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 is 1704534156.

REQUEST: Proposed change of use for an existing building on 0.299 acres for 4,814 square feet of retail space and 11,775 square feet of office space and 1,000 square feet of restaurant space in a 17,589 square foot existing 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. Previously Approved Transaction 528039/SR-74-17 for this site was withdrawn by the applicant.

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. Reference A-7-18 Summary Decision in the plan set.

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 was approved under Transaction 528039/SR-74-17.

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 dated 10/17/2018 by Jennifer Wagner of Stewart Incorporated.

CONDITIONS OF APPROVAL and NEXT STEPS:
This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.
☒ LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.
BUILDCING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

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 tenet 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.

Engineering

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

5. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

6. An encroachment agreement for the building corner and any furniture within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
7. 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.

8. 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

9. A Final Plat must be recorded at the Wake County Register of Deeds office for the necessary City of Raleigh Sanitary Sewer Easement Dedication.

Stormwater

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

Urban Forestry

11. Payment of a fee-in-lieu will be required for 3 street trees.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMITS:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

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

3. 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.

4. All street lights and street signs required as part of the development approval are installed.

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

6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: 11/9/2021
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: 11/9/18

Staff Coordinator: Daniel L. Stegall
### Site Data

<table>
<thead>
<tr>
<th>Project Name</th>
<th>911 N. WEST ST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>911 N. WEST ST, RALEIGH, NC 27605</td>
</tr>
<tr>
<td>County</td>
<td>WAKE</td>
</tr>
<tr>
<td>Parcel Pin #</td>
<td>1704534156</td>
</tr>
<tr>
<td>Parcel Owner</td>
<td>911 N WEST LLC</td>
</tr>
<tr>
<td>Existing Parcel Area</td>
<td>0.299 AC (13,064 SF)</td>
</tr>
<tr>
<td>Proposed New Parcel Area</td>
<td>0.295 AC (12,867 SF)</td>
</tr>
<tr>
<td>Total Disturbed/ Project Area</td>
<td>0.13 AC (5,663 SF)</td>
</tr>
<tr>
<td>Current Zoning</td>
<td>INDUSTRIAL/MIXED-USE (IX-3)</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>WAREHOUSE</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>OFFICE/RETAIL/RESTAURANT</td>
</tr>
<tr>
<td>River Basin</td>
<td>NEUSE</td>
</tr>
<tr>
<td>Construction Type</td>
<td>OFFICE/RETAIL/RESTAURANT</td>
</tr>
<tr>
<td>Max Building Height</td>
<td>50'</td>
</tr>
<tr>
<td>Proposed Building Height</td>
<td>25' 8&quot;</td>
</tr>
<tr>
<td>Existing Impervious Area</td>
<td>0.291 AC (12,657 SF)</td>
</tr>
<tr>
<td>Proposed Impervious Area</td>
<td>0.288 AC (12,535 SF)</td>
</tr>
</tbody>
</table>

### Parking Summary

<table>
<thead>
<tr>
<th>Type</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regular 9'x18' Spaces</td>
<td>54</td>
<td>26*</td>
</tr>
<tr>
<td>Compact 8'x18' Spaces</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Van Accessible 11'x18'</td>
<td>0</td>
<td>0*</td>
</tr>
<tr>
<td>Total Vehicular Parking</td>
<td>54</td>
<td>26</td>
</tr>
<tr>
<td>Bike Parking</td>
<td>20</td>
<td>20</td>
</tr>
</tbody>
</table>

* Reduced parking provided offsite per BOA Case A-7-18. See Sheet 3.10 for details.

** City Inspector gave approval for no onsite ADA spaces because there is no project area available for parking. All parking is remote.

### Vehicle Parking Ratio

- Retail: 4,814 SF / 300 SF = 17 spaces
- Office: 11,775 SF / 400 SF = 30 spaces
- Restaurant: 1,000 SF / 150 SF = 7 spaces, or 35 seats / 5 seats = 7 spaces

Total Building Gross Floor Area = 17,589 SF

Total Required Parking Spaces = 54

### Sheet Index

<table>
<thead>
<tr>
<th>Sheet #</th>
<th>Sheet Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>C0.00</td>
<td>COVER SHEET</td>
</tr>
<tr>
<td>C1.00</td>
<td>EXISTING CONDITIONS</td>
</tr>
<tr>
<td>C2.00</td>
<td>DEMOLITION PLAN</td>
</tr>
<tr>
<td>C3.00</td>
<td>SITE PLAN</td>
</tr>
<tr>
<td>C3.10</td>
<td>OFF-SITE PARKING</td>
</tr>
<tr>
<td>C5.00</td>
<td>GRADING PLAN</td>
</tr>
<tr>
<td>C6.00</td>
<td>UTILITY PLAN</td>
</tr>
<tr>
<td>C9.00</td>
<td>SITE DETAILS</td>
</tr>
<tr>
<td>C9.30</td>
<td>UTILITY DETAILS</td>
</tr>
</tbody>
</table>

