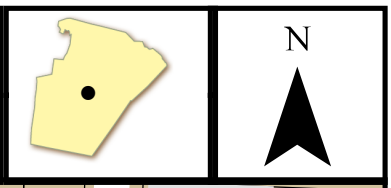
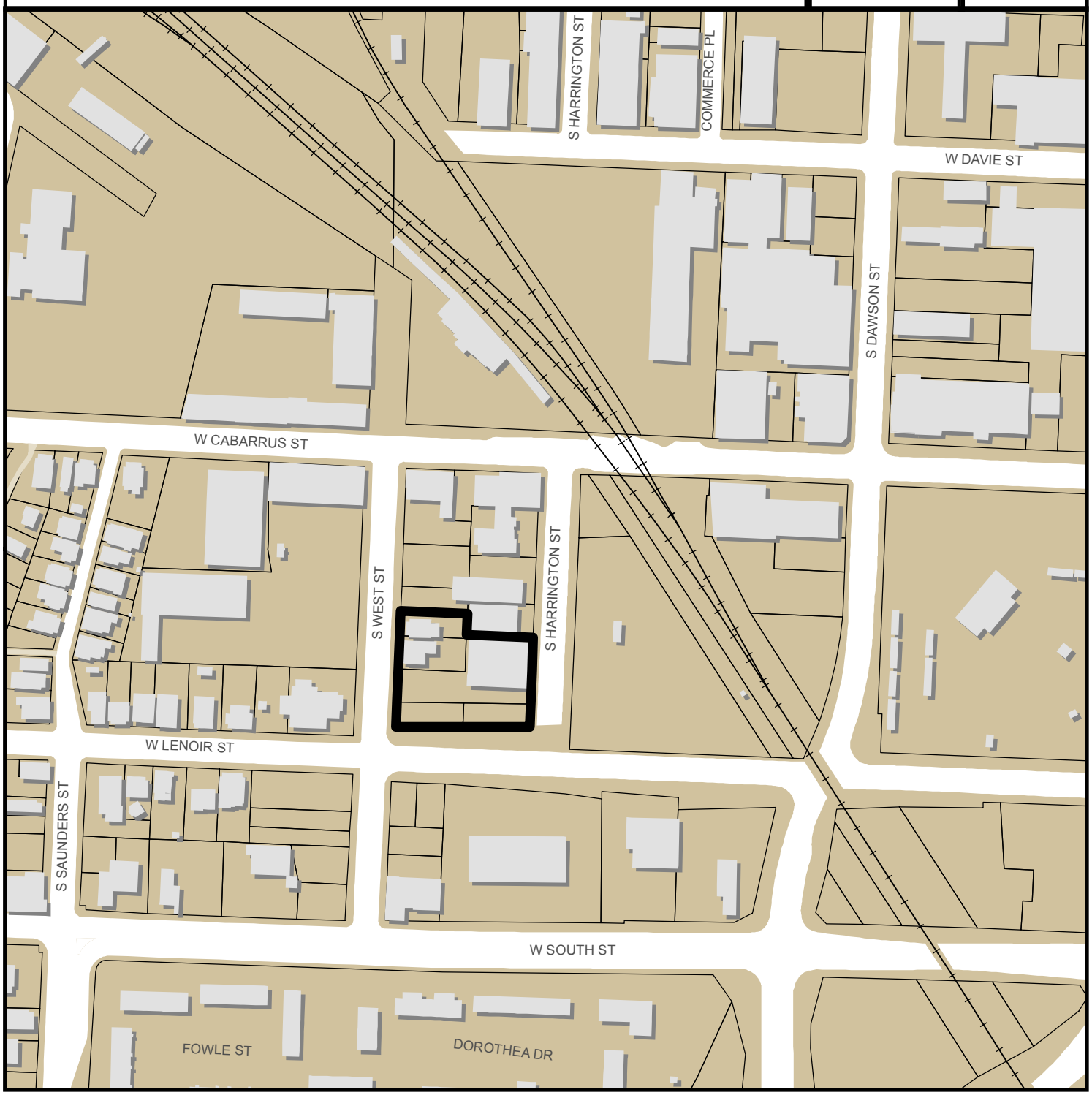
522 S HARRINGTON STREET
SR-90-2016





