REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, APRIL 7, 2022, 7:00 PM

1. Call to order.

2. Silent prayer and pledge of allegiance.

3. Rebekah McGee, Executive Director of Downtown Asheboro Inc., will present the NC Main Street Champions Award to Joel McCloskey.

4. Charles Archer, with Freese & Nichols, Inc., will present the final report and findings for the Asset Inventory and Assessment Grant for the sanitary sewer collection system.

5. A petition from residents of the Regency Square community regarding public safety matters near the intersection of Dixon Avenue and Dixon Street.

6. Public comment period.

7. Consent Agenda:

   (a) Approval of the meeting minutes for the regular city council meeting held on March 10, 2022.

   (b) Approval of the meeting minutes for the special city council meeting held on March 25, 2022.

   (c) Acknowledgement of the receipt from the Asheboro ABC Board of its meeting minutes for February 7, 2022.

   (d) Approval of scheduling and advertising, for May 5, 2022, a legislative hearing on an application to place a block defined by South Church Street, Lanier Avenue, Hammer Avenue, and West Kivett Street (Randolph County Parcel Identification Number 7751703525) into an OA6 (CZ) zoning district and approve a whole block redevelopment for a multi-family development for the elderly.

   (e) Acceptance from the Recreation Services Director of a notice concerning the 2022 operational hours for the Downtown Farmers' Market and outdoor city-owned swimming pools.

(f) Acknowledgement of the filing of the executed 2022 oath of office forms for members of the Asheboro Airport Authority.

8. Community Development Director Trevor Nuttall will introduce the following land use cases:

(a) Legislative Hearing (Case Nos. RZ-22-03 and SUB-22-02): An application for R10 (CZ) zoning and subdivision sketch design approval for a residential planned unit development proposed to the west of 2513 Old Cedar Falls Road; and

(b) Subdivision Sketch Design Review (Case No. SUB-22-03): The Timber Ridge subdivision proposed for the south side of East Allred Street.

9. City Engineer Michael Leonard, PE will request council action on the annexation petitions received from Stephen Bryant, Kevin Douthit, and Kathy Cavin for three parcels of land on Sterling Street:

(a) A resolution directing the city clerk to investigate the annexation petitions; and

(b) A resolution setting the date for a public hearing on the question of annexation.

10. The city attorney will present for consideration and potential action ordinances designed to amend certain regulations in the following subject matter areas:

(a) Speed Limitations;
(b) Stop Intersections; and
(c) Alcoholic Beverage Consumption in a "Social District."

11. Mayor Smith will announce a special meeting to be held on Friday, April 22, 2022, at 2:00 pm at the Zoo City Sportsplex.

12. Mayor Smith will lead a discussion of upcoming events and items not on the agenda.

13. Adjournment.

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

A RESOLUTION CONFIRMING THE RECEIPT OF COMPLETED ASSET INVENTORY AND ASSESSMENT WORK

WHEREAS, by means of Resolution Number 34 RES 9-19, the Asheboro City Council (the "Council"), in its capacity as the governing board for the City of Asheboro (the "City"), granted authorization in September 2019 for the City to apply for an Asset Inventory and Assessment ("AIA") Grant; and

WHEREAS, the City received an AIA Grant from the North Carolina Department of Environmental Quality Water Infrastructure Fund in April 2020; and

WHEREAS, the City retained Freese and Nichols, Inc. to aid in the execution of the AIA Grant; and

WHEREAS, Freese and Nichols, Inc. has completed and presented to the Asheboro City Council a report that provides the City with a planning tool to guide improvements to and maintenance of the City's existing wastewater infrastructure.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the Council hereby confirms the completed AIA work has been presented to and accepted by the Council during a regular meeting held on the 7th day of April, 2022.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on April 7, 2022.

_____
David H. Smith, Mayor

ATTEST:

_____
Tammy M. Williams, CMC, Deputy City Clerk

Innovative approaches
Practical results
Outstanding service

2022 WASTEWATER ASSET INVENTORY AND ASSESSMENT REPORT

Prepared for:

City of Asheboro

March 2022

Prepared by:

FREESE AND NICHOLS, INC.
1017 Main Campus Drive, Suite 1200
Raleigh, NC 27606
919-582-5850

Innovative approaches
Practical results
Outstanding service

2022 WASTEWATER ASSET INVENTORY AND ASSESSMENT REPORT

Prepared for:

City of Asheboro

NORTH CAROLINA PROFESSIONAL SEAL 037633 ENGINEER BRIAN T. WHITE

03/25/22

Prepared by:

FREESE AND NICHOLS, INC.
North Carolina Registered Engineering Firm C-3916
1017 Main Campus Drive, Suite 1200
Raleigh, NC 27606
919-582-5850

FNI Project Number: ASB21132

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EXECUTIVE SUMMARY

1.0 INTRODUCTION

The City of Asheboro (City) is located in Randolph County, North Carolina. Due to recent sanitary sewer overflows (SSOs) and Notices of Violation, the City applied for and received an Asset Inventory and Assessment (AIA) Grant from the North Carolina Department of Environmental Quality Water Infrastructure Fund in April 2020. The AIA project allows the City to document existing wastewater infrastructure, evaluate system capacity challenges that contribute to SSOs, and develop capital improvement projects to address condition and capacity related issues.

The City retained Freese and Nichols, Inc. to aid in the asset inventory and assessment of the wastewater system and execute the grant. The AIA project utilizes two methods to assess the existing wastewater system – a risk-based condition and criticality assessment, and a system capacity analysis based on hydraulic modeling. These two methods together inform the improvements recommended in the Capital Improvement Plan (CIP) to address existing system challenges and deficiencies. This report has been prepared to provide the City with a planning tool to guide improvements to and maintenance of the existing wastewater infrastructure.

2.0 EXISTING WASTEWATER COLLECTION SYSTEM

The City's wastewater service area covers approximately 20 square miles. Within the service area, the City owns and maintains approximately 206 miles of gravity line, 1 mile of low pressure pipe, 28 miles of force mains, 27 lift stations, 5,100 manholes, and 1 wastewater treatment plant (WWTP). The gravity mains range in size from 4-inches to 36-inches. The force main diameters range from 3-inches to 24-inches, excluding specially designated low pressure pipes. A few force mains are no longer in service or only used during emergencies, and Lift Station #5 utilizes a screw pump.

3.0 WASTEWATER FLOW MONITORING

The performance of the wastewater collection system during dry and wet weather conditions was determined by installing temporary flow monitors at key locations within the collection system. The City elected to use city-owned monitoring equipment for the flow monitoring. The City installed five area-velocity and four depth-only monitors during the monitoring period from April 2021 to November 2021. Most monitors were installed near the WWTP on primary sewer mains. The data was used to monitor the system's performance during rain events, characterize dry and wet weather flows, develop diurnal

patterns, quantify the magnitude of inflow and infiltration (I/I) by basin, and provide data for hydraulic model verification. Rainfall data was also collected for the flow monitoring period from the State Climate Office of North Carolina.

During dry weather conditions, depth-only monitors 706 and 710 had observed dry weather depths greater than pipe diameter ratios (d/D) that were not within the design criteria, indicating that these pipelines may be flowing full under dry weather conditions and at or above capacity. Both devices were depth-only meters; additional flow monitoring with area-velocity flow monitors and field assessment is recommended prior to increasing pipe capacity.

During peak wet weather events, three monitors (702, 710, 1943) had wet weather d/D ratios greater than 100%, indicating that there are downstream flow restrictions or insufficient capacity to accommodate maximum observed wet weather flows without surcharge conditions. Flow monitor 702 is the highest (worst) ranking basin over the study period with a normalized rainfall dependent inflow and infiltration of 4.0 gal/LF and peaking factor of 4.61. The 702 basin extends in multiple directions; more granular, area-velocity monitoring is recommended on each of the three main branches upstream of 702 to determine more spatially accurate peaking factors and further evaluate potential I/I sources.

Flow monitoring results indicated several peaking factors that were well above normal ranges at flow monitors 1347 and 1943, which include wastewater flows from pipes along Cedar Fork Creek and Penwood Branch. Additional flow monitoring and smoke testing is recommended to obtain peaking factors for smaller areas within these two larger basins and more efficiently locate the I/I. **Table ES 1** displays the observed peaking factors and estimated rainfall dependent inflow and infiltration (RDII).

Table ES 1: Flow Monitoring Observed RDII

Flow Monitor	Average Dry Weather Flow (MGD)	Maximum Wet Weather Flow (MGD)	Wet Weather to Dry Weather Peaking Factor	RDII (MG)	Cumulative Basin Size (LF)	Normalized RDII for Cumulative Basin (gal/LF)	Rank
694[1]	1.28	3.69	2.89	0.69	287,695	2.4	-
701[1, 2]	0.63	2.08	3.30	0.49	444,037	1.1	-
702	1.07	4.95	4.61	1.34	336,068	**4.0**	1
1347	0.55	3.99	**7.22**	0.40	266,560	1.5	3
1943	0.66	4.27	**6.44**	0.75	226,636	3.3	2

[1]Flow monitor basins 694 and 701 are both non-discrete basins with contributing flows from upstream flow monitoring basins 1347 and 1943, which inhibits the ability to calculate a discrete basin RDII. The cumulative RDII is provided for these basins. A ranking is excluded due to the lack of discrete basin RDII.

[2]Flow monitor 701 was confirmed to record erroneous values. The depth recordings, however, looked reasonable.

4.0 HYDRAULIC MODEL DEVELOPMENT AND VALIDATION

The City selected the Bentley SewerGEMS® hydraulic modeling software. This study applies a skeletonized wastewater system that focuses on Asheboro's major trunklines and includes pipes with a variety of diameters from 8 inches to as large as 36 inches. The modeled wastewater pipe network was developed using the City's GIS database for pipe alignments, diameters, manhole rim elevations, and pipe invert elevations and reviewed for proper connectivity using the model tools. The model includes Lift Stations #1-7, 9-11, 13, 21, and 26. Detailed lift station data, wet well dimensions, pump curves, and pump operating points were populated from the City's existing lift station inventory, as-built drawings, and series of conversions with City staff. Base wastewater loads were assigned from meter billing data, and sub-catchments were modeled as parcel-based with contributing areas derived from land use.

The hydraulic wastewater model was validated with the five area-velocity flow monitors. A five-day period from September 27th through October 1st, 2021, was selected for the dry weather verification. The model was then calibrated to the recorded flow during the dry weather week by adjusting the per capita flows for each flow monitoring basin, assumed on/off pump controls, and diurnal flow profiles. The model was validated to within 10% of observed system flows during dry weather validation for three of five monitors. The numerical calibration of two monitors was adversely affected by the load scaling approach used for those monitors but is assumed to be more reliable and consistent with the system.

Wet weather validation to specific recorded wet weather events provides confidence that the hydraulic model accurately simulates recorded system responses. The hydraulic model was validated to the August 7, 2021, rain event, which had an average depth of 2.4 inches based on data accessed from the NC State Climate Office rain gauge. The RTK hydrograph method was utilized to model the RDII that entered the wastewater system during the observed rainfall event. Separate RTK hydrographs were developed for each flow monitor basin to account for the differences in runoff parameters typically defined by soil property, area of impervious cover, and condition of the wastewater lines. These RTK values were adjusted until the modeled wet weather flows closely matched the observed wet weather flows. The system was validated to within 15% of peak flow for four of five monitors, with monitor 701 as the outlier.

Flow monitor 701 was determined to have erroneous data and was excluded from wet weather validation as well as it did not appear to fully capture the wet weather response during the validation rain event.

5.0 WASTEWATER SYSTEM ANALYSES

After discussions with the City and reviewing the results of the design storm analysis, a steady-state peak flow analysis was selected instead to assess the capacity of the collection system based on peaking factors observed during the validation wet weather event. Peaking factors range from 2.89 to 7.22. Insufficient firm capacity was calculated at Lift Stations #4, #6, and #9, while Lift Station #1's two force mains and Lift Station #13 could benefit from operational improvements. The hydraulic model predicted surcharged gravity lines along Penwood Branch and upstream of Lift Station #3. Model results indicated manholes surcharged within three feet of the manhole rim or the potential for overflows in the following areas:

- 12-inch gravity line in the northwest area of the system, currently serving multiple industrial users
- 8, 10, and 12-inch gravity line upstream of Lift Station #1
- 8-inch gravity line upstream of Lift Station #3

Figure ES 1 displays a color-coded map that illustrates the predicted pipe capacities and hydraulic grade lines (HGL) of modeled lines and manholes under the peak existing flow conditions. Locations where the predicted maximum HGL (water level) rises to within 3 feet of the manhole rim are shown as **yellow** circles on the map. The locations of predicted sanitary sewer overflows resulting from the modeled peak flow conditions are shown as **red** circles on the map. **Blue** and **red** lines represent pipes that are surcharging and experiencing flow in excess of their capacity, respectively. Some of these locations are due to flat or nearly-flat slopes, as indicated by the City's GIS network. Portions of the collection system where survey information indicated isolated segments of flat (or inverse) slopes, or where known invert information was not available, were removed from consideration as capacity constraint areas.

FIGURE ES-1

CITY OF ASHEBORO

EXISTING SYSTEM ANALYSIS
STEADY STATE PEAK FLOW

LEGEND

- Wastewater Treatment Plant
- Modeled Lift Station
- Modeled Wastewater Line
- Modeled Force Main
- Road
- Railroad
- Lake
- Stream
- Parcel
- Asheboro City Limit
- Asheboro ETJ
- Other City Limit

MODEL RESULTS

Manhole Results

- Predicted Overflow
- Surcharged Within 3 ft. of Manhole Rim
- No Surcharge Manhole

Pipeline Results

- Flow Exceeds Pipe Full Capacity
- Surcharging due to Downstream Restrictions

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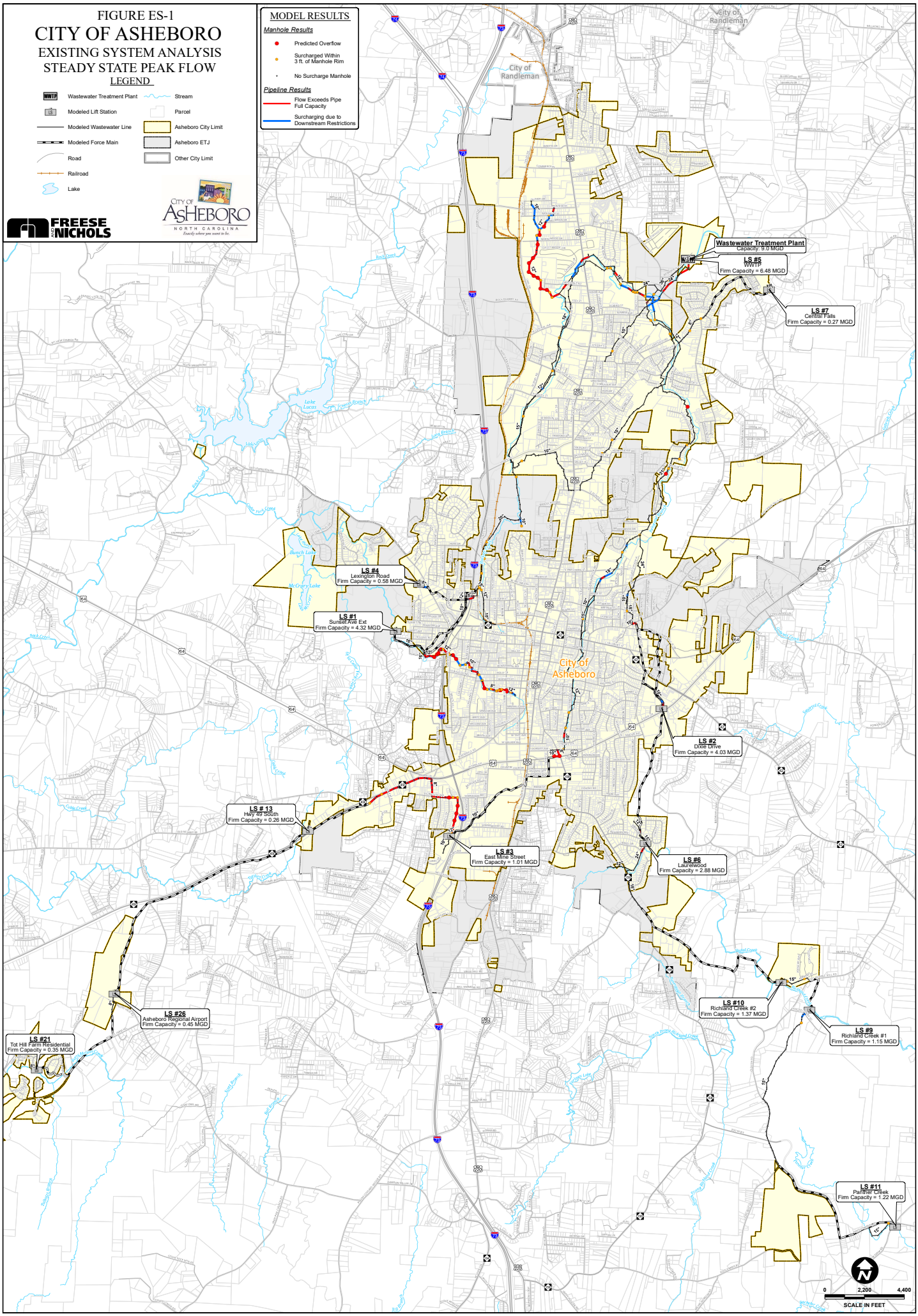

6.0 GRAVITY SEWER RISK BASED ASSESSMENT

Effective asset rehabilitation and renewal planning requires an understanding of two factors: the current and expected future **condition** of system assets (likelihood of structural asset failure) as those assets age and deteriorate over time, as well as the **criticality** of those assets, or the consequence of asset failure for the system, customers, and environment. The product of asset condition and criticality is the renewal risk.

The software InfoAsset Planner by Innovyze was used to assign condition and criticality scores to each wastewater gravity pipe. Force mains and lift stations were not evaluated. The condition of the City's gravity mains was assessed based on their material, age, maintenance history, and historical sanitary sewer overflows (SSOs). The criticality of the City's gravity mains was assessed based on access issues, environmental concerns, customers served, and critical customers. Risk scores are calculated by multiplying the condition score by the criticality score. The gravity main risk-based assessment results are summarized in **Table ES 2.**

Table ES 2: Risk Score Distribution Summary for Gravity Mains

Risk Category	Total Length (miles)	Total Length (%)
Extreme Risk	2.7	1.3
High Risk	5.8	2.8
Medium Risk	59.3	28.6
Low Risk	67.1	32.4
Negligible Risk	72.1	34.8
Total	**207.0**	**100.0**

Results of the gravity main risk based assessment are shown on **Figure ES 2.** Generally, extreme risk areas include the mains along Penwood Branch in the center of Asheboro, pockets along Hasketts Creek, and upstream of Lift Stations #1, #3, and #6. Wastewater lines with extreme or high risk, reflecting a combination of higher likelihood of failure and higher consequence of failure, are recommended as priorities for renewal and rehabilitation efforts. Prior to rehabilitation or renewal efforts, closed-circuit television (CCTV) and field assessments are recommended to verify condition and determine the most effective rehabilitation method. Replacement projects should also be evaluated in the hydraulic model to assess capacity and confirm sizing.

