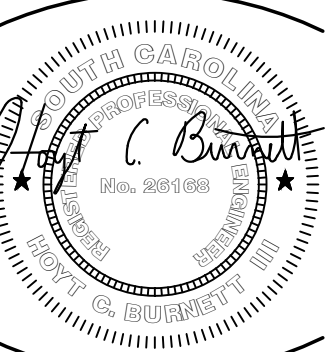
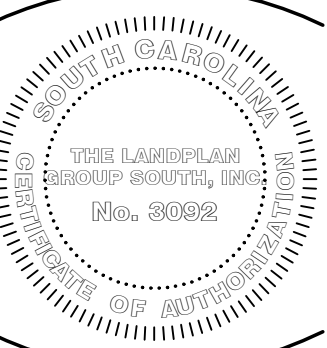
Ⓢ SHRUB PLANTING DETAIL  
not to scale

### GENERAL NOTES

1. QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HIS OR HER OWN QUANTITIES. IF THERE IS A CONFLICT BETWEEN QUANTITIES AND SPACING, SPACING SHALL PREVAIL.
2. ALL AREAS NOT COVERED BY CONSTRUCTION OR PLANT BED AREAS, SHALL BE PLACED IN SOD TURF OR HYDROSEED.
3. ALL SHRUBS AND TREES TO BE MECHANICALLY IRRIGATED.
4. ALL NEW PLANTINGS WILL BE MECHANICALLY IRRIGATED, CONTRACTOR SHALL SUPPLY SHOP DRAWINGS.
5. STEEL EDGING TO BE BORDER CONCEPTS "BORDER STRETCH" IN BLACK OR APPROVED EQUAL. BORDER CONCEPTS- WWW.BORDERCONCEPTS.COM 800-845-3343



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803.727.2098



RENOVATION & ADDITION  
**PROPOSED AUTO REPAIR SHOP**  
1517 GERVAIS STREET, COLUMBIA, SC 29201

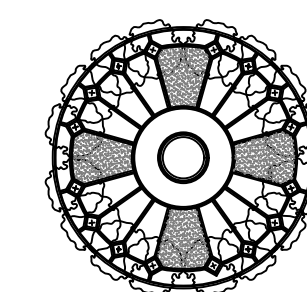
**SITE DETAILS**  
PERMIT REVIEW  
DOCUMENTS

PROJECT SHEET

**C11.0**  
JOB # XXXXX/LPGS#1026  
10/30/20

REVISIONS

DATE



**THE LANDPLAN GROUP SOUTH**  
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