



DEPARTMENT OF THE NAVY

ATLANTIC DIVISION
NAVAL FACILITIES ENGINEERING COMMAND
NORFOLK, VIRGINIA 23511-6287

TELEPHONE NO. *04/me*

PWD
408.1
445-2375
IN REPLY REFER TO:

EO-293
241B1

93 APR 1987

Mr. Timothy M. Stewart
James E. Stewart and Associates, Inc.
306-310 New Bridge Street
P.O. Drawer 976
Jacksonville, North Carolina 28541-0976

Dear Mr. Stewart:

Enclosed is Grant of Easement N62470-87-RP-00096, prepared in accordance with your request of November 18, 1986. If the document meets with your approval, we request you have the original and all copies properly executed and returned to this office with a check in the amount of \$1,050. A Contracting Officer for the Government will fill in the date on the first page and execute in a similar manner. A signed copy will be returned for your records.

Sincerely,

FRANCES M. HOOVER
Head, Operations Branch
Real Estate Division
By direction of the Commander

Encl

Blind copy to: (w/o encl)
MARCORB Camp Lejeune

11000
PWO

18 JUL 1986

From: Commanding General, Marine Corps Base, Camp Lejeune
To: Commander, Atlantic Division, Naval Facilities Engineering Command,
Norfolk, VA 23511 (Code: 241)

Subj: EASEMENT FOR SEWAGE FORCE MAIN UNDER CAMP LEJEUNE-CHERRY POINT
RAILROAD

Encl: (1) James E. Stewart & Associates ltr to AC/S FAC dtd 3 July
1986 (w/exhibits "A", "B" and "C")

1. The enclosure explains that a need exists for a 2" PVC sewage force main with a 6" steel casing pipe to be bored under the Camp Lejeune Railroad and Right of Way for the purpose of serving a civilian restaurant/lounge and grocery store nearby with C. B. W. Utilities handling the sewage at their treatment plant. The enclosure also contains a request for permission from the Government to allow the force main to be bored under the Government trackage and for an easement to be granted to C. B. W. Utilities to cover this force main.

2. Pursuant to the request as contained in the enclosure, it is requested that exhibits "A", "B" and "C", attached to the enclosure, be reviewed for completeness and compliance with regulations and, if satisfactory, that an easement be executed for the sewage force main to be bored under the Government trackage.

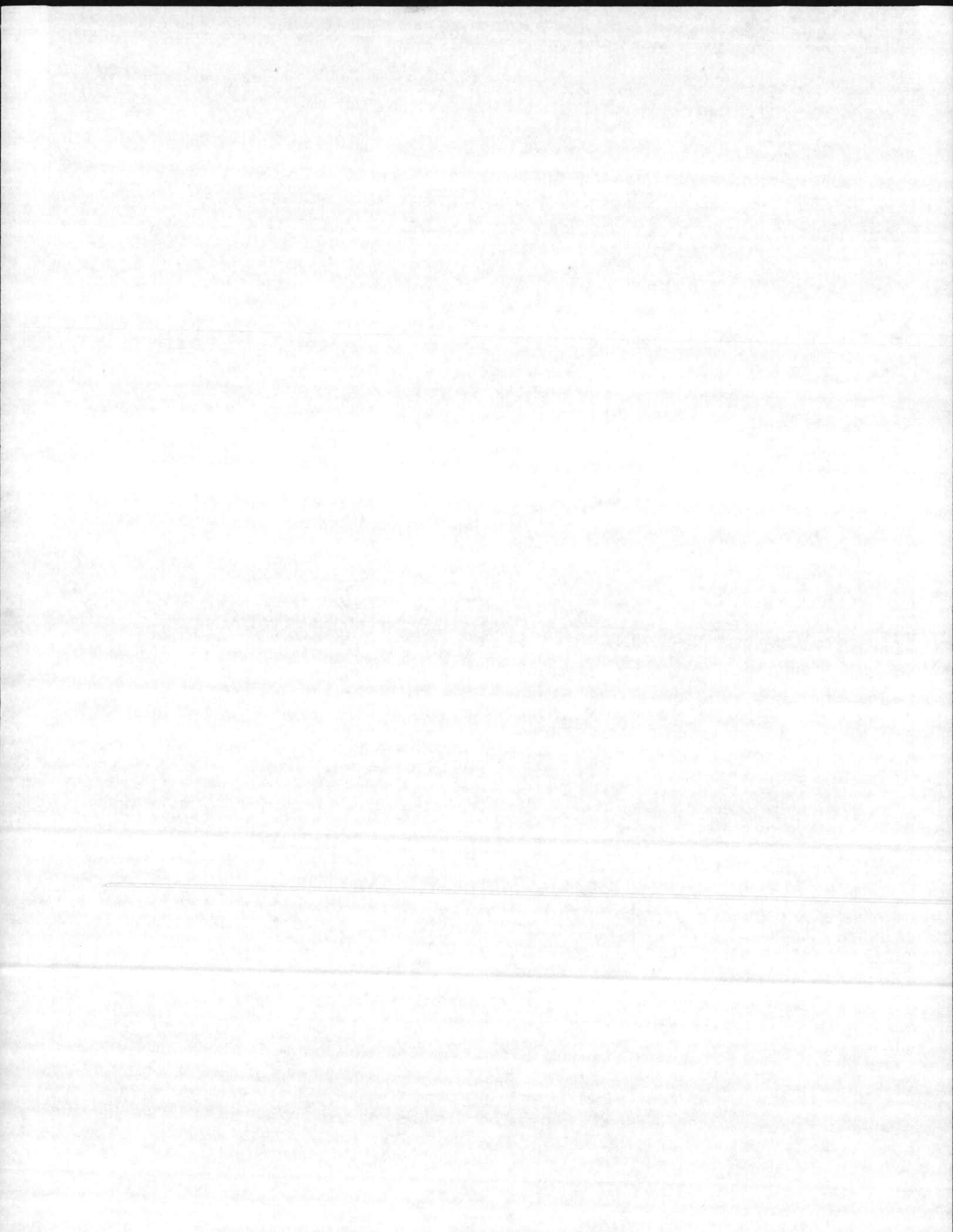
F. L. HUGUELET
By direction

Copy to: (w/o encl)
James E. Stewart & Associates, Inc.

Blind copy to:
FAC

Writer: J. C. Jordan, PubWks, 2818
Typist: J. E. Starcala, 17 July 1986

408.1
3
04
M



James E. Stewart and Associates, Inc.



CONSULTING ENGINEERS—LAND SURVEYORS

306 NEW BRIDGE STREET
P. O. DRAWER 976
JACKSONVILLE, NORTH CAROLINA 28541-0976
919-455-2414

July 3, 1986

Mr. Billy Elston, Commanding General, U.S.M.C.
Assistant Chief of Staff Facilities Office
Bldg. 1
Camp Lejeune, North Carolina 28542

ATTN: Mr. John Jordan, Technical Records

RE: U.S.M.C. Railroad
Easement for Utilities Bore to serve
The Bull Restaurant and Lounge
and Pollard's IGA
Piney Green Road, Onslow County, North Carolina

Dear Sir:

On behalf of C.B.W. Utilities, Inc. of Onslow County, the following letter and sketches detail our request to bore under the railroad with a sewage force main to serve The Bull Restaurant and Lounge.

The Bull Restaurant and Lounge presently tries to handle its sewage disposal by means of septic tank and drainfield. However, they are having extreme problems with this method and have been warned that they will be closed down if they do not solve the problem. C.B.W. Utilities, Inc. of Onslow County, have an existing sewage treatment plant in the near area and are willing to accept sewage flow to serve The Bull. Pollard's IGA is also having problems with its septic tank and drainfield and also wants to pump it's waste to the existing treatment plant.

We are proposing to design a pumping station for The Bull Restaurant, and by means of a 2-inch sewage force main, pump the sewage to Pollard's proposed pumping station. To reach Pollard's pumping station, we are proposing to bore the railroad tracks using a steel casing as shown in the typical sketch "Exhibit C". Also enclosed are "Exhibits A and B" showing a vicinity sketch and the overall preliminary construction plan respectively. The exact design and locations of the pumping stations and the bore have yet to be determined.

Mr. Billy Elston, Commanding General, U.S.M.C.
ATTN: Mr. John Jordan, Technical Records
Page 2
July 3, 1986

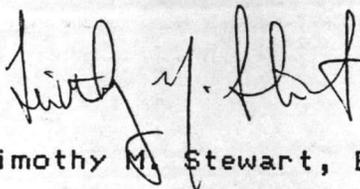
Please accept this letter and these sketches as an official request for an easement from the U.S. Marine Corps to C.B.W. Utilities, Inc. to bore the railroad. Upon completion of final design and drawings a set of plans and specifications will be submitted to you if needed.

Our client has received a temporary Pump and Haul Permit from the Division of Environmental Management which expires August 31, 1986 and therefore is very anxious to get this approved as soon as possible. So he can begin construction. If you would give us preliminary approval, then we could begin construction while we finalize all paperwork with you. Please advise us of any other requirements you may have in order to obtain this agreement.

If you have any questions or if I can be of any further assistance in this review process, please call me at (919) 455-2414.

Very truly yours,

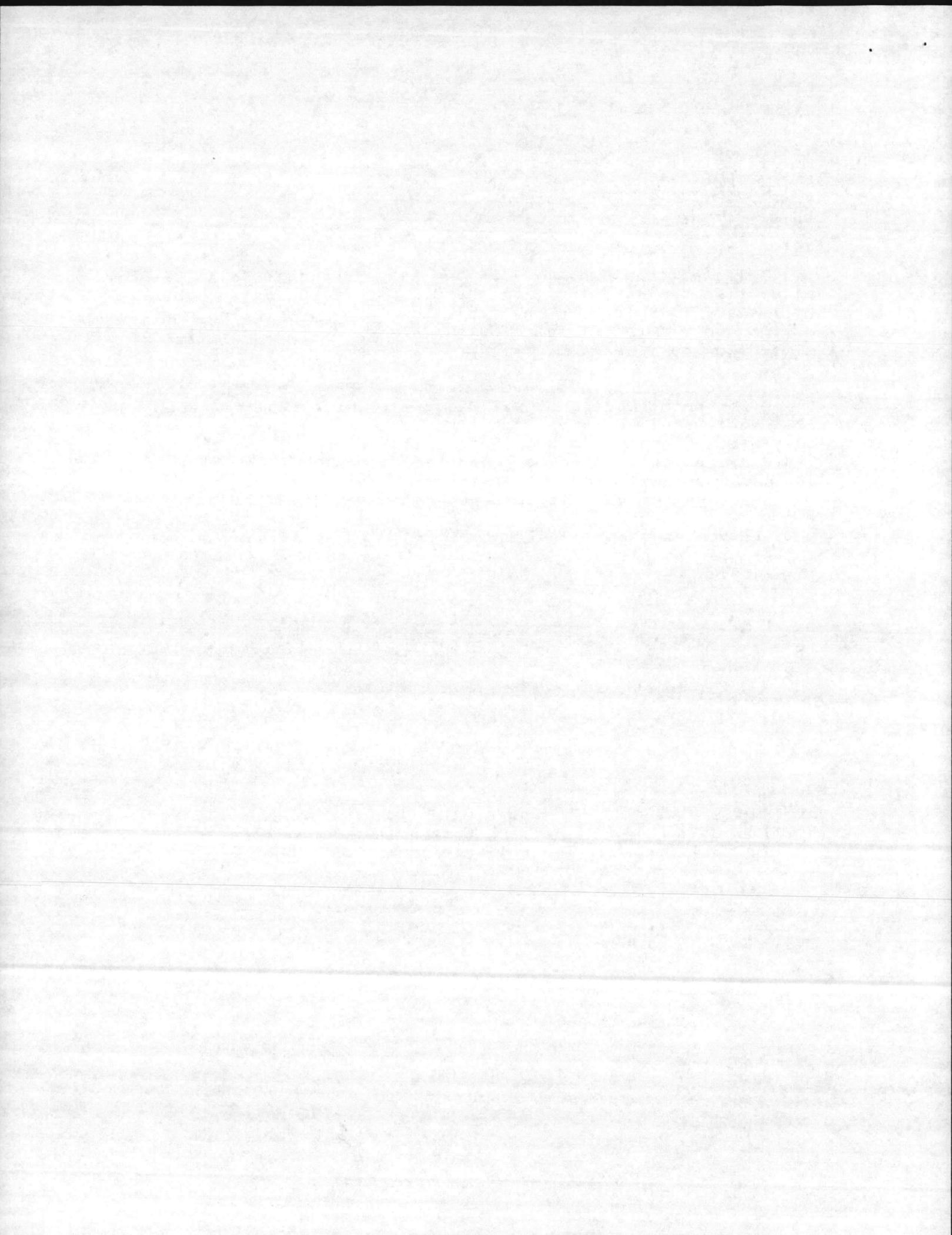
JAMES E. STEWART AND ASSOCIATES, INC.