FIGURE ES-2

CITY OF ASHEBORO

EXISTING WASTEWATER SYSTEM TOTAL RISK

LEGEND

- Historical SSO
- Lift Station
- Wastewater Treatment Plant
- Road
- Railroad
- Stream
- Lake
- Parcel
- Asheboro City Limit
- Asheboro ETJ
- Other City Limit

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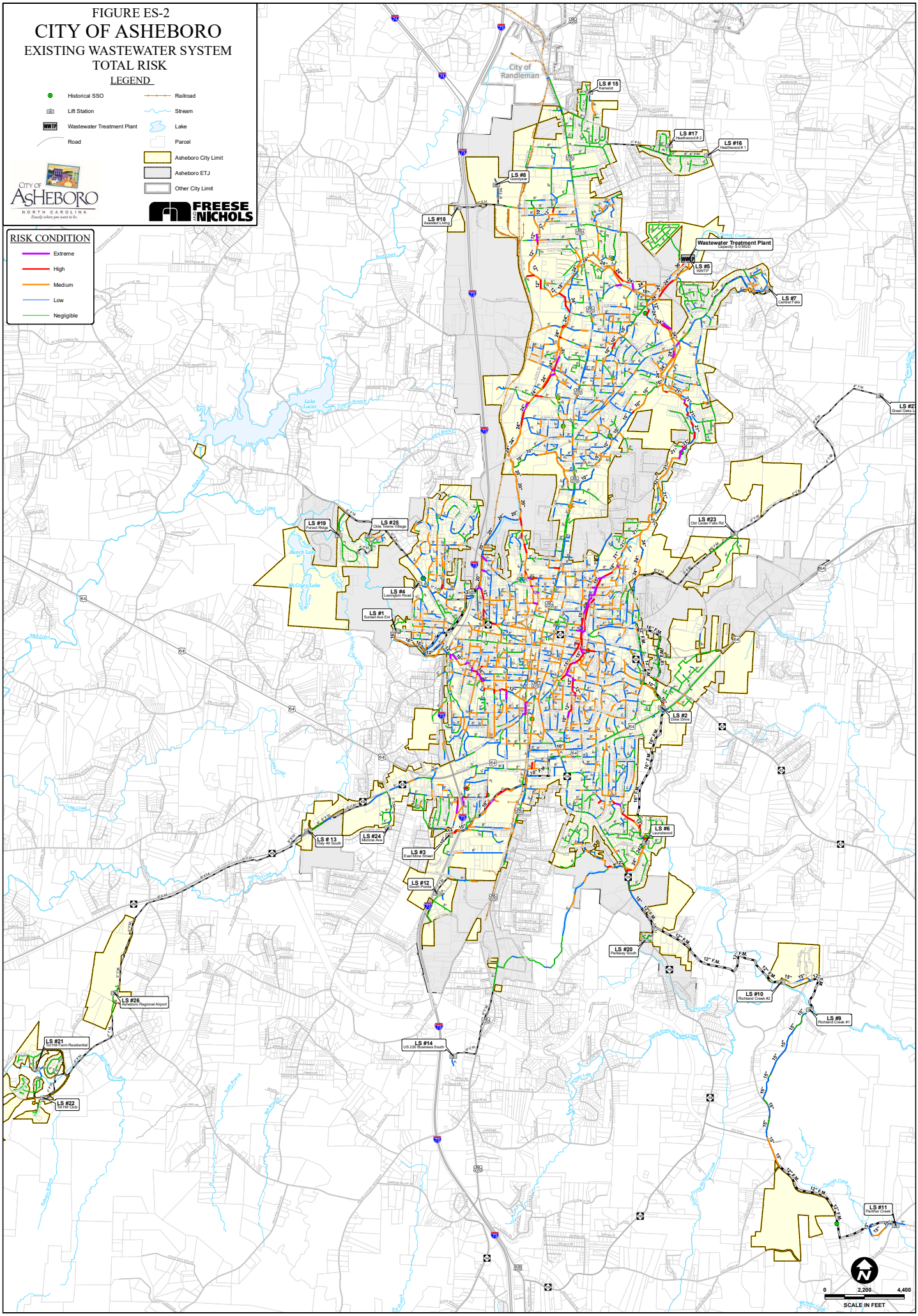
RISK CONDITION

- Extreme
- High
- Medium
- Low
- Negligible



7.0 CAPITAL IMPROVEMENTS PLAN

A two-part wastewater system capital improvements plan (CIP) was developed for the City's service area that consists of capacity-driven and risk-driven projects. The recommended capacity projects improve the collection system's ability to convey existing peak wastewater flows, including I/I, and are prioritized to address existing system capacity deficiencies. The capacity-driven CIP excludes one wastewater project currently under design by others, which involves capacity upgrades to Lift Station #3 and its force main.

A risk-driven CIP to guide rehabilitation and renewal projects was developed using the results of the gravity sewer risk-based assessment. The pipe segments with the highest risk ratings are grouped into continuous projects. Some lower risk pipes are included to connect extreme or high risk pipe segments. The resulting risk-driven projects are prioritized by the total weighted risk score of the project, which normalizes the project risk by pipe length. Prior to rehabilitation or renewal efforts, CCTV and field assessments are recommended.

Recommended capacity-driven and risk-driven CIP projects are summarized in **Table ES 3**, **Figure ES 3** and **Figure ES 4.** Capital costs were calculated for all recommended improvements and do not include individual service connections or subdivision lines. The costs for all CIP projects assume a full replacement; other options for the risk-driven CIP projects, such as cured-in-place pipe or sliplining, may be more cost effective solutions and should be evaluated based on field assessment results. The costs are provided as estimates based on previous similar engineering experience in 2022 dollars and include allowances for engineering, surveying, mobilization, and contingencies. Costs do not include easements or land acquisition.

Table ES 3: Capital Improvements Plan

Project Number	Project Name	Cost
Capacity-Driven CIP Projects		
1[1]	Cedar Fork Creek from Asheboro Memorial Park to West Street (Upstream of Lift Station #1)	$ 3,768,800
2	Lift Station #4 Expansion	$ 1,495,000
3[1]	Along NC Highway 49 S, Lambert Drive, Sherwood Avenue to East Mine Street (Upstream of Lift Station #3)	$ 3,334,600
4[1]	Carl Drive from Northwood Drive to Hasketts Creek (Northwest Asheboro)	$ 3,051,100
5[1]	East Dorsett Avenue to Glenwood Road (Downstream of Lift Station #3)	$ 1,054,800
6[1,2]	Penwood Branch from in-between Oak Bend Drive and Sanford Street to Hub Morris Road	$ 6,366,400

Project Number	Project Name	Cost
7[1,2]	Penwood Branch from Brookwood Drive to in-between Oak Bend Drive and Sanford Street	$ 9,015,400
8[2]	Lift Station #2 Expansion	$ 7,774,000
9[2]	Lift Station #6 Expansion	$ 5,980,000
10	Lift Station #9 Expansion	$ 2,242,500
	Capacity Sub-Total	**$ 44,082,600**
Risk-Driven CIP Projects[3]		
1	Cedar Fork Creek from Cooper Street to Birkhead Street	$ 172,400
2	Hasketts Creek near Golda Avenue	$ 1,064,000
3A	Penwood Branch – West Side, Marmaduke Circle to E. Pritchard Street	$ 1,416,700
3B	Penwood Branch – East Side, E. Salisbury Street to E. Pritchard Street	$ 1,758,500
3C	Penwood Branch – Hillcrest Circle to E. Salisbury Street	$ 1,822,700
4	Hasketts Creek from North Asheboro Park to W. Beasley Street	$ 2,084,900
5	Pond at Bogey Lane, south of Asheboro Municipal Golf Course	$ 363,600
6	Vestal Creek Tributaries between Mark Avenue and Newbern Avenue	$ 570,600
7	Sherwood Road and I-73	$ 152,300
8	Hasketts Creek Tributary from Railroad Street to W. Presnell Street	$ 1,374,500
9	Penwood Branch from Old Liberty Road to Sunrise Avenue	$ 696,300
10	Hasketts Creek from Foust Street to Liberty Street	$ 498,200
	Risk Sub-Total	**$ 11,974,700**
	CIP Total	**$ 56,057,300**

[1]A portion of this capacity project would have qualified as a risk-driven CIP project if it was not already a capacity-driven project.

[2]These projects are triggered by capacity upgrades at Lift Station #6 with modeled peaking factors of 4.0 upstream and 3.3 downstream of the lift station. I/I reduction should be a priority to avoid the need for these projects.

[3]Risk-driven CIP projects should be field assessed with CCTV prior to renewal or replacement.

FIGURE ES-3

CITY OF ASHEBORO

EXISTING WASTEWATER SYSTEM CAPACITY-DRIVEN CIP PROJECTS

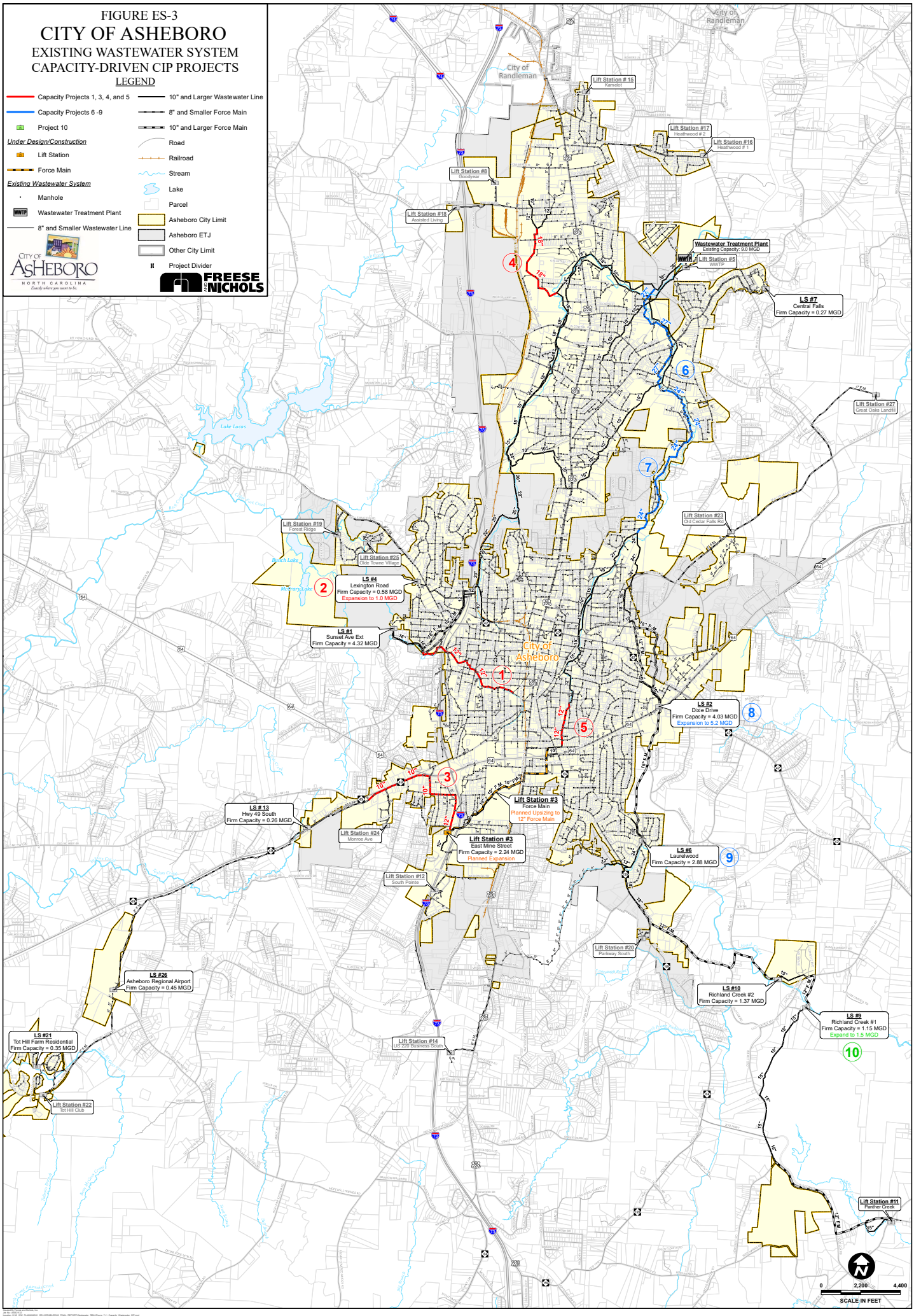


FIGURE ES-4

CITY OF ASHEBORO

EXISTING WASTEWATER SYSTEM RISK-DRIVEN CIP PROJECTS

LEGEND

Under Design/Construction

- Lift Station
- Force Main

Existing Wastewater System

- Manhole
- Lift Station
- Wastewater Treatment Plant
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- 8" and Smaller Force Main
- 10" and Larger Force Main
- Road
- Railroad
- Stream
- Lake
- Parcel
- Asheboro City Limit
- Asheboro ETJ
- Other City Limit
- Project Divider

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CIP PROJECT NUMBERS

- Projects 1, 2, and 3A
- Projects 3B, 3C, 4, 5, and 6
- Projects 7, 8, 9, and 10
- Monitor

City of Randleman

LS # 15 Kamelot

LS #17 Heathwood # 2

LS #16 Heathwood # 1

LS #8 Goodyear

LS #18 Assisted Living

Wastewater Treatment Plant Capacity: 9.0 MGD

LS #5 WWTP

LS #7 Central Falls

LS #27 Great Oaks Landfill

LS #19 Forest Ridge

LS #25 Olde Towne Village

LS #4 Lexington Road

LS #1 Sunset Ave Ext

LS #23 Old Cedar Falls Rd

City of Asheboro

LS #2 Dixie Drive

Lift Station #3 Force Main Planned Upsizing to 12" Force Main

Lift Station #3 East Mine Street Firm Capacity = 1.01 MGD Planned Expansion

LS # 13 Hwy 49 South

LS #24 Monroe Ave

LS #6 Laurelwood

LS #12 South Pointe

LS #20 Parkway South

LS #26 Asheboro Regional Airport

LS #10 Richland Creek #2

LS #9 Richland Creek #1

LS #21 Tot Hill Farm Residential

LS #14 US 220 Business South

LS #22 Tot Hill Club

LS #11 Panther Creek

Lake Lucas

Branch Lake

McCrary Lake

0 2,200 4,400

SCALE IN FEET

REGULAR MEETING
ASHEBORO CITY COUNCIL
CITY COUNCIL CHAMBER, ASHEBORO CITY HALL
THURSDAY, MARCH 10, 2022
7:00 PM

This being the time and place for a regular meeting of the Asheboro City Council, a meeting was held with the following elected officials and city management team members present:

David H. Smith	) – Mayor Presiding
Clark R. Bell	)
Edward J. Burks	)
Kelly L. Heath	)
William N. McCaskill	) – Council Members Present
Walker B. Moffitt	)
Jane H. Redding	)
Charles A. Swiers	)

John N. Ogburn, III, City Manager
Robert L. Brown, Jr., Assistant Chief of Police
Holly H. Doerr, CMC, NCCMC, City Clerk
Michael L. Leonard, PE, City Engineer
Trevor L. Nuttall, Community Development Director
Michael D. Rhoney, PE, Water Resources Director
Jeffrey C. Sugg, City Attorney
Tammy M. Williams, CMC, Deputy City Clerk

1. Call to Order

A quorum thus being present, Mayor Smith called the meeting to order for the transaction of business, and business was transacted as follows.

2. Moment of Silent Prayer and Pledge of Allegiance

After a moment of silence was observed in order to allow for private prayer and meditation, Mayor Smith asked everyone to stand and recite the pledge of allegiance.

3. Recognition of Guests and Citizens

Mayor Smith welcomed everyone in attendance.

4. Public Comment Period

Mayor Smith opened the floor for public comments.

Dustie Gregson, who owns and operates The Table at 139 South Church Street, discussed concerns with the impact of the potential creation in downtown Asheboro of a social district with unique regulations pertaining to the possession and consumption of alcoholic beverages within the district. Andrew Gregson concurred with his wife's comments and also addressed the need for effective communications about the deliberative process used to consider the potential adoption of a social district.

Comments and concerns about the potential social district were also shared with the elected officials by Ms. Emma Cheek. Ms. Cheek owns The Exchange at 204 South Fayetteville Street.

When no one else asked to speak, Mayor Smith closed the public comment period and moved to the next item on the meeting agenda.

5. Retail Sales Update

Ms. Linda Brown, President of the Asheboro/Randolph Chamber of Commerce, discussed a comparison of the taxable sales in Randolph County for 2020 versus 2021.

In 2020, taxable sales totaled $1,366,198,361 for an increase of 7.17 percent over 2019. In 2021, taxable sales totaled $1,650,106,329 for an increase of 21 percent over 2020.

No formal action was asked of the council during this portion of the meeting, and none was taken.

6. Consent Agenda

Council Member Burks moved, and Council Member Heath seconded the motion, to approve/adopt the consent agenda as presented. Council Members Bell, Burks, Heath, McCaskill, Moffitt, Redding, and Swiers voted aye. There were no dissenting votes.

(a) City Council Meeting Minutes for February 10, 2022

The meeting minutes for the city council's regular meeting on February 10, 2022, were approved and have been filed in the city clerk's office. An electronic copy of the approved document has been posted on the city's website.

(b) General Account of the Closed Session on February 10, 2022

The general account of the closed session that was held on February 10, 2022, in order to discuss with the city attorney a matter that fell within the attorney-client privilege was approved and has been filed in the city clerk's office. However, in compliance with the resolution approved as the next consent agenda item, the general account of the closed session is not currently available for public inspection because such an inspection would frustrate the purpose of the closed session.

(c) A Resolution Sealing the General Account of the Closed Session

RESOLUTION NUMBER 06 RES 03-22

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

Resolution Sealing the General Account of a Closed Session Conducted during a Regular Meeting on February 10, 2022

WHEREAS, Section 143-318.10(e) of the North Carolina General Statutes provides, in pertinent part, that the "minutes or an account of a closed session conducted in compliance with G.S. 143-318.11 may be withheld from public inspection so long as public inspection would frustrate the purpose of a closed session;" and

WHEREAS, pursuant to Section 143-318.11(a)(3) of the North Carolina General Statutes, the city council, upon unanimous adoption of a properly made and seconded motion, went into closed session on February 10, 2022, to discuss with the city attorney a matter that falls within the scope of the attorney-client privilege; and

WHEREAS, the purpose for going into closed session on February 10, 2022, would be frustrated if the general account of the closed session were to be made available for public inspection at this time.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the general account of the closed session conducted on February 10, 2022, is hereby sealed and will remain sealed so long as public inspection of the records would frustrate the purpose of the closed session; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the city manager is hereby authorized to act as the council's agent with the authority to unseal these records when the purpose of the closed session would no longer be frustrated by making the records available for public inspection or when the unsealing of this general account is otherwise required by law.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on March 10, 2022.

/s/ David H. Smith
David H. Smith, Mayor

ATTEST:

/s/ Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk

(d) Asheboro ABC Board Meeting Minutes for January 3, 2022

The council acknowledged the receipt of the Asheboro ABC Board's approved meeting minutes for January 3, 2022. This document has been filed in the city clerk's office and distributed to the city's elected officials.

(e) Scheduling of a Legislative Hearing for April 7, 2022

The council approved a request from the community development division to schedule for April 7, 2022, and to advertise, a legislative hearing on the application to place property located west of 2513 Old Cedar Falls Road (a portion of Randolph County Parcel Identification Number 7772117810) into an R10 (CZ) zoning district and to authorize a residential planned unit development.

7. Community Development Division Items

(a) Case No. RZ-22-02: Legislative Hearing on a Zoning Map Amendment Application Requesting the Placement of City-Owned Real Property Located within the Municipality's Corporate Limits at the Asheboro Regional Airport into City Airport (A) Zoning District

Mayor Smith opened the legislative hearing on the above-described application filed by city staff members on behalf of the City of Asheboro (the "Applicant"). The Applicant is seeking to apply city zoning, specifically the Airport (A) zoning district, to the real property at the Asheboro Regional Airport that is already within Asheboro's corporate limits and is owned by the city.

The total amount of acreage subject to this zoning map amendment application is approximately 199.44 acres and includes properties located at 2212, 2222, and 2224 Pilots View Road. This land (hereinafter referred to as the "Zoning Lot") is more specifically identified by Randolph County Parcel Identification Nos. 7639323267, 7639531114, 7639334110, 7639478044, 7639570024, 7639573159, and 7639550547. The portions of the following parcels of land within Asheboro's corporate limits are also included as part of the Zoning Lot: Randolph County Parcel Identification Nos. 7639454641 and 7639412973.

The zoning ordinance was amended in 2019 to add a general Airport (A) district in anticipation of the airport property being given that designation at a later date. The planning staff report stated that it is generally advisable to place the Zoning Lot into a designation specifically designed for unique airport issues.

Community Development Director Trevor Nuttall utilized a slide show to present the planning staff's analysis of the application. A copy of the slide show is on file in the city clerk's office. This analysis included the following information.

1. The request involves the Asheboro Regional Airport property located within the city limits.

2. Pilots View Road (North Carolina Secondary Road 1197) is a state-maintained road.

3. If approved, review of development proposals within the Airport district would be dictated by the Asheboro Zoning Ordinance, which currently designates the Asheboro Airport Authority as the review entity.

4. Surrounding land uses include lower density single-family residential uses, undeveloped property, and properties that are also used by the airport which are located outside of the city limits and the city's extraterritorial planning jurisdiction (ETPJ).

5. City Charter, Article XIV, Section 14.3 states that the Asheboro Airport Authority has the duty to "manage and control all of the property and operate the airport for the use and benefit of the public as a public airport and in the manner in which it will contribute greatest to the growth, expansion, welfare and prosperity of the city."

6. The North Carolina Aviation Museum & Hall of Fame is also located on the airport property, and is included as part of this application.

Mr. Nuttall noted that, when evaluating a rezoning application, careful consideration must be given to each goal and policy as outlined in the Land Development Plan. The following items describe the Zoning Lot in the context of the adopted comprehensive plan.

Proposed Land Use Map Designation:	Employment Center
Small Area Plan:	Outside Boundaries of Current Small Area Plan
Growth Strategy Map Designation:	Primary Growth

LDP Goals/Policies Supporting the Request:

<u>Checklist Item 1</u>:	Complies with LDP Proposed Land Use Map
<u>Checklist Item 5</u>:	Complies with Growth Strategy Map
<u>1.4.1</u>	The city will continue to strengthen its countywide and regional partnerships with existing tourism venues (*NC Zoo, NC Aviation Museum, Richard Petty Museum, Seagrove potteries, Harley Davidson Museum, Uwharrie National Forest, etc.*) and organizations (*Randolph County Tourism Development Authority, etc.*) and form partnerships with new and potential tourism venues.

