

CITY OF HIGH POINT

AGENDA ITEM



Title: Right-Of-Way Encroachment RE-16-0013
(Yihua Timber Industry, Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: June 6, 2016

Public Hearing: No

Advertising Date: Not Applicable

Advertised By: Not Applicable

Attachments: A. Staff Memo
B. Agreement
C. Location Map
D. Site Plan

PURPOSE:

A request by Yihua Timber Industry, Inc. to construct a proposed 5-story building that will encroach 1 foot 4 inches within the East Commerce Avenue right-of-way.

BACKGROUND:

Staff memo and the Technical Review Committee's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. On May 26, 2016 the Technical Review Committee recommended approval of Right-Of-Way Encroachment RE-16-0013.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

RIGHT-OF-WAY ENCROACHMENT

RE-16-0003

June 6, 2016

Request	
Applicant: Yihua Timber Industry, Inc.	Proposal: Construct a proposed 5-story building that will encroach 1 foot 4 inches within the East Commerce Avenue right-of-way.

Adjacent Streets		
Name:	Classification:	R/W and Pavement Width:
East Commerce Avenue	Collector	76 feet and 53 feet from curb to curb

Analysis

The applicant is requesting an encroachment agreement for a proposed 5-story building, a portion of which will intrude 1 foot 4 inches into the street right-of-way along East Commerce Avenue.

The new building will replace an existing building, addressed as 305 East Commerce which also intrudes into the East Commerce Avenue right-of-way 1 foot 4 inches. The proposed replacement building will reside in the same footprint as the existing building. The applicant has stated that the need for this encroachment is to maintain the character of the existing streetscape and avoid potential engineering issues relating to structural support for the adjacent building, addressed as 135 South Hamilton Street, which will be connected to the new building

The Technical Review Committee reviewed this request on May 26, 2016, and determined that the proposed encroachment would not affect public safety or interfere with street maintenance needs, especially since the new building will use the same footprint as the existing one.

The site plan for the proposed building is attached depicting its location and the associated encroachment.

Recommendation

The location of the proposed 5-story building would not intrude into the right-of-way more than the existing building and would not affect public safety or interfere with street or utility maintenance. Staff recommends approval of this requested right-of-way encroachment.

Report Preparation

This report was prepared by Planning and Development Department staff member Justin S. Westbrook, and was reviewed by G. Lee Burnette, AICP.

DRAWN BY: JoAnne L. Carlyle, City Attorney
RETURN TO: City Attorney, P.O. Box 230, High Point, NC 27261

NORTH CAROLINA

GUILFORD COUNTY

**RIGHT OF WAY
ENCROACHMENT AGREEMENT**

THIS AGREEMENT (Agreement) made this _____ day of _____, 2016, between **THE CITY OF HIGH POINT**, a municipal corporation existing under the laws of the State of North Carolina (the “City”) and **Yihua Timber Industry (USA), INC.**, hereinafter known as the “Company”

W I T N E S S E T H

WHEREAS, the City owns the public right of way that includes East Commerce Avenue; and

WHEREAS, the Company desires, for its interest and convenience, to construct, maintain and put in place a building in said public right-of-way as described in Exhibit A (“Building”) in said public right of way; and

WHEREAS, the City under the terms and conditions herein set forth, is willing to allow the above described improvements to be made, and allow the Company to encroach upon the above-referenced City-owned right of way; and

WHEREAS, the Company has paid to the City the sum of \$150.00, which partially defrays the administrative costs of the City.

NOW, THEREFORE, in consideration of the premises and \$150.00 in hand paid receipt of which is hereby acknowledged and other consideration, the Company hereby covenants and agrees that:

1. The Company is responsible for any and all expenditure of labor or materials required in the installation, erection, repair, maintenance or location of the above-referenced Building.

2. The Company is responsible for any and all labor or expense which results from any and all future maintenance and repair of such Building, and the removal or dismantling of the Building if and when the Building is removed.

3. The Company is to be fully responsible for any and all property damage or injury to or death of any person which results from any and all negligence, omission, defect in design, maintenance or workmanship created by the Company, its agents, employees, contractors or subcontractors in connection with the Encroachment, or any cause of action arising out of the installation, maintenance, or location of said Building or any other cause of action arising out of the planting, installation, maintenance, or location of said Building (collectively, "Claims and Causes of Action").

