911 N. WEST STREET
SR-74-2017

Zoning: IX-3
CAC: Mordecai
Drainage Basin: Pigeon House
Acreage: 0.3
Sq. Ft.: 13,281

Planner: Daniel Stegall
Phone: (919) 996-2712

Applicant: Jennifer Wagner
Phone: (919) 866-4739
LOCATION: This site is located at the southwest corner of intersection North West Street and Cleveland Street. The address is 911 North West Street and the PIN number is 1704534156.

REQUEST: Proposed change of use for an existing building on 0.299 acres for 5,814 square feet of retail space and 11,775 square feet of office space in a 17,589 square foot structure. The site is zoned Industrial Mixed Use (IX-3). There are 26 remote parking spaces located 1,660 feet from the main entrance of the building. The required outdoor amenity area will be partially located in the railroad right of way and permitted via a signed lease agreement with Norfolk and Southern Railroad.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A variance has been approved by the Board of Adjustment for this project, noted below:

1. January 8, 2018, the Board of Adjustment granted complete relief in the amount of required off-street parking called for in Section 7.1.2.C. of the Unified Development Ordinance which equates to a 44 parking space reduction, as well as a 1,000’ variance to the maximum distance allowed for remote parking as set forth in Section 7.1.5.B. of the Unified Development Ordinance, as well as a variance to allow for remote parking on property not located in the same contiguous zoning district as set forth in Section 6.4.7.C. of the Unified Development Ordinance, in order to permit a change of use of an existing building to 5,814 SF of retail uses and 11,775 SF of office uses that results in zero off-street parking spaces on-site and remote parking that is located 1,660 feet from the .3 acre site zoned Industrial Mixed-Use-3 and located at 911 N. West Street. Reference A-7-18.

A Design Adjustment has been approved by the Development Services Director Designee for this project, noted below:

2. A Design Adjustment granting relief from the required streetscape and approval of an alternate streetscape

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Jennifer Wagner of Stewart Incorporated.

CONDITIONS OF APPROVAL and NEXT STEPS: Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.
PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Proof of an offsite parking lease agreement for parking within 1,660 feet for employee parking shall be provided to fulfill the required parking. The applicant shall provide a signed agreement indicating that off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the off-street parking no longer be provided on these off-site parcels or their equivalent as required by Part 10A Section 7.1.5 of the Unified Development Ordinance.

2. Proof of lease agreement with the Norfolk & Southern Railroad to permit tenant controlled items in the railroad right of way shall be provided. This includes the area of the dock with amenity area.

3. Provide fire flow analysis.

4. Compliance with long term bicycle parking and construction details shall be provided prior to issuance of a building permit.

ENGINEERING

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.

6. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

7. A sidewalk deed of easement for any public sidewalk on Private Property shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

8. That a Surety in the amount of 125% of the cost of any public improvements that are not installed and inspected is paid to the Development Services Department in accordance with code section 8.1.3 of the UDO

9. **Next Step:** A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

10. A Final Plat must be recorded at the Wake County Register of Deeds office for the necessary City of Raleigh Sanitary Sewer Easement Dedication.
Administrative Approval Action
911 North West Street Office and Retail: SR-74-17
Transaction# 528039, AA# 3775

STORMWATER
11. These lots are exempt per UDO Section 9.2.2.A, but are subject to impervious limitations of subsection A.4.

URBAN FORESTRY
12. Payment of a fee-in-lieu will be required for 4 street trees.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

13. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

14. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

15. Next Step: All street lights and street signs required as part of the development approval are installed.

16. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

17. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department.

18. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 3-28-2021
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date: Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) __________________________ Date: 3/6/2018

Staff Coordinator: Daniel L. Stegall
Design Adjustment  
Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

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<th>PROJECT</th>
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<tr>
<td>Project Name</td>
<td>911 N. West St.</td>
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<tr>
<td>Development Case Number</td>
<td>SR-74-2017</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>528039</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 8 - 2017</td>
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Staff recommendation based upon the findings in the applicable code(s):
- [ ] UDO Art. 8.3 Blocks, Lots, Access
- [x] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [x] DOES NOT SUPPORT [ ] the design adjustment request.