2.1.1	The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district.
Goal 5.3:	Interconnected and Multi-Modal Transportation Networks

There were no LDP Goals/Policies identified by the planning staff as not supportive of the requested zoning map amendment.

The City of Asheboro Planning Board considered the zoning map amendment application and recommended the placement of the Zoning Lot into the requested Airport (A) zoning district. In making this recommendation, the planning board concurred with the planning staff's analysis, which provided as follows:

> The request generally complies with the Land Development Plan's designation as an Employment Center designation, which emphasizes facilities related to medium and large employers, and complementary non-residential uses and access to transportation facilities.
>
> The proposal also appropriately classifies the airport use and supporting uses within the Airport zoning district. Since the Airport Authority is currently tasked with management responsibility of the airport and its functions, including review of development proposals, placing this property in the Airport (A) district will allow those with expertise concerning unique issues related to (the) airport to continue to review development proposals on the Airport's property.
>
> Additionally, ensuring that zoning is applied to the property with the newly created Airport district zoning formalizes the review process that currently exists.
>
> Considering these factors, staff believes that the proposed zoning map amendment is reasonable and in the public interest.

With the conclusion of Mr. Nuttall's presentation of the planning staff's analysis, Mayor Smith asked if there was anyone who would like to address the council on the question of the requested zoning map amendment. There were no comments offered, and Mayor Smith transitioned the hearing to the deliberative phase.

During their deliberations, council members expressed their concurrence with the planning staff and planning board analysis/recommendations. Council Member Bell moved, and Council Member Burks seconded the motion, to adopt the plan consistency statement and approve the requested zoning map amendment with the following two-part motion:

1. The requested zoning map amendment is generally compliant with the Employment Center designation made by the Land Development Plan. This designation emphasizes facilities related to medium and large employers, complementary non-residential uses, and access to transportation facilities.

   Furthermore, the requested Airport (A) zoning district is uniquely appropriate for the Asheboro Regional Airport. Since the Asheboro Airport Authority has been historically tasked with management responsibility for the airport and its functions, including the review of development proposals, placing the Zoning Lot in the Airport (A) district will allow officials with expertise concerning the unique issues related to public airport operations to continue to review development proposals pertaining to Asheboro Regional Airport property.

Based on the above-stated factors, the council has concluded that (a) the proposed zoning map amendment is consistent with the city's adopted comprehensive plan, and (b) the zoning map amendment application is reasonable and in the public interest.

2. In light of the above-stated analysis, the application to place the Zoning Lot in the requested Airport (A) zoning district is hereby approved as consistent with the adopted plan.

Council Members Bell, Burks, Heath, McCaskill, Moffitt, Redding, and Swiers voted aye. There were no dissenting votes.

(b) City of Asheboro Redevelopment Commission Appointments

Community Development Director Trevor Nuttall presented a request to reappoint Ms. Katie Snuggs and Mr. A. Owen George, III to new five-year terms of office on the City of Asheboro Redevelopment Commission. The effective dates for both of these five-year terms of office will be April 1, 2022.

In the form of a combined motion that encompassed both requested reappointments, Council Member Burks moved, and Council Member Swiers seconded the motion, to reappoint, effective April 1, 2022, Ms. Snuggs and Mr. George to five-year terms of office as members of the City of Asheboro Redevelopment Commission. Council Members Bell, Burks, Heath, McCaskill, Moffitt, Redding, and Swiers voted aye. There were no dissenting votes.

8. Water Resources Division Items

(a) Lake Lucas Dam Intake Improvements Project

Water Resources Director Michael Rhoney, PE discussed the City of Asheboro Lake Lucas Dam Intake Improvements Project. Mr. Rhoney presented and recommended approval, by reference, of the following resolution authorizing an application to apply for state grant funding to assist with the project.

In response to this recommendation, Council Member Bell moved, and Council Member Heath seconded the motion, to adopt by reference the resolution presented by Mr. Rhoney. Council Members Bell, Burks, Heath, McCaskill, Moffitt, Redding, and Swiers voted aye. There were no dissenting votes

RESOLUTION NUMBER 07 RES 03-22

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

A RESOLUTION SUPPORTING AND AUTHORIZING AN APPLICATION FOR A STATE GRANT/LOAN FOR THE LAKE LUCAS DAM INTAKE IMPROVEMENTS PROJECT

WHEREAS, the Federal Clean Water Act Amendments of 1987 and the North Carolina Water Infrastructure Act of 2005 (codified in Chapter 159G of the North Carolina General Statutes) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction for a drinking water treatment works; and

WHEREAS, the City of Asheboro (hereafter referred to interchangeably as the "City" and the "Applicant") needs and intends to construct water treatment works improvements described as the Lake Lucas Dam Intake Improvements Project (hereafter referred to as the "Project"); and

WHEREAS, the City intends to request state loan or grant assistance for the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro (hereafter referred to as the "Council") that the City, if approved for a State loan or grant award, will arrange financing for all remaining costs of the Project; and

BE IT FURTHER RESOLVED by the Council that the City will adopt and place into effect on or before completion of the Project a schedule of fees and charges, in addition to other available funds, that will provide adequate funding for the proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt; and

BE IT FURTHER RESOLVED by the Council that a provision will be included in the loan agreement authorizing the State Treasurer, upon failure of the City to make scheduled repayment(s) of the loan, to withhold from the City any State funds that would otherwise be distributed to the City in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan; and

BE IT FURTHER RESOLVED by the Council that the City will provide for the efficient operation and maintenance of the Project infrastructure upon completion of the construction thereof; and

BE IT FURTHER RESOLVED by the Council that John N. Ogburn, III, who is the city manager for the Applicant (the city manager will be hereafter referred to as the "Authorized Official"), and any successor so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan to aid in the construction of the Project described above; and

BE IT FURTHER RESOLVED by the Council that the Authorized Official, and any successor so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the Project, to make the assurances as contained above, and to execute such other documents as may be required in connection with the application; and

BE IT FURTHER RESOLVED by the Council that the City has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the Project and to Federal and State grants and loans pertaining thereto.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting that was held on the 10th day of March, 2022.

/s/ David H. Smith
David H. Smith, Mayor
City of Asheboro, North Carolina

ATTEST:

/s/ Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk
City of Asheboro, North Carolina

(b) Chemical Supply Contracts

Water Resources Director Michael Rhoney, PE reported on the chemical procurement process undertaken for operations at the water and wastewater treatment plants. The apparent lowest responsive, responsible bidders who submitted offers to meet the requirements of the water and wastewater treatment plants for seven chemicals from April 16, 2022, to April 15, 2023, are listed below.

Chemical	Company	Price
Liquid Alum	C&S Chemicals	$379.00/Ton
Liquid Caustic	Univar, USA, Inc.	$766.00/Ton
Fluosilicic Acid	Univar, USA, Inc.	$445.00/Ton
Sodium Hypochlorite	Univar, USA, Inc.	$0.967/Gal
Calcium Nitrate	Aulick Chemical Solutions.	$2.62/Gal
Sodium Permanganate	Amerochem Corporation	$12.50/Gal
Calcium Hydroxide/ Magnesium Hydroxide Slurry Blend	Polytec, Inc.	$1.50/Gal

Council Member Bell moved, and Council Member Swiers seconded the motion, to accept the bids/offers listed above and to award to the above-listed chemical suppliers at the listed prices the contracts to supply the designated chemicals required by the city's water and wastewater treatment plants from April 16, 2022, to April 15, 2023. Council Members Bell, Burks, Heath, McCaskill, Moffitt, Redding, and Swiers voted aye. There were no dissenting votes.

A copy of the bid/offer summary presented by Mr. Rhoney is on file in the city clerk's office.

9. Finance Items

(a) An Ordinance to Amend the American Rescue Plan Act 2021 Fund

Finance Director Deborah Reaves presented and recommended the adoption, by reference, of the following ordinance to amend the American Rescue Plan Act 2021 Fund. In response to this recommendation, Council Member Heath moved, and Council Member Burks seconded the motion, to adopt the ordinance as presented by Ms. Reaves. Council Members Bell, Burks, Heath, McCaskill, Moffitt, Redding, and Swiers voted aye. There were no dissenting votes.

06 ORD 3-22

ORDINANCE TO AMEND
AMERICAN RESCUE PLAN ACT 2021 FUND
FY 2021-2022

WHEREAS, The American Rescue Plan Act 2021 fund was established June 10th, 2021 outlining an anticipated $7,590,000 in funds.

WHEREAS, the first distribution of funds received August 26, 2021 was in the amount of $4,133,505 establishing a total anticipated allocation of $8,267,010.

WHEREAS, The American Rescue Plan Act 2021 Fund was amended October 7, 2021 and allocated funding for use in the construction of the Zoo City Sportsplex based on allowable expenses outlined in the Interim Final Rule issued by the U.S. Treasury.

WHEREAS, The Final Rule was issued on January 6, 2022 by the U.S. Department of the Treasury.

WHEREAS, The Final Rule makes several key changes to the Interim Final Rule, including expanding the eligible uses of the funds and easing the administrative burden for some program requirements.

WHEREAS, the City of Asheboro staff is continuing to learn about the updated eligible uses and the administrative responsibilities associated with the use of the funds.

WHEREAS, among other things, expenditure of these funds are subject to most provisions of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards and 2 CFR Part 200 (commonly referred to as the Uniform Guidance – regulations that apply to the management of federal grant awards).

WHEREAS, more information on these requirements is coming out daily and need to be studied and evaluated as the City takes a new focus on various uses of the ARPA funds.

WHEREAS, the City of Asheboro has not spent / encumbered any of the ARPA funds and has determined at this time to un-allocate all funds while staff is continuing to learn and evaluate the proper process to move forward.

WHEREAS, the City Council of the City of Asheboro desires to amend the budget as required by law to adjust for changes in expenditures in comparison to the current fiscal year adopted budget.

WHEREAS, the City Council of the City of Asheboro wants to be in compliance with all generally accepted accounting principles.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA:

That the following expense line item be increased / (decreased):

Account #	Expense Description	Increase / (decrease)
64-400-0000	Zoo City Sportsplex W&S	(700,000)
64-400-0001	ZCSP Turf	(3,296,708)
64-410-0000	Commerce Dr W&S	(1,250,000)
64-420-0000	HWY 64 East Sewer	(1,250,000)
64-430-0000	Broadband Internet	(319,000)
64-440-0000	Lake Lucas Valve Replacement	(1,500,000)
64-800-0000	Unallocated	8,315,708
	Net Change	0

Adopted this 10th day of March, 2022.

/s/ David H. Smith
David H. Smith, Mayor

ATTEST:

/s/ Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk

(b) An Ordinance to Amend the Zoo City Sportsplex Fund

Ms. Reaves presented and recommended the adoption, by reference, of the following ordinance to amend the Zoo City Sportsplex Fund (74). In response to this recommendation, Council Member Moffitt moved, and Council Member Bell seconded the motion, to adopt the ordinance as presented by Ms. Reaves. Council Members Bell, Burks, Heath, McCaskill, Moffitt, Redding, and Swiers voted aye. There were no dissenting votes.

07 ORD 3-22

ORDINANCE TO AMEND THE ZOO CITY SPORTSPLEX FUND (74)
FY 2021-2022

WHEREAS, The American Rescue Plan Act 2021 fund was established June 10th, 2021 and the first distribution of funds received August 26, 2021 was in the amount of $4,133,505 establishing a total anticipated allocation of $8,267,010.

WHEREAS, The American Rescue Plan Act 2021 Fund was amended October 7, 2021 and allocated funding for use in the construction of the Zoo City Sportsplex based on allowable expenses outlined in the Interim Final Rule issued by the U.S. Treasury.

WHEREAS, The Final Rule was issued on January 6, 2022 by the U.S. Department of the Treasury.

WHEREAS, The Final Rule makes several key changes to the Interim Final Rule, including expanding the eligible uses of the funds and easing the administrative burden for some program requirements.

WHEREAS, the City of Asheboro has determined at this time to un-allocate all ARPA funds while staff is continuing to learn about the expanded eligible uses of funds and evaluate the proper process to move forward under the guidelines set in the final rule.

WHEREAS, the City of Asheboro, has been awarded a grant in the amount of $500,000 from the Parks & Recreation Trust Fund (PARTF).

WHEREAS, the City of Asheboro would like to recognize citizen contributions to the Zoo City Sportsplex fund.

WHEREAS, the installation of synthetic turf at Zoo City Sportsplex is an authorized use of the grant funds.

WHEREAS, the City of Asheboro desires amend the Zoo City Sportsplex fund budget to incorporate these changes to be in compliance with all generally accepted accounting principles, and;

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA:

That the following Revenue line items be increased / (decreased):

Line Item	Description	Increase / (decrease)
74-300-6400	Contribution from ARPA Fund for W&S	(700,000)
74-300-6400	Contribution from ARPA Fund for Field Turf	(3,296,708)
74-305-0000	PARTF Grant	500,000
74-300-2001	Contributions	491,000
		($3,005,708)

That the following Expense line items be increased / (decreased):

Line Item	Description	Increase / (decrease)
74-400-0001	Construction – W&S lines	(700,000)
74-400-0004	Field Turf (ARPA allocation)	(3,296,708)
74-400-0004	Filed Turf (1 field)	991,000
		($3,005,708)

Adopted this the 10th day of March 2022.

/s/ David H. Smith
David H. Smith, Mayor

ATTEST:

/s/ Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk

10. Conceptual Design of the McCrary Park Scoreboard

City Engineer Michael Leonard, PE discussed the design concepts and specifications under consideration for a new scoreboard at McCrary Park. With the benefit of a graphic showing a potential scoreboard for the renovated and upgraded park, the elected officials articulated for Mr. Leonard their design preferences.

Upon request from city staff, Council Member Bell moved, and Council Member Heath seconded the motion, for the city engineer to proceed with securing quotes for the purchase of a scoreboard similar in design to the example presented to the governing board during this meeting. Council Members Bell, Burks, Heath, McCaskill, Moffitt, Redding, and Swiers voted aye. There were no dissenting votes.

11. Water Billing Department Update

Finance Director Deborah Reaves provided an update on the current utility billing operations, with a special emphasis on modifications in service procedures and practices initially triggered by the COVID-19 pandemic. During the course of the discussion, the elected officials articulated a desire to engage in a continuing revaluation of operational procedures with a goal of achieving enhanced customer service.

Supplemental updates are expected from city staff at future meetings. At this particular meeting, no action was requested of the governing board, and none was taken during this portion of the meeting.

12. Upcoming Events and Items Not on the Agenda

Mayor Smith led a brief discussion of upcoming events within the city government and the community in general. No formal action was requested of the city council during this portion of the meeting, and none was taken.

There being no further business, the meeting was adjourned at 8:21 pm.

Tammy M. Williams, CMC,
Deputy City Clerk

David H. Smith,
Mayor

SPECIAL JOINT MEETING
ASHEBORO CITY COUNCIL
RANDOLPH COUNTY BOARD OF COMMISSIONERS
FRIDAY, MARCH 25, 2022, NOON
CITY OF ASHEBORO PUBLIC WORKS FACILITY
1312 NORTH FAYETTEVILLE STREET, ASHEBORO, NORTH CAROLINA

This being the time and place for a special joint meeting of the Asheboro City Council and the Randolph County Board of Commissioners, a meeting was held with the following elected officials and management team members present:

David H. Smith	) – Mayor Presiding
Clark R. Bell	)
Kelly L. Heath	)
William N. McCaskill	) – City Council Members Present
Walker B. Moffitt	)
Jane H. Redding	)
Charles A. Swiers	)
Edward J. Burks	) – City Council Member Absent

John N. Ogburn, III, City Manager
Holly H. Doerr, CMC, NCCMC, City Clerk/Paralegal
Deborah P. Reaves, Finance Director
Jeffrey C. Sugg, City Attorney
Tammy M. Williams, CMC, Deputy City Clerk

In addition to the above-listed officials and staff members for the City of Asheboro, the following members of the Randolph County Board of Commissioners were present: Chairman Darrell Frye, Vice-Chairman David Allen, and Commissioner Kenny Kidd. The following county staff members were also present: Will Massie, Assistant County Manager/Finance Officer; Dana Crisco, Clerk to the Board; Sarah Pack, Deputy Clerk to the Board; and Aimee Scotton, Associate County Attorney.

Mayor Smith called the meeting to order at 12:04 p.m. for the city, and Chairman Frye called the meeting to order for the Randolph County Board of Commissioners. Chairman Frye and Mayor Smith then opened, for their respective governing boards, a public hearing on the question of entering into an economic development project, which has previously been referred to as Project Jetson, with Technimark LLC.

The first speaker during the public hearing was Mr. Kevin Franklin, who is the president of the Randolph County Economic Development Corporation ("RCEDC"). Mr. Franklin reported that Technimark LLC is contemplating an expansion of its existing operations in Asheboro and Randolph County. This project remains competitive with other locations, and an incentive offer will factor into Technimark's consideration of Asheboro and Randolph County as the location for its expansion project.

According to Mr. Franklin, Technimark is a full-service solutions provider to users of plastic products. The company started out in 1983 as a small industrial molder in Asheboro and today is one of the largest independent injection molders in the world. In the United States, Technimark has sites in North Carolina, West Virginia, Pennsylvania, and Texas. Internationally, the company has four sites in Mexico, three in Europe, and one in China. The company has experienced growth in its core target markets and is considering an expansion.

Asheboro is Technimark's global headquarters, where the company operates a large campus composed of 7 manufacturing buildings and a number of warehouses totaling over one million square feet. The company is Randolph County's largest private employer, the largest

injection molder headquartered in the southeastern United States, and a top 10 injection molder in North America.

If Asheboro is chosen for the expansion project, Technimark will retain 1,435 current jobs and create 220 new jobs; the average annual wage of the new jobs would be $44,290, exceeding Randolph County's current private sector average wage of $40,522. The company is contemplating the purchase of a building in Asheboro. Technimark's total investment for the project would be $62 million dollars, including $54 million in machinery and equipment.

The RCEDC is proposing a total local incentive package of $950,000 to be paid in five annual installments. This incentive package would be equally divided between the City of Asheboro and Randolph County.

Additionally, and specific to the City of Asheboro, Technimark is contemplating construction of a new rail spur to serve the property under consideration for purchase, and the company is eligible for a $250,000 rail grant from the North Carolina Railroad Company's NCRR Invests Program. If Technimark decides to proceed with expansion plans in Asheboro and formally requests funding through the NCRR Invests Program, the city would have to serve as the applicant under this specific program. Separate agreements between the railroad, the company, and the city would have to be executed in order to utilize funding through the NCRR Invests Program.

Mr. Franklin expressed the RCEDC's belief that the Technimark expansion project would be an exceptional economic development project for the city and county that would produce an increase in the value of a manufacturing building, generate significant investment in new machinery and equipment, and result in the creation of 220 quality new jobs. Therefore, the RCEDC submitted a request for the city and county governing boards to approve resolutions offering a total of $950,000 in local incentives to encourage company decision-makers to expand in Asheboro. Furthermore, the RCEDC also requested approval by the city council of a resolution authorizing the city to participate in the NCRR Invests Program in order to obtain eligibility for rail spur grant funding.

At the conclusion of his presentation, Mr. Franklin read a statement from Fred Richey, who is the vice president of corporate development for Technimark. Mr. Richey was unable to attend the joint meeting, but he expressed in his letter the company's need for the governing boards' support of the proposed economic development project.

After Mr. Franklin concluded his comments and answered questions from the elected officials, Mayor Smith invited, on behalf of the city and county governing boards, questions and comments from the public. The only person who asked to be heard was Mr. Jeff Marotto, who is a resident in the Asheboro area.

Mr. Marotto inquired of Mr. Franklin as to the potential impact on existing jobs if the company does not choose the city and county for the contemplated expansion project. In response, Mr. Franklin stated that he does not know of a direct tie between the security of existing jobs and the proposed expansion project.

No one in attendance at the public hearing asked to speak in opposition to the proposed economic development project. When no one asked to speak after Mr. Marotto, Chairman Frye and Mayor Smith closed the public hearing and moved to the action items on the meeting agenda.

A resolution authorizing the county's participation in the economic development project was acted upon first. After the county commissioners voted unanimously to adopt their resolution in support of the project and approving contractual terms consistent with the RCEDC proposal, the city council considered two resolutions pertaining to the City of Asheboro.

CITY COUNCIL ACTION ITEM 1

With regard to a potential local economic development incentives contract between the city, the county, and Technimark, Council Member Bell moved, and Council Member Redding seconded the motion, to adopt the following resolution by reference. Council Members Bell, Heath, McCaskill, Moffitt, Redding, and Swiers voted aye. There were no dissenting votes. Consequently, the following resolution was approved unanimously.