4. The Company agrees:

- (a) to hold the City, its officers, agents and employees harmless from any and all liability arising out of any such Claims and Causes of Action, and
- (b) to defend the City, its officers, councilors and employees and pay all attorney fees in any and all actions brought as a result of such Claims and Causes of Action; and
- (c) indemnify the City, its officers, agents and employees against any and all loss sustained by reason of such Claims and Causes of Action.

5. The Company, during the life of this agreement, agrees to procure or cause to be procured from a responsible insurance carrier or carriers, authorized under the laws of the State of North Carolina, insurance in the minimum amounts of One Million Dollars (\$1,000,000.00) per occurrence and in the aggregate, combined single limit for personal injury, property damage, or wrongful death caused by construction, maintenance, location, repair or visual obstruction of said encroachment with the City of High Point being included as additional insured as respects work under this Agreement. Company shall furnish the City upon the City's request, but no more than once in any 12 month period, a certification from the insurance carrier or carriers with whom the insurance herein mentioned is carried, stating that such compensation is covered by such carrier or carriers and showing such insurance to be in full force and effect (or proof of self-insurance as referenced below). Company shall give the City at least 30 days advanced written notice of any cancellation of any required coverage that is not replaced. Should Company fail to

pay premiums upon said insurance, or should Company fail to obtain said insurance, or to perform any of the agreements, terms, or conditions herein contained; the City at its option, by written notice may declare this agreement cancelled and terminated and all rights acquired hereunder by Company shall thereupon terminate, except Owner shall still be responsible for removing the Equipment from the right of way. In lieu of the foregoing, Company may self insure for any or all of the coverages set forth above.

6. The Company, upon completion of the installation of the Building, shall submit to the City revised drawings in the form of an AutoCad (.dwg) file for retention by the City if the actual installation differs significantly from the installation shown on the Exhibit B (Site Plan) (in such event, the Company shall secure approval of the City prior to the differing installation).

7. The Company agrees to abide by all lawful statutes and ordinances governing construction of the Building as contemplated herein.

8. This Agreement shall not divest the City of any rights or interest in said right of way.

9. The Company shall contact "NC One Call Center" prior to excavation where and in the manner required by the NC One Call law.

11. This Agreement shall be binding upon and ensure to the benefit of all of the parties hereto and their heirs, personal representatives, grantees, successors, and assigns.

12. All matters relating to this Agreement shall be governed by laws of the State of North Carolina without regard to its choice of law provisions, and venue for any action related to the Agreement shall be Guilford County Superior Court or the United States District Court for the Middle District of North Carolina.

13. All notices required herein shall be deemed given by depositing such in the United States Mail, first class, and addressed as follows:

If to City:

City of High Point
Planning & Development Department
P.O. Box 230
High Point, NC 27261
ATTN: Planning Director

If to Company:

Waterleaf Property Management, LLC
4301 Waterleaf Court
Greensboro, NC 27410

IN WITNESS WHEREOF, the City of High Point has caused this instrument to be signed by its Mayor and attested by its Clerk and its seal to be affixed by the duly-granted authority of its City Council, the day and year first above written.

Yihua Timber Industry (USA), INC.
(A California Corporation)

(Corporate Seal)

By: _____

Print Name: _____

Title: _____

STATE OF _____

_____ COUNTY

I, _____, a Notary Public of the County and State, do hereby certify that _____, personally came before me this day and acknowledged that he/she is _____, and that he/she, as _____ being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this the ____ day of _____, 2016.

My commission Expires: _____

Notary Public

APPROVED AS TO FORM BY:

CITY OF HIGH POINT

JoAnne Carlyle, City Attorney

By: _____
Bill Bencini, Mayor

ATTEST:

SEAL

Lisa B. Vierling, City Clerk

NORTH CAROLINA

GUILFORD COUNTY

I, _____, a Notary Public of said county and state do hereby certify that Lisa B. Vierling is known to me as City Clerk of the City of High Point; that she personally appeared before me this date; and, that by authority duly given, and as the act of the said City of High Point, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal, and attested by herself as its clerk.