0 300 600 Feet

Zoning: **DX-5-UL**
CAC: **Central**
Drainage Basin: **Rocky Branch**
Acreage: **0.74**
Sq. Ft .: **103,250**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **David Boyette**
Phone: **(919) 866-4804**

Administrative Site Review Application (for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

SR-90-2016

BUILDING TYPE		FOR OFFICE USE ONLY
☐ Detached ☐ Attached ☐ Apartment ☐ Townhouse	☐ General ☒ Mixed Use ☐ Open Lot	Transaction Number 493567 Assigned Project Coordinator Assigned Team Leader

*Has your project previously been through the **Due Diligence or Sketch Plan Review** process? If yes, provide the transaction #* 477298

GENERAL INFORMATION

Development Name 522 S. Harrington Street

Zoning District DX 5 UL | Overlay District (if applicable) | Inside City Limits? ☒ Yes ☐ No

Proposed Use Mixed Use

Property Address(es) 522 S. Harrington Street | Major Street Locator: W. Lenoir St and S. West St

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1703560721, 1703560627	P.I.N. 1703561603	P.I.N. 1703560527	P.I.N. 1703560597

What is your project type?

☐ Apartment	☐ Elderly Facilities	☐ Hospitals	☐ Hotels/Motels	☐ Office	
☒ Mixed Residential	☐ Non-Residential Condo	☐ School	☐ Shopping Center	☐ Banks	☐ Industrial Building
☐ Duplex	☐ Telecommunication Tower	☐ Religious Institutions	☐ Residential Condo	☐ Retail	☐ Cottage Court

☐ Other: If other, please describe: _____

WORK SCOPE

Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.

Construction of 47 unit mixed use residential building with structured parking and street-level commercial space.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

n/a

CLIENT/DEVELOPER/ OWNER

Company 522 S Harrington LLC		Name (s) Jim Schaafsma
Address 1507 Barden Dr., Raleigh NC 27605		
Phone	Email jschaafsma@nc.rr.com	Fax

CONSULTANT (Contact Person for Plans)

Company Stewart		Name (s) David Boyette, PE
Address 421 Fayetteville Street, Suite 400, Raleigh NC 27601		
Phone 919.866.4804	Email dboyette@stewartinc.com	Fax 919.380.8752

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	**Building Information**
Zoning District(s) DX 5 UL	Proposed building use(s) Mixed use
If more than one district, provide the acreage of each: n/a	Existing Building(s) sq. ft. gross 10,034
Overlay District n/a	Proposed Building(s) sq. ft. gross 103,250
Total Site Acres Inside City Limits ☒ Yes ☐ No 0.76 ac	Total sq. ft. gross (existing & proposed) 103,250
Off street parking: Required Provided 65	Proposed height of building(s) 75
COA (Certificate of Appropriateness) case # n/a	# of stories 5
BOA (Board of Adjustment) case # A- n/a	Ceiling height of 1st Floor 15'
CUD (Conditional Use District) case # Z- n/a	
Stormwater Information	
Existing Impervious Surface .58 ac acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface .69 ac acres/square feet	**If Yes, please provide:**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 47	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above) 47	8. Is your project a cottage court? ☐ Yes ☒ No

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate David Boyette w/ Stewart to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