RESOLUTION NUMBER 08 RES 3-22

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION AUTHORIZING THE CITY OF ASHEBORO TO ENTER INTO AN ECONOMIC DEVELOPMENT INCENTIVES CONTRACT

WHEREAS, Section 158-7.1 of the North Carolina General Statutes authorizes a city to undertake an economic development project by extending assistance to a company in order to cause the company to locate or expand its operations within the city; and

WHEREAS, on March 25, 2022, the City Council of the City of Asheboro held a public hearing to consider whether to participate in an economic development project that will result in the City of Asheboro (the "City"), the County of Randolph (the "County"), and Technimark LLC, and all related entities, (the "Company") approving an economic development incentives package whereby the City and the County each contribute up to four hundred seventy-five thousand dollars ($475,000.00) for a total expenditure of up to nine hundred fifty thousand dollars ($950,000.00) to or on behalf of the Company to offset the costs of the Company's expansion of its production facility in the City of Asheboro, Randolph County, North Carolina; and

WHEREAS, the incentives described herein shall be granted pursuant to an economic development incentives contract as provided in Section 2 of this Resolution, the authorized contract shall be inclusive of the local match requirements for any and all grant funding awarded to the project; and

WHEREAS, upon the completion by the Company of the proposed project, the Company will have generated new value/investment in real and personal property and equipment associated with the project in an amount equal to or in excess of sixty-two million dollars ($62,000,000.00), maintained one thousand four hundred thirty-five (1,435) currently existing jobs, and created a minimum of two hundred twenty (220) new full-time jobs in the City and County; and

WHEREAS, this economic development project will stimulate and stabilize the local economy, promote business in the City and County, and result in the creation of a significant number of jobs in the City and County; and

WHEREAS, the City has in its General Fund available revenues sufficient to fund this economic development project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro as follows:

Section 1. The City is hereby authorized to expend up to four hundred seventy-five thousand dollars ($475,000.00) of City funds for the Technimark economic development project.

Section 2. The expenditures authorized in Section 1 above will be paid to the Company pursuant to a performance-based incentives contract. In addition to the standard terms found in contracts that the City routinely executes in the ordinary course of business, the economic development incentives contract entered into by and between the City, the County, and the Company must contain the following essential terms and conditions:

a. The total payment made to or on behalf of the Company under this contract shall not exceed nine hundred fifty thousand dollars ($950,000.00).

b. Fifty-percent of the contract amount will be paid by the City, and the other fifty-percent of the contract amount will be paid by the County.

c. The contract amount will be paid in equal installments over a period of five (5) years to coincide with the Company's satisfactory completion of certain performance requirements. These performance requirements include, but are not limited to, the following:

(i) The Company must deliver to the City and the County written certification that the actual value of new investment by the Company in real and personal property and equipment in connection with this project equals or exceeds twelve million dollars ($12,000,000.00) and must provide Employment Security Reports to the City and the County evidencing the retention of one thousand four hundred thirty-five (1,435) existing jobs and the creation of six (6) new full-time jobs located in the City of Asheboro, Randolph County. The written certification of the actual value of the new investment shall further certify that the listed new investment is located within the corporate limits of the City of Asheboro, Randolph County; and

(ii) The Company must deliver to the City and the County written certification that the actual value of new investment by the Company in personal property and equipment in connection with this project equals or exceeds an additional eleven million dollars ($11,000,000.00) and must provide Employment Security Reports to the City and the County evidencing the creation of an additional forty-seven (47) new full-time jobs located in the City of Asheboro, Randolph County. The written certification of the actual value of the new investment shall further certify that the listed new investment is located within the corporate limits of the City of Asheboro, Randolph County. Additionally, the Company must provide written certification that the Company has not reduced its level of operations in the City and the County since the date of the immediately preceding installment payment. By way of illustration and without limitation, the Company shall be deemed to have reduced its level of operations in the City and the County if the Company fails to maintain the entirety of retained and newly-created jobs referenced in Paragraph (i) above; and

(iii) The Company must deliver to the City and the County written certification that the actual value of new investment by the Company in personal property and equipment in connection with this project equals or exceeds an additional thirteen million dollars ($13,000,000.00) and must provide Employment Security Reports to the City and the County evidencing the creation of an additional fifty-five (55) new full-time jobs located in the City of Asheboro, Randolph County. The written certification of the actual value of the new investment shall further certify that the listed new investment is located within the corporate limits of the City of Asheboro, Randolph County. Additionally, the Company must provide written certification that the Company has not reduced its level of operations in the City and the County since the date of the immediately preceding installment payment. By way of illustration and without limitation, the Company shall be deemed to have reduced its level of operations in the City and the County if the Company fails to maintain the entirety of retained and newly-created jobs referenced in Paragraph (ii) above; and

(iv) The Company must deliver to the City and the County written certification that the actual value of new investment by the Company in personal property and equipment in connection with this project equals or exceeds an additional thirteen million dollars ($13,000,000.00) and must provide Employment Security Reports to the City and the County evidencing the creation of an additional fifty-seven (57) new full-time jobs located in the City of Asheboro, Randolph County. The written certification of the actual value of the new investment shall further certify that the listed new investment is located within the corporate limits of the City of Asheboro, Randolph County. Additionally, the Company must provide written certification that the Company has not reduced its level of operations in the City and the County since the date of the immediately preceding installment payment. By way of illustration and without limitation, the Company shall be deemed to have reduced its level of operations in the City and the County if the Company fails to maintain the entirety of retained and newly-created jobs referenced in Paragraph (iii) above; and

(v) The Company must deliver to the City and the County written certification that the actual value of new investment by the Company in personal property

and equipment in connection with this project equals or exceeds an additional thirteen million dollars ($13,000,000.00) and must provide Employment Security Reports to the City and the County evidencing the creation of an additional fifty-five (55) new full-time jobs located in the City of Asheboro, Randolph County. The written certification of the actual value of the new investment shall further certify that the listed new investment is located within the corporate limits of the City of Asheboro, Randolph County. Additionally, the Company must provide written certification that the Company has not reduced its level of operations in the City and the County since the date of the immediately preceding installment payment. By way of illustration and without limitation, the Company shall be deemed to have reduced its level of operations in the City and the County if the Company fails to maintain the entirety of retained and newly-created jobs referenced in Paragraph (iv) above.

d. The contract must provide the City and the County with a means of recouping a portion of the contract amount if the Company's facilities do not remain in full operation, maintaining the newly created jobs referenced above, for a period of five (5) years immediately following the date on which the final installment of the contract amount is paid to the Company.

e. If the Company does not remain in full operation during this 5-year period, a portion of the incentive money must be returned. The amount to be returned shall decrease on a pro-rated basis for each year of the 5-year period that the Company remains in full operation in the City and County. Any amounts returned by the Company in this manner shall be divided equally between the City and the County.

Section 3. The Mayor of the City of Asheboro is hereby authorized to execute on behalf of the City of Asheboro a contract drafted in accordance with the provisions of this Resolution and any other documents necessary for the implementation of this economic development project.

This Resolution was adopted by the Asheboro City Council in open session during a special meeting held on March 25, 2022.

/s/ David H. Smith
David H. Smith, Mayor
City of Asheboro, North Carolina

ATTEST:

/s/ Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk
City of Asheboro, North Carolina

CITY COUNCIL ACTION ITEM 2

With regard to the potential participation of the city in the NCRR Invests Program, Council Member Bell moved, and Council Member Heath seconded the motion, to adopt the following resolution by reference. Council Members Bell, Heath, McCaskill, Moffitt, Redding, and Swiers voted aye. There were no dissenting votes. Consequently, the following resolution was approved unanimously.

RESOLUTION NUMBER 09 RES 03-22

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION ACCEPTING THE BASIC TERMS FOR A NORTH CAROLINA RAILROAD COMPANY INVESTMENT AGREEMENT IN CONNECTION WITH THE PROJECT JETSON ECONOMIC DEVELOPMENT PROJECT

WHEREAS, the Asheboro City Council (the "Council") has previously indicated its desire to assist in economic development efforts within the corporate limits of the City of Asheboro (the "City"); and

WHEREAS, Section 158-7.1 of the North Carolina General Statutes authorizes the city to undertake an economic development project by extending assistance to a company in order to cause the company to locate or expand its operations within the city; and

WHEREAS, on March 25, 2022, the Council held a public hearing to consider whether to participate in an economic development project (identified as "Project Jetson") to assist in offsetting the costs of Technimark LLC, and all related entities, (collectively, the "Company") expanding the Company's production facilities in the City of Asheboro, Randolph County, North Carolina; and

WHEREAS, in connection with the potential construction and utilization of new on-site spur track at the Company's facilities in the Central Piedmont Industrial Park, which is located within the corporate limits of the City, the North Carolina Railroad Company ("NCRR") has expressed a willingness to invest through the NCRR Invests Program up to two hundred fifty thousand dollars ($250,000.00) in Project Jetson; and

WHEREAS, this potential investment by NCRR is not possible unless the City accepts the basic terms proposed by NCRR in the term sheet attached to this Resolution as EXHIBIT 1, which is hereby incorporated into this Resolution by reference as if copied fully herein; and

WHEREAS, the Council has concluded that, if successfully implemented, Project Jetson will stimulate and stabilize the local economy, promote business in the City, and result in the creation of a significant number of jobs in the City; and

WHEREAS, the Council has concluded that the basic terms found in the attached term sheet are acceptable; and

WHEREAS, the City has in its General Fund available revenues sufficient to fund the City's obligations under Project Jetson, specifically including the potential monetary exposure associated with the repayment obligation stated in the attached term sheet.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the City of Asheboro accepts the terms of the North Carolina Railroad Company's proposed investment, contingent upon the Company identified herein choosing to establish a new manufacturing facility in Asheboro, North Carolina (Project Jetson); and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the City's elected and appointed officials are authorized to execute and deliver any legal instruments required to fully participate in the above-described NCRR Invests Program so long as such instruments are compatible with and conform to the entirety of the resolutions and ordinances adopted by the Council in connection with Project Jetson, specifically including without limitation any legal instruments, outside of the Definitive Project Investment Agreement prescribed by NCRR, jointly drafted by City and Company officials for the purpose of addressing the Company's obligation to the City in the event any re-payment obligations are triggered for the City under the terms of the NCRR Invests Program.

This Resolution was adopted by the Asheboro City Council in open session during a special meeting held on March 25, 2022.

/s/ David H. Smith
David H. Smith, Mayor
City of Asheboro, North Carolina

ATTEST:

/s/ Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk
City of Asheboro, North Carolina

[EXHIBIT 1 referenced in the immediately preceding resolution is on file and available for inspection in the city clerk's office.]

With the adoption of the resolution pertaining to the city's potential participation in the NCRR Invests Program, no further business was brought before either governing board.

There being no further business, the meeting was adjourned at 12:29 p.m.

Tammy M. Williams, CMC,
Deputy City Clerk

David H. Smith,
Mayor

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on February 7, 2022

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The Asheboro ABC Board met on Monday, February 7, 2022, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC. Present at the board meeting were the Chair, Board Member Steve Knight and General Manager Rodney Johnson (GM). Bob Morrison attended by telephone. A quorum being present, the Chair called the meeting to order for the transaction of business and business transacted as follows:

The Chair inquired as to any known conflict of interest, appearance of a conflict of interest, or objections concerning agenda items before the Board; after Board member(s) voiced having no conflict, and there being no objection, the agenda was adopted.

Board Minutes from the January 3, 2022, meeting were reviewed and approved by the Board.

Marcelo Pariz was present as a guest.

Steve Knight and the GM reviewed Board finances and reported all finances remain consistent (sales and expenses).

Monthly drafts and EFT payments were reviewed.

2022 1st and 2nd Quarter Grant applications from Randolph Community College (RCC), Keaton's Place and Community Hope Alliance (CHA) were reviewed by the Board. Upon motion by the Chair, the Board approved funding the requests from RCC ($4,000 from 2022 1st Quarter Funds and $4,000 from 2022 2nd Quarter Funds) and Keaton's Place ($944.81 from 2022 1st Quarter Funds) with all residual 2022 1st and 2nd Quarter funding being awarded to CHA.

A letter dated January 13, 2022, from the North Carolina Retirement Systems Division, concerning the Board's "Contribution-Based Benefit Cap Report" was presented to and reviewed by the Board.

The Board heard reports from the General Manager concerning the following sales statistics:

1. Asheboro ABC sales statistics comparing:
    - January 2022 sales with the previous month indicate:
        - An overall -43.1% change (all sales and tax collections)
    - January 2022 sales with sales from the same month last year indicate:
        - Retail Sales +3.6%
        - Mixed Beverage Sales: +13.2%
        - Overall Collections: +4.56%
    - January 2022 bottle sales with bottle sales from the same month last year indicate:
        - Retail Bottle Sales: +4.0%
        - Mixed Beverage Bottle Sales: +6.8%
        - Overall Bottle Sales: +4.2%

The next regular Asheboro ABC Board meeting will be held Monday, March 7, 2022, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Rodney Johnson, GM, and Approved by the Board 3-7-22

GM

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

TO: John Ogburn, *City Manager*

FROM: Jonathan Sermon, *Recreation Services Director*

DATE: April 1, 2022

SUBJECT: **Written notice to Council of proposed operational hours at the Downtown Farmers' Market and Outdoor City Swimming Pools.**

The Cultural & Recreation Services Department is requesting to be placed on the council's consent agenda for the April 7th city council meeting to address the proposed operational hours at the Downtown Farmers' Market and outdoor city-owned swimming pools for the 2022 season. Please allow this letter and any attached documentation to serve as the formal written notice to the Asheboro City Council as required each year by the Cultural & Recreation Services Department policy manual.

Downtown Farmers' Market

The normal hours of operation for the Downtown Farmers' Market are Tuesday, Thursday, and Saturday each week during the months of May – October. The market also typically holds "pre-market" days on the final two Saturday's of April each year. This year that translates to the official opening of the 2022 season being Saturday, May 7th with pre-market days of Saturday, April 23rd and 30th. However, if the availability of certain seasonal agricultural goods, namely strawberries, comes in earlier than expected the Market will forgo the pre-market days and begin normal full-time operations on Saturday, April 23rd. The market will also resume occasional special events in 2022. Once we receive enough vendor feedback on the peak dates of this season's strawberry and peach crops, staff will then schedule our traditional Strawberry Day and Peach Day special events.

Swimming Pools

Attached please find the proposed 2022 operational hours for both Memorial and North Asheboro Swimming Pools. The normal hours of operation each season for the outdoor swimming pools are to open for weekends beginning on Memorial Day weekend in May. Then, beginning the weekend after the last day of school, the swimming pools are open daily until the

second Sunday of August. The attached proposed schedule mirrors those traditional hours of operation again this season.

Should there be any questions concerning the proposed 2022 schedules for the Downtown Farmers' Market or the Outdoor City Swimming Pools, Recreation Services Director, Jonathan Sermon will be present at the council meeting to provide any additional information that may be requested.

Memorial Pool Schedule 2022

Sunday:

1:00pm – 6:00pm	Public Open Swim

Monday:

1:00pm – 6:00pm	Public Open Swim

Tuesday:

10:15am – 11:00am	Senior Fitness with Kelly
1:00pm – 6:00pm	Public Open Swim
6:00pm – 6:50pm	Fitness Class

Wednesday:

1:00pm – 6:00pm	CLOSED TO THE PUBLIC

Thursday:

1:00pm – 6:00pm	Public Open Swim
6:00pm – 6:50pm	Fitness Class
7:00pm – 9:00pm	Public Night Swim

Friday:

1:00pm – 6:00pm	Public Open Swim

Saturday:

1:00pm – 6:00pm	Public Open Swim

North Pool Schedule 2022

Sunday:

1:00pm – 6:00pm	Public Open Swim

Monday:

1:00pm – 6:00pm	CLOSED TO THE PUBLIC

Tuesday:

12:00pm – 1:00pm	Water Aerobics
1:00pm – 6:00pm	Public Open Swim
7:00pm – 9:00pm	Public Night Swim

Wednesday:

12:00pm – 1:00pm	Water Aerobics
1:00pm – 6:00pm	Public Open Swim

Thursday:

12:00pm – 1:00pm	Water Aerobics
1:00pm – 6:00pm	Public Open Swim

Friday:

1:00pm – 6:00pm	Public Open Swim

Saturday:

1:00pm – 6:00pm	Public Open Swim

OATH OF OFFICE FOR ASHEBORO AIRPORT AUTHORITY MEMBER

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH
CITY OF ASHEBORO

I, Linda J. Brown, do solemnly and sincerely affirm that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain, and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as a member of the Asheboro Airport Authority.

Linda J. Brown

Linda J. Brown

Affirmed and subscribed before me this the 1st day of March, 2022.

Tammy M. Williams

Tammy M. Williams, CMC,
Deputy City Clerk
City of Asheboro, North Carolina

OATH OF OFFICE FOR
ASHEBORO AIRPORT AUTHORITY MEMBER

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH
CITY OF ASHEBORO

I, Bobby J. Crumley, do solemnly and sincerely affirm that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain, and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as a member of the Asheboro Airport Authority.

Bobby J. Crumley

Affirmed and subscribed before me this the 11th day of March, 2022.

CITY OF ASHEBORO, NORTH CAROLINA
CENTER OF THE STATE
DECEMBER 25, 1796

Tammy M. Williams

Tammy M. Williams, CMC,
Deputy City Clerk
City of Asheboro, North Carolina

OATH OF OFFICE FOR ASHEBORO AIRPORT AUTHORITY MEMBER

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH
CITY OF ASHEBORO

I, Stephen R. Knight, do solemnly and sincerely affirm that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain, and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as a member of the Asheboro Airport Authority.

Stephen R Knight
Stephen R. Knight

Affirmed and subscribed before me this the 29th day of March, 2022.

CITY OF ASHEBORO, NORTH CAROLINA
CENTER OF THE STATE
DECEMBER 25, 1796

Tammy M. Williams
Tammy M. Williams, CMC,
Deputy City Clerk
City of Asheboro, North Carolina

OATH OF OFFICE FOR ASHEBORO AIRPORT AUTHORITY MEMBER

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH
CITY OF ASHEBORO

I, Bradley N. Lanier, do solemnly and sincerely affirm that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain, and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as a member of the Asheboro Airport Authority.

Bradley N. Lanier

Affirmed and subscribed before me this the 4th day of March, 2022.

Tammy M. Williams, CMC,
Deputy City Clerk
City of Asheboro, North Carolina

OATH OF OFFICE FOR ASHEBORO AIRPORT AUTHORITY MEMBER

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH
CITY OF ASHEBORO

I, Mark E. Vuncannon, do solemnly and sincerely affirm that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain, and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as a member of the Asheboro Airport Authority.

Mark E. Vuncannon

Affirmed and subscribed before me this the 14th day of March, 2022.

Tammy M. Williams, CMC,
Deputy City Clerk
City of Asheboro, North Carolina

Requests by Brian Thomas related to property located west of 2513 Old Cedar Falls Road (a portion of Randolph County Parcel Identification Number 7772117810)

a.) **Case No. RZ-22-03**: Request to rezone from R10 to R10 (CZ) for a Residential Planned Unit Development
b.) **Case No. SUB-22-02**: Request for a subdivision sketch design

Staff Report

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # **RZ-22-03**

Date 4/4/2022 Planning Board; continued from 3/7/2022

Applicant Brian Thomas

Legal Description

A portion of Randolph County Parcel Identification Number 77721178110, located west of 2513 Old Cedar Falls Road, totaling approximately 50.78 acres +/- of 106.13 acres +/-.

Requested Action Rezone from R10 Medium-Density Residential to R10 (CZ) Conditional Zoning for Residential Planned Unit Development

Existing Zone R10

Land Development Plan See rezoning Staff Report

Planning Board Recommendation

The Planning Board recommended approval of the application with the staff suggested conditions as well as the following additional conditions:

1. Reduce the number of dwelling units from 171 to 160;
2. Provide additional visitor parking in a more dispersed manner within the development.

Reason for Recommendation

The recommendation was based on review of the application, including the site plan, staff analysis, and consideration of public comments.

Planning Board Comments

The Planning Board's consensus was that the number of lots should be reduced to the number approved in 2013 and that additional dispersed visitor parking was warranted.

Rezoning Staff Report

RZ Case # **RZ-22-03**

Date 4/7/2022 City Council (Report updated on 4/7/2022)

General Information

Applicant Brian Thomas

Address 2513 Old Cedar Falls Road

City Asheboro NC 27203

Phone 727-243-0887

Location West of 2513 Old Cedar Falls Road

Requested Action Rezone from R10 Medium-Density Residential to R10 (CZ) Conditional Zoning for Residential Planned Unit Development

Existing Zone R10 **Existing Land Use** Undeveloped

Size 50.78 acres +/- **Pin #** 7772117810 (portion)

Applicant's Reasons as stated on application

The purpose of the CUP [Staff Note: This is a CZ request. Conditional Use Permits are no longer an option]. is to develop a 179 unit duplex project that is phased with associated driveways, parking and utilities. One single model will be constructed as a sales model. The project will comply with all land development code and the land development plan to promote growth and welfare. The approval of this project will provide needed housing, with the current shortage of adequate housing this project will provide homes for families in the City of Asheboro. The development will help meet the demands of much needed housing within the City of Asheboro.