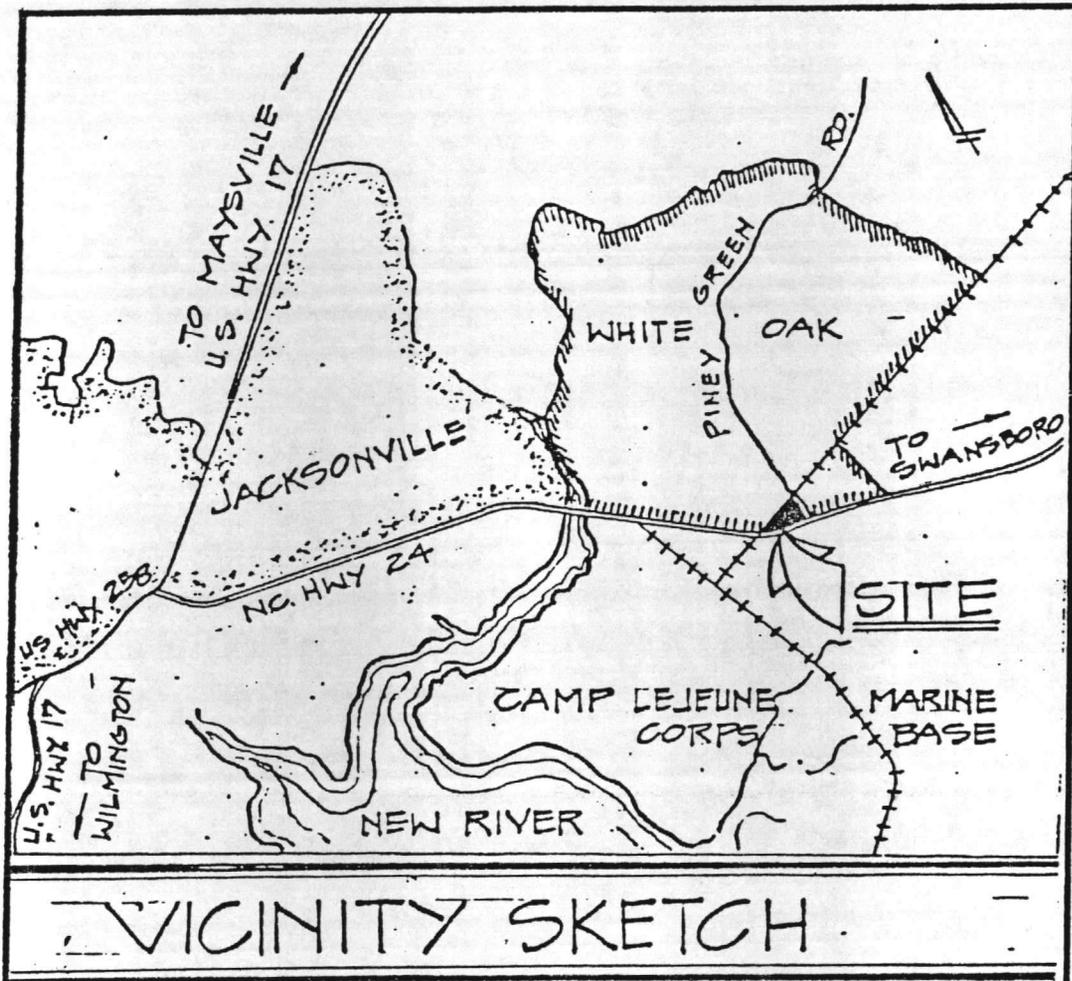


Timothy M. Stewart, E.I.T.

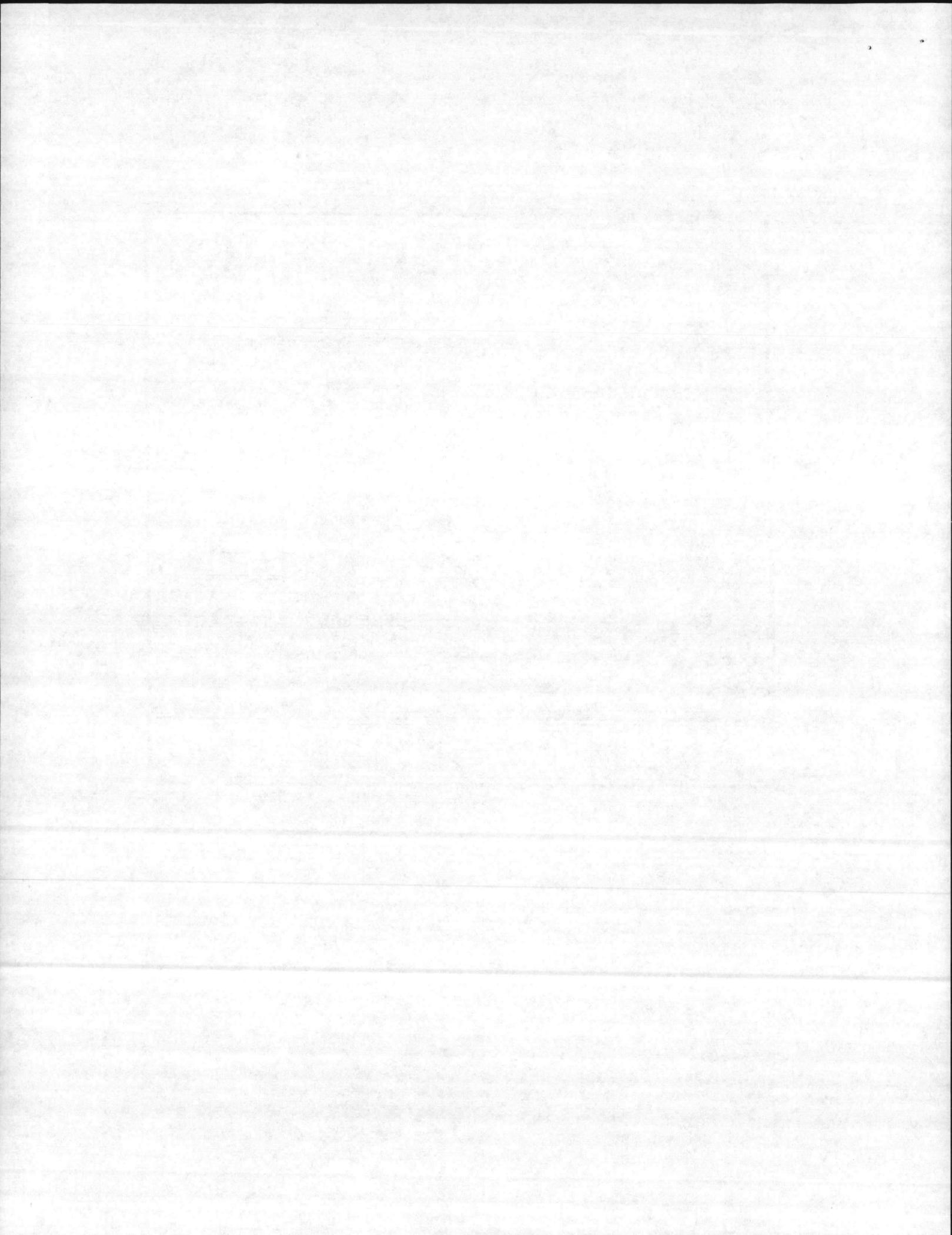
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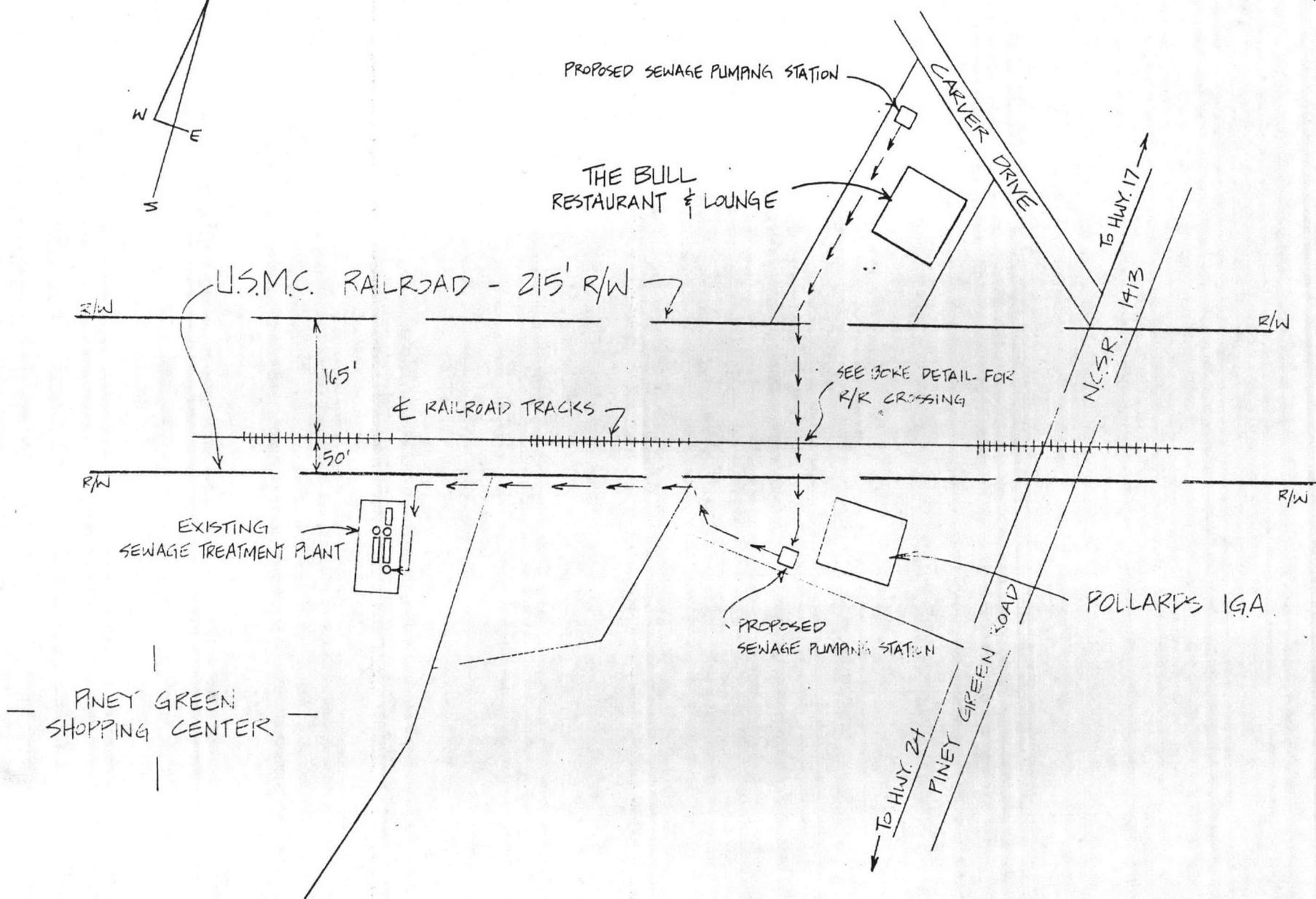
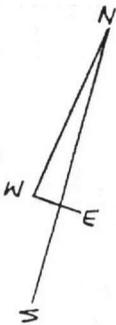
xc: Mr. Lee Warren, Commander Atlantic Division
Mr. B.T. Pollard, Pollard Enterprises, Inc.
Mr. J.T. McLean, The Bull Restaurant and Lounge
Mr. Bill Bostic, Bailey and Associates, Inc.
central file