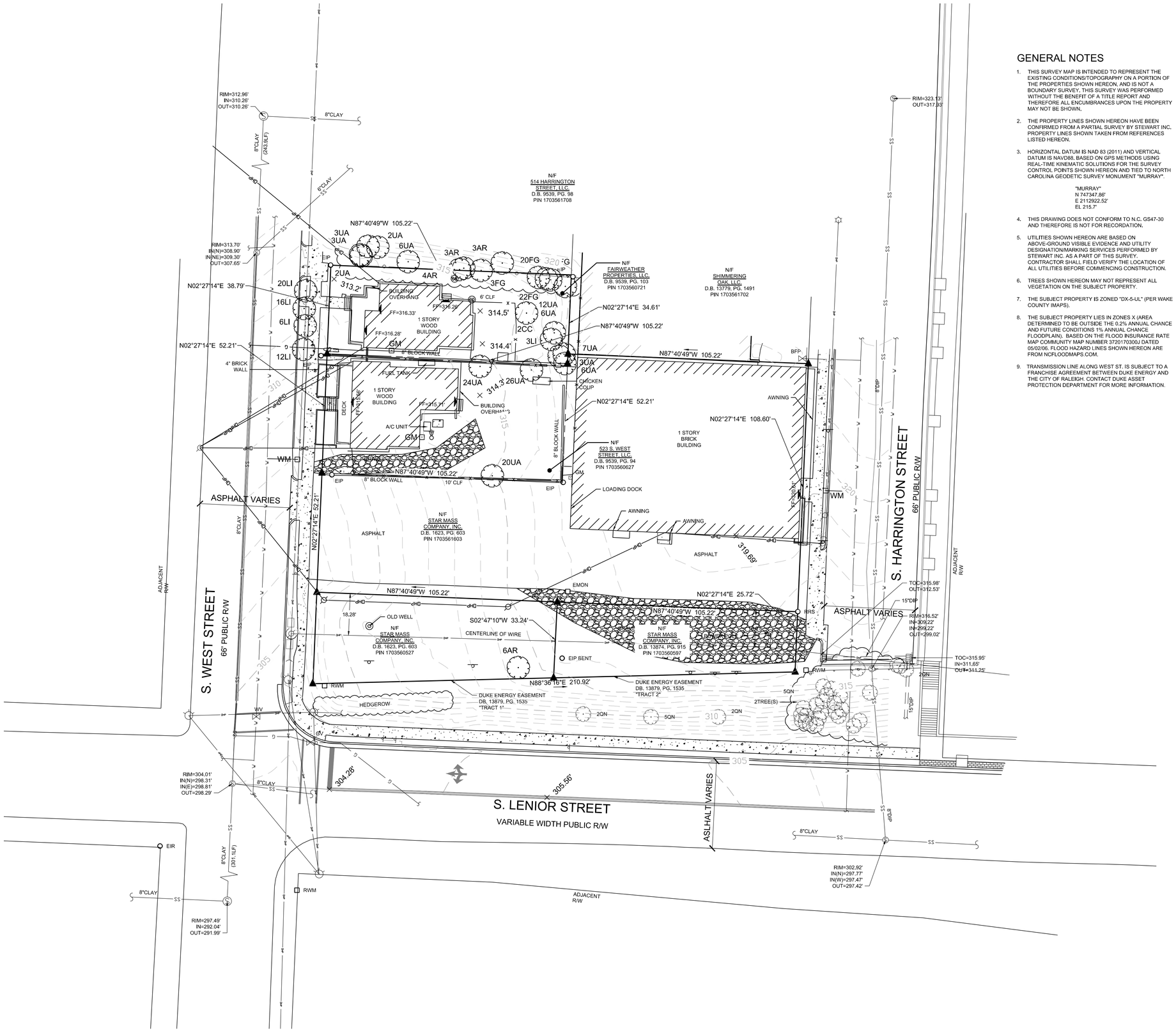
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date 11.3.16

Printed Name _____

Signed _____ Date 11-3-16

Printed Name JAMES F. SCHAAFSMA, 5225 Harrington LLC.



GENERAL NOTES

1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTIES SHOWN HEREON, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A PARTIAL SURVEY BY STEWART INC. PROPERTY LINES SHOWN TAKEN FROM REFERENCES LISTED HEREON.
3. HORIZONTAL DATUM IS NAD 83 (2011) AND VERTICAL DATUM IS NAVD88, BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENT "MURRAY".

   "MURRAY"
   N 747347.86'
   E 2112922.52'
   EL 215.7'
4. THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
5. UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION/MARKING SERVICES PERFORMED BY STEWART INC. AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
6. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS ZONED "DX-5-UL" (PER WAKE COUNTY IMAPS).
8. 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 3720170306J DATED 05/02/06. FLOOD HAZARD LINES SHOWN HEREON ARE FROM NCFLOODMAPS.COM.
9. TRANSMISSION LINE ALONG WEST ST. IS SUBJECT TO A FRANCHISE AGREEMENT BETWEEN DUKE ENERGY AND THE CITY OF RALEIGH. CONTACT DUKE ASSET PROTECTION DEPARTMENT FOR MORE INFORMATION.