Surrounding Land Use

North Low-Density Residential/Agricultural **East** Low-Density Residential/Agricultural

South Low-Density Residential/Agricultural **West** Low-Density Residential/Agricultural

Zoning History City zoning was first applied to the property in 2006 for a proposed RV Resort. Since that time, there have been two additional proposals approved for an RV resort (2007 and 2011), and a banquet facility/residential PUD in 2013.

Legal Description

A portion of Randolph County Parcel Identification Number 77721178110, located west of 2513 Old Cedar Falls Road, totaling approximately 50.78 acres +/- of 106.13 acres +/-.

Analysis

1. The applicant is requesting a Conditional Zoning request for a Residential Planned Unit Development.
2. The property, and the adjacent tract to the west, was brought into the city as a satellite annexation in 2006 at the request of a prior owner.
3. Old Cedar Falls Road is a state-maintained minor thoroughfare.
4. The applicant's proposal for a 51 acre Planned Unit Development consists of 79 attached single-family structures and two detached structures (one to initially to serve as a model home) for a total of 160 dwelling units. In 2013, the same applicant presented a different PUD proposal via a rezoning and special use permit (SUP) with 160 dwelling units, which included an agricultural tourism use, on the entirety of the property. Council did approve that rezoning to R10 and the SUP; the SUP is now considered null and void due to its expiration but the R10 district remains in place.
5. Units are proposed to be single-story dwellings with a one-car garage.
6. The project proposes development with private streets with two entrances serving the development from Old Cedar Falls Road. The developer would also be extending city water and sewer mains to serve the project and constructing a lift station.
7. *The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.*
8. Historically, conventional subdivision density within the R10 district averages around 3.8 units per acre. Revised plans were submitted on April 5, 2022, subsequent to the Planning Board meeting, reducing the number of lots. Overall net density has been recalculated using the latest data and the proposed net density now is closer to conventional R10 development.
9. The conditional zoning process allows an applicant to propose a project-specific zoning district that establishes permitted uses, development conditions and site development requirements. The project-specific zoning district is allowed to diverge from the zoning ordinance's predetermined land use requirements.
10. A portion of the property is located within a Special Hazard Flood Area. However, no development is proposed within this area.
11. As of April 6, 2022, staff is reviewing revisions to the site plan that were submitted on April 5, 2022 in response to public comments, and recommendations made at the April 4, 2022 Planning Board meeting. An updated report is expected to be issued upon review of those revisions. No requests to deviate from the city's predetermined requirements for Planned Unit Developments are anticipated.

Rezoning Staff Report

RZ Case # **RZ-22-03**

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation	Neighborhood Residential
Small Area Plan	East
Growth Strategy Map Designation	Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map

Checklist Item #5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.

Checklist Item # 7: The proposed rezoning is compatible with the East Small Area Plan.

Checklist Item #12: Property is located outside of the watershed area.

Rezoning Staff Report

RZ Case # **RZ-22-03**

LDP Goals/Policies Which Do Not Support Request

Checklist Item 10: Rezoning is not consistent with Land Category Descriptions

Checklist Items 13-14: 13.) The property is located within Special Hazard Flood Area. 14.) Rezoning is located on steep slopes of greater than 20%.

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

Since the 2013 PUD approval, additional non-residential development has occurred within the East Small Area Plan boundaries and late last year Toyota announced plans to build a large manufacturing facility near Liberty approximately 12 miles northeast of the subject property. Such growth likely will necessitate new housing opportunities and the city's Land Development Plan (LDP) advocates for different housing types, including townhome development, as part of the housing inventory.

The LDP's Neighborhood Residential Future Land Use Designation generally is supportive of PUD development at around 4 units per acre when adequate street connectivity and elements encouraged by the Plan, such as pedestrian amenities, project landscaping, recreation area, and open space are incorporated into project design.

Plans submitted are generally consistent with the city's predetermined land use requirements, including the construction of sidewalks, installation of project landscaping, preservation of open space and provision of recreational area.

Recommendation Staff's recommendation is to approve the application, subject to acceptance of the suggested conditions.

Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

(A) The use approved shall be a Residential Planned Unit Development per the approved site plan.
(B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
(C) All required amenities in Phase One, as shown on the approved site plan, shall be built or guaranteed as allowed by the Subdivision Ordinance. This requirement pertains to, but is not limited to, the playground/picnic area, and areas for small and large dogs shown on the site plan. Such areas shall be properly graded, stabilized, and seeded for the purpose so indicated.
(D) Prior to recording a final plat for any phase of the development, homeowners' association documents, which contain provisions consistent with this order, shall be recorded in the office of the Randolph County Register of Deeds. Such homeowners' documents shall include, but not be limited to, maintenance responsibilities of the association, a release of City of Asheboro from liability due to utility maintenance on private streets, indication that walls between units are party walls, and prohibition of parking recreational vehicles (boats, campers, travel trailers, etc.) outdoors.
(E) Due to the proposed roadway width, on-street parking shall be prohibited.
(F) Public infrastructure to be maintained by the city must be constructed to City of Asheboro standards and specifications and receive the appropriate approvals from the NCDOT and NCDEQ. Maintenance easements shall be granted to the city for such infrastructure, including hydrants and meters. A lot containing the lift station shall be platted and conveyed to the city along with an access and maintenance easement. Surveying and construction drawings for state permitting and necessary legal instruments will be the developer's responsibility.
(G) An engineering study of storm water runoff shall be made of the Zoning Lot. If this study indicates that post development runoff will exceed predevelopment conditions, plans for runoff control shall be designed and certified by a professional engineer. Such controls shall be designed to reduce the runoff during the occurrence of a 10-year storm to predevelopment volumes and rates. A professional engineer shall provide certification that the storm water controls were built according to the plans. Any open water retention or drainage areas shall be sprayed regularly for mosquito control. The continued maintenance of all runoff control measures shall be the responsibility of the property owner and any successors in interest.
(H) Maintenance of all recreation areas, parking lots, roads, and drainage facilities that are not specifically labeled on the approved site plan as publicly owned and maintained shall be the responsibility of the property owner and any successors in interest.
(I) The site plan indicates that trash collection will be from mobile toters. Collection must be done by a private entity. The City of Asheboro will not pick up solid waste within the development. All final plats shall state that the City of Asheboro will not pick up individual cans for the development. Prior to issuing a certificate of occupancy for any unit, the developer shall provide evidence of an arrangement for private solid waste disposal service.
(J) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:
(i) Driveway permit from NCDOT
(ii) Erosion control approval from NC Department of Environmental Quality
(iii) Preliminary plat approval from City Council
(K) Pursuant to Section 4.05 (C)(18) of the zoning ordinance, action to obtain a Zoning Compliance Permit shall have commenced for the proposed land use within thirty six (36) months of the City Council's approval of this Conditional Zoning for the Zoning Lot.
(L) A sealed survey plat shall be submitted from a Professional Land Survey to city staff identifying the boundaries of the approved Conditional Zoning District.
(M) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.
<u>These are draft conditions proposed by staff as of April 7, 2022.</u>

PRELIMINARY

CIVIL SITE DEVELOPMENT PLANS

FOR

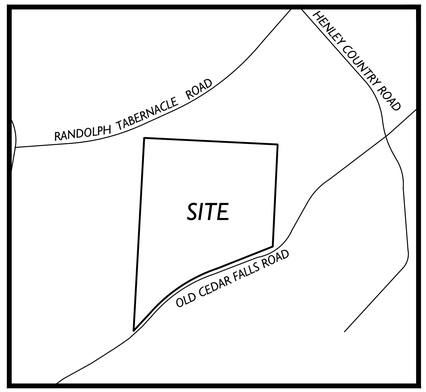
THOMAS ESTATES

2513 OLD CEDAR FALLS ROAD

RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

PROJECT NO.: E-7794

FEB. 2022



VICINITY MAP
N.T.S.

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER H. MACK SUMMEY, JR.

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
P.O. Box 968
Asheboro, NC 27204
ph: (336) 328-0902 fx: (336) 328-0922
email: info@summeyengineering.com

#	SHEET INDEX
C-1	COVER SHEET
C-2	EXISTING CONDITIONS AND DEMO
C-3	MASTER SKETCH PLAN
C-4	PRELIMINARY GRADING PLAN
C-5	UTILITY AND LIGHTING PLAN
C-6	OFF SITE UTILITIES
C-7	STORM SEWER PLAN
C-8	FLOOR PLAN
C-9	FRONT ELEVATIONS
C-10	LANDSCAPING PLAN
C-11	LANDSCAPING DETAILS
C-12	STANDARD WATER DETAILS
C-13	STANDARD SANITARY SEWER DETAILS
C-14	STANDARD STREET DETAILS
C-15	EROSION CONTROL DETAILS
C-16	EROSION CONTROL DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION

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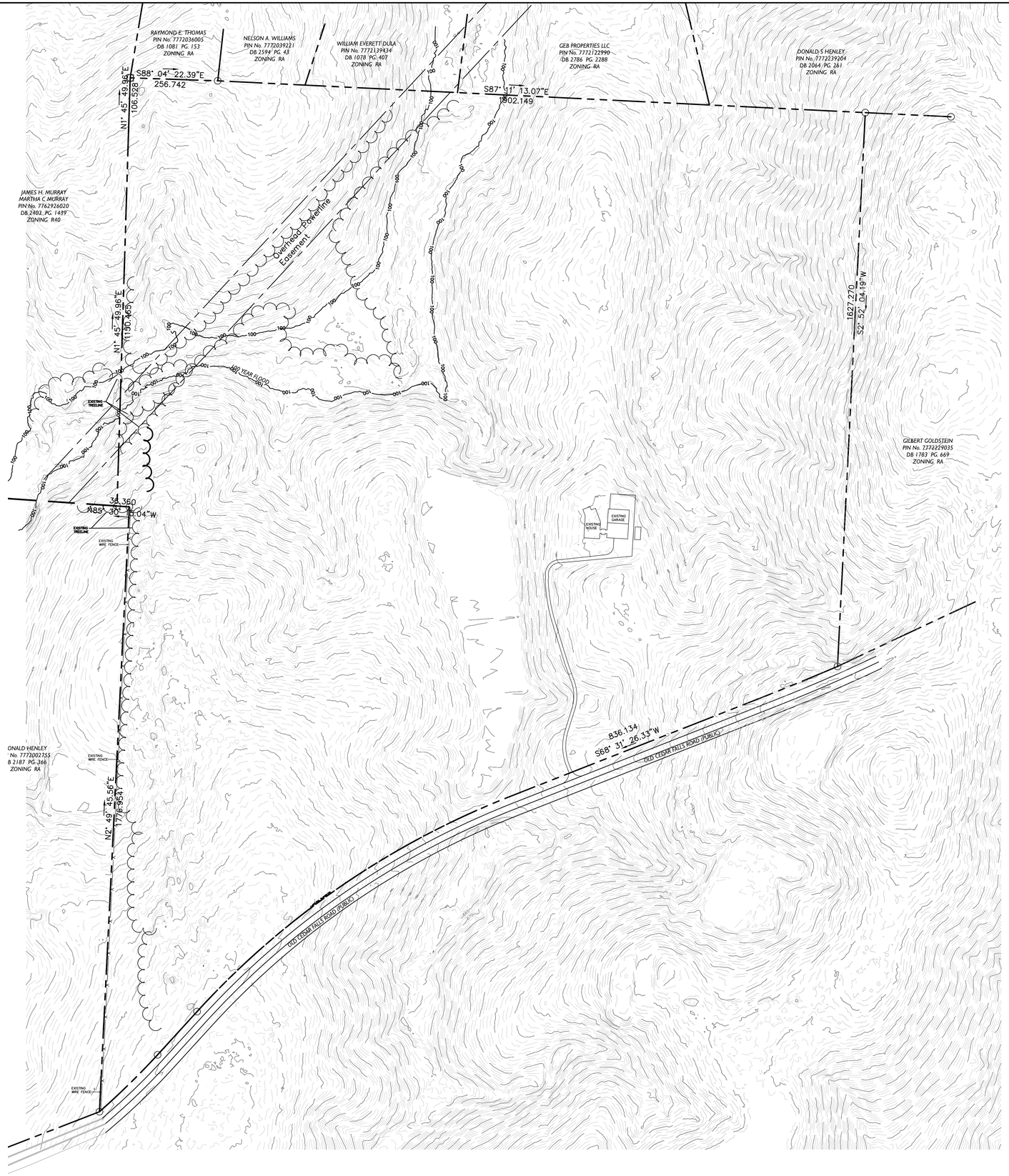

DRAWING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100 YR FLOOD PLANE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING UTILITY POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN (TYP.)
- EXISTING FIRE HYDRANT
- OVERHEAD ELECTRIC
- LIMITS OF CONSTRUCTION
- EXISTING TREELINE
- PROPOSED TREELINE
- DEMO TREELINE

0' 150' 300' 450'
DRAWING SCALE

NAD 83
GRID NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

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E-mail - info@summeyengineering.com
NC Professional Engineering Firm License No. F-0336

No.	Date:	Description:	By:

EXISTING CONDITIONS AND DEMO
THOMAS ESTATES
2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
Date:	FEB., 2022
Drawn By:	PBC
Checked By:	HMSJ
Job No.:	E-7794

Sheet No. C-2

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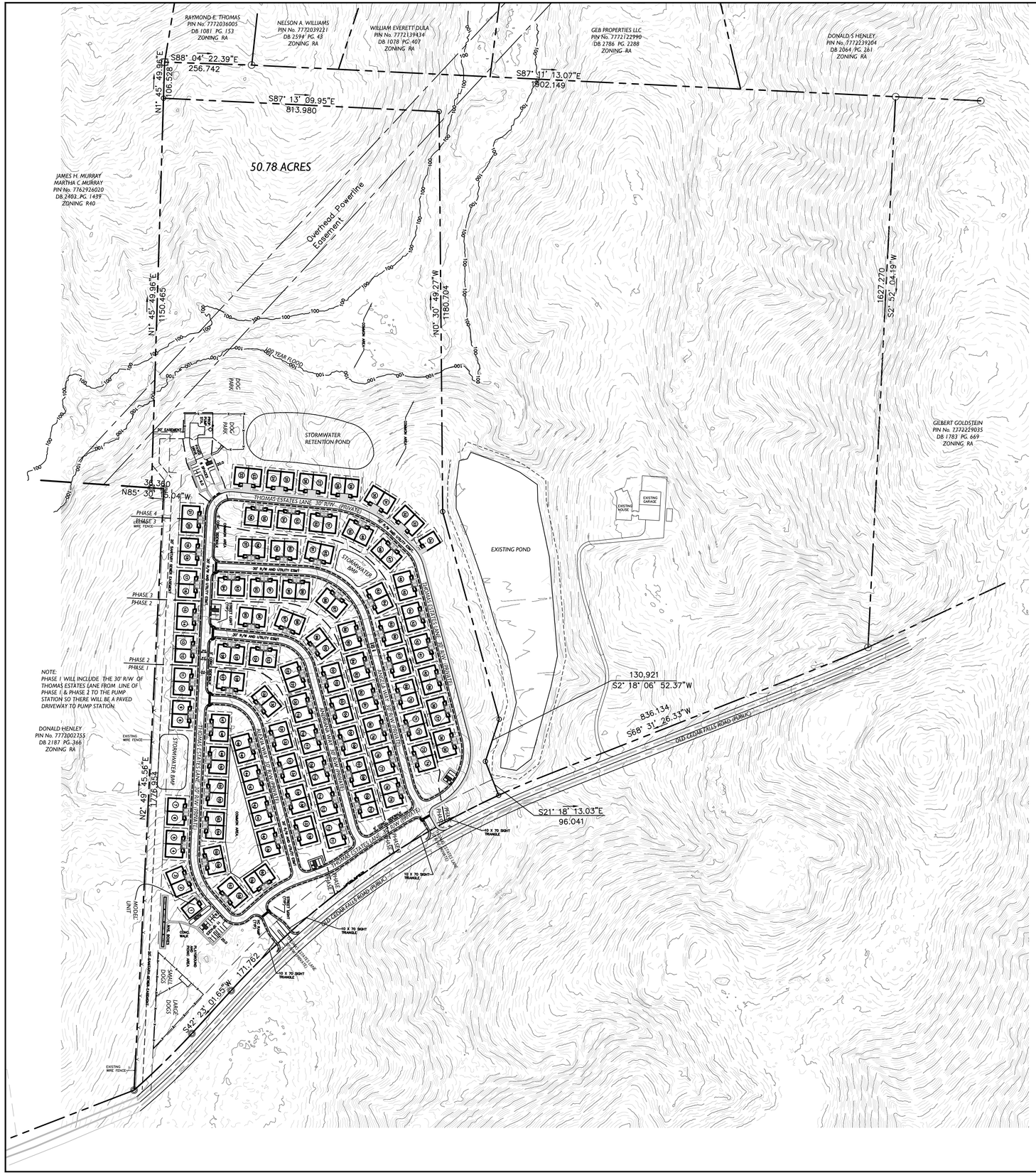
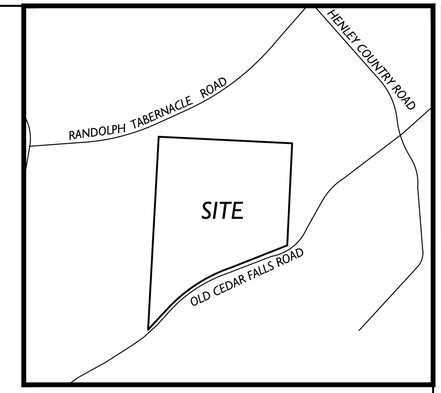




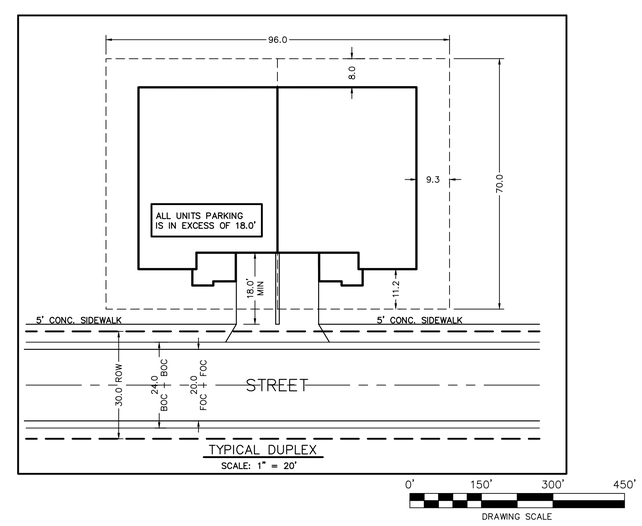
VICINITY MAP
N.T.S.

SITE NOTES:

1. PROPERTY INFORMATION
   TOTAL OVERALL ACREAGE = 106.79 ACRES OVERALL
   50.78 ACRES ARE TO BE INCLUDED IN THE CONDITIONAL ZONING REQUEST.
   56.01 ACRES ARE TO BE LEFT IN THE R-10 ZONING.

OWNERS: PHYLLIS E. THOMAS
PIN NUMBERS: 7772117810
EXISTING ZONING: R10
EXISTING LAND USE: VACANT
REQUESTED ZONING: R10 (CZ)
SITE ADDRESS: 2513 OLD CEDAR FALLS ROAD ASHEBORO, NC
OWNER ADDRESSES: 2965 UPPER RIDGE ROAD PENNSBURG, PA.

