

ORDINANCE NO.: 2006-057

Granting encroachment to Adesso/Columbia, LLC for installation and maintenance of landscaping, an irrigation system, handicap ramp, curbing and covered parking adjacent to 601 South Main Street

ORIGINAL
STAMPED IN REC

WHEREAS, Adesso/Columbia, LLC (hereinafter "Grantee") desires to utilize a portion of the right of way area adjacent to 601 South Main Street for installation and maintenance of landscaping, an irrigation system, handicap ramp, curbing and covered parking, as shown on the attached drawing; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the sidewalk or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 11th day of October, 2006, that Grantee, its successors and assigns, is hereby granted the right to use a portion of the right of way area adjacent to 601 South Main Street for installation and maintenance of landscaping, an irrigation system, handicap ramp, curbing and covered parking 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.

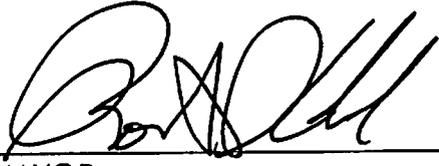
PROVIDED, HOWEVER, that in exercising the privileges granted under this ordinance, Grantee, its successors and assigns, will indemnify and save harmless the City from any and all claims or causes of action which may arise by reason of the construction or maintenance of the aforesaid encroachment.

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

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, its successors and assigns.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:



MAYOR

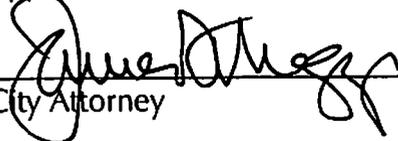
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Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:

City Clerk

Introduced: 10/4/2006

Final Reading: 10/11/2006

Ardis, Shari

From: Hedges, Nathan [NHedges@HolderProperties.com]
Sent: Wednesday, August 09, 2006 3:17 PM
To: Ardis, Shari
Subject: Adesso - Ordinance 2006-057

Shari:

Please amend the ordinance so that the name of the Grantee is "Adesso / Columbia, LLC" in lieu of "Holder Properties" as currently shown. Please let me know if there is any question or concern regarding the requested amendment.

Thanks,

Nathan Hedges

Manager Development

Holder Properties

t. (770) 988-3111

c. (404) 451-4821

f. (770) 988-3105

3333 Riverwood Parkway

Suite 500

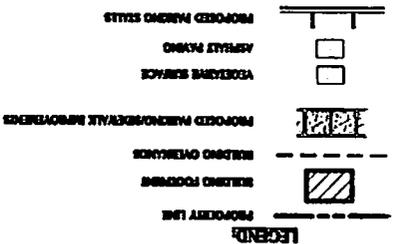
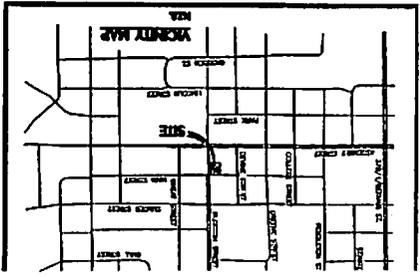
Atlanta, Georgia 30339

 nhedges@holderproperties.com

**List of Encroachments
For
Adesso Condo Projects – Holder Properties
601 S. MAIN ST.**

Holder Properties is proposing the construction of a mixed-use development at the corner of Main and Blossom in downtown Columbia. The project will consist of both residential and commercial spaces with covered off-street parking. Improvements for the development, other than the building, include improved sidewalks, streetside plantings, building plantings, additional parking stalls, a new curb cut, and traffic control elements (curbed islands). The attached sketch illustrates the permanent improvements that are proposed by Holder Properties to complete the Adesso Project.