SURVEY LEGEND:

	SURVEY CONTROL POINT
EIP	EXISTING IRON PIPE
ECM	EXISTING CONCRETE MONUMENT
	COMPUTED POINT
	STORM DRAIN MANHOLE
	STORM DRAIN CURB INLET
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY FORCEMAIN VALVE
	HYDRANT
WV	WATER VALVE
WM	WATER METER
	WATER MANHOLE
	WATER VAULT
	WELL
GV	GAS VALVE
GM	GAS METER
	TELEPHONE MANHOLE
TPED	TELEPHONE PEDESTAL
	TV MANHOLE
CATV	TV PEDESTAL
FOWP	FIBER OPTIC WITNESS POST
FO	FIBER OPTIC BOX
	ELECTRIC MANHOLE
EM	ELECTRIC METER
EB	ELECTRIC BOX
	UTILITY POLE
	GUY POLE
	GUY WIRE
	LIGHT POLE
	MANHOLE
TS	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POST
MW	MONITORING WELL
BOR	BORING LOCATION
	BOLLARD
	SIGN
FF=267.18'	FINISHED FLOOR ELEVATION
	DECIDUOUS TREE
	EVERGREEN TREE
	BUSH
—X—	WIRE FENCE
—O—	CHAIN LINK FENCE
—T—	UNDERGROUND TELEPHONE LINE
—FO—	UNDERGROUND FIBER OPTIC LINE
—G—	UNDERGROUND GAS LINE
—E—	UNDERGROUND ELECTRIC LINE
—W—	UNDERGROUND WATER LINE
—SS—	SANITARY SEWER LINE
= = =	STORM DRAIN LINE
—OHW—	OVERHEAD WIRES
—U—	UNIDENTIFIED LINE
	UNKNOWN DESTINATION
	CONCRETE SURFACE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CB	CATCH BASIN

SURVEY TREE LEGEND:

IO	AMERICAN HOLLY
JV	EASTERN RED CEDAR
LI	CREPE MYRTLE
MG	SOUTHERN MAGNOLIA
PO	EASTERN SYCAMORE
PT	LOBLOLLY PINE
QR	RED OAK

EXAMPLE: 10QR = 10" RED OAK

STEWART
421 FAYETTEVILLE ST, STE 400
RALEIGH, NC 27601
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C16058

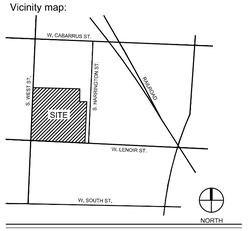
Client:

GREYMONT DEVELOPMENT LLC
8705 CATAMARAN DRIVE
RALEIGH , NC 27615
T: 919.656.6077

Project:

522 S. HARRINGTON STREET

Vicinity map:



Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description

0 10 20 40

SCALE: 1"=20'

NORTH

Title:

EXISTING CONDITIONS PLAN

Project number: C16058 Sheet:
Date: 11.04.2016
Drawn by: SP AAA
Approved by: DMB

C1.00

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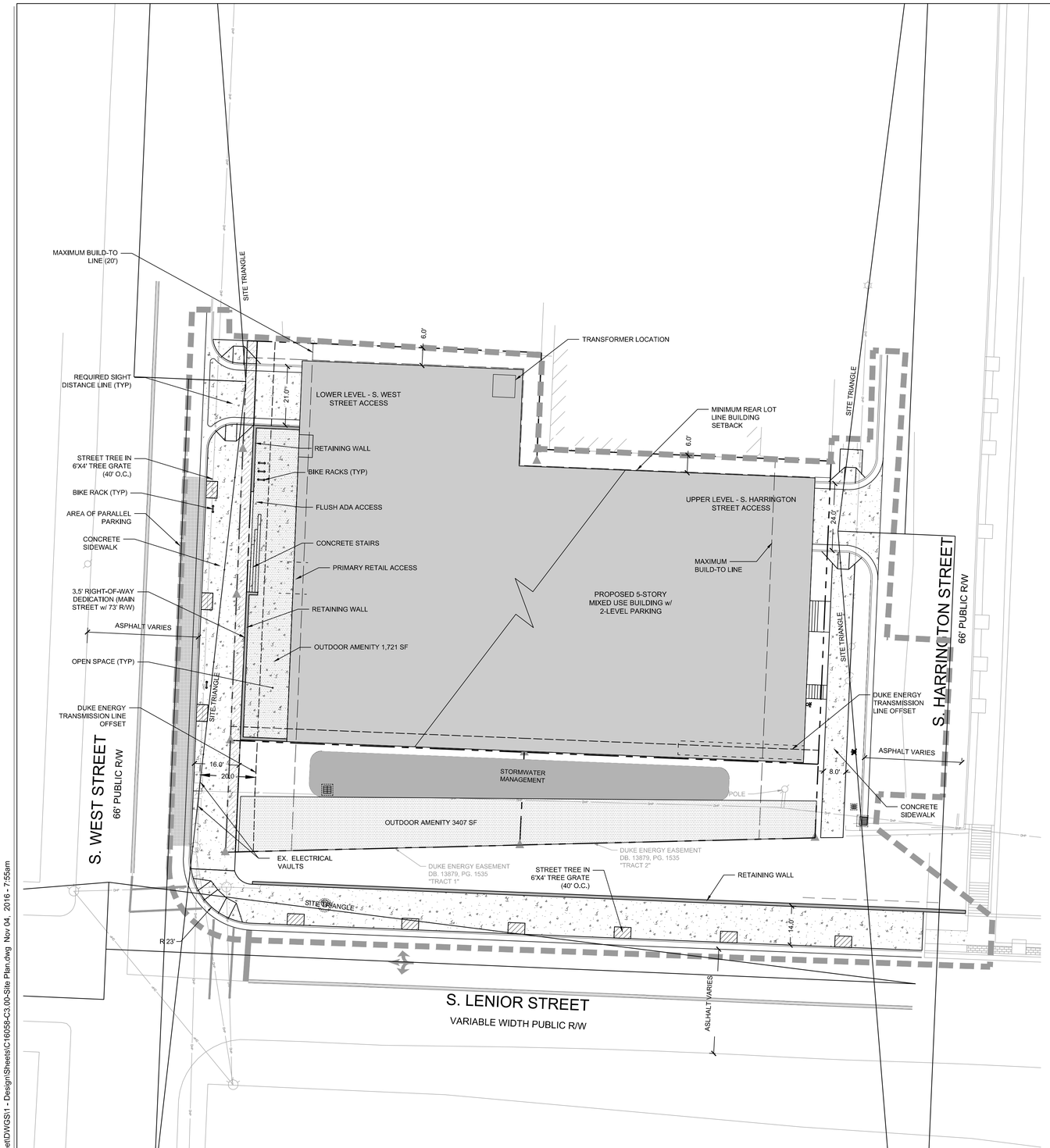
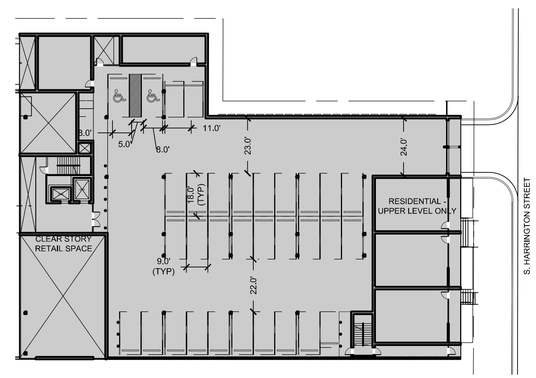