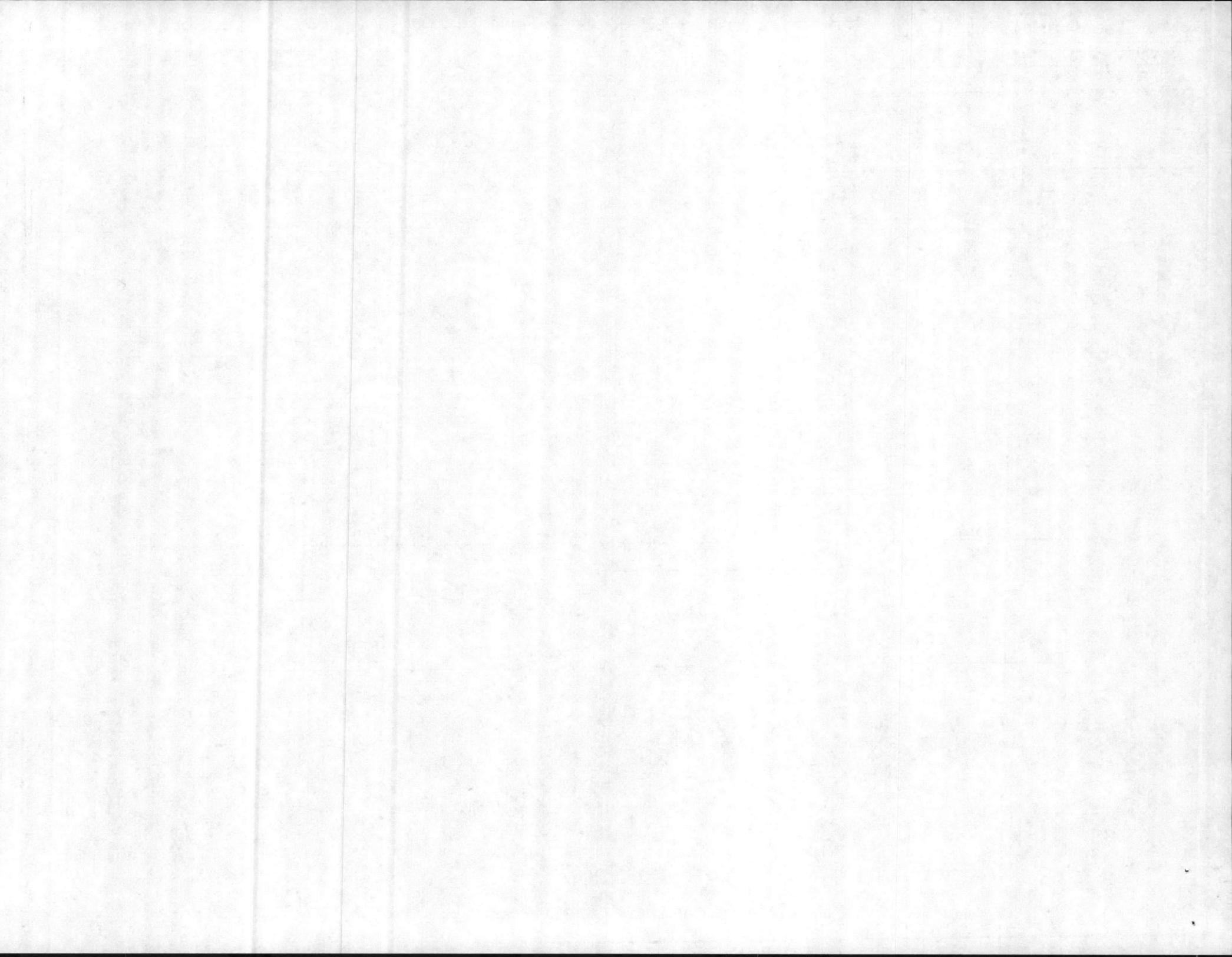
VICINITY SKETCH



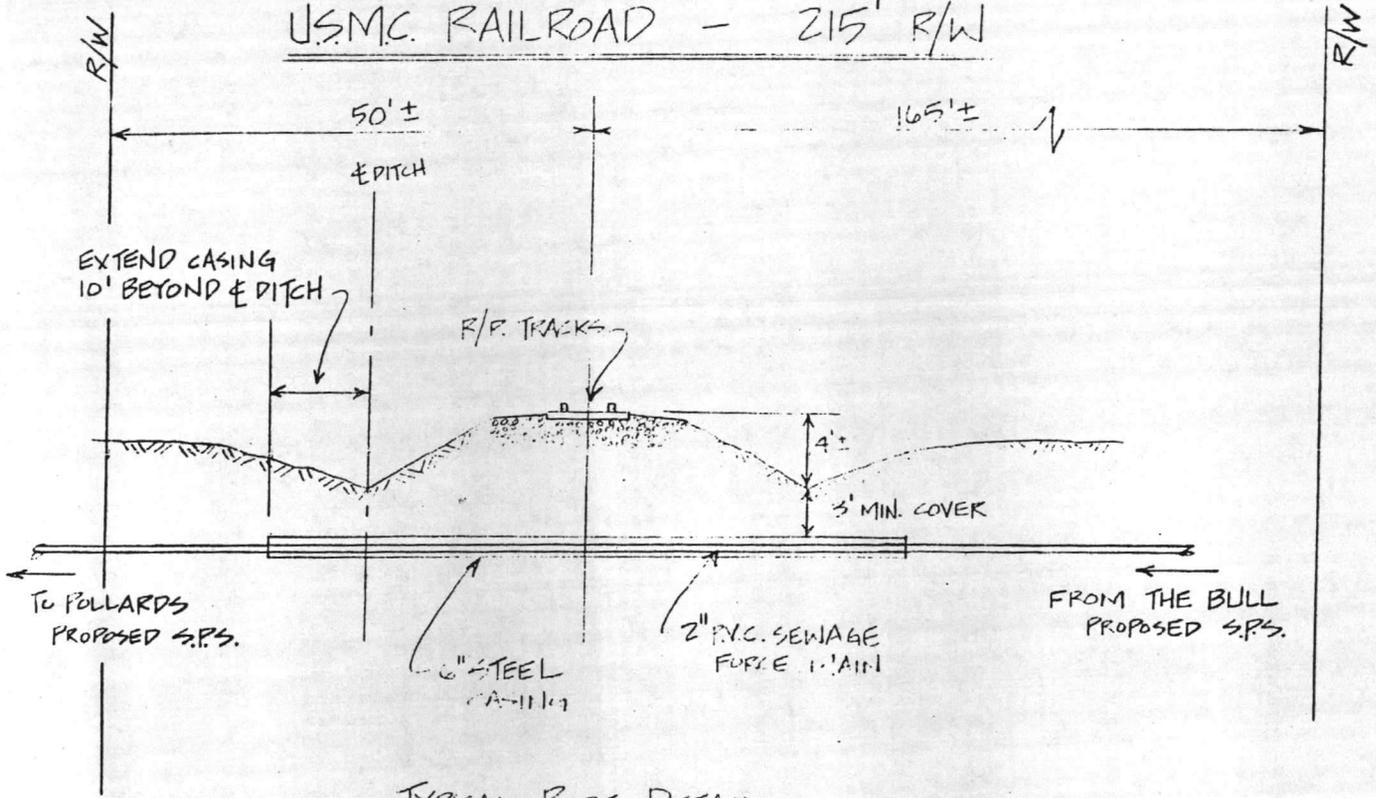


PROPOSED SEWAGE PUMPING STATIONS TO SERVE POLLARD'S IGA. & THE BULL	
C.B.W. UTILITIES, INC.	ONSLOW CO.
SCALE: 1" = 200' ± DATE: JULY 3, 1986	
DRWN. BY: TMS JAMES E. STEWART & ASSOC.	

EXHIBIT "B"



U.S.M.C. RAILROAD - 215' R/W

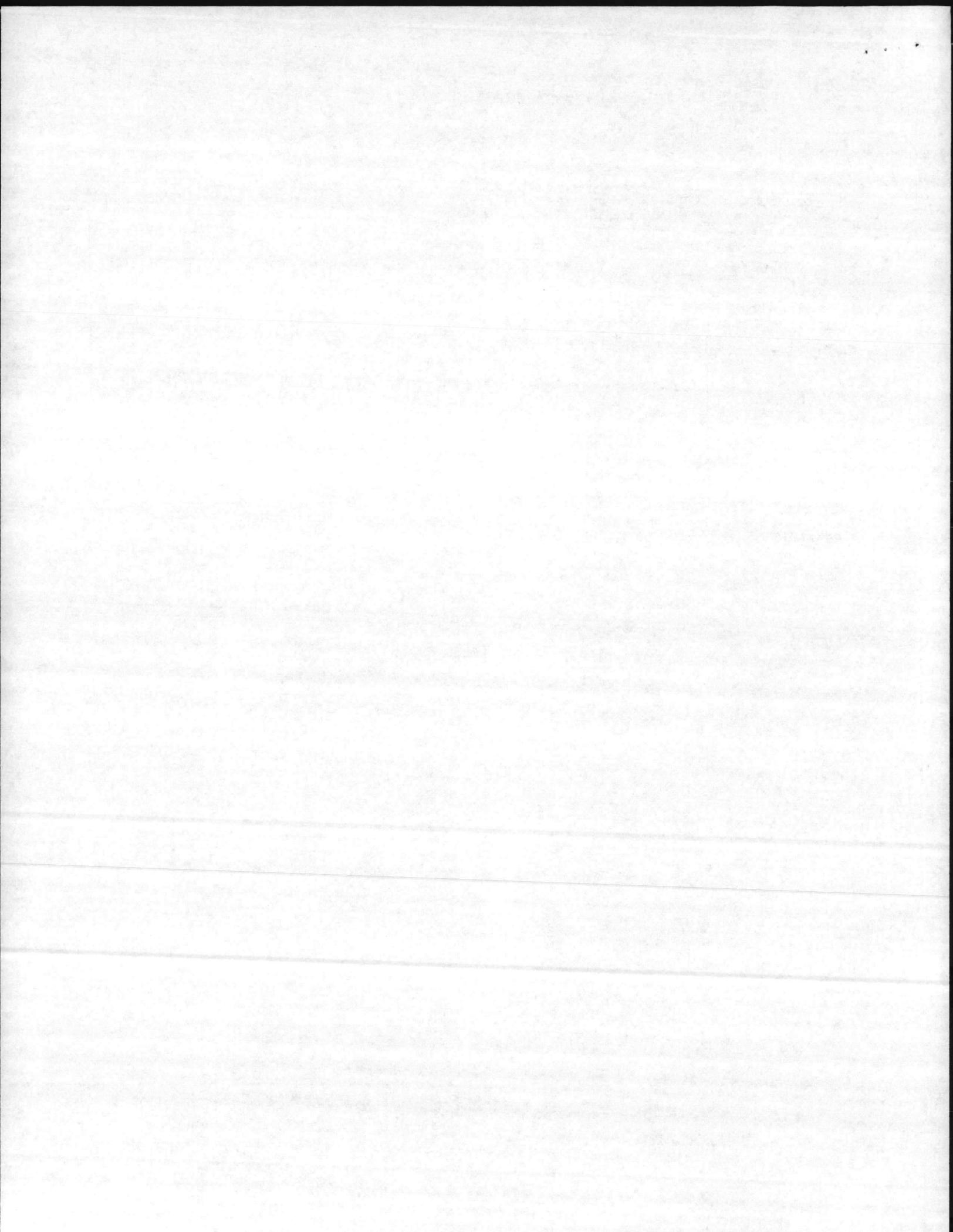


TYPICAL BORE DETAIL

SCALE: 1" = 20' HORIZ.
1" = 10' VERT.

PROPOSED SEWAGE PUMPING STATIONS
TO SERVE
POLLARDS IGA & THE BULL
C.B.W. UTILITIES, INC. ONslow CO.
SCALE: AS NOTED DATE: JULY 3, 1986
DRAWN BY: TMS JAMES E. STEWART & ASSOC.

EXHIBIT "C"



ASSISTANT CHIEF OF STAFF, FACILITIES
HEADQUARTERS, MARINE CORPS BASE

DATE 7-14-86

PLANT O

WORKS O

ELECT O

ST. RESOURCES & ENV. AFFAIRS

DIR, FAMILY HOUSING

DIR, BACHELOR HOUSING

BASE FIRE CHIEF

Mr Jordan

Request is forwarded for info/action.

