

MEMORANDUM

To: Town of Pittsboro
Stuart Bass

From: Hydrostructures, P.A. *RLS*

Date: June 6, 2014

P.O. Box 1537
126A Commerce Court
Pittsboro, NC 27312

ph 919.542.5002
fax 919.542.6835
www.hydrostructures.com

Subject: 2nd Review – Chatham Medical Office Building Site Plan

Hydrostructures, PA has reviewed the water and sanitary sewer systems for conformance with the Town of Pittsboro specifications. Conditions found later, particularly during construction may change opinions offered here. Our review and/or approval is in no way intended as a warranty or guarantee for the design, engineering, construction or performance of the project.

Plan Review:

- Sheet C-500 – Utility Plan
 - The proposed 4" water meter shall be provided by the Owner. It shall be Neptune radio-read type, possessing radio read output consistent with that used by the Town of Pittsboro at the time of installation. Please provide specs for the meter and the vault housing the meter that adhere to the requirements listed in Section 3.M.
 - The meter cannot be tapped from the fire line; it must connect directly to the public water main.
 - On 2-inch diameter services and larger, in addition to the corporation stop at the water main, a threaded end gate valve in accordance with Specification Section 3.D shall be installed as a curb stop. Valve to be fitted with a valve box extended to grade.
 - The meter should be located on the public side of the right-of-way.
 - The valve for the fire line should be located at the water main.
 - Please show size and material of both the domestic service line and the fire service line in the right-of-way.
 - Please show the physical location of both backflow preventers and all interconnecting piping.
 - Please identify the small box in front of the FDC. Is it a sidewalk pattern or a vertical planter in front of the FDC?
 - The proposed hydrant must be located within 25' - 50' of the FDC. This will require it to be a private hydrant on private property. Please label it private and relocate.
 - Model the turning radii of all the entrances and parking lot turns to insure that a pumper truck can maneuver throughout the area.
 - Will the site have an irrigation system?



- Please add the contact information for your water and sewer inspectors to Sheet C-500.
 - The sewer immediately exiting the building shall be a private service lateral. The public sewer must be placed in a 20' public easement.
 - Identify all utility and stormwater easements.
 - Please submit profile drawings for the public sewers, storm sewers, & water mains.
 - Please include Town of Pittsboro sewer and water details to the plan set. They have been attached for convenience.
 - Please label the private and public segments of the sewer line.
 - Please label the size and material of both the public and private sewer mains.
 - If the proposed property line is as shown, the public sewer should not traverse over the adjoining property to the north.
 - What is the proposed use of the area labeled Phase 2? If Phase 2 will require water service, recommend that a water service tap be installed prior to installation of Collector Road A.
 - Also, if a building will be constructed in the area labeled Phase 2, will the structure load require an additional fire hydrant? If so, recommend stub out of the hydrant leg from the main water line prior to construction of Collector Road A. This comment also applies to the property to the south – should taps be installed now to prevent cutting new asphalt in the near future?
 - Please add the Town's NOTIFICATION requirements as a note to Sheet C-500. This can be found in Section 2.03.
- Sheet C-400 Grading and Drainage Plan
 - Please add a construction sequence note that requires the completion of the Stormwater BMP along Suttles Road prior to construction of the storm drain from the new Collector Road A - that is designed by Withers & Ravenel.