2. THE PROJECT IS LOCATED WITHIN THE CITY OF ASHEBORO.
3. PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY PERFORMED BY SURVEY CAROLINA, PLS
4. PROPOSED USE: RESIDENTIAL PLANNED UNIT DEVELOPMENT
5. PARKING REQUIRED: 2 SPACES PER UNIT
   79 DUPLEX UNITS AND 1 SINGLE MODEL UNIT AND 1 SINGLE UNIT = 160 DWELLINGS
   REQUIRED: 320 SPACES
   PROVIDED: 320 SPACES = 2 PER UNIT
   PLUS 28 GUEST PARKING SPACES = 348 TOTAL SPACES
6. SUBDIVISION LOT BUILDING SETBACKS:
   FRONT= 23 FT MIN. TO BACK OF CURB
   SIDE= 0 – 9.3 FT
   REAR= 8 FT
7. DISTURBED AREA: 1303793.75 Sq. Ft. = 29.93 ACRES
8. HANDICAP SPACES SHALL BE INSTALLED PER ADA REQUIREMENTS.
9. MAXIMUM SEPARATION BETWEEN SANITARY SEWER CLEANOUTS SHALL BE 50'.
10. OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
11. CONFIRM UTILITY TIE INS WITH ARCHITECTURAL DESIGN PRIOR TO CONSTRUCTION.
12. WATER AND SEWER UTILITY TIE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.
13. TRASH COLLECTION SHALL BE ACHIEVED WITH MOBILE TOTERS
14. RVs, TRAVEL TRAILERS, AND BOAT STORAGE WILL NOT BE PERMITTED.
15. PERMITTED DU: LAND AREA (50.78) MINUS AREA IN R/W (4.36) = 2,022,208.00 Sq. Ft.
    = 46.42 ACRES DIVIDED BY 10,000 Sq. Ft. = 202 UNITS ALLOWED
    PROVIDED = 160 INDIVIDUAL UNITS INCLUDING MODEL
16. REQUIRED OPEN SPACE = 50.78 ACRES X 52% = 26.40 ACRES
    PROVIDED TOTAL OPEN SPACE = 28.05 ACRES (INCLUDES NO BUILT UPON AREA)
17. REQUIRED RECREATION AREA = 50.78 ACRES X 1.72% = 0.87 ACRES
    PROVIDED 84,977.12 Sq. Ft, = 1.95 ACRES INCLUDES BOTH DOGGIE PARKS,PLAYGROUNDS AND PICNIC AREA.
18. THE H.O.A. IS TO MAINTAIN ALL COMMON AND RECREATION AREAS.
19. THE SINGLE DETACHED UNIT WILL HAVE THE SAME DESIGN AS ATTACHED UNITS.
20. LINEAR FEET IN STREETS THOMAS ESTATES LANE = 3,404 L.F.
    ALEXIA WAY = 669 L.F.
    ANDRIANA WAY = 902 L.F.
    ANGELA WAY = 1,115 L.F.
    ENTRANCE DRIVES = 144 L.F. & 89 L.F.
21. AVERAGE LOT SIZE 6,720 (DUPLEX – 3,360 PER SINGLE UNIT
22. 30' ROAD R/W WILL ALSO SERVE AS A 30' BLANKET UTILITY EASEMENT.
23. AREA IN R/W = 189,921.6 Sq. Ft. = 4.36 ACRES
24. TOTAL UNITS PER ACRE = 160 UNITS/46.42 = 3.45 UNITS PER ACRE.



TYPICAL DUPLEX
SCALE: 1" = 20'

GRID NORTH

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NC Professional Engineering Firm License No. F-0336

No.	Date:	Description:	By:

MASTER SKETCH PLAN
THOMAS ESTATES
2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
Date:	FEB., 2022
Drawn By:	PPC
Checked By:	HMSJ
Job No.:	E-7794

Sheet No. C-3

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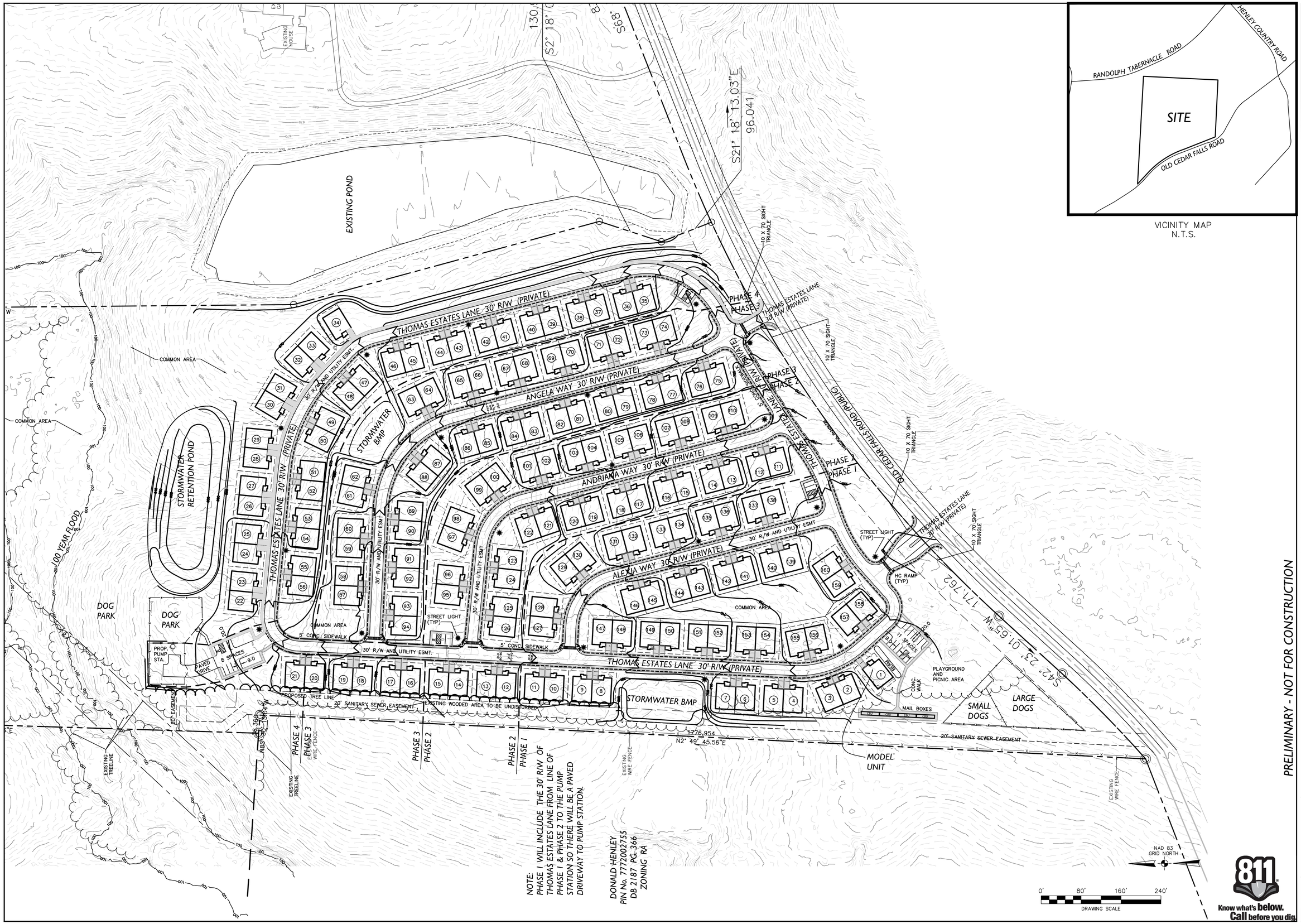

VICINITY MAP
N.T.S.

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SEA

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E-mail - info@summeyengineering.com
NC Professional Engineering Firm License No. F-0336

No.	Date:	Description:	By:

PRELIMINARY GRADING PLAN
THOMAS ESTATES
2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
Date:	FEB., 2022
Drawn By:	PBC
Checked By:	HMSJ
Job No.:	E-7794
Sheet No.	C-4

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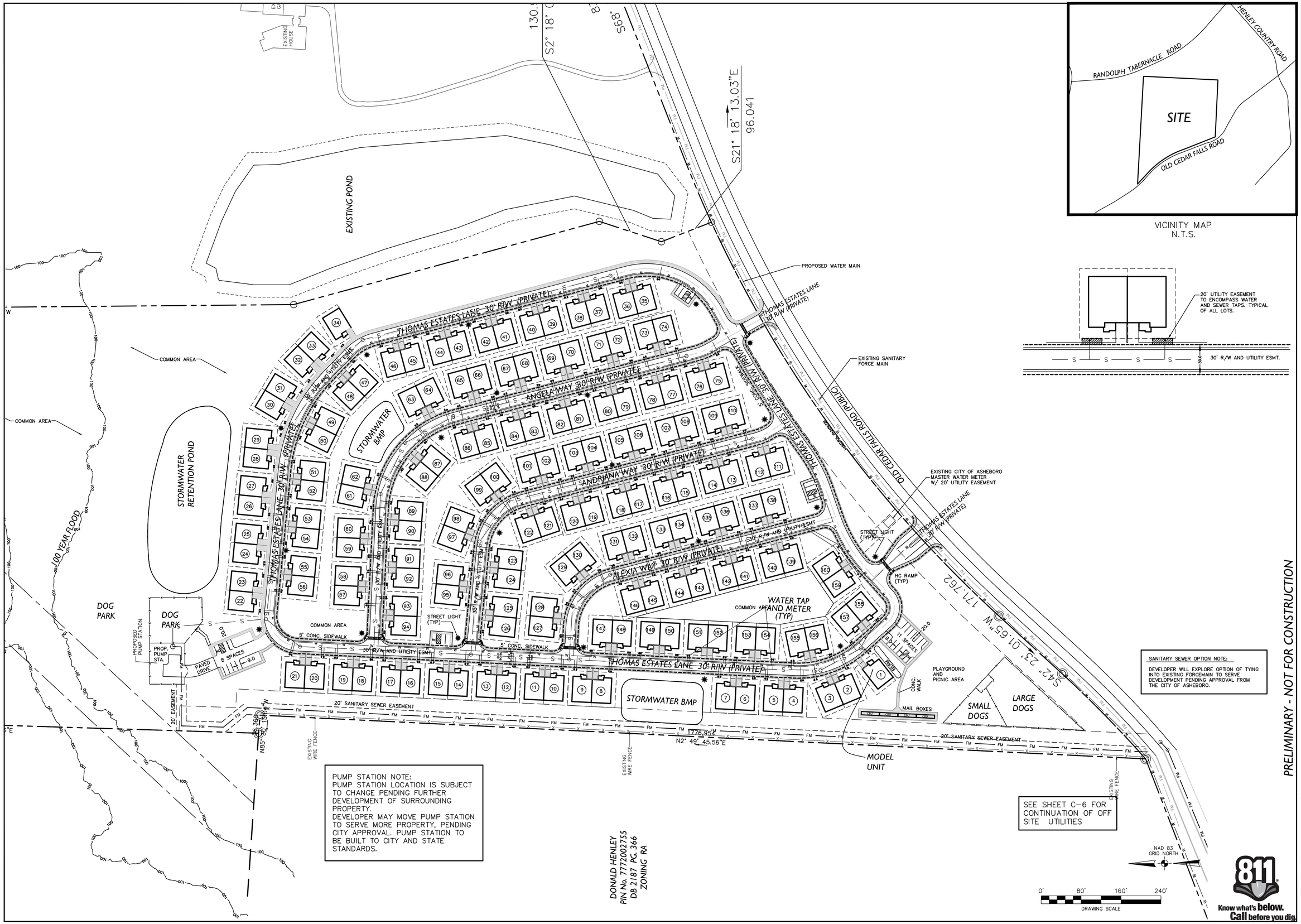

PUMP STATION NOTE:
PUMP STATION LOCATION IS SUBJECT TO CHANGE PENDING FURTHER DEVELOPMENT OF SURROUNDING PROPERTY.
DEVELOPER MAY MOVE PUMP STATION TO SERVE MORE PROPERTY, PENDING CITY APPROVAL. PUMP STATION TO BE BUILT TO CITY AND STATE STANDARDS.

SANITARY SEWER OPTION NOTE:
DEVELOPER WILL EXPLORE OPTION OF TYING INTO EXISTING FORCEMAIN TO SERVE DEVELOPMENT PENDING APPROVAL FROM THE CITY OF ASHEBORO.

SEE SHEET C-6 FOR CONTINUATION OF OFF SITE UTILITIES

VICINITY MAP
N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER HACK SUMMEY, JR.

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No.	Date:	Description:	By:

UTILITY AND LIGHTING PLAN
THOMAS ESTATES
2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
Date:	FEB. 2022
Drawn By:	PBC
Checked By:	HMSJ
Job No.:	E-7794
Sheet No.	C-5

811 Know what's below. Call before you dig.

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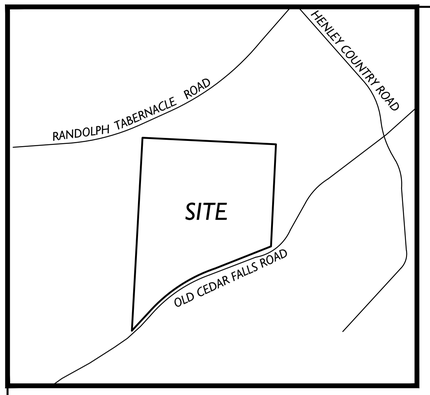

VICINITY MAP
N.T.S.

PUMP STATION NOTE:
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DEVELOPER MAY MOVE PUMP STATION TO SERVE MORE PROPERTY, PENDING CITY APPROVAL. PUMP STATION TO BE BUILT TO CITY AND STATE STANDARDS.

NOTE:
PHASE 1 WILL INCLUDE THE 30' R/W OF THOMAS ESTATES LANE FROM LINE OF PHASE 1 & PHASE 2 TO THE PUMP STATION SO THERE WILL BE A PAVED DRIVEWAY TO PUMP STATION.

DONALD HENLEY
PIN No. 7772002755
DB 2187 PG. 366
ZONING RA

STORMWATER RETENTION POND
EXISTING POND
STORMWATER BMP
PROPOSED PUMP STATION
DOG PARK
100 YEAR FLOOD
EXISTING HOUSE
EXISTING GARAGE
N85° 30' 30.04"W
N2° 49' 45.56"E
N1° 45' 11"E
N0° 31' 11"E
130.921
S2° 18' 06' 52.37"W
836.134
S68° 31' 26.33"W
OLD CEDAR FALLS ROAD (PUBLIC)
PHASE 4
PHASE 3
PHASE 2
PHASE 1
MODEL UNIT
WATER TAP TYP.
CONNECT NEW METER TYP.
EXISTING SANITARY FORCE MAIN
PROPOSED WATER MAIN
CITY OF ASHEBORO MASTER WATER METER W/ 2" STEL. CONT.
LARGE DOCKS
SMALL DOCKS
EXISTING WIRE FENCE
PROPOSED 4" FORCE MAIN
PROPOSED 8" WATER LINE
TIE TO EXISTING SANITARY MANHOLE
TIE TO EXIST WATERLINE AT HYDRANT

DRAWING LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING TREELINE
	PROPOSED TREELINE
	SETBACK LINES
	EXISTING SANITARY SEWER MANHOLE
SS	EXISTING SANITARY SEWER LINE
S	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
W	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
W	PROPOSED WATER LINE
100YR	100 YEAR FLOOD PLAIN
ST	EXISTING STORM PIPE

0' 150' 300' 450'
DRAWING SCALE

GRID NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

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No.	Date:	Description:	By:

OFF SITE UTILITIES
THOMAS ESTATES
2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
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Sheet No. C-6

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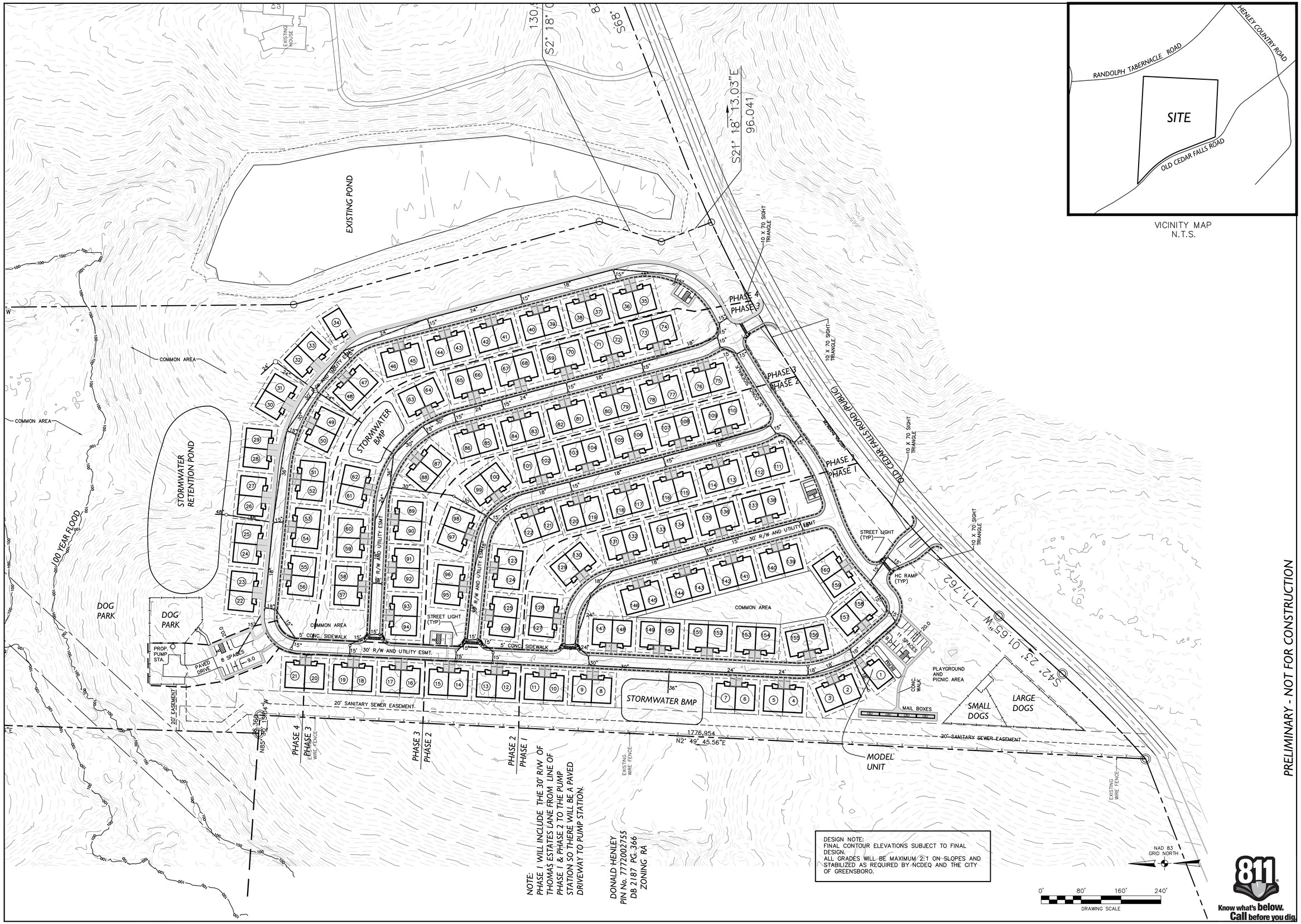

VICINITY MAP
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NC Professional Engineering Firm License No. F-0336

No.	Date:	Description:	By:

STORM SEWER PLAN
THOMAS ESTATES

2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

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Checked By:	HMSJ
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Sheet No.	C-7

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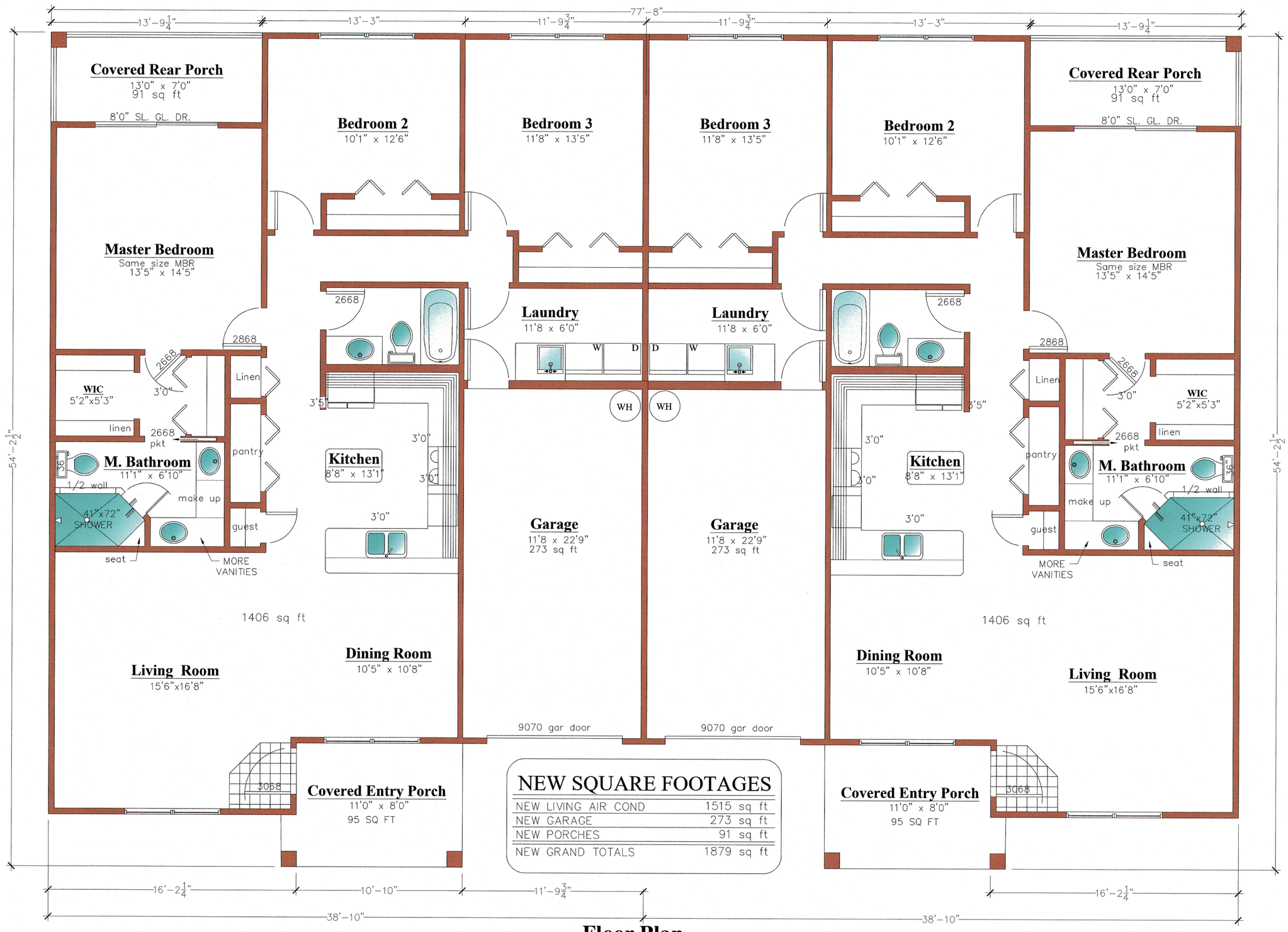