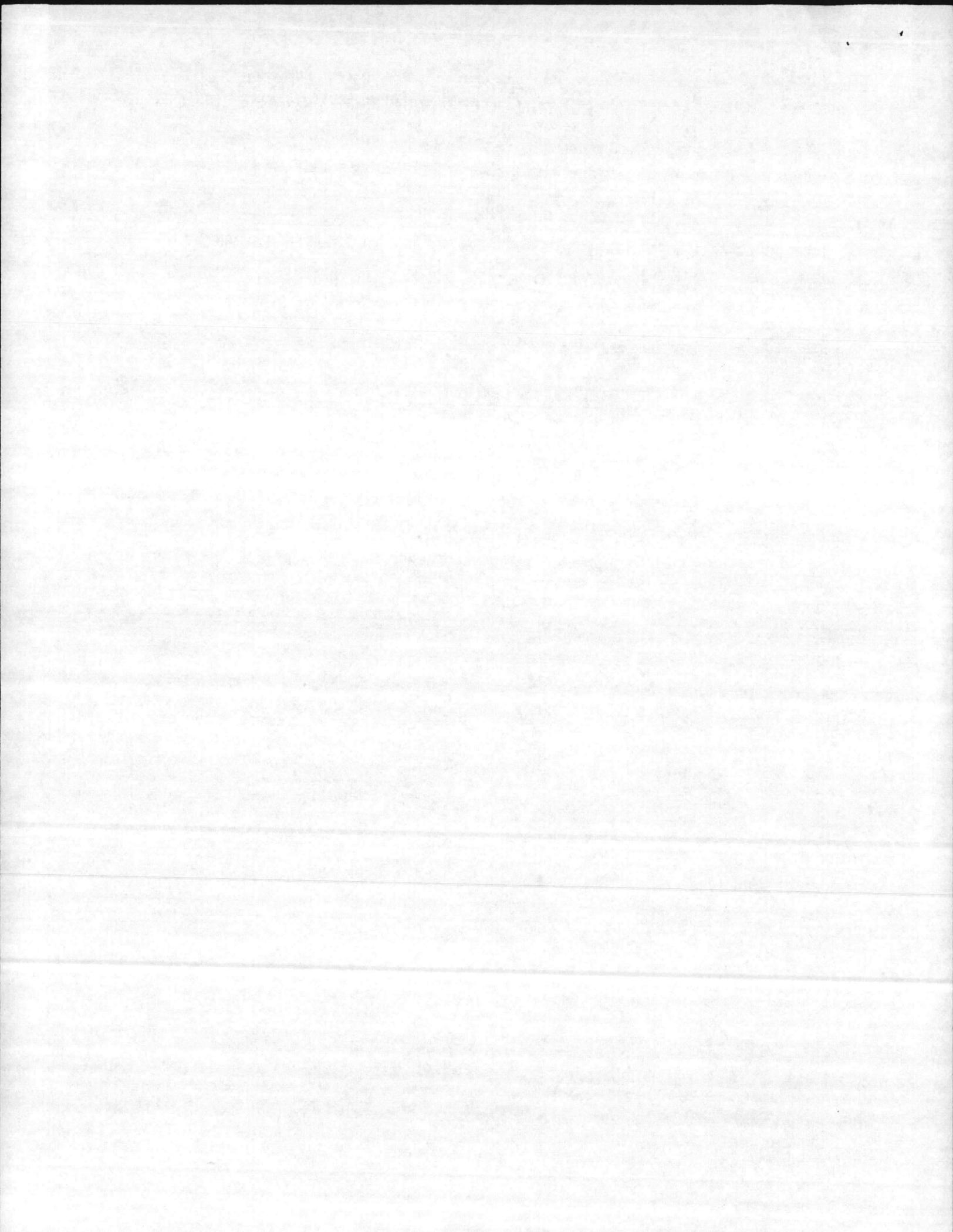
*command we accommodate their
request unless you know of a reason
to not.*

Please provide initial, or comment, and return all papers to this office.

For file copy.

By du

"LET'S THINK OF A FEW REASONS
WHY IT CAN BE DONE"



James E. Stewart and Associates, Inc.



CONSULTING ENGINEERS—LAND SURVEYORS

306 NEW BRIDGE STREET
P. O. DRAWER 976
JACKSONVILLE, NORTH CAROLINA 28541-0976
919-455-2414

July 3, 1986

Mr. Billy Elston, Commanding General, U.S.M.C.
Assistant Chief of Staff Facilities Office
Bldg. 1
Camp Lejeune, North Carolina 28542

ATTN: Mr. John Jordan, Technical Records

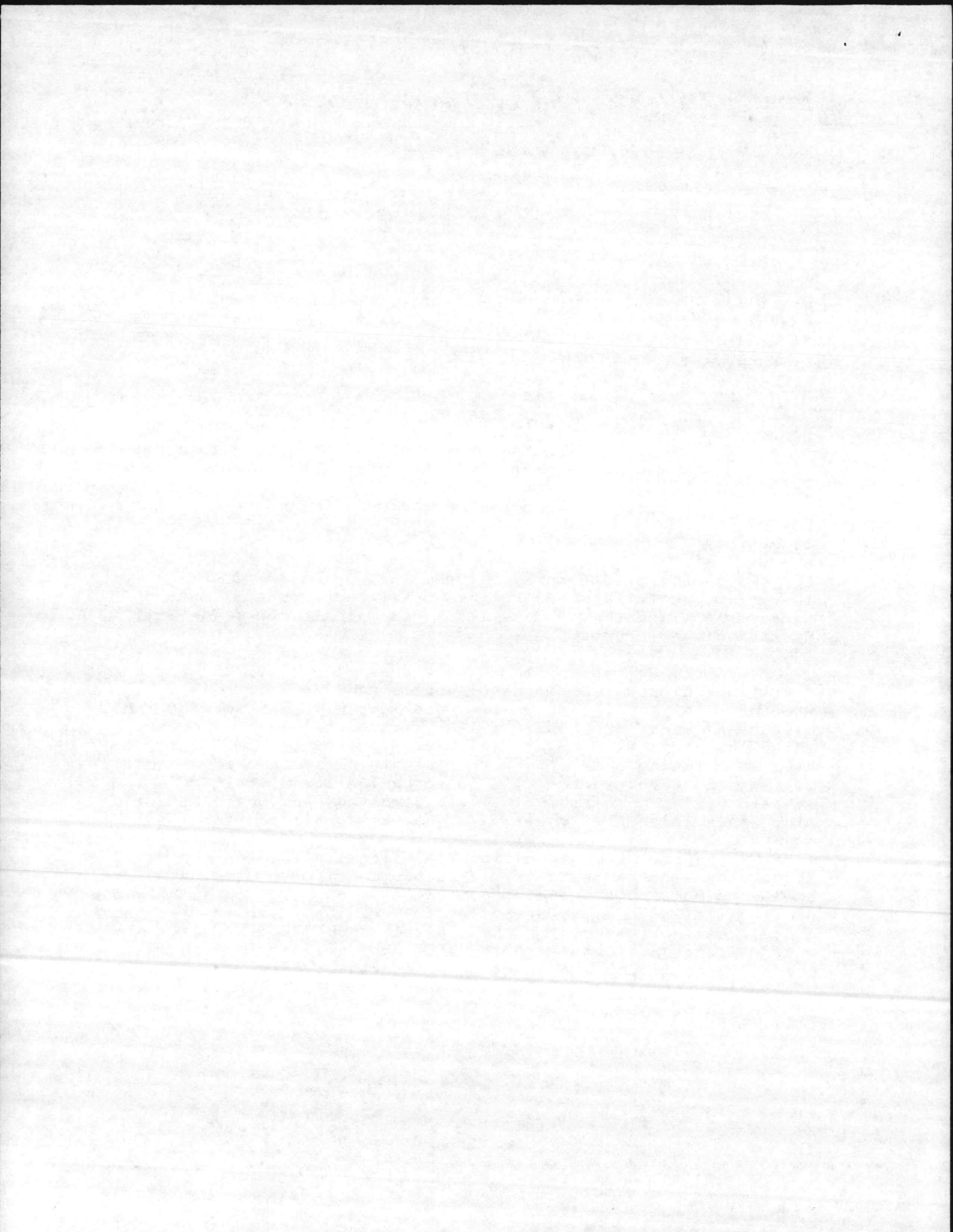
RE: U.S.M.C. Railroad
Easement for Utilities Bore to serve
The Bull Restaurant and Lounge
and Pollard's IGA
Piney Green Road, Onslow County, North Carolina

Dear Sir:

On behalf of C.B.W. Utilities, Inc. of Onslow County, the following letter and sketches detail our request to bore under the railroad with a sewage force main to serve The Bull Restaurant and Lounge.

The Bull Restaurant and Lounge presently tries to handle its sewage disposal by means of septic tank and drainfield. However, they are having extreme problems with this method and have been warned that they will be closed down if they do not solve the problem. C.B.W. Utilities, Inc. of Onslow County, have an existing sewage treatment plant in the near area and are willing to accept sewage flow to serve The Bull. Pollard's IGA is also having problems with its septic tank and drainfield and also wants to pump its waste to the existing treatment plant.

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Mr. Billy Elston, Commanding General, U.S.M.C.
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Page 2
July 3, 1986

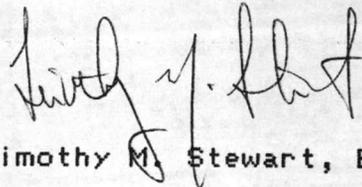
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Our client has received a temporary Pump and Haul Permit from the Division of Environmental Management which expires August 31, 1986 and therefore is very anxious to get this approved as soon as possible. So he can begin construction. If you would give us preliminary approval, then we could begin construction while we finalize all paperwork with you. Please advise us of any other requirements you may have in order to obtain this agreement.

If you have any questions or if I can be of any further assistance in this review process, please call me at (919) 455-2414.

Very truly yours,

JAMES E. STEWART AND ASSOCIATES, INC.

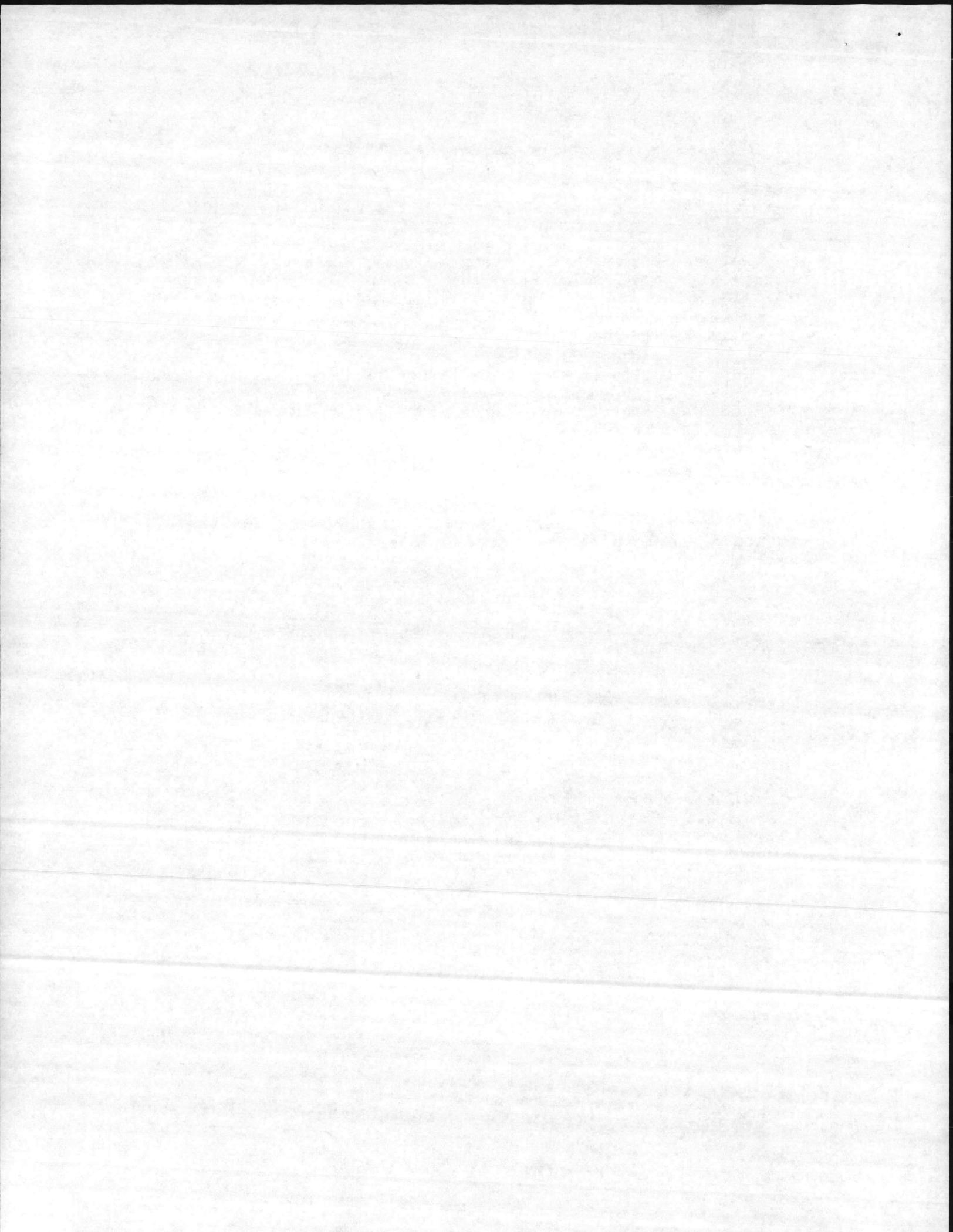


Timothy M. Stewart, E.I.T.