### City of Raleigh Board of Adjustments Case A-7-18 (January 8, 2018): Approvals

- Due to the parcel area under 2 acres, no proposed tree conservation plan and landscape plan need to be provided.
- SR-74-18 / Transaction 528039 Withdrawn

### Parking Summary

<table>
<thead>
<tr>
<th>Type</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>1/5,000 SF, MIN.4</td>
<td>1/5,000 SF, MIN.4</td>
</tr>
<tr>
<td>Office</td>
<td>1/10,000 SF, MIN.4</td>
<td>1/10,000 SF, MIN.4</td>
</tr>
<tr>
<td>Restaurant</td>
<td>1/50,000 SF, MIN.4</td>
<td>1/50,000 SF, MIN.4</td>
</tr>
<tr>
<td>Total Required</td>
<td>8</td>
<td>12</td>
</tr>
<tr>
<td>Total Provided</td>
<td>8</td>
<td>12</td>
</tr>
</tbody>
</table>
SURVEY NOTES:
1. This survey map is intended to represent the existing conditions on a portion of the property and all encumbrances upon the property may not be shown.
2. Horizontal Datum is NAD 83-2011 and Vertical Datum is NAVD88.
3. This drawing does not conform to N.C. GS47-30 and therefore is not for recordation.
4. Utilities shown hereon are based solely on above-ground visible evidence. No utility designation marking services were performed as a part of this survey. Contractor shall field verify the location of all utilities before commencing construction.
5. Survey information based on field survey by Newcomb Land Surveyors LLC completed on July 29, 2017.
6. Trees shown hereon may not represent all vegetation on the subject property.
7. The subject property lies in Zones X (Area determined to be outside the 0.2% annual chance and future conditions 1% annual chance floodplain) based on the flood insurance rate map community map number 3720170400J dated May 2, 2006.
8. No wetlands have been identified within the project or parcel shown.
9. Reference to C3.00 for general notes.
10. This survey map is intended to represent the existing conditions/topography on a portion of the property and all encumbrances upon the property may not be shown.

NOTE: Updated agreement for elements in the railroad sight-of-way included in submittal.
GENERAL NOTES:
1. All material, amount, prices of construction shall be as contained in the Contract Documents.
2. References to "The Project" shall be understood as The Project as set forth in the Contract Documents.
3. The Contractor shall have full access to the Project site at all times during the Project.
4. The Contractor shall be responsible for obtaining any permits, inspections, certifications and other requirements for the Project.
5. The Contractor shall be responsible for providing all necessary and appropriate safety equipment and procedures to ensure the safety of all persons at the Project site.
6. The Contractor shall be responsible for all costs associated with the Project, including, but not limited to, labor, materials, equipment, insurance, and any other costs associated with the Project.
7. The Contractor shall be responsible for all costs associated with the disposal of any waste or debris generated during the Project.
8. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
9. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
10. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
11. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
12. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
13. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
14. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
15. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
16. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
17. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
18. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
19. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
20. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
21. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
22. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
23. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
24. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
25. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
26. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
27. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
28. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
29. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
30. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
31. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
32. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
33. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
34. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
35. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
36. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
37. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
38. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
39. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
40. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
41. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
42. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
43. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
44. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
45. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
46. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
47. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
48. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
49. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
50. The Contractor shall be responsible for all costs associated with any changes made to the Project after the issuance of the Notice to Proceed.
51. The Contractor shall be responsible for all costs associated with any defects or deficiencies in the Project that are discovered after the issuance of the Notice to Proceed.
UTILITY NOTES:

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

2. CROSSING THE EASEMENT ALLOCATION AREA FOR CAST IN PLACE CONCRETE EASEMENTS. THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.

3. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

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 WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.


6. CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, THE WATER MAIN IS LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SANITARY SEWERS, 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 EXISTING SANITARY SEWER, OR

b. THE WATER MAIN IS LAID IN THE EXISTING TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE ELEVATION OF THE TOP OF THE EXISTING SANITARY SEWER; OR

7. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

8. CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL 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 ELEVATION OF THE TOP OF THE EXISTING SANITARY SEWER; OR

b. THE WATER MAIN IS LAID IN THE EXISTING TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE ELEVATION OF THE TOP OF THE EXISTING SANITARY SEWER; OR

9. ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITIES SHOWN ON THIS PLAN CANNOT BE LAYED OUT, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE ENGINEER.

10. UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE LAYED OUT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

11. AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM THE ENGINEER, THE CONTRACTOR SHALL DEDICATE THE FOLLOWING DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITIES SHOWN ON THIS PLAN CANNOT BE LAYED OUT, THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

SEPARATION OF SANITARY SEWERS AND STORM SEWERS:

12. SEPARATION OF SANITARY SEWERS AND STORM SEWERS IS PROVIDED TO ACCOMMODATE NEW UTILITY LAYERS AND TO PROVIDE ACCESS TO PRE-EXISTING UTILITIES SHOWN ON THIS PLAN.

PROPOSED UTILITY SEPARATION:

1. WATER MAINS SHALL BE LAYED AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SANITARY SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION.

2. CROSSING A WATER MAIN UNDER 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 WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.