NEW SQUARE FOOTAGES

NEW LIVING AIR COND	1515 sq ft
NEW GARAGE	273 sq ft
NEW PORCHES	91 sq ft
NEW GRAND TOTALS	1879 sq ft

Floor Plan

No.	Date:	Description:	By:

FLOOR PLAN
THOMAS ESTATES
2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
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Sheet No.
C-8

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No.	Date:	Description:	By:

FRONT ELEVATIONS

THOMAS ESTATES

2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

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Sheet No. C-9

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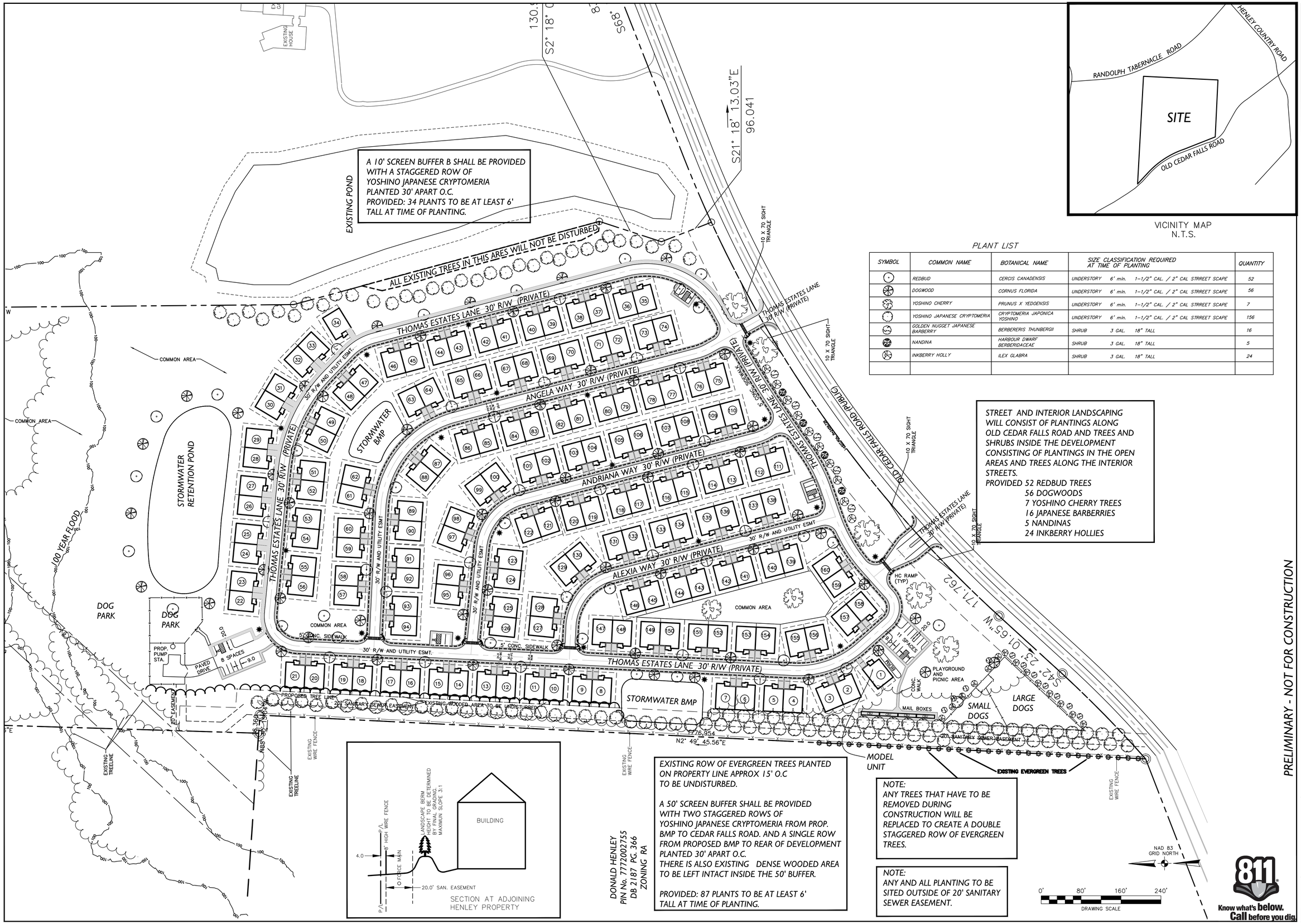

STREET AND INTERIOR LANDSCAPING WILL CONSIST OF PLANTINGS ALONG OLD CEDAR FALLS ROAD AND TREES AND SHRUBS INSIDE THE DEVELOPMENT CONSISTING OF PLANTINGS IN THE OPEN AREAS AND TREES ALONG THE INTERIOR STREETS.
PROVIDED 52 REDBUD TREES
56 DOGWOODS
7 YOSHINO CHERRY TREES
16 JAPANESE BARBERRIES
5 NANDINAS
24 INKBERRY HOLLIES

EXISTING ROW OF EVERGREEN TREES PLANTED ON PROPERTY LINE APPROX 15' O.C TO BE UNDISTURBED.

A 50' SCREEN BUFFER SHALL BE PROVIDED WITH TWO STAGGERED ROWS OF YOSHINO JAPANESE CRYPTOMERIA FROM PROP. BMP TO CEDAR FALLS ROAD. AND A SINGLE ROW FROM PROPOSED BMP TO REAR OF DEVELOPMENT PLANTED 30' APART O.C.
THERE IS ALSO EXISTING DENSE WOODED AREA TO BE LEFT INTACT INSIDE THE 50' BUFFER.

PROVIDED: 87 PLANTS TO BE AT LEAST 6' TALL AT TIME OF PLANTING.

NOTE:
ANY TREES THAT HAVE TO BE REMOVED DURING CONSTRUCTION WILL BE REPLACED TO CREATE A DOUBLE STAGGERED ROW OF EVERGREEN TREES.

NOTE:
ANY AND ALL PLANTING TO BE SITED OUTSIDE OF 20' SANITARY SEWER EASEMENT.

VICINITY MAP
N.T.S.

PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE CLASSIFICATION REQUIRED AT TIME OF PLANTING	QUANTITY
	REDBUD	CERCIS CANADENSIS	UNDERSTORY 6' min. 1-1/2" CAL. / 2" CAL STRREET SCAPE	52
	DOGWOOD	CORNUS FLORIDA	UNDERSTORY 6' min. 1-1/2" CAL. / 2" CAL STRREET SCAPE	56
	YOSHINO CHERRY	PRUNUS X YEDOENSIS	UNDERSTORY 6' min. 1-1/2" CAL. / 2" CAL STRREET SCAPE	7
	YOSHINO JAPANESE CRYPTOMERIA	CRYPTOMERIA JAPONICA YOSHINO	UNDERSTORY 6' min. 1-1/2" CAL. / 2" CAL STRREET SCAPE	156
	GOLDEN NUGGET JAPANESE BARBERRY	BERBERIS THUNBERGII	SHRUB 3 GAL. 18" TALL	16
	NANDINA	HARBOUR DWARF BERBERIDACEAE	SHRUB 3 GAL. 18" TALL	5
	INKBERRY HOLLY	ILEX GLABRA	SHRUB 3 GAL. 18" TALL	24

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER H. MACK SUMMEY, JR.

SEA

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
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Phone: 336-625-0902 Fax: 336-625-0922
E-mail - info@summeyengineering.com
NC Professional Engineering Firm License No. F-0336

No.	Date:	Description:	By:

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPING PLAN
THOMAS ESTATES
2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
Date:	FEB., 2022
Drawn By:	PBC
Checked By:	HMSJ
Job No.:	E-7794
Sheet No.	C-10

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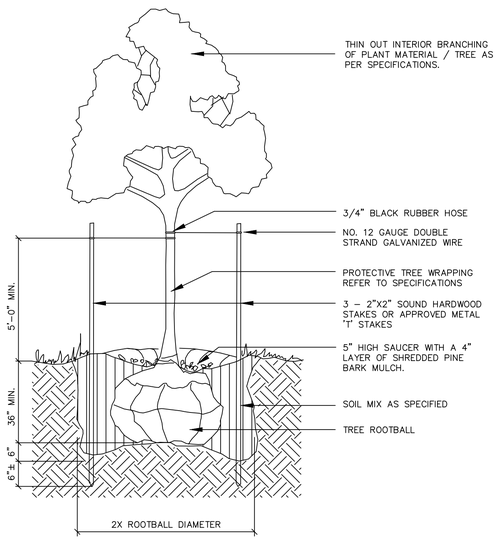
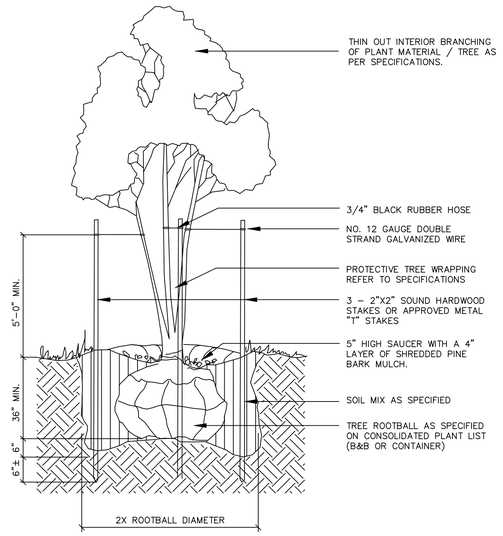
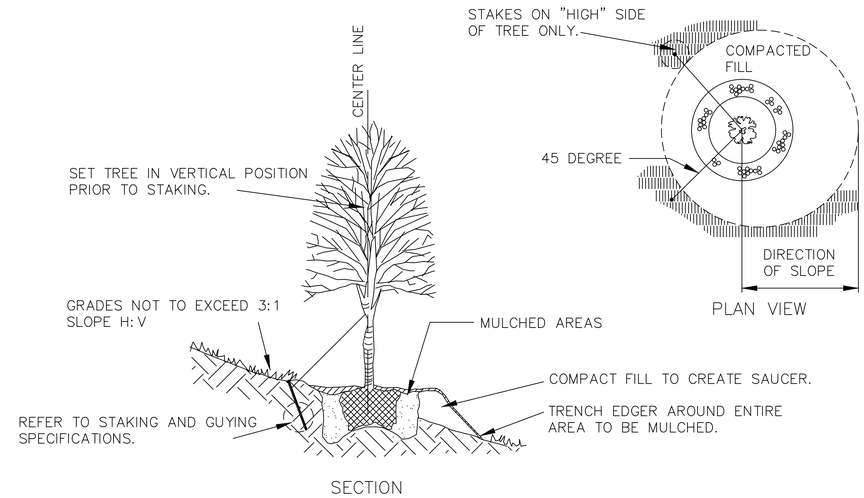


TYPICAL TREE PLANTING

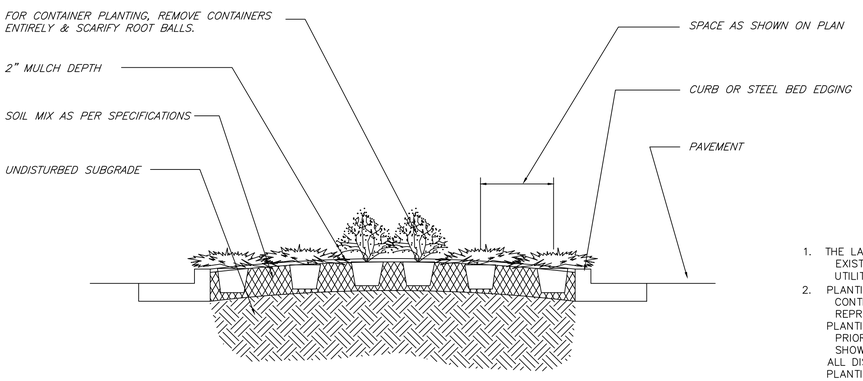


MULTI–TRUNK TREE PLANTING



PLANTING OF TREES ON SLOPES

N.T.S.



TYPICAL SECTION – SHRUB PLANTING

NOT TO SCALE

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL MAKE HIMSELF AWARE OF EXISTING UTILITIES. HE SHALL NOTIFY THE RESPECTIVE PUBLIC UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, AND SHALL BE CULTIVATED AS SHOWN ON THE PLANTING DETAILS.
ALL DISTURBED AREAS TO BE SEEDED UNLESS OTHERWISE NOTED.
PLANTING BEDS SHALL HAVE 4" SHREDDED HARDWOOD BARK MULCH IN ENTIRE BED UNLESS OTHERWISE NOTED ON DRAWINGS.
ALL PLANTED AREAS SHALL BE TREATED WITH A WATER–SOLUBLE HERBICIDE FOR THE NON–SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
ALL TREE AND SHRUB PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF 1 PART PEAT MOSS, 3 PARTS TOP SOIL AND 1 PART SAND, THOROUGHLY MIXED.
ALL PLANTED AREAS TO BE FERTILIZED WITH GRANULAR FERTILIZER. CONTRACTOR TO PROVIDE SOIL TEST AND FERTILIZER APPLICATION RATES IF REQUIRED FOR APPROVAL.
SPRAY TREES AND SHRUBS WITH AN ANTI–DESICCANT IF FOLIAGE IS

EVERGREEN TREES AND SHRUBS SHALL BE PLANTED THE SAME AS DECIDUOUS MATERIAL.
DO NOT PRUNE ANY MATERIAL UNTIL IT HAS BEEN VIEWED AND ACCEPTED BY THE OWNER OR OWNER'S RESPRESENTATIVE.
ALL PLANT MATERIAL TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI–Z60–1–1986.
ALL MATERIALS INSPECTED AT THE SITE AND FOUND NOT TO BE ACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF

IMMEDIATELY AFTER A TREE IS PLANTED, IT SHOULD BE SUPPORTED WITH STAKES AND GUY WIRES TO FIRMLY HOLD IT IN PLACE. (SEE DETAIL–THIS SHEET) REMOVE STAKES AND TIES AFTER ONE YEAR.
THE LOWER TRUNKS OF NEW TREES SHOULD BE WRAPPED WITH BURLAP OR PAPER TO PREVENT EVAPORATION AND SUN SCALD. THE WRAPPING SHALL REMAIN ON THE TREE AT LEAST ONE YEAR.
PLANT ALL TREES AT LEAST 3 1/2 FEET FROM THE END OF HEAD–ON PARKING SPACES TO PREVENT DAMAGE FROM CAR OVERHANG.

PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE CLASSIFICATION REQUIRED AT TIME OF PLANTING			QUANTITY
	REDBUD	CERCIS CANADENSIS	UNDERSTORY	6' min.	1–1/2" CAL. / 2" CAL STRREET SCAPE	52
	DOGWOOD	CORNUS FLORIDA	UNDERSTORY	6' min.	1–1/2" CAL. / 2" CAL STRREET SCAPE	56
	YOSHINO CHERRY	PRUNUS X YEDOENSIS	UNDERSTORY	6' min.	1–1/2" CAL. / 2" CAL STRREET SCAPE	7
	YOSHINO JAPANESE CRYPTOMERIA	CRYPTOMERIA JAPONICA YOSHINO	UNDERSTORY	6' min.	1–1/2" CAL. / 2" CAL STRREET SCAPE	156
	GOLDEN NUGGET JAPANESE BARBERRY	BERBERERIS THUNBERGII	SHRUB	3 GAL.	18" TALL	16
	NANDINA	HARBOUR DWARF BERBERIDACEAE	SHRUB	3 GAL.	18" TALL	5
	INKBERRY HOLLY	ILEX GLABRA	SHRUB	3 GAL.	18" TALL	24

PRELIMINARY - NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

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Phone: 336-328-0902 Fax: 336-328-0922
E-mail - info@summeyengineering.com
NC Professional Engineering Firm License No. F-0336

No.	Date:	Description:	By:

LANDSCAPING DETAILS

THOMAS ESTATES

2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
Date:	FEB., 2022
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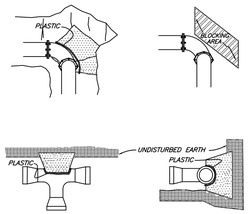
Sheet No. C-11

FILE:E-7794 Brian Thomas - Deer Farm Property - Duplex Development - 2513 Old Cedar Farm Rd, Asheboro, NC\DWG\Civil Site\E-7794 BASE 02-08-22.dwg, 4/6/2022 4:08:20 PM, DWG To PDF.pc3



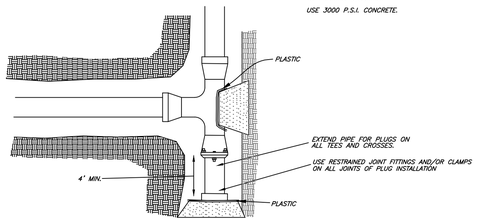
CONCRETE THRUST BLOCKING SCHEDULE								
Fitting Size	Min. Blocking Area (ft.²)				Min. Concrete Req'd. (yd³)			
	Tee	90°	45°	22½° 11¼°	TEE	90°	45°	22½° 11¼°
4	1	2	1	1	0.1	0.1	0.1	0.1
6	2	3	2	1	0.1	0.1	0.1	0.1
8	4	5	3	2	0.1	0.2	0.1	0.1
10	6	8	4	2	0.2	0.3	0.1	0.1
12	8	11	6	3	0.3	0.5	0.2	0.1
14	11	15	8	4	0.5	0.8	0.3	0.1
16	14	19	11	6	0.7	1.1	0.5	0.2
18	17	24	13	7	0.9	1.5	0.6	0.3
20	21	30	16	9	1.2	2.1	0.8	0.4
24	31	43	23	12	2.2	3.0	1.4	0.6
30	48	67	36	18	4.2	6.8	2.7	1.1
36	68	96	52	27	7.0	11.7	4.7	1.8

INCREASE BLOCKING AREA AND CONCRETE QUANTITY FOR PRESSURES ABOVE 200 P.S.I. OR POOR SOIL CONDITIONS.

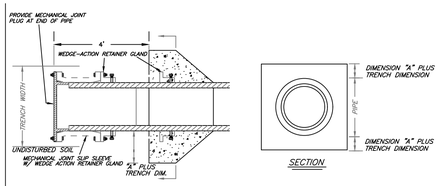
KEEP CONCRETE AWAY FROM JOINTS. PLACE CONCRETE FAIRLY DRY AND FORM IF REQUIRED FOR MAXIMUM AREA AGAINST UNDISTURBED SOIL.

ALL FITTINGS AND ACCESSORIES TO BE WRAPPED WITH 10 MIL POLYETHYLENE PRIOR TO POURING BLOCKING.

USE 3000 P.S.I. CONCRETE.

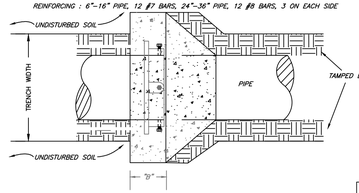


CONCRETE THRUST BLOCKING



SECTION

REINFORCING : 6"–16" PIPE, 12 #7 BARS, 24"–36" PIPE, 12 #8 BARS, 3 ON EACH SIDE



SCHEDULE		
PIPE DIA.	CONC. "A"	THRUST BLOCK "B"
6",8",12"	12"	12"
16"	16"	12"
20"	16"	12"
24"	16"	12"
30"	16"	14"
36"	16"	16"

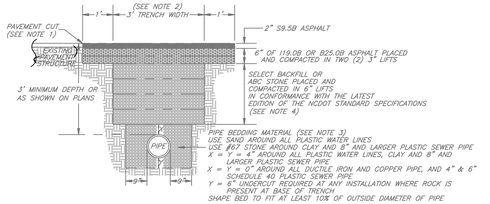
SIZE OF CONC. THRUST BLOCK AROUND PIPE TO BE DETERMINED BY DITCH (TRENCH) DIMENSION PLUS EXTENSION "A" INTO SIDES AND BOTTOM AS SHOWN IN SCHEDULE. CONC. INTO SIDES OF DITCH TO BE POURED AGAINST FIRM, UNDISTURBED GROUND. FILL AGAINST CONC. BLOCKING TO BE COMPACTED TO 95% PROCTOR FOR LENGTH ALONG PIPE OF AT LEAST 6'–0" EACH SIDE.