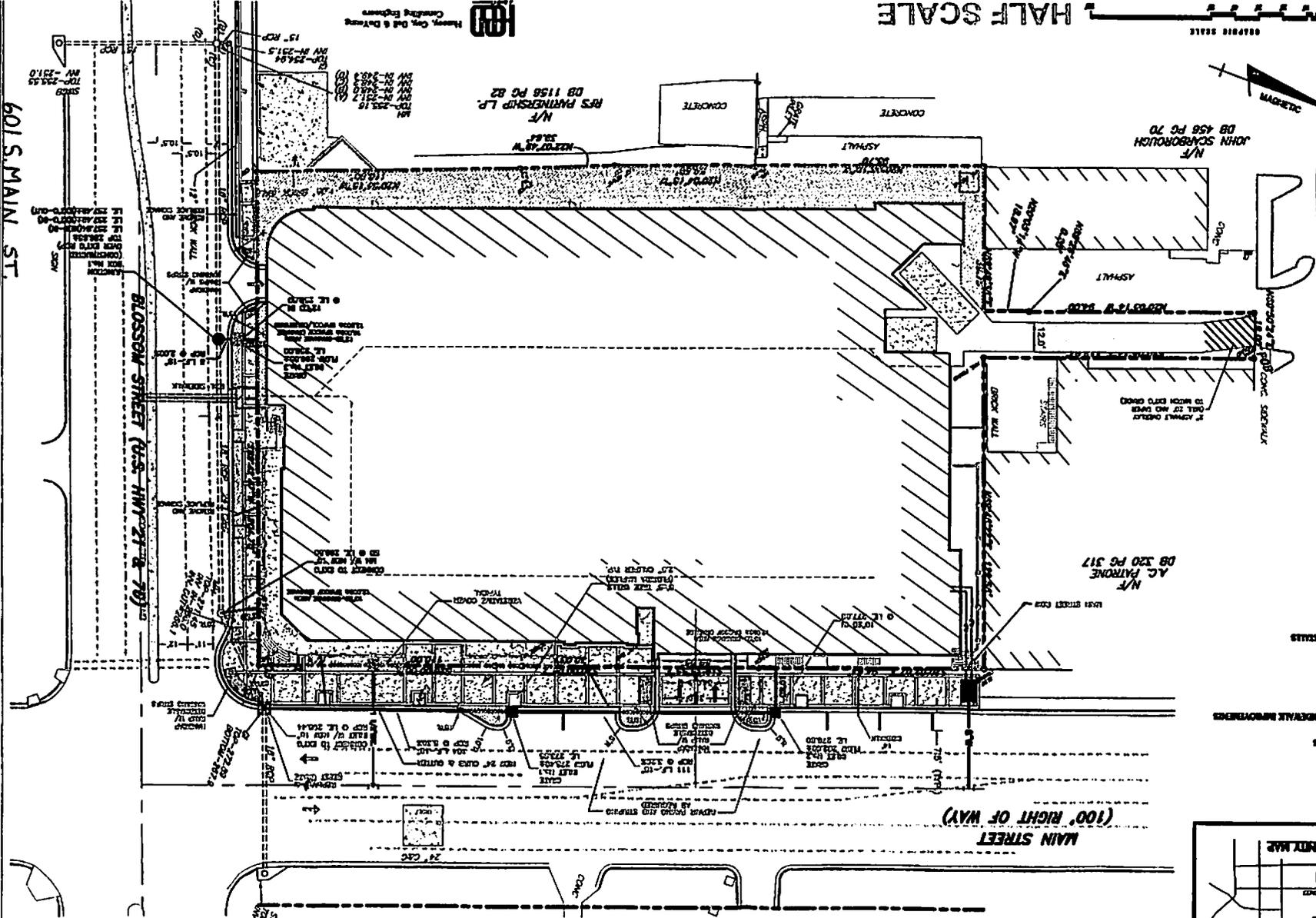
In addition to the permanent encroachments included in the sketch, Holder Properties would like to request the approval of temporary encroachments along Main Street as required by construction. These encroachments include using the area immediately adjacent to the curb for laydown and staging of building materials. For protection of workers, a jersey barrier would be placed along the traffic lane (allowing for 10' clearance). The sidewalk adjacent to the construction will be closed and appropriately posted to redirect foot traffic to the eastern side of Main Street. A temporary construction fence with screening will be constructed behind the temporary barrier. Traffic Control will be conducted in accordance with MUTCD standards. Temporary Encroachment permits have been prepared for submittal to SCDOT. This submittal will be made upon approval of the SCDHEC land disturbance permit.