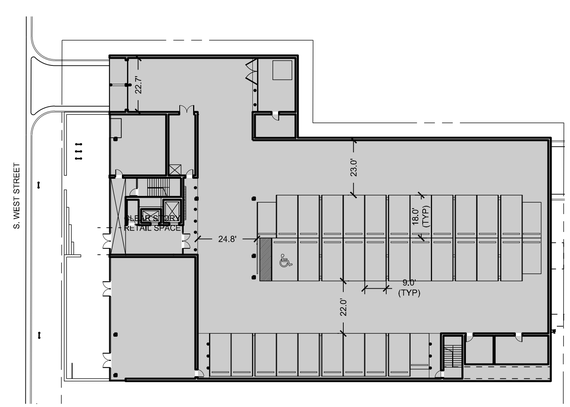
SITE DATA TABLE

ZONING:	DX - 5 - UL
TOTAL ACREAGE:	0.77 AC (INCLUDING EASEMENT PARCELS)
BUILD SETBACKS (MIN.)	
SIDE PROPERTY LINE:	0' OR 6'
REAR PROPERTY LINE:	0' OR 6'
ALLEY	5'
BUILD-TO (URBAN FRONTAGE)	
PRIMARY STREET (MIN./MAX.)	0' - 20'
BUILD WIDTH IN BUILD-TO	50'
SIDE STREET (MIN./MAX.)	0' - 20'
BUILD WIDTH IN BUILD-TO	25%
PARKING SETBACKS (MIN.)	
PRIMARY STREET :	10'
SITE STREET:	10'
SIDE PROPERTY LINE:	0' OR 3'
REAR PROPERTY LINE:	0' OR 3'
ALLEY:	5'
VEHICULAR PARKING REQUIRED	
RESIDENTIAL: 1 SPACE / D.U.	47 UNITS
(MINUS THE FIRST 16 UNITS)	31 SPACES
COMMERCIAL: 1 SPACE / 500 SF	19,120 SF
(MINUS THE FIRST 10,000 SF)	19 SPACES
TOTAL SPACES REQUIRED	50 SPACES
VEHICULAR PARKING PROVIDED	67 SPACES
BICYCLE PARKING REQUIRED	
SHORT TERM: 1 SPACE / 20 UNITS (MIN. 4 SPACES)	4 SPACES
LONG TERM: N/A	--
BICYCLE PARKING PROVIDED	10 SPACES
TREE CONSERVATION AREA: N/A	--
OUTDOOR AMENITY AREA: 10%	3,362 SF (0.077 AC)

STREET TYPOLOGY:
S. WEST STREET - MAIN STREET w/ PARALLEL PARKING (73' R/W)
S. HARRINGTON STREET - NEIGHBORHOOD STREET (64' R/W)



UPPER LEVEL PARKING - HARRINGTON STREET ACCESS
1"=30'



LOWER LEVEL PARKING - WEST STREET ACCESS
1"=30'

STEWART

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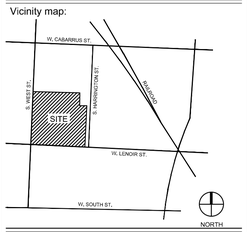

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description

0 10 20 40

NORTH

SCALE: 1"=20'

Title:

SITE PLAN

Project number: C16058
Date: 11.04.2016
Drawn by: SP AAA
Approved by: DMB

Sheet: C3.00

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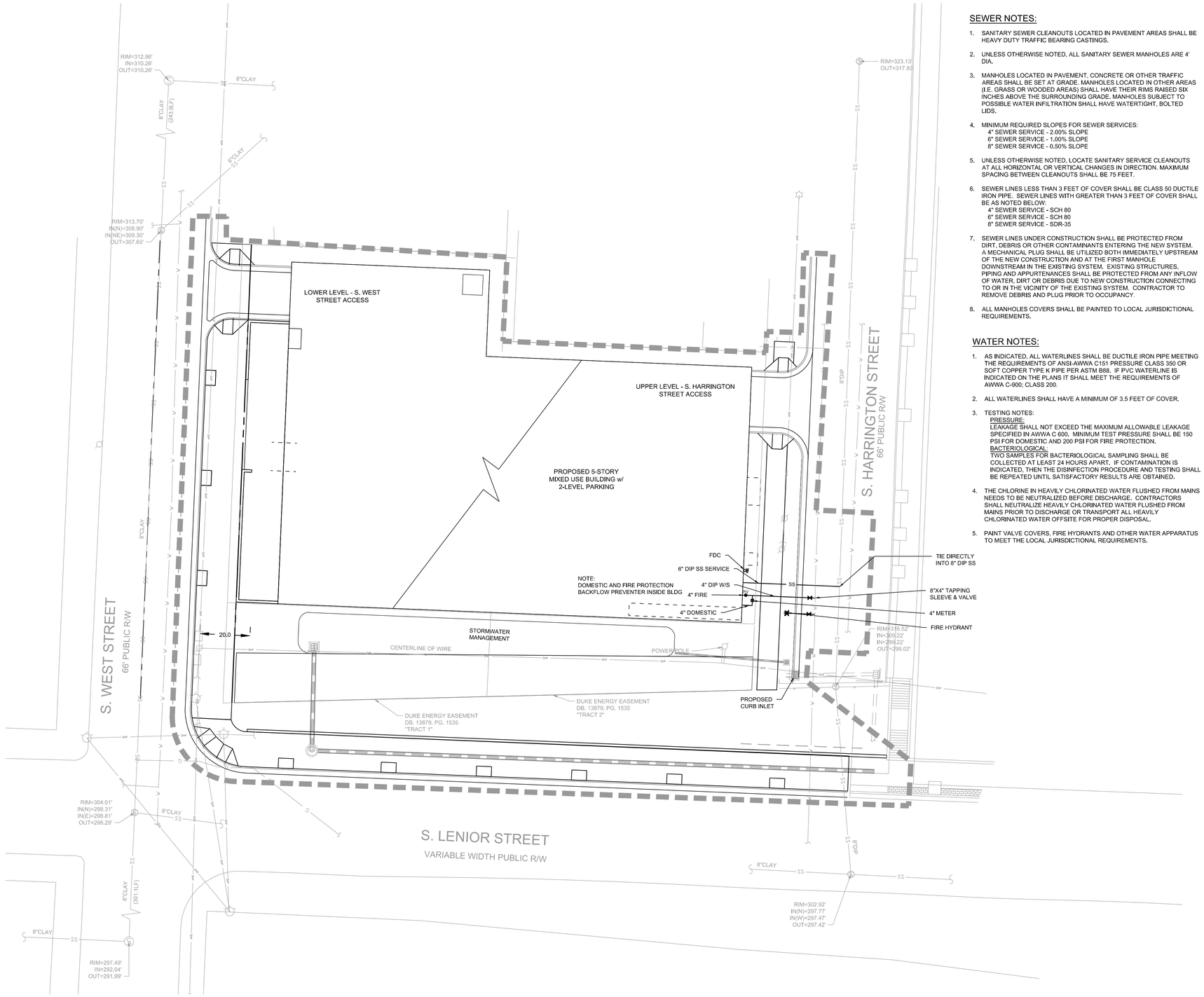