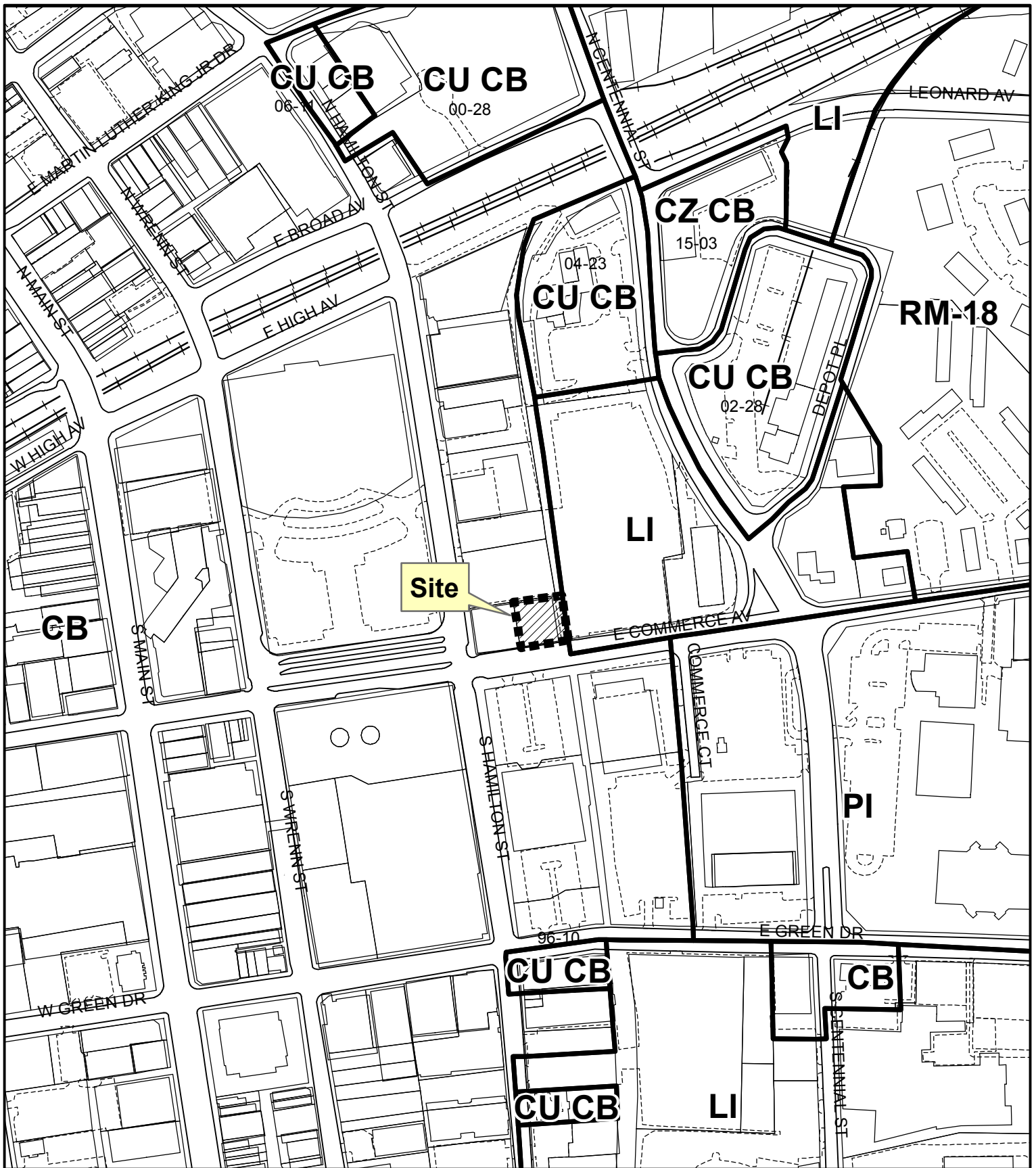
Witness my hand and official stamp or seal, this the ____ day of _____, 2016.