GRAPHIC SCALE
 HALF SCALE



Henry, Cox, Dale & Dwyer
 Consulting Engineers



ATLANTA, GA 30309
 TEL: (404) 964-4100
 FAX: (404) 964-4100

PREPARED, DATE: 12-08
 FIELD PROVIDED BY:
 NILES BORDEN ASSOCIATES, INC.
 FOR BORDEN ASSOCIATES, DATE: 9-2-08

1. 100'-0" R.O.W. & 100'-0" R.O.W.
 2. 100'-0" R.O.W. & 100'-0" R.O.W.
 ADDRESS: 401 W. MAIN STREET
 ZONING: PUD APPLICATION DATED 2/19/08
 SUB-D: 100'-0" R.O.W. & 100'-0" R.O.W.
 PARKING: ON-CENTER & STALLS
 SET BACKS: 0'-0" AS SHOWN IN
 PROPOSED PUD

MIXED USE DEVELOPMENT
 100' R.O.W. & 100' R.O.W.
 CITY OF COLUMBIA, SOUTH CAROLINA

icnn

HUSSEY, GAY, BELL & DEVOUNG
 ARCHITECTS

601 S. MAIN ST.

BLOSSOM STREET (R.S. HWY 21 & 70)

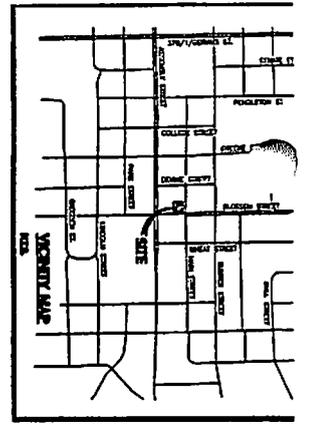
MAIN STREET (100' RIGHT OF WAY)

DEVINE STREET
 (RIGHT OF WAY VARIES)

N/T
 RFS PARTNERSHIP L.P.
 DB 1158 PG 82

N/T
 JOHN SCARBOROUGH
 DB 458 PG 70

N/T
 A.C. PATRONE
 DB 320 PG 317



THE ARCHITECTURAL FIRM, 3000
 ARLAND, CALIFORNIA
 TEL. 970-8618
 FAX 970-8618

CHERRY M. EMMETT FOR SPOKER
 REGISTERED, DATED 1-4-66
 KELLY TROTTEN ASSOCIATES, INC.
 FOR REGISTERED ARCHITECT, DATED 2-4-66