TMS:jp

xc: Mr. Lee Warren, Commander Atlantic Division
Mr. B.T. Pollard, Pollard Enterprises, Inc.
Mr. J.T. McLean, The Bull Restaurant and Lounge
Mr. Bill Bostic, Bailey and Associates, Inc.
central file

James E. Stewart and Associates, Inc.



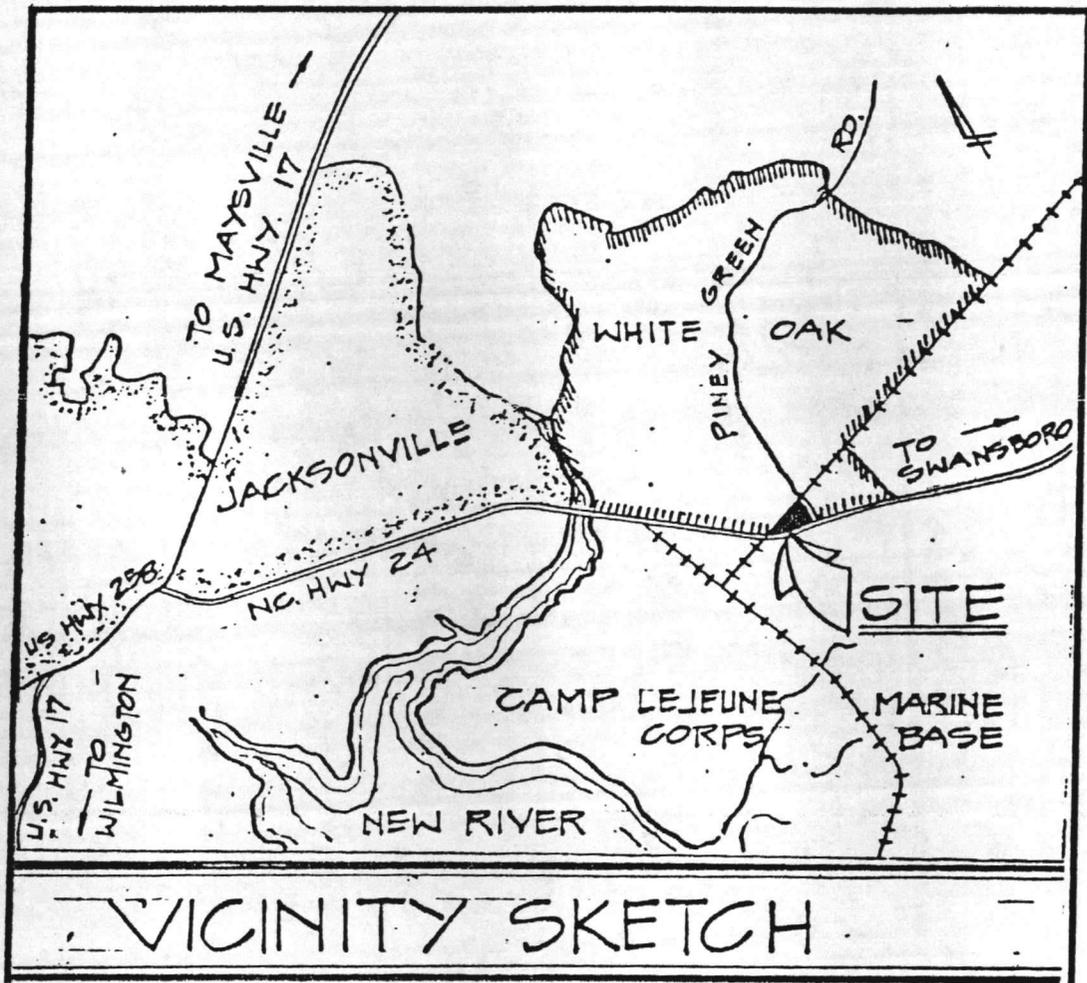
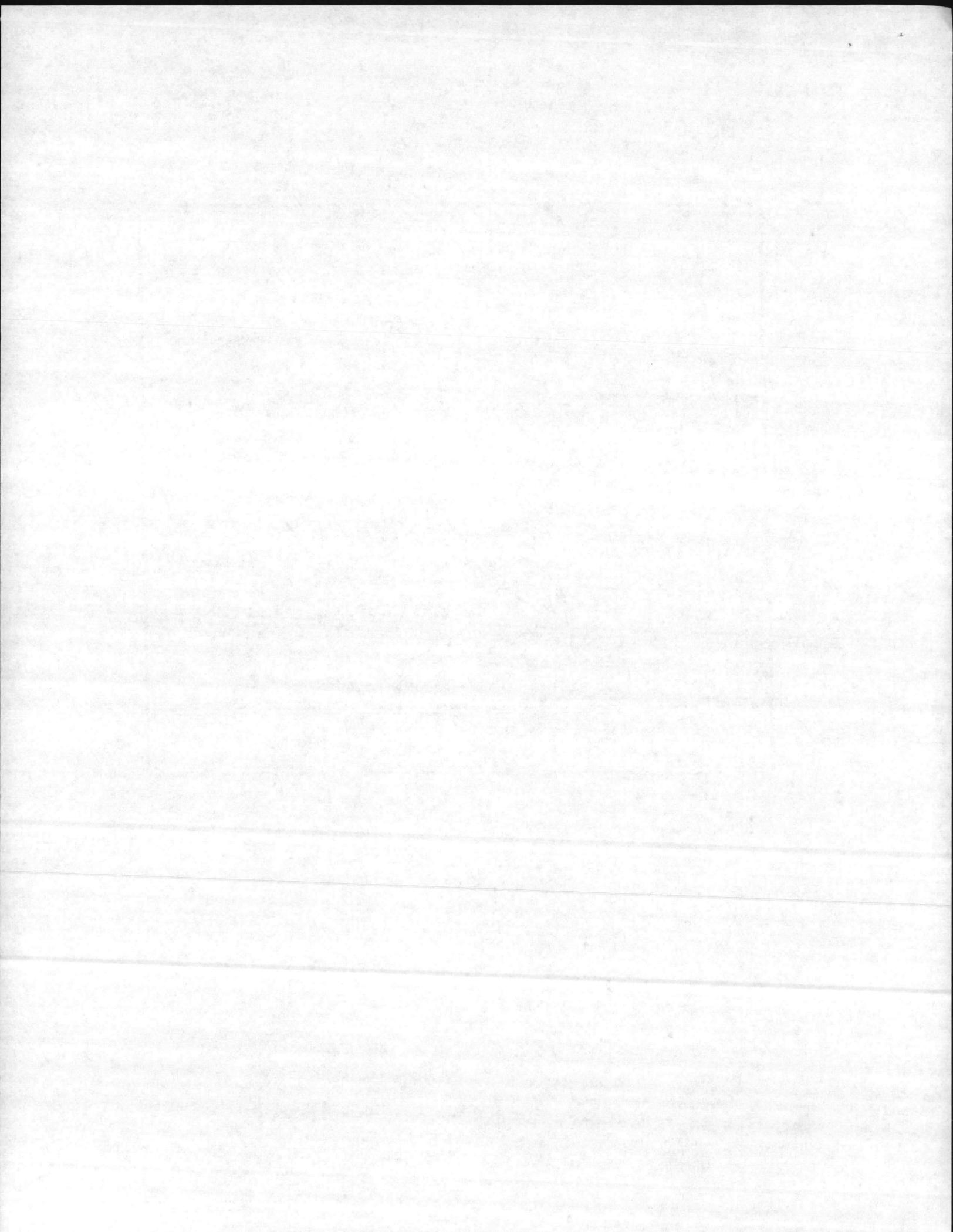
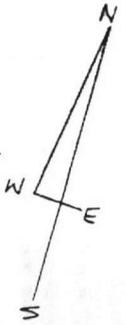


EXHIBIT "A"





PROPOSED SEWAGE PUMPING STATION

THE BULL RESTAURANT & LOUNGE

CARVER DRIVE

TO HWY. 17

1713

N.C.S.R.

U.S.M.C. RAILROAD - 215' R/W

R/W

R/W

165'

RAILROAD TRACKS

SEE SOME DETAIL FOR R/R CROSSING

50'

R/W

R/W

EXISTING SEWAGE TREATMENT PLANT

PROPOSED SEWAGE PUMPING STATION

POLLARDS I.G.A.

PINEY GREEN ROAD

TO HWY. 24

PINEY GREEN SHOPPING CENTER

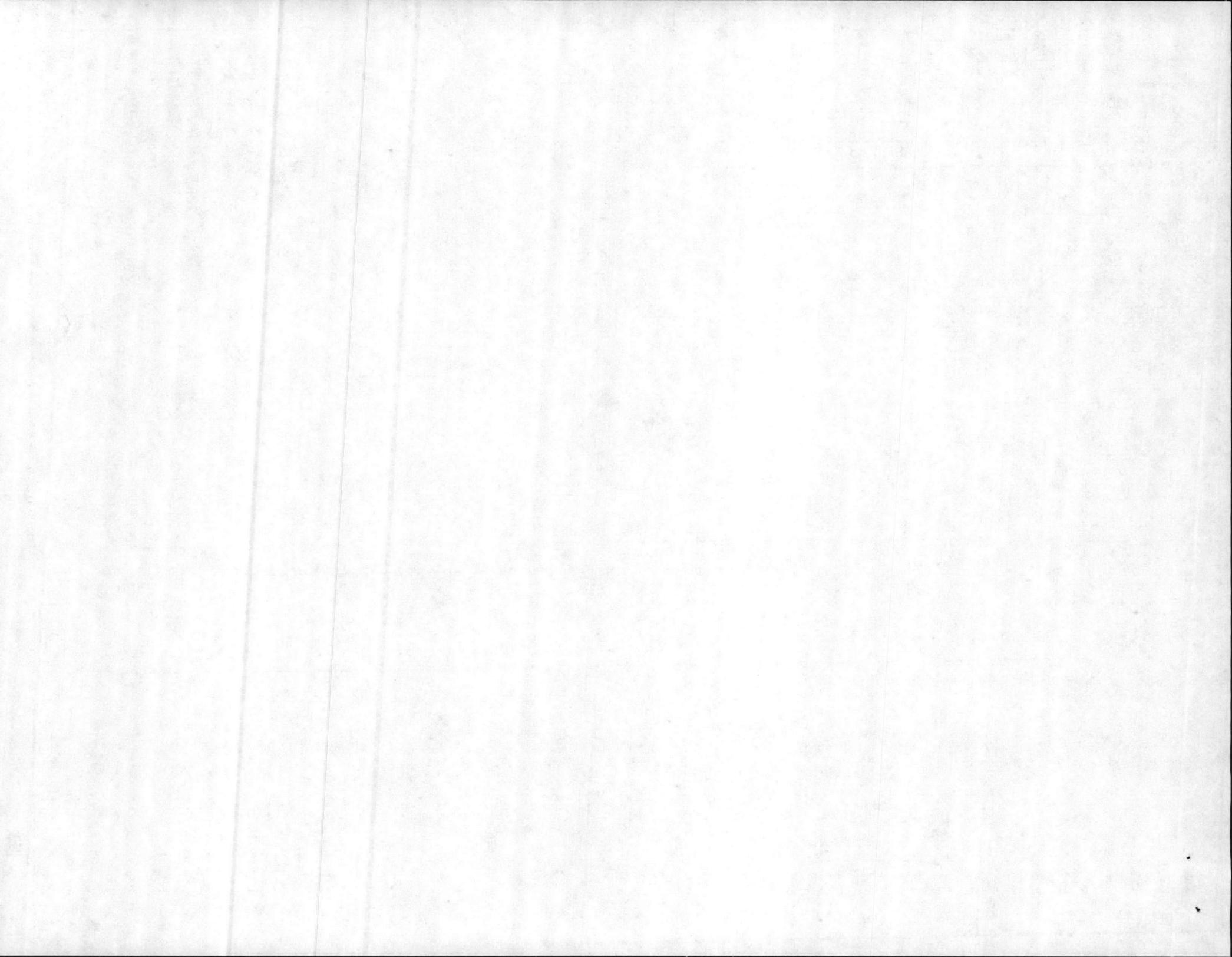
PROPOSED SEWAGE PUMPING STATIONS
TO SERVE
POLLARDS I.G.A. & THE BULL

C.B.W. UTILITIES, INC. ONSLOW CO.