My commission Expires: _____

Notary Public

EXHIBIT A

Starting at the South-East corner on E Commerce Street running along the right of way $S81^{\circ}14'56''W$, 120.15 lf to an existing corner; then running along the same right of way $S81^{\circ}10'23''W$, 100 lf to a property corner at the intersection of S Hamilton Street and East Commerce Street; then running along the S Hamilton Street right of way $N08^{\circ}35'03''W$, 100 lf to a point, then $n81^{\circ}11'18''E$, 100 lf; then $n81^{\circ}06'43''E$, 119.84 lf; then $S08^{\circ}45'47''E$, 100.26 to the point of beginning.



RIGHT-OF-WAY ENCROACHMENT RE-16-0013

Yihua Timber Industry (USA) Inc.
305 East Commerce Avenue

Existing Zoning Boundary
Subject Property Boundary



**Planning & Development
 Department**

City of High Point

Date: May 25, 2016



Scale: 1"=300'
 G:/Planning/Secure/ba-pz/
 2016/boa/rE16-0013.mxd

GENERAL SITE NOTES:

1. THE INFORMATION SHOWN HEREON WAS TAKEN FROM SURVEY PROVIDED BY: REGIONAL LAND SURVEYORS
8642 WEST MARKET STREET, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
TELEPHONE (336) 665-8155
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
4. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.S, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
6. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
7. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
8. ALL UTILITIES TO SERVICE BUILDING SHALL BE UNDERGROUND ON SITE UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
10. COMPACTION AND MAINTENANCE OF PROPER MOISTURE CONTENT OF THE SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE ACCOMPLISHED TO ACHIEVE 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED IN THE SOIL REPORT (IF AVAILABLE).
11. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
12. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
13. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE APPROXIMATE ARE ONE CONTRACTOR SHALL BE RESPONSIBLE ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT NORTH CAROLINA "ONE CALL" AT 1-800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
14. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
15. LANDSCAPE PLANTINGS AND SIGN LOCATIONS AT ENTRANCE/EXITS WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREA AND AT ENTRANCE/EXIT LOCATIONS, PER LOCAL STANDARDS.
16. SEEDING TO BE INSTALLED TO LOCAL REQUIREMENT & STANDARD PRACTICES.
17. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
18. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.

CONTRACTOR NOTES:

NOTE: ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB, OR TO THE CENTER OF STRUCTURES SUCH AS INLETS, SIGN POSTS, ETC., UNLESS OTHERWISE NOTED.