DEPARTMENTS
- [ ] Dev. Services Planner
- [x] Development Engineering
- [ ] City Planning
- [ ] Transportation
- [ ] Engineering Services
- [ ] Parks & Recreation and Cult. Res.
- [ ] Public Utilities

CONDITIONS:

Development Services Director or Designee Action: [x] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: [signature]
Development Engineering Manager: [signature]
Date: 3/13/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
A. The requested design adjustment meets the intent of this Article;
   YES ☑ NO □

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES ☑ NO □

C. The requested design adjustment does not increase congestion or compromise safety;
   YES ☑ NO □

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   YES ☑ NO □

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   YES ☑ NO □

STAFF FINDINGS

Because of the location of the existing building a slight modification of the streetscape will be required. Additionally, because of the location of the existing building, a portion of the 5’ utility placement easement will not be able to be dedicated. This meets the intent of this article and conforms to the comprehensive plan by providing the streetscape and utility placement easement to the extent possible based on existing building location and does not create additional maintenance or compromise safety.
A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;  
   YES ☑ NO ☐

B. The requested design adjustment conforms with the Comprehensive Plan and adopted  
   City plans;  
   YES ☑ NO ☐

C. The requested design adjustment does not increase congestion or compromise safety;  
   YES ☑ NO ☐

D. The requested design adjustment does not create additional maintenance  
   responsibilities for the City; and  
   YES ☑ NO ☐

E. The requested design adjustment has been designed and certified by a Professional  
   Engineer.  
   YES ☑ NO ☐

**STAFF FINDINGS**

Because of the location of the existing building a slight modification of the streetscape will be required.  
Additionally, because of the location of the existing building, a portion of the 5' utility placement easement  
will not be able to be dedicated. This meets the intent of this article and conforms to the comprehensive  
plan by providing the streetscape and utility placement easement to the extent possible based on existing  
built location and does not create additional maintenance or compromise safety.
Design Adjustment Application

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designated, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

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<td>Transaction Number: 528039</td>
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<tr>
<td>Name: Atlas Stark Holdings</td>
<td></td>
</tr>
<tr>
<td>Address: PO BOX 6309</td>
<td>City: Raleigh</td>
</tr>
<tr>
<td>State: NC</td>
<td>Zip Code: 27638</td>
</tr>
<tr>
<td>Phone: 919.866.4829</td>
<td></td>
</tr>
<tr>
<td>Name: Jennifer Wagner</td>
<td>Firm: Stewart</td>
</tr>
<tr>
<td>Address: 421 Fayetteville St. Suite 400</td>
<td>City: Raleigh</td>
</tr>
<tr>
<td>State: NC</td>
<td>Zip Code: 27601</td>
</tr>
</tbody>
</table>

I am seeking a Design Adjustment from the requirements set forth in the following:

- [ ] UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings
- [ ] UDO Art. 8.4 New Streets - See page 3 for findings
- [✓] UDO Art. 8.5 Existing Streets - See page 4 for findings
- [✓] Raleigh Street Design Manual - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

This project proposes to increase the right-of-way along N. West St. from 60' to 64'. A 6' planting strip and 6' sidewalk will be added. A 5' general utility easement will also be added. A portion of the planting strip and will be less than the required 6' due to the placement of the existing building. Additionally, the 5' utility easement cannot continue for the length of the sidewalk where the corner of the existing building protrudes into the right-of-way. The proposed 64' right-of-way dedication will also decrease where the existing building would further encroach into the right-of-way.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature: [Signature]
Date: 2/18/18

CHECKLIST

- Signed Design Adjustment Application: [ ] Included
- Page(s) addressing required findings: [ ] Included
- Plan(s) and support documentation: [ ] Included
- Notary page (page 6) filled out; Must be signed by property owner: [ ] Included
- First Class stamped and addressed envelopes with completed notification letter: [ ] Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only
RECEIVED DATE: DA:
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;
   Per the COR UDO "Administrative design adjustments approved by the Public Works Director pursuant to Sec. 8.4.1.E. may be appropriate when an existing building would impede roadway expansion." The existing building does not allow enough room for a 6' planting strip or 5' utility easement along the entire length of the frontage.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The proposed improvements conform to Policy T 1.5; they maintain the warehouse feel of the neighborhood.

C. The requested design adjustment does not increase congestion or compromise safety;
   The proposed design provides additional multi-modal access to the site.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   Proposed improvements to existing streets do not create additional maintenance responsibilities.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   Joe Puckett, PE, of Stewart has designed these proposed improvements.
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;
   The existing building does not allow enough room for a 6’ planting strip or 5’ utility easement.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The proposed improvements conform to Policy T 1.5; they maintain the warehouse feel of the neighborhood.

C. The requested design adjustment does not increase congestion or compromise safety;
   The proposed design provides additional multi-modal access to the site.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   Proposed improvements to existing streets do not create additional maintenance responsibilities.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   Joe Puckett, PE, of Stewart has designed these proposed improvements.
STATE OF NORTH CAROLINA
COUNTY OF Wake

Catherine Ellis Easter, a Notary Public do hereby certify that
Gabriel Guillors personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 8th day of February, 2018.