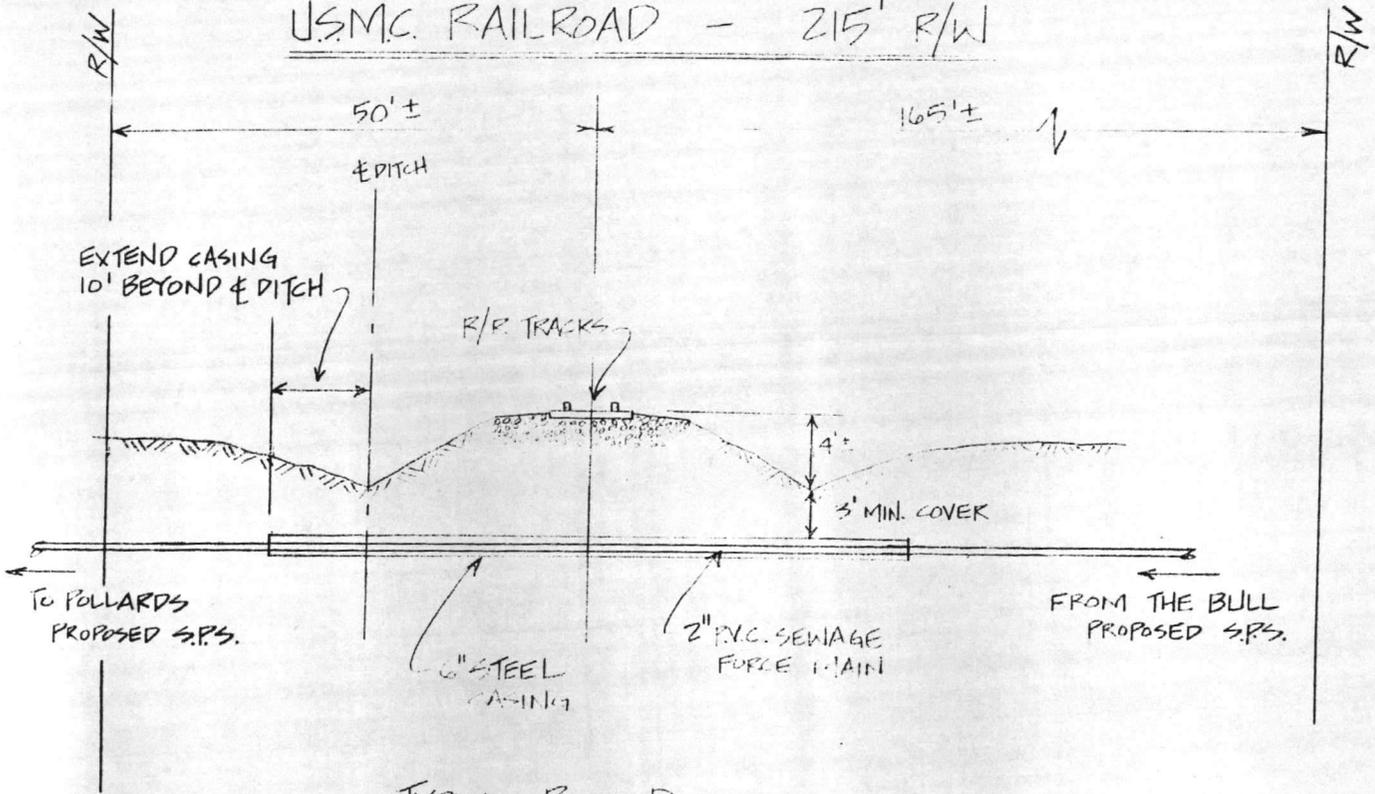
SCALE: 1" = 200' ± DATE: JULY 3, 1986

DRWN. BY: TMS JAMES E. STEWART & ASSOC.

EXHIBIT "B"



U.S.M.C. RAILROAD - 215' R/W



TYPICAL BORE DETAIL

SCALE: 1" = 20' HORIZ.
1" = 10' VERT.

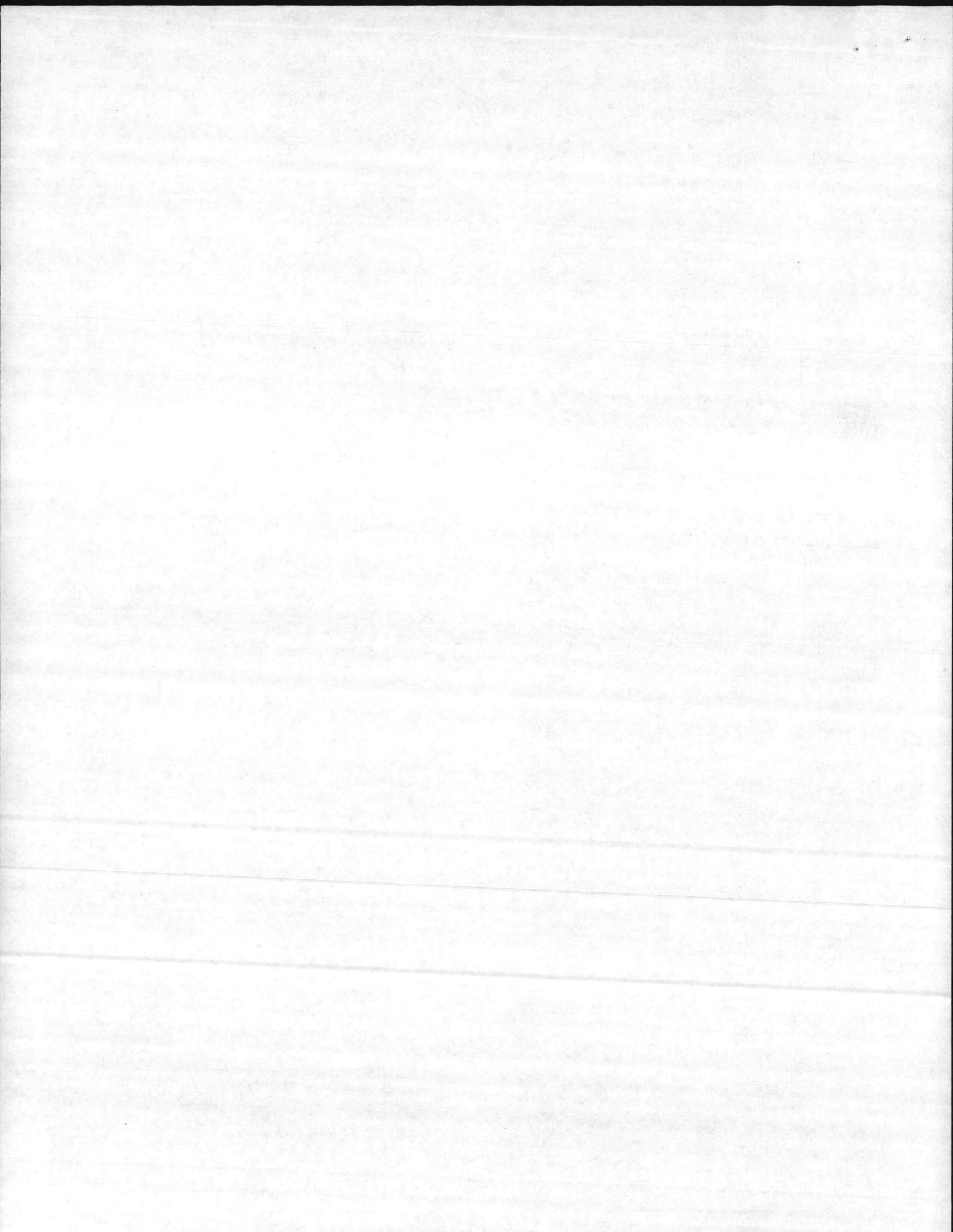
PROPOSED SEWAGE PUMPING STATIONS
TO SERVE
POLLARDS IGA & THE BULL

C.B.W. UTILITIES, INC. ONSLOW CO.

SCALE: AS NOTED DATE: JULY 3, 1986

DRAWN BY: TMS JAMES E. STEWART & ASSOC.

EXHIBIT "C"



ASSISTANT CHIEF OF STAFF, FACILITIES
HEADQUARTERS, MARINE CORPS BASE

047 7m
4108.11

DATE 2-27-87

TO:

BASE MAINT O

PUBLIC WORKS O

COMM-ELECT O

DIR., NAT. RESOURCES & ENV. AFFAIRS

John - let's
discuss.
7m
DIR, FAMILY HOUSING

DIR, BACHELOR HOUSING

BASE FIRE CHIEF

ATTN:

Mr. Lone

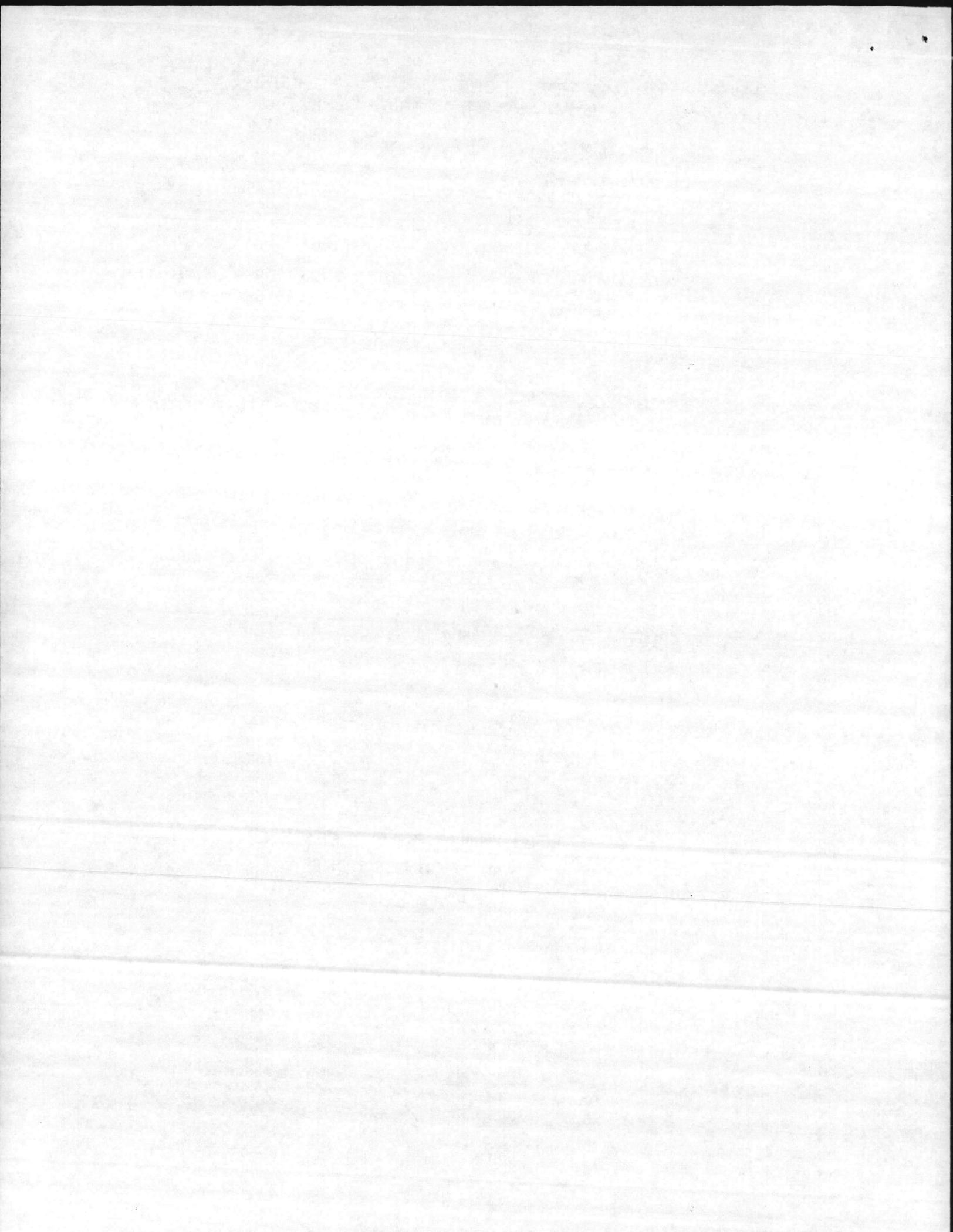
① Attached is forwarded for info/action.