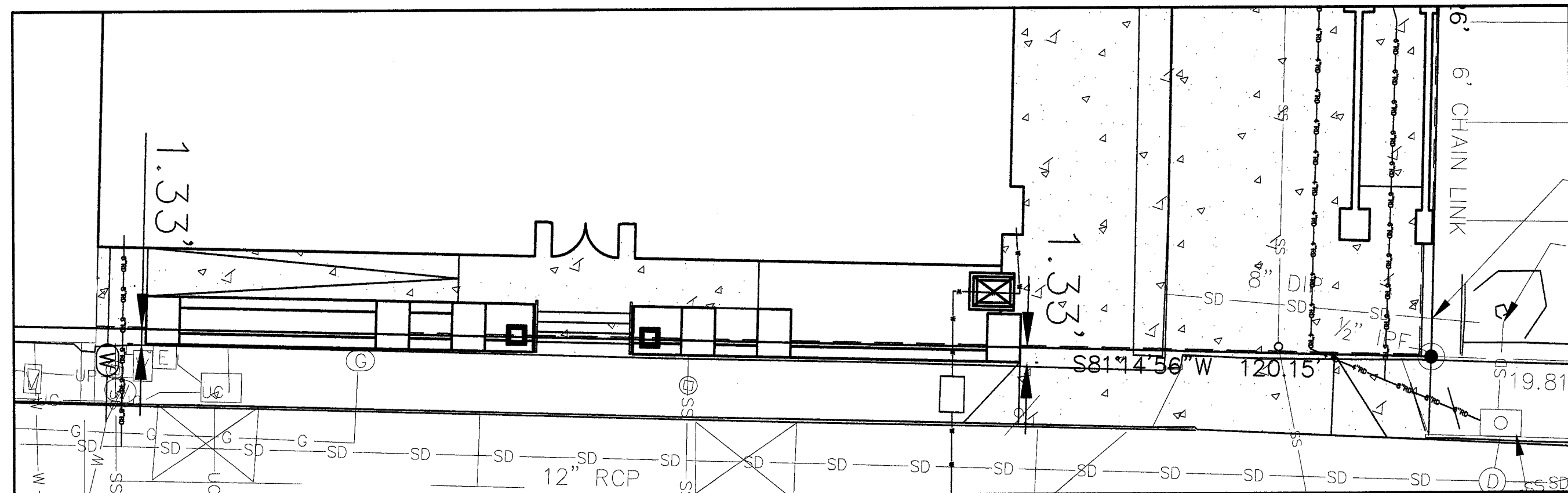
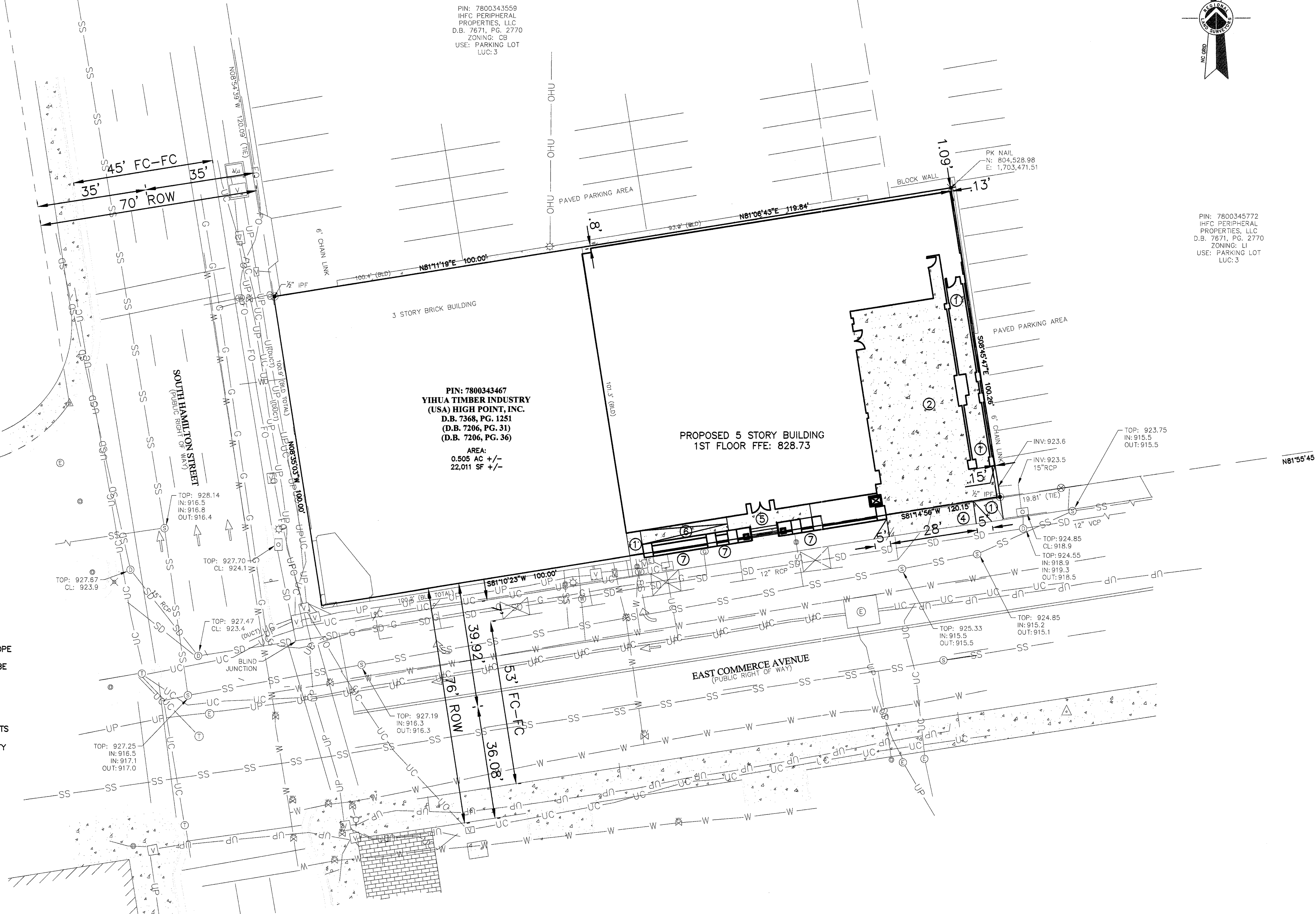
- CONTRACTOR TO:
1. VISIT SITE AND BRING TO THE ENGINEER'S ATTENTION IN WRITING ANY PROBLEMS OR DISCREPANCIES WITH SITE OR PROJECT PRIOR TO CONSTRUCTION.
 2. COORDINATE WITH THE OWNER FOR PHASING OF CONSTRUCTION, INSURE A HIGH LEVEL OF SAFETY DURING ALL PHASES OF CONSTRUCTION.
 3. CHECK ALL "VERIFY" DIMENSIONS NOTED ON PLANS. REPORT ANY DISCREPANCIES TO THE ENGINEER IN WRITING PRIOR TO ANY FURTHER CONSTRUCTION.
 4. CONTACT ENGINEER FOR OBSERVATION OF CONSTRUCTION RELATED TO REQUIRED FEDERAL, STATE OR LOCAL CERTIFICATIONS INCLUDING BUT NOT LIMITED TO PROOFROLL AND ASPHALT PLACEMENT. PROVIDE 24 HOUR NOTICE TO ENGINEER FOR REQUIRED CONSTRUCTION OBSERVATION RELATED TO CERTIFICATION OF ROADWAY, WATER SYSTEM, PAVEMENT, ETC.
 5. KEEP ALL PLANTING AND GRASS AREAS FREE OF DEBRIS, STONES, CONSTRUCTION MATERIALS, ETC., RESPONSIBLE FOR NOT DAMAGING EXISTING PLANTING TO REMAIN.
 6. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND AVOIDING ALL UNDERGROUND UTILITIES WHETHER SHOWN ON THE SITE PLAN OR NOT. THOSE SHOWN ARE BASED ON THE SURVEY PROVIDED AND MAY NOT BE ALL INCLUSIVE. CONTACT UTILITY LOCATION SERVICE OR OTHER APPROPRIATE UTILITY LOCATION SERVICE FOR UTILITY IDENTIFICATION PRIOR TO ANY WORK. CONTRACTOR TO PROTECT ALL UTILITIES TO REMAIN-TYPICAL. CONTACT ALL UTILITY COMPANIES TO INSURE THE UTILITIES ARE SHUT DOWN PRIOR TO THE START OF ANY DEMOLITION AND/OR SITE WORK.
 7. PATCH/REPAIR STREETS, STRUCTURES, ETC. AS NECESSARY AFTER CONNECTION OF PROPOSED UTILITIES.
 8. SEE GRADING PLAN FOR PROPOSED GRADES AND EROSION CONTROL.
 9. USE THE ARCHITECT'S DRAWINGS FOR BUILDING DIMENSIONS.
 10. USE CITY OF HIGH POINT STANDARD CONSTRUCTION DETAILS FOR ALL SITE WORK ITEMS.