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LEGEND

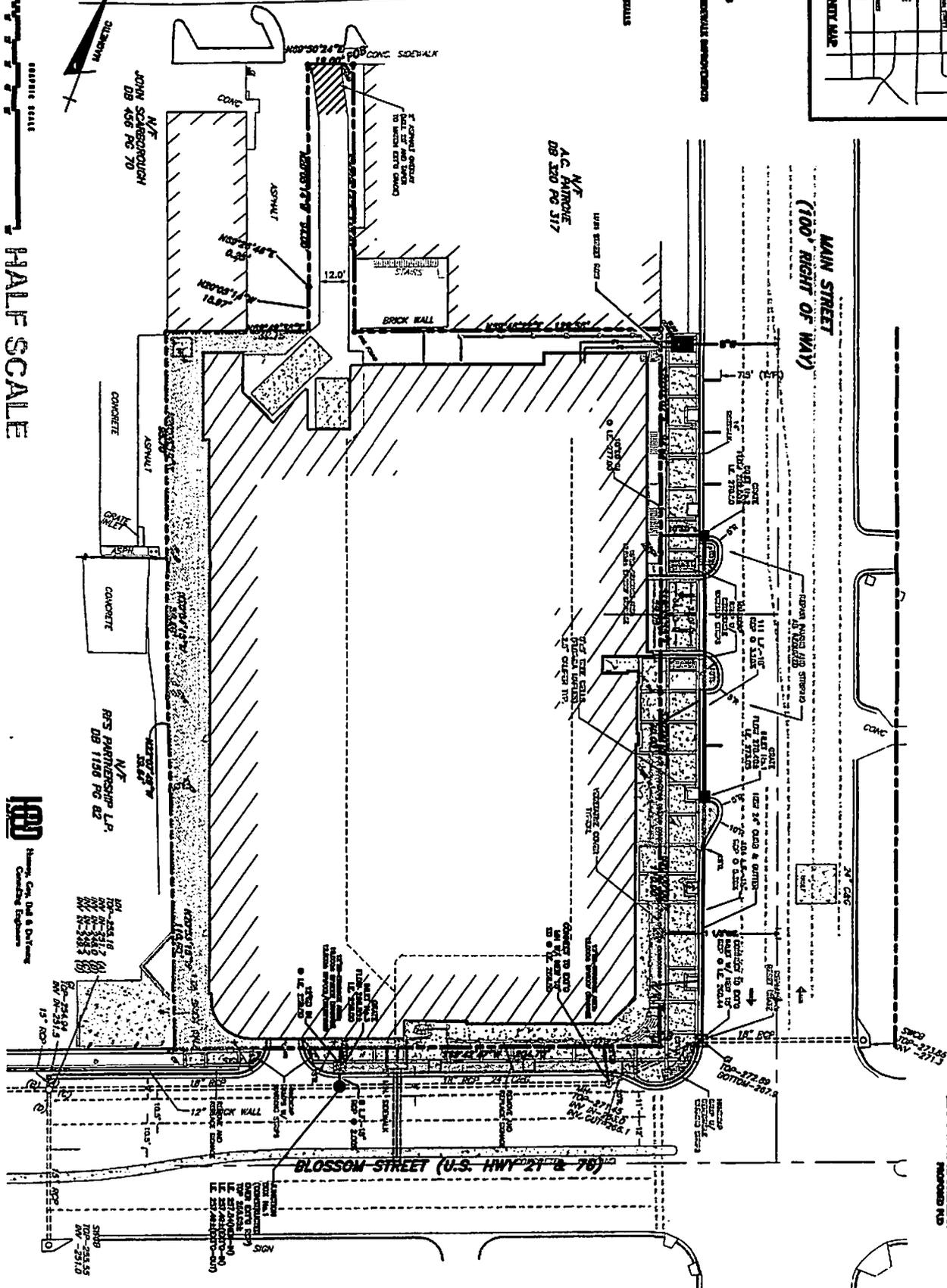
- PROPOSED LINE
- EXISTING FOOTING
- EXISTING FOUNDATION
- EXISTING OVERLAYS
- PROPOSED INTERIOR/EXTERIOR PARTITIONS
- EXISTING SERVICE
- ASPHALT PAVING
- PROPOSED PAVING STALLS

DEVINE STREET
 (RIGHT OF WAY VARIES)

MAIN STREET
 (100' RIGHT OF WAY)

1" = 10' HALF SCALE

HGB
 Hussey, Gay, Bell & DeYoung
 Consulting Engineers



N/F
 JOHN SCARBROUGH
 DB 456 PG 70

N/F
 A.C. HAINOUE
 DB 320 PG 317

N/F
 R/S PARTNERSHIP L.P.
 DB 1130 PG 82

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BLOSSOM STREET (U.S. HWY 21 & 78)



DEVELOPMENT SERVICE MEMORANDUM

Matter No.: 06070502
Attorney: J. J. [unclear]
Date In: 7/3/06
File No.: 2006-157
Date Out: 8/1/06

DEVELOPMENT CENTER
(p) 803.545.3425
(f) 803.255.8935

To: Shari Ardis
From: Krista Hampton *KH*
Date: July 3, 2006
CC:
Subject: Encroachment Request for 601 S. Main Street - Adesso

I am forwarding a request for encroachments for the Adesso project at 601 S. Main Street. The contact person for this request is:

Candace Mitchell – Engineer at Hussey, Gay, Bell, & DeYoung.
1219 Assembly Street
Columbia, SC 29201
(voice) 803-799-0444
cmitchell@hgbd.com

I've informed her of the need to send proof of insurance to Judy Spell. *Edwards*

Let me know if I can provide additional information. Thanks.