2. Please initial, or comment, and return all papers to this office.

3. Your file copy.

BW Elton
By dir

"LET'S THINK OF A FEW REASONS
WHY IT CAN BE DONE"



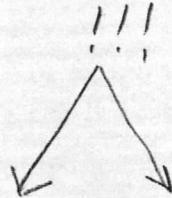
James E. Stewart and Associates, Inc.



CONSULTING ENGINEERS — LAND SURVEYORS — LAND PLANNERS

306-310 NEW BRIDGE STREET
P. O. DRAWER 976
JACKSONVILLE, NORTH CAROLINA 28541-0976
919-455-2414

February 23, 1987



Mr. Billy Elston, Commanding General, U.S.M.C.
Assistant Chief of Staff Facilities Office
Bldg. 1
Camp Lejeune, North Carolina 28542

ATTN: Mr. John Jordan, Technical Records

RE: U.S.M.C. Railroad
Easement for Utilities Bore to serve
Pollard's IGA, Piney Green Road
Onslow County, North Carolina
PROJECT No. E0-293 241B1

Dear Sir:

On July 3, 1986, I submitted, on behalf of C.W.B. Utilities, Inc., a request to cross the U.S.M.C. Railroad 215 foot right-of-way. Since that time, I have had several correspondences with the Real Estate Division, Department of Navy, in Norfolk, Virginia. In the meantime, C.W.B. Utilities, Inc. has had a difficult time with the parties involved in this project. As of now, The Bull Restaurant and Lounge does not intend to construct the previously proposed facilities. Also, we have been unable to obtain the necessary easement from Mr. Gregory to cross his land. Therefore on behalf of C.W.B. Utilities, Inc., I am requesting a 10 foot utility easement be granted from you to C.W.B. Utilities, Inc. to run the proposed sewage force main just inside the railroad right-of-way in order to go around Mr. Gregory's property.

I have discussed this with Mr. Lee Warren of the Real Estate Division, in Norfolk, Virginia, and per his instructions I am forwarding to you for your review a sketch showing the changes to the original request, a survey map, and a centerline description of the requested easement.

Also, as Pollard's IGA grocery store is under considerable pressure to build this system, having been threatened to be closed down by the local health department, we are requesting that permission be given to temporarily build this sewer line, above ground, if necessary, to relieve Pollard's IGA of its sewage disposal problem. We understand that if we build this, then the easement is denied, we would have to remove it and restore the site to its original condition.

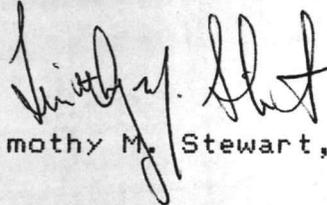
ENVIRONMENTAL ENGINEERING • STORM WATER MANAGEMENT • WATER AND WASTEWATER SYSTEMS
SOILS USE STUDIES • FEASIBILITY REPORTS • IMPACT STATEMENTS • CONSTRUCTION PLANS

Mr. Billy Elston, Commanding General, U.S.M.C.
Assistant Chief of Staff Facilities Office
Page 2
February 23, 1987

We appreciate your consideration and patience in this matter.
If any additional information is needed or if I can be of any
assistance, please advise.

Very truly yours,

JAMES E. STEWART AND ASSOCIATES, INC.



Timothy M. Stewart, E.I.T.

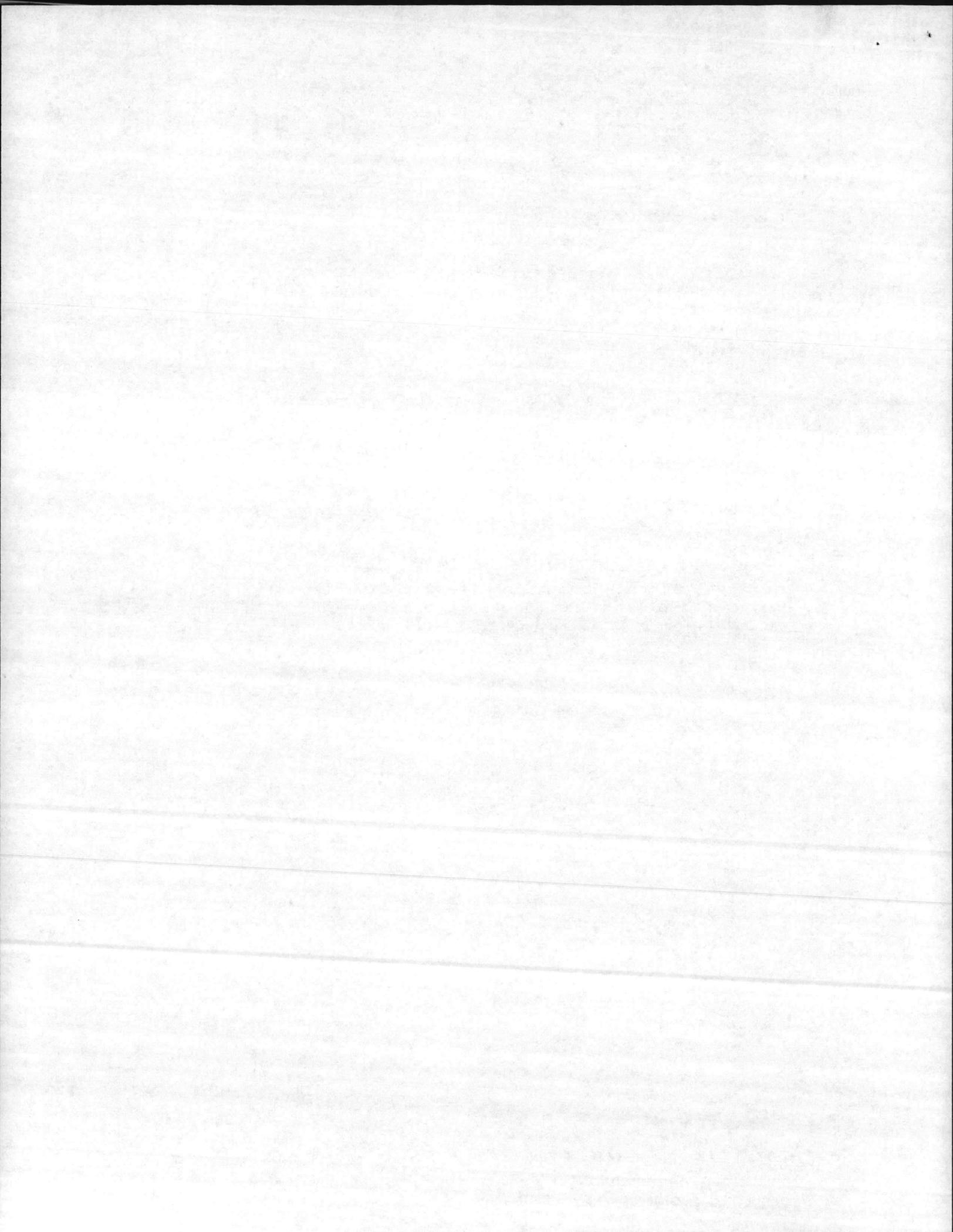
TMS:jp
Enclosures
xc: CF(P)

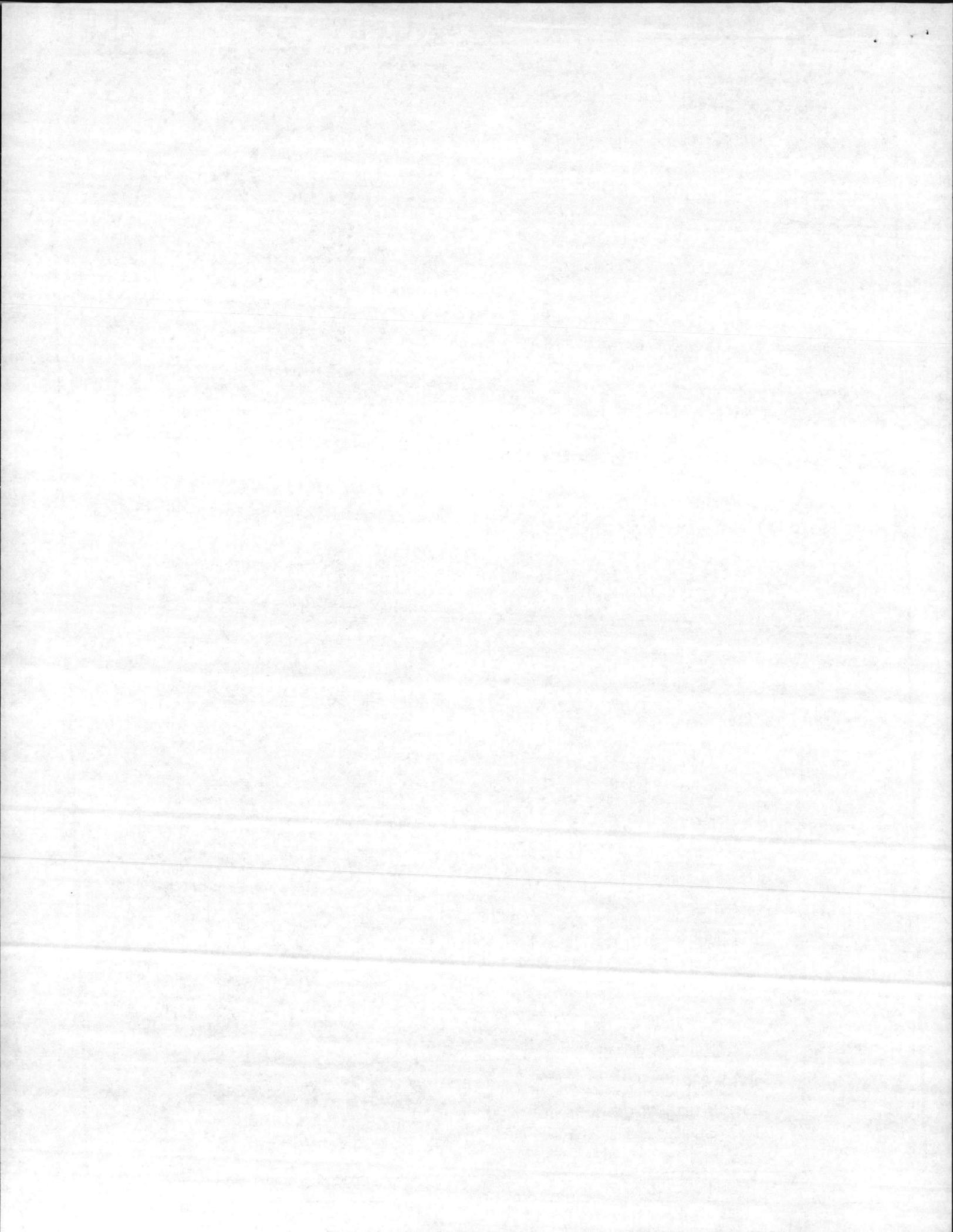
Mr. Lee Warren, Commander Atlantic Division with enclosures
Mr. B.T. Pollard, Pollard Enterprises, Inc. with enclosures
Mr. William N. Bostic, C.W.B. Utilities, Inc. with enclosures