ADEQUATE DRAINAGE FOR BUILDING PADS

ALL NEW CONSTRUCTION SITES SHALL PROVIDE ADEQUATE DRAINAGE FROM THE FOUNDATION. FOR RESIDENTIAL CONSTRUCTION THE GRADE SHALL SLOPE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET FROM THE FOUNDATION AS REFERENCED IN NC STATE BUILDING CODE. ADEQUATE DRAINAGE SHALL ALSO BE PROVIDED FOR NEW COMMERCIAL CONSTRUCTION IN COMPLIANCE WITH THE NC STATE BUILDING CODE.

REPLACEMENT OF SIDEWALKS AND CURB AND GUTTERING

1. ANY UNUSED CURB OPENINGS/DRIVEWAYS WILL BE CLOSED WITH STANDARD CURB AND GUTTER ON CURB AND GUTTER STREETS. ON RIBBON PAVED STREETS THE DRIVEWAY AND ANY PIPE SHALL BE REMOVED.
2. DAMAGE TO EXISTING SIDEWALK SHALL BE REPAIRED TO MEET CURRENT CITY SIDEWALK STANDARDS.

EXHIBIT B
(Site Plan)

SITE KEY NOTES:

1. CONSTRUCT CONCRETE SIDEWALK (4" THICK) PER CONCRETE SIDEWALK DETAIL. SEE SHEET C 2.4.
2. CONSTRUCT CONCRETE PAVEMENT (6" THICK) PER CONCRETE PAVEMENT DETAIL. SEE SHEET C 2.4.
3. PAINT 4" WIDE STRIPE, WHITE.
4. CONSTRUCT STREET TYPE COMMERCIAL DRIVEWAY PER CITY OF HIGH POINT STD. SEE SHEET C 2.3.
5. CONSTRUCT CONCRETE SIDEWALK, SEE ARCHITECTURAL PLANS FOR DETAILS
6. CONSTRUCT HANDICAP RAMP, SEE ARCHITECTURAL PLANS FOR DETAILS
7. CONSTRUCT PLANTER, SEE ARCHITECTURAL PLANS FOR DETAILS

WATERSHED NOTE:
NO NEW IMPERVIOUS SURFACE IS PROPOSED AS PART OF THIS PLAN SO NO WATER QUALITY/QUANTITY BMP IS PROPOSED.

TECHNICAL REVIEW COMMITTEE ENDORSEMENT BLOCK FOR SITE PLANS

APPROVED BY THE TECHNICAL REVIEW COMMITTEE FOR 18 MONTHS (DEV #) SUBJECT TO THE APPROVAL OF ANY REQUIRED STREET AND UTILITY PLANS AND PROFILES AND APPROVAL OF A SEPARATE LAND-DISTURBING PERMIT AND/OR EROSION CONTROL PLAN.

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

ENFORCEMENT OFFICER APPROVAL FOR LANDSCAPE PLANS

THIS PLAN APPEARS TO COMPLY WITH THE PROVISIONS OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE CONCERNING LANDSCAPING.