SEWER NOTES:

1. SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
2. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
3. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
4. MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
   4" SEWER SERVICE - 2.00% SLOPE
   6" SEWER SERVICE - 1.00% SLOPE
   8" SEWER SERVICE - 0.50% SLOPE
5. UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
6. SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:
   4" SEWER SERVICE - SCH 80
   6" SEWER SERVICE - SCH 80
   8" SEWER SERVICE - SDR-35
7. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
8. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

WATER NOTES:

1. AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900; CLASS 200.
2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
3. TESTING NOTES:
   PRESSURE:
   LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.
   BACTERIOLOGICAL:
   TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
4. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
5. PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CLEANOUT
- PROPOSED FDC
- PROPOSED POST INDICATOR VALVE (PIV)
- 300' HYDRANT COVERAGE CIRCLE
- LIMITS OF DISTURBANCE

UTILITY NOTES:

1. REFER TO SHEET C3.00 FOR GENERAL NOTES.
2. UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
3. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
4. THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
5. THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
7. THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
8. ALL EXISTING 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. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
9. ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER. WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
10. UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURB AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.
11. AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION. HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.

PROPOSED UTILITY SEPARATION:

1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED 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 SEWER; OR
   b. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP TO THE SEWER.
2. CROSSING A WATER MAIN OVER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, 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 SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND 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.
3. 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 OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

SEPARATION OF SANITARY SEWERS AND STORM SEWERS:

1. A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

STEWART
421 FAYETTEVILLE ST, STE 400
RALEIGH, NC 27601
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FIRM LICENSE #: C-1051
www.stewartinc.com
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Client:

GREYMONT DEVELOPMENT LLC
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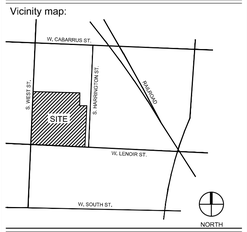
Project:

522 S. HARRINGTON STREET

Vicinity map:



Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description

0 10 20 40 NORTH

SCALE: 1"=20'

Title:

UTILITY PLAN

Project number: C16058 Sheet:
Date: 11.04.2016
Drawn by: SP AAA
Approved by: DMB

C6.00

Q:\2016\C16058 - 522 S. Harrington Street\DWGS\1 - Design\Sheets\C16058-C6.00-Utility Plan.dwg Nov 04, 2016 - 8:17am