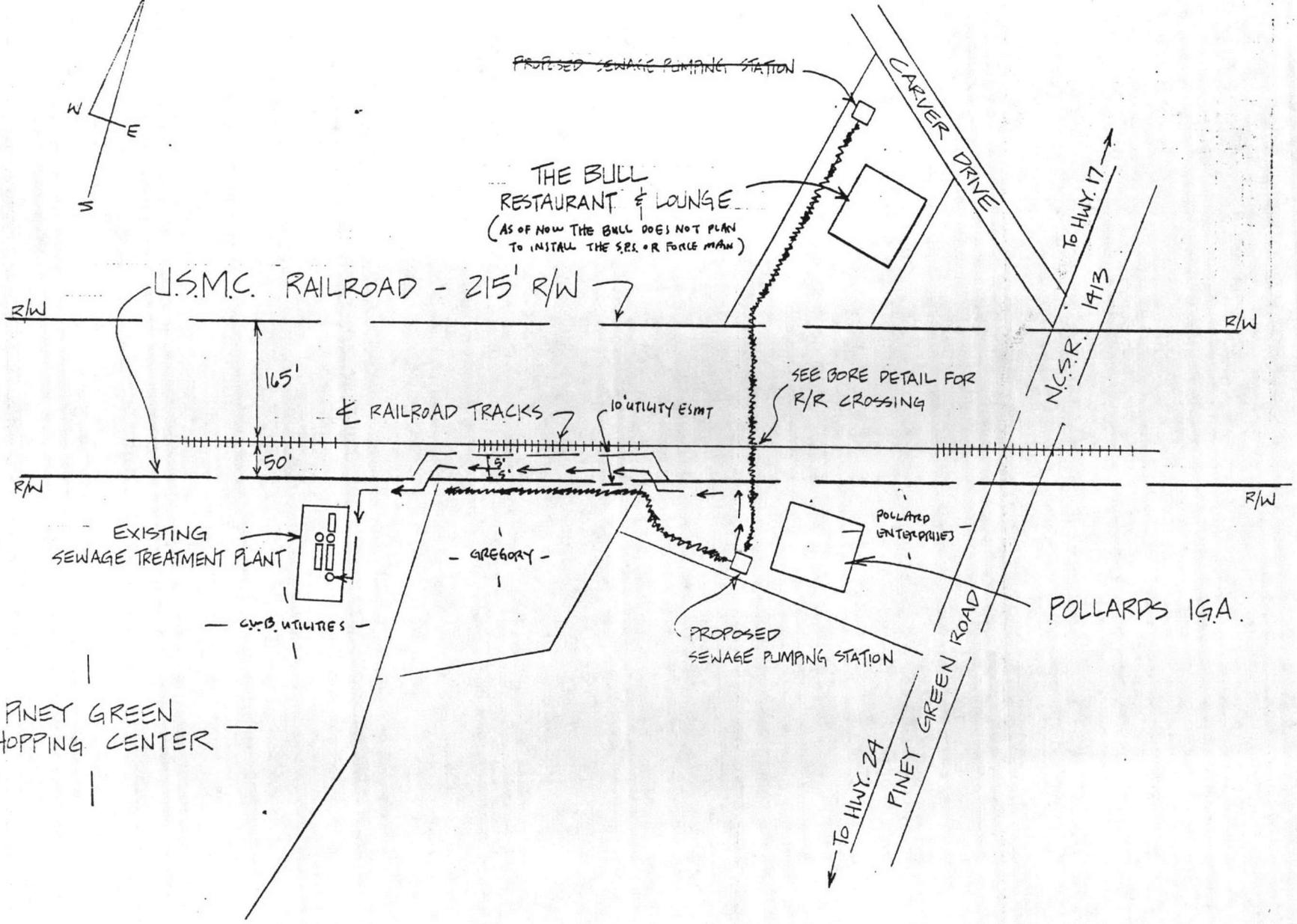
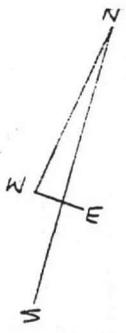
James E. Stewart and Associates, Inc.

CONSULTING ENGINEERS — LAND SURVEYORS — LAND PLANNERS



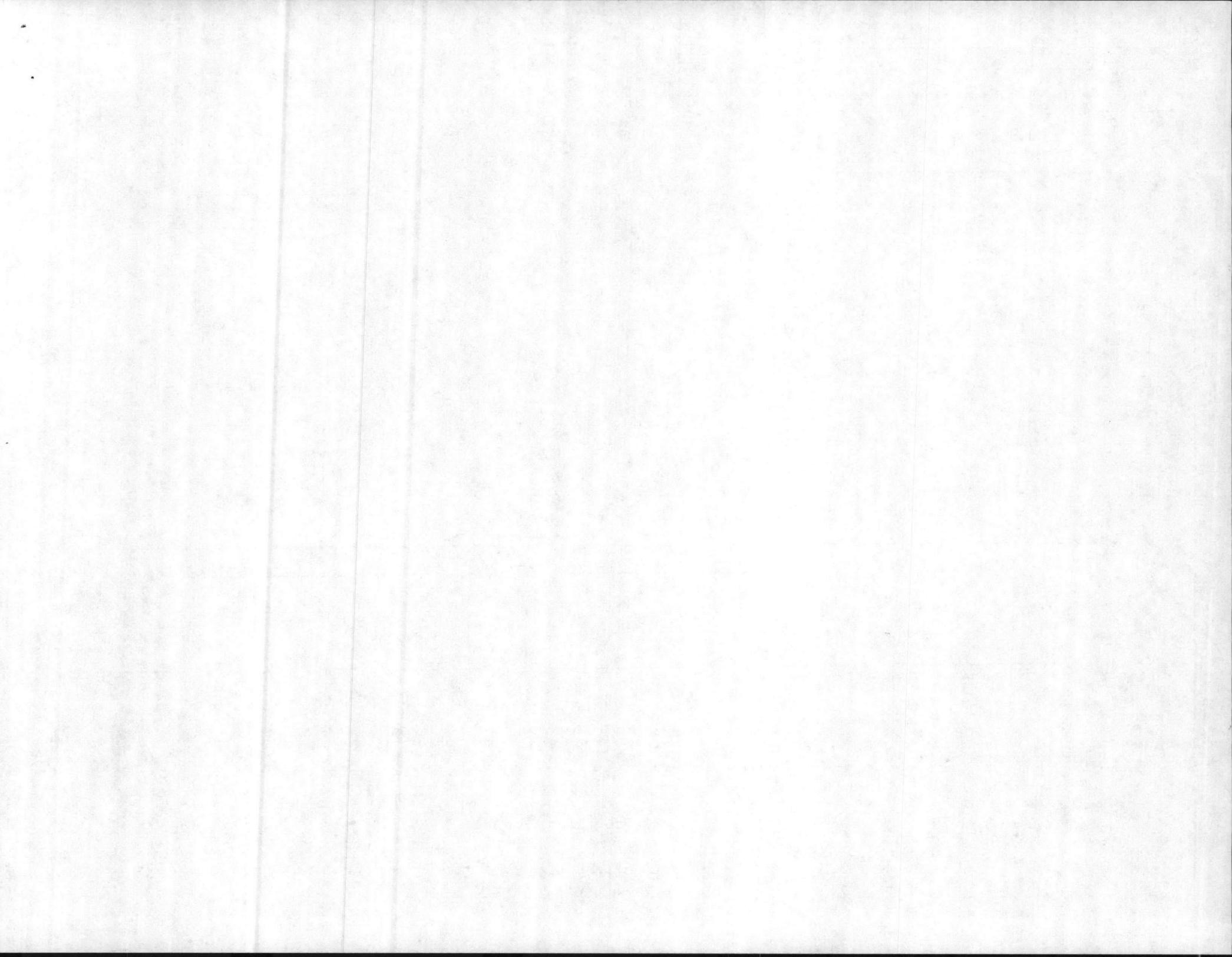






PROPOSED SEWAGE PUMPING STATIONS	
TO SERVE	
POLLARDS IGA. & THE BULL	
C.B.W. UTILITIES, INC.	ON SLOW CO.
SCALE: 1" = 200' ±	DATE: JULY 3, 1986
DRAWN BY: TMS . JAMES E. STEWART & ASSOC.	

EXHIBIT "B"





EASEMENT DESCRIPTION

February 25, 1987

306 NEW BRIDGE STREET

P. O. DRAWER 976

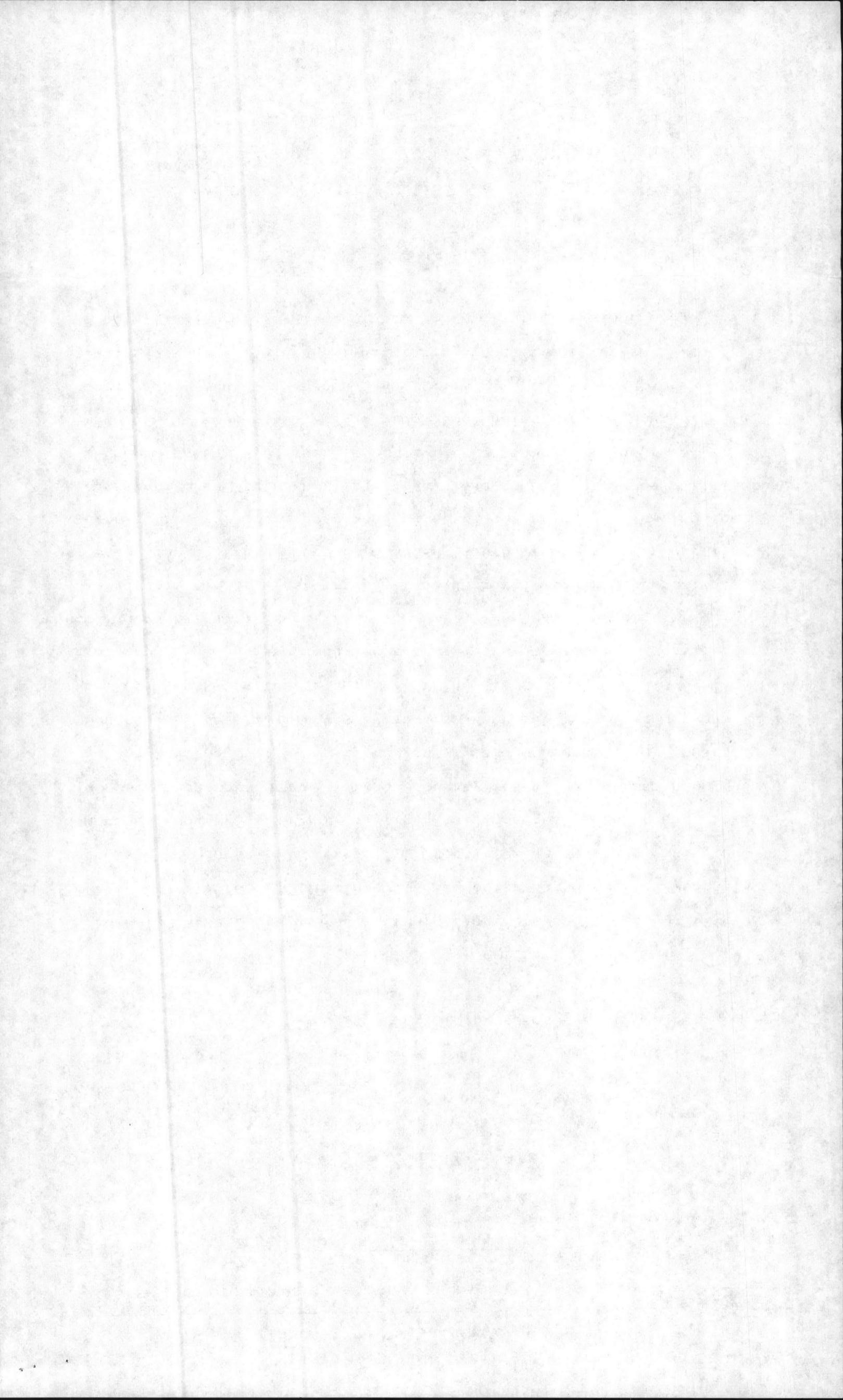
JACKSONVILLE, NORTH CAROLINA 28541-0976

919-455-2414

Portion of the U.S.M.C. Railroad Right-of-way
White Oak Township, Onslow County, North Carolina

Being a proposed 10 foot utility easement lying along, parallel to and extending 5 feet on either side of the proposed centerline being more particularly described as follows:

BEGINNING at a point on the Southern right-of-way line of U.S.M.C. Railroad (215 foot right-of-way), said point being located North 74 degrees 27 minutes 40 seconds West 7.07 feet from an existing concrete monument on said right-of-way line, said monument being the Northeasternmost corner of that property described in Deed Book 575, Page 52 of the Onslow County Registry, said monument being located South 13 degrees 24 minutes 10 seconds West 56.71 feet from a new railroad spike in the centerline of the tracks of the U.S.M.C. railroad, said spike being located as measured along the centerline of said tracks, 502.85 feet from a new P.K. nail at the point of intersection of the centerline of said tracks with the approximate centerline of Piney Green Road (NCSR 1406 60 foot right-of-way); thence from the above described point of beginning and leaving the aforementioned Southern right-of-way line, North 60 degrees 32 minutes 20 seconds West 7.07 feet to a point; thence South 74 degrees 27 minutes 40 seconds West 290.17 feet to a point; thence South 29 degrees 27 minutes 40 seconds West 7.07 feet to the point of intersection of the centerline of the proposed easement with the Southern right-of-way line of the U.S.M.C railroad right-of-way, said



Easement Description

Page 2

February 25, 1987

The above description being prepared by James E. Stewart and Associates, Inc., on February 25, 1987 from a survey completed on February 6, 1985 and from computed information.

The intent of the above description to locate the centerline of the specified easement 5 feet North of and parallel to the Southern right-of-way line of the U.S.M.C. Railroad.


NORTH CAROLINA
REGISTERED
SEAL
LAND SURVEYOR
EDWIN N. FOLEY
L-2884
2-25-87

Edwin N. Foley, R.L.S., L-2884

ENF/slr