DIRECTOR OF PLANNING AND DEVELOPMENT

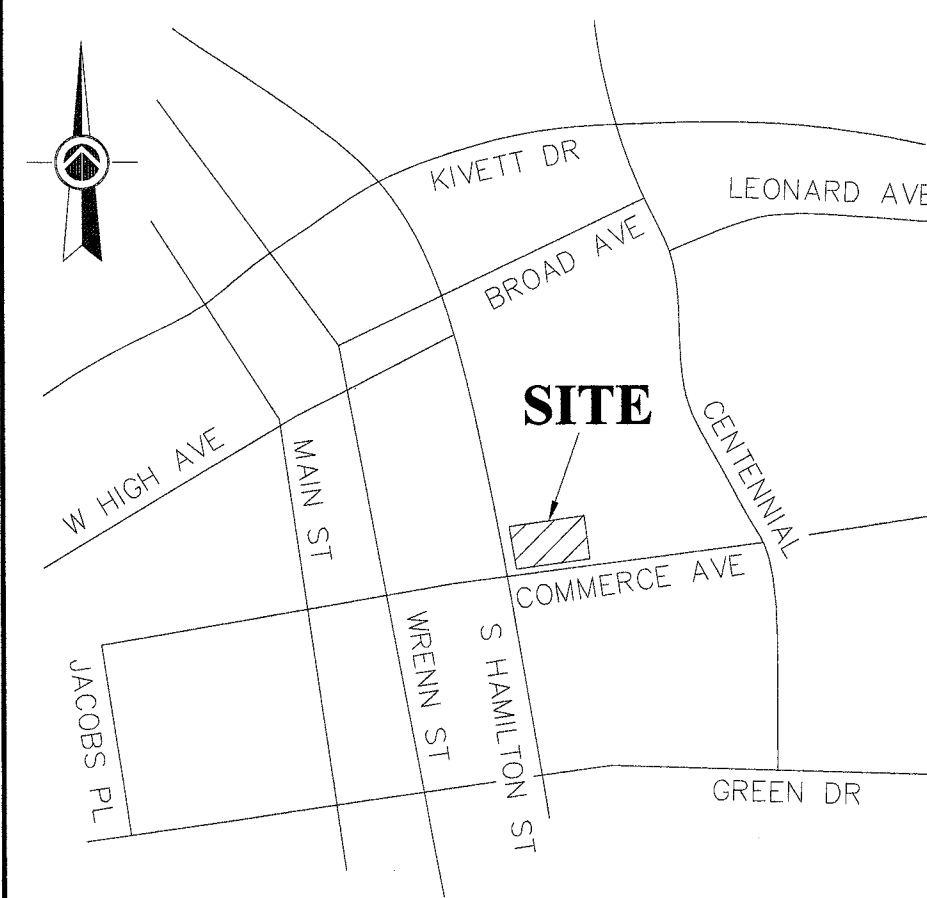
DATE

OWNER'S/DEVELOPER'S CERTIFICATE OF COMPLIANCE

I, _____, ACCEPT THIS SUBMISSION AS MY PLAN OF DEVELOPMENT AND AGREE TO INSTALL ALL REQUIRED IMPROVEMENTS AND COMPLY WITH THE CONDITIONS OF APPROVAL.

OWNER/DEVELOPER

DATE



VICINITY MAP (NTS)

SITE INFORMATION

EX. ZONING	CB
PROP. ZONING	CB
CURRENT LANDUSE	RETAIL
PROP. LANDUSE	RETAIL
PIN	7800343467-000
PLAT REFERENCE	-
DEED REFERENCE	007368-01251
TOTAL AREA	0.51 AC
WATERSHED	RANDELMAN GWA
BUILDING SETBACK	0' OR 5'
DISTANCE TO NEAREST FEMA FLOOD PLAIN	1328 LF
SOILS	Ur

	ACREAGE	PERCENTAGE
DISTURBED	0.505	100%
UNDISTURBED	0.00	0%
EX. BUA	0.505	100%
PROP. BUA	0.505	100%
TOTAL BUA	0.505	100%
EX. PERVIOUS	0.00	0%
PROP. PERVIOUS	0.00	0%
TOTAL PERVIOUS	0.00	0%

PARKING INFORMATION

TOTAL SPACES	NO SPACES REQUIRED
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UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	8"	VCP	S HAMILTON ST
WATER	6"	DIP	S HAMILTON ST
STORM SEWER	12"	RCP	S HAMILTON ST
ELECTRIC	XXX	XXX	XXX

OWNER INFORMATION

DEVELOPER/OWNER:

YIHUA TIMBER INDUSTRY (USA) INC
10808 8TH ST
RANCHO CUCAMONGA, CA 91730

NEW CLASSIC FURNITURE

WESTCOTT, SMALL & ASSOCIATES, PLLC
125 SOUTH ELM STREET, SUITE 606
GREENSBORO, NC 27401
WWW.WSAAENG.COM
PHONE: 336.310.9722

135 S HAMILTON ST
HIGH POINT NC, 27285

LOCATION

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT
BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

PROFESSIONAL ENGINEER
MICHAEL WESTCOTT
PRELIMINARY
NOT FOR CONSTRUCTION

DATE ISSUED FOR

1 XX/XX/XX XXXX
PROJECT NO: E-1292
DATE: 2/17/16
SCALE: 1"=20'
DRAWN BY: MBW
CHECKED BY: VMS

C 2.0
SITE/WATERSHED
PLAN

LEGEND

NAIL FOUND	— G —	GAS LINE
IRON PIPE FOUND	— OHU —	OVERHEAD UTILITIES
RR SPIKE FOUND	— UC —	UNDERGROUND COMMUNICATIONS
PK-NAIL FOUND	— FO —	UNDERGROUND FIBER OPTICS
WATER VALVE	— UP —	UNDERGROUND POWER
WATER METER	— SD —	SANITARY SEWER LINE
WATER MANHOLE	— W —	WATER LINE
GAS VALVE	— SS —	STORM DRAIN LINE
GAS METER	— SD —	STORM DRAIN INLET
CURB INLET		
STORM DRAIN MANHOLE		
SANITARY SEWER CLEAN OUT		
SANITARY SEWER MANHOLE		
SIGN		
BOLLARD		
FFE/TBM		
LIGHT POLE		
ELECTRICAL MANHOLE		
POWER METER		
UNDERGROUND VAULT		