Catherine Ellis Easter
Notary Public
(SEAL) North Carolina
Wake County

Notary Public

My Commission Expires: December 12, 2022
911 N. WEST ST.
RALEIGH, NC 27603

CITY OF RALEIGH
SITE PLAN SUBMITTAL
SUBMITTED ON SEPTEMBER 1, 2017
RESUBMITTED ON SEPTEMBER 29, 2017
RESUBMITTED ON OCTOBER 27, 2017
RESUBMITTED ON JANUARY 17, 2018

APPLICATION
911 N. WEST ST.
RALEIGH, NC 27603

STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: JENNIFER WAGNER, PLA, LEED AP
919.866.4739 (T)
919.380.8752 (F)
JWAGNER@STEWARTINC.COM

STEWART INC. - CIVIL
CONTACT: JOE PUCKETT, PE, LEED AP
919.866.4829 (T)
919.380.8752 (F)
JPUCKETT@STEWARTINC.COM

MAURER ARCHITECTURE
115.5 EAST HARGETT STREET SUITE 300
RALEIGH, NC 27601
CONTACT: ROB SARLE, RA
919.829.4969 (T)
919.829.0860 (F)
ROB@MAURERARCHITECTURE.COM

APPLICANT/OWNER
ATLAS STARK HOLDINGS
PO BOX 6309
RALEIGH, NC 27602
CONTACT: GABRIEL GUILLOIS
919.656.4937 (T)
gguillois@atlasstark.com

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
STEWART INC.

ARCHITECT
MAURER ARCHITECTURE
SURVEY NOTES:
1. This survey is for reference notes.
2. The survey data is intended to represent the existing conditions.
3. Horizontal datum is NAD 83-2011 and vertical datum is NAVD 88.
4. This survey is not intended for legal purposes or recordation.
5. Agreement for elements in the railroad right-of-way included in the survey.

EXISTING CONDITIONS

DATE: 01.17.2018
DRAWN BY: JLW
APPROVED BY: CG
GENERAL NOTES:

1. ALL ACCESS REQUIREMENTS OF CONSTRUCTION SHALL BE ACCOMPANIED WITH THE OFFICE OF CITY CONSTRUCTION, DEPARTMENT OF ASFALTS, OR OTHERWISE REQUIRED. A LEAD TIME OF 10 WORKING DAYS WILL BE ALLOWED FOR SUBMITTAL OF ALL REQUIRED DOCUMENTATION. FOR ADDITIONAL INFORMATION CALL 704.432.2800.

2. EXISTING UTILITY INFORMATION SHOWN ON THESE SHEETS IS IN A COORDINATED SURVEY SYSTEM FOR LOCATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF UTILITY LINES AND SHOULD COORDINATE WITH ALL APPROPRIATE UTILITIES TO ENSURE THE INFORMATION SHOWN IS ACCURATE.

3. ALL UTILITY LOCATIONS SHOWN ON THESE SHEETS ARE FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO VERIFICATION BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CORRECTING ANY ERRORS OR MISTAKES.

4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, SECURITY, AND ALL OTHER CONSTRUCTION RELATED REQUIREMENTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO DEPARTURES FROM THE CONTRACT DOCUMENTS AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WHICH MUST BE MET UNDER THIS CONTRACT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.

8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.

10. AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL THE CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE, FOR APPROVAL, A SET OF AS-BUILT DRAWINGS. THESE DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO: EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL INCISIONS TO MEET THE REQUIREMENTS OF THIS PROVISION.

11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THE CONTRACT DOCUMENTS.

12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION.
UTILITY NOTES:

1. REFER TO SHEET C3.00 FOR GENERAL NOTES.

3. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.

5. THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR TRANSPORTATION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

8. ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION PLANS SHALL BE RELOCATED PER PROJECT REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION, IDENTIFICATION, COMBINATION OF EXISTING UTILITIES IN CONFORMITY WITH LOCAL JURISDICTIONS AND STANDARDS. THE CONTRACTOR SHALL PROVIDE A LIST OF ALL EXISTING UTILITIES TO BE RELOCATED OR REMOVED.

9. ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.

10. UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) REFERENCE IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY.

PROPOSED UTILITY SEPARATION:

1. WATER MAINS SHALL BE LAYED HORIZONTALLY FROM EXISTING OR PROPOSED WATER MAINS FOR A DISTANCE OF 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SANITARY SEWERS OR STORM SEWERS. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS A SANITARY SEWER OR STORM SEWER, THE WATER MAIN SHALL BE LAYED AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE;

a. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER;

b. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN CENTERED AT THE POINT OF CROSSING;

11. UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN MAY BE RELOCATED PER PROJECT REQUIREMENTS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTHS OF UTILITY INSTALLATION. HORIZONTAL AND VERTICAL INFORMATION SHALL BE REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

SEPARATION OF SANITARY SEWERS AND STORM SEWERS:

4. CROSSING A WATER MAIN OVER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN CONDUIT SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.

5. CROSSING A WATER MAIN UNDER A SEWER. UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP TO THE SEWER. OR

6. CROSSING A SANITARY SEWER OVER A WATER MAIN. THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE;

a. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER;

b. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN CENTERED AT THE POINT OF CROSSING.