WHERE THRUST BLOCKING OCCURS, THE TRENCH SHOULD BE AT MINIMUM WIDTH.

THRUST COLLAR INSTALLATION

NOTES

1. PAVEMENT SHALL BE CUT TO TRUE LINE AND REMOVED BEFORE TRENCH IS CUT.
2. DIMENSION FOR TRENCH WIDTH MAY VARY AS REQUIRED TO ACCOMODATE EXCAVATION, SHORING AND COMPACTION EQUIPMENT.
3. WIDTH OF TRENCH FOR PIPE BEDDING TO BE AS SHOWN UNLESS A GREATER WIDTH IS RECOMMENDED BY PIPE MANUFACTURER OR REQUIRED FOR USE OF EQUIPMENT ON SITE.
4. CONTRACTOR SHALL OBTAIN TESTING SERVICES ON COMPACTION OF THE BACKFILL FROM A FIRM WITH AN APPROVED NCDOT CERTIFIED TECHNICIAN, AND PROVIDE REPORTS (WITH THE CERTIFICATION TESTING NUMBER) VERIFYING THAT THE COMPACTION CONFORMS WITH THE LATEST EDITION OF THE NCDOT STANDARD SPECIFICATIONS

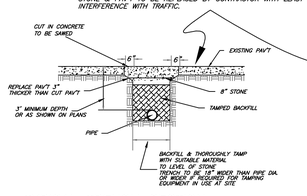


PAVEMENT REPAIR TYPICAL
OPEN CUT OF NCDOT SECONDARY ROAD FOR 12" DIAMETER AND SMALLER PIPE

PAV'T CUT TO EXTEND 6" BEYOND EDGES OF TRENCH AS SHOWN.
PAV'T SHALL BE CUT TO TRUE LINE AND REMOVED BEFORE TRENCH IS CUT.
ALL PAV'T REPAIRS TO BE IN ACCORDANCE WITH N.C.D.O.T. SPECS

TRENCH SHALL BE BACKFILLED AND THOROUGHLY TAMPED WITH SUITABLE MATERIAL TO LEVEL OF STONE.

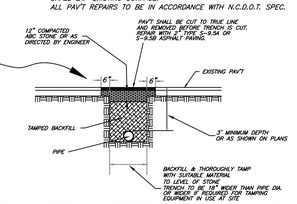
STONE & PAV'T TO BE REPLACED BY CONTRACTOR WITH LEAST INTERFERENCE WITH TRAFFIC.



TYPICAL TRENCH SECTION
IN CONC. PAVED AREA

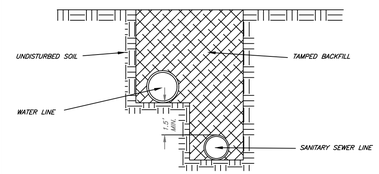
IN UNPAVED GRAVEL AREAS, REPLACE GRAVEL WITH AGGREGATE AS REQUIRED TO MATCH EXISTING SURFACE COMPACTED TO 6" THICKNESS

PAV'T CUT TO EXTEND 6" BEYOND EDGES OF TRENCH AS SHOWN. WHERE EXISTING PAVEMENT IS INSUFFICIENT THICKNESS TO DEVELOP TIGHT SEAL WITH NEW SURFACE, NEW PAVEMENT SHALL LAP EXISTING SURFACE.
ALL PAV'T REPAIRS TO BE IN ACCORDANCE WITH N.C.D.O.T. SPEC.

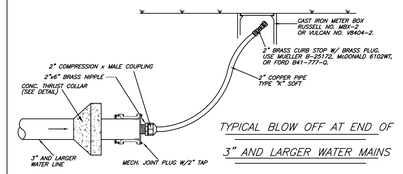


TYPICAL TRENCH SECTION
SURFACE PAVED AREA

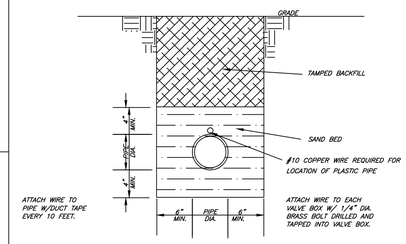
THESE SECTIONS ARE N/A ON NEW STREET CONST.



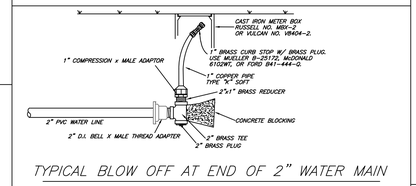
PARALLEL WATER & SANITARY
SEWER PIPE DETAIL



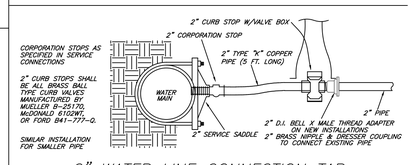
TYPICAL BLOW OFF AT END OF
3" AND LARGER WATER MAINS



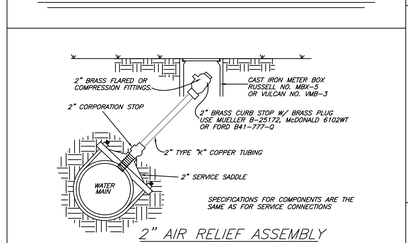
TYPICAL TRENCH SECTION
FOR 2" P.V.C. PIPE ONLY



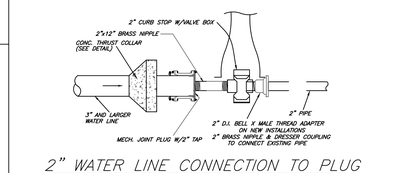
TYPICAL BLOW OFF AT END OF 2" WATER MAIN



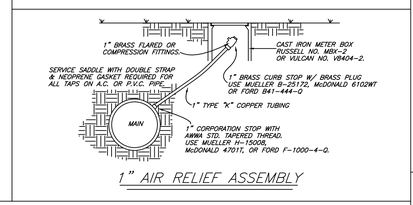
2" WATER LINE CONNECTION TAP



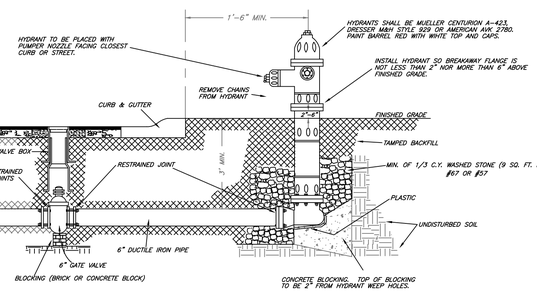
2" AIR RELIEF ASSEMBLY



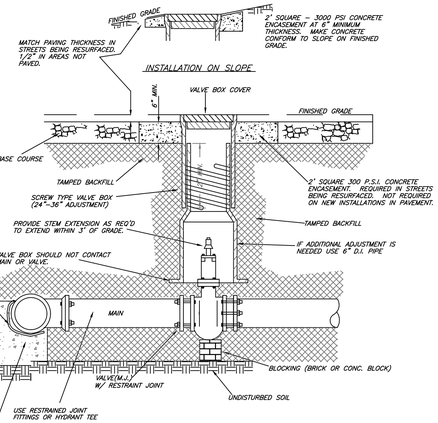
2" WATER LINE CONNECTION TO PLUG



1" AIR RELIEF ASSEMBLY



FIRE HYDRANT INSTALLATION



VALVE INSTALLATION

CORPORATION STOPS

CORPORATION STOPS SHALL BE ALL BRASS WITH AWWA C800 STANDARD THREADS MANUFACTURED IN THE FOLLOWING SIZES AND MODELS:

SIZE	MUELLER	McDONALD	FORD
3/4"	H-15008	4701T	F-1000-3-Q
1"	H-15008	4701T	F-1000-4-Q
1 1/2"	H-15013	4701T	FB-1000-6-Q
2"	H-15013	4701T	FB-1000-7-Q

SERVICE PIPE

SERVICE PIPE SHALL BE SEAMLESS COPPER TYPE "K" AS SPECIFIED BY ASTM B88.

METER SETTERS

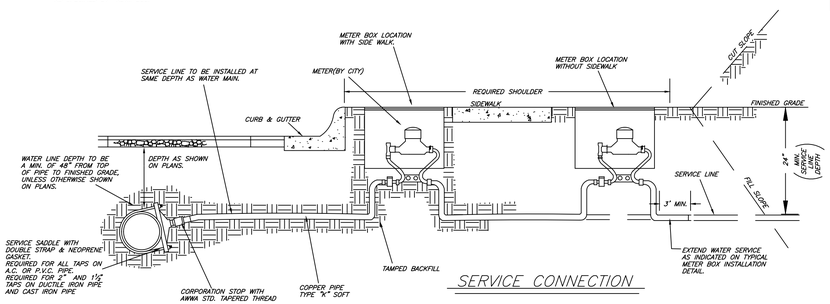
METER SETTERS SHALL BE ALL BRASS MANUFACTURED IN THE FOLLOWING SIZES AND MODELS:

SIZE	MUELLER	McDONALD	FORD
3/4"	B-2404-2A	20-209W00033	VBHC72-9W-11-33
1"	B-2404-2A	20-412MD044	VBHC74-12W-11-44
1 1/2"	H-1423-2	20B615WDFT666	VBHH76-12B-11-66
2"	H-1423-2	20B715WDFT776	VBHH77-12B-11-77

CURB STOPS

CURB STOPS SHALL BE ALL BRASS MANUFACTURED IN THE FOLLOWING SIZES AND MODELS:

SIZE	MUELLER	McDONALD	FORD
3/4"	B-25172	6102WT	B41-333-Q
1"	B-25172	6102WT	B41-444-Q
1 1/2"	B-25172	6102WT	B41-666-Q
2"	B-25172	6102WT	B41-777-Q



SERVICE CONNECTION

SERVICE SADDLES

FURNISH AND INSTALL DOUBLE STRAP SERVICE SADDLES FOR ALL TAPS MADE ON A.C. OR P.V.C. MAINS, AND ON ALL 1 1/2" AND 2" TAPS MADE ON DUCTILE IRON PIPE. SADDLES FURNISHED SHALL BE MANUFACTURED FOR TYPE OF PIPE INTO WHICH TAP IS MADE IN THE FOLLOWING SIZES AND MODELS AND SHALL INCLUDE A GASKET:

SIZE	D.I. PIPE	SMITH-BLAIR	MUELLER	FORD
3/4"	NOT REQUIRED	317	BR2B	F202
1"	NOT REQUIRED	317	BR2B	F202
1 1/2"	SERVICE SADDLE WITH 1 1/2" cc (O.D.X 1 1/2")	317	BR2B	F202
2"	SERVICE SADDLE WITH 2" cc (O.D.X 2")	317	BR2B	F202

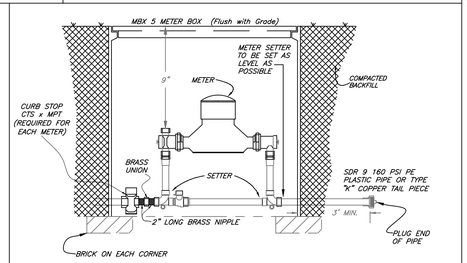
SIZE	2" PVC PIPE	SMITH-BLAIR	ROMAC	FORD
3/4"	SERVICE SADDLE WITH 3/4" cc (O.D. X 3/4")	315-025607-000	101S-2.50-3/4cc	FC101-2.50-cc3
1"	SERVICE SADDLE WITH 1" cc (O.D. X 1")	315-025609-000	101S-2.50-1cc	FC101-2.50-cc4

LARGER SERVICES FOR PVC PIPE WILL REQUIRE A TEE FITTING INSTALLED IN THE MAIN LINE.

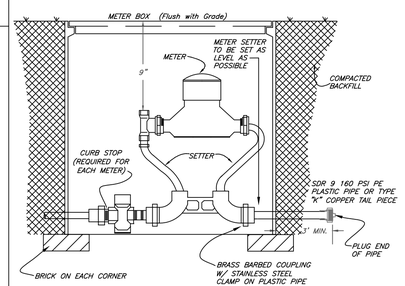
METER BOXES

METER BOXES SHALL BE MANUFACTURED IN THE FOLLOWING SIZES AND MODELS:

SIZE	RUSSELL	VULCAN	SUMTER MACHINE
3/4"	MBX-2	V84O4-2	MB2-MBC2
1"	MBX-2	V84O4-2	MB2-MBC2
1 1/2"	MBX-5	VMB-3	MB8-MBC8
2"	MBX-5	VMB-3	MB8-MBC8



TYPICAL 1 ½" & 2" METER BOX INSTALLATION



TYPICAL ¾" & 1" METER BOX INSTALLATION

PRELIMINARY - NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER H. JACK SUMMEY, JR.

SEA

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968
Asheboro, NC 27204
Phone: 336-625-0902 Fax: 336-625-0922
E-mail - info@summeyengineering.com
NC Professional Engineering Firm License No. F-0336

No.	Date:	Description:	By:

STANDARD WATER DETAILS
THOMAS ESTATES
2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
Date:	FEB., 2022
Drawn By:	PBC
Checked By:	HMSJ
Job No.:	E-7794A

Sheet No. C-12

P:\E-7794 Brian Thomas - Deer Farm Property - Duplex Development - 2513 Old Cedar Farm Rd, Asheboro, NC\DWG\Civil Site\E-7794 BASE 02-08-22.dwg,
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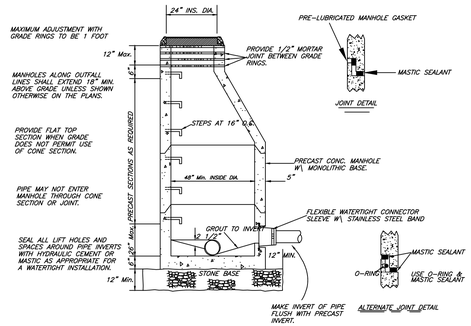
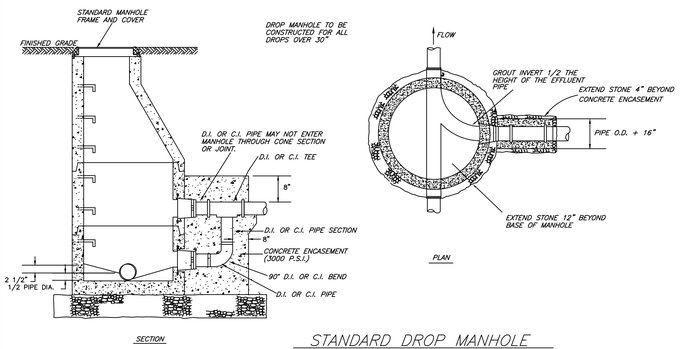


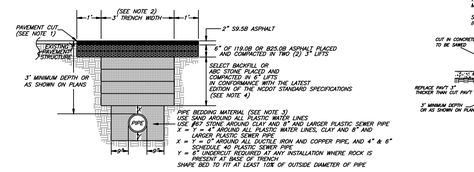
STANDARD PRECAST CONCRETE MANHOLE



STANDARD DROP MANHOLE

NOTES

1. PAVEMENT SHALL BE CUT TO TRUE LINE AND REMOVED BEFORE TRENCH IS CUT.
2. DIMENSION FOR TRENCH WIDTH MAY VARY AS REQUIRED TO ACCOMODATE EXCAVATION, SHORING AND COMPACTION EQUIPMENT.
3. WIDTH OF TRENCH FOR PIPE BEDDING TO BE AS SHOWN UNLESS A GREATER WIDTH IS RECOMMENDED BY PIPE MANUFACTURER OR REQUIRED FOR USE OF EQUIPMENT ON SITE.
4. CONTRACTOR SHALL OBTAIN TESTING SERVICES ON COMPACTION OF THE BACKFILL FROM A FIRM WITH AN APPROVED NCDOT CERTIFIED TECHNICIAN, AND PROVIDE REPORTS (WITH THE CERTIFICATION TESTING NUMBER) VERIFYING THAT THE COMPACTION CONFORMS WITH THE LATEST EDITION OF THE NCDOT STANDARD SPECIFICATIONS.



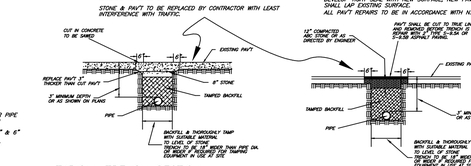
PAVEMENT REPAIR TYPICAL

OPEN CUT OF NCDOT SECONDARY ROAD FOR 12" DIAMETER AND SMALLER PIPE

PAVT CUT TO EXTEND 6" BEYOND EDGES OF TRENCH AS SHOWN. PAVT SHALL BE CUT TO TRUE LINE AND REMOVED BEFORE TRENCH IS CUT. ALL PAVT REPAIRS TO BE IN ACCORDANCE WITH N.C.D.O.T. SPECS

TRENCH SHALL BE BACKFILLED AND THOROUGHLY TAMPED WITH SUITABLE MATERIAL TO LEVEL OF STONE.

STONE & PAVT TO BE REPLACED BY CONTRACTOR WITH LEAST INTERFERENCE WITH TRAFFIC.

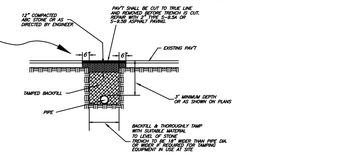


TYPICAL TRENCH SECTION

IN CONC. PAVED AREA

IN UNPAVED GRAVEL AREAS, REPLACE GRAVEL WITH AGGREGATE AS REQUIRED TO MATCH EXISTING SURFACE COMPACTED TO 8" THICKNESS

PAVT CUT TO EXTEND 6" BEYOND EDGES OF TRENCH AS SHOWN. WHERE EXISTING PAVEMENT IS INSUFFICIENT THICKNESS TO DEVELOP TOPH SEAL WITH NEW SURFACE, NEW PAVEMENT SHALL LAP EXISTING SURFACE.
ALL PAVT REPAIRS TO BE IN ACCORDANCE WITH N.C.D.O.T. SPEC.



TYPICAL TRENCH SECTION IN BITUMINOUS

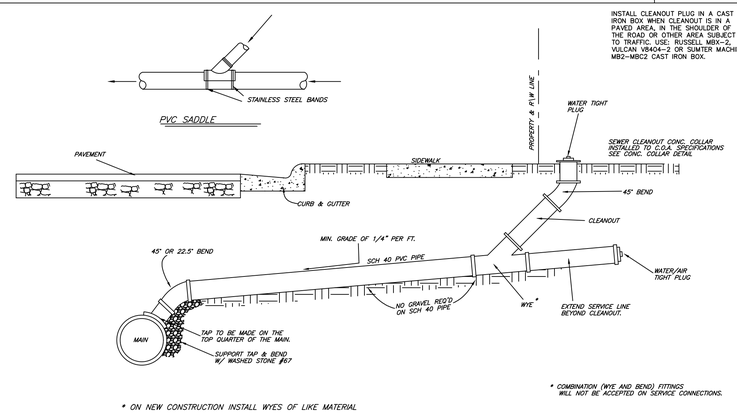
SURFACE PAVED AREA

THESE SECTIONS ARE N/A ON NEW STREET CONST.

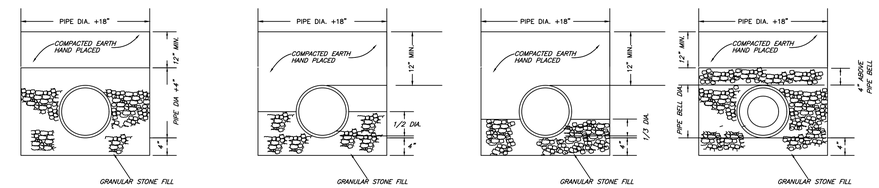
TIME (MIN:SEC) REQUIRED FOR PRESSURE DROP FROM 3 1/2 TO 2 1/2 PSIG WHEN TESTING ONE PIPE DIAMETER ONLY. INCREASE PRESSURE AS REQUIRED BY ENGINEER IF GROUNDWATER IS PRESENT.

LENGTH OF LINE, FEET \ PIPE DIAMETER, INCHES	4	6	8	10	12	15	18	21	24
25	0:05	0:11	0:18	0:23	0:27	:32	0:36	0:45	0:54
50	0:09	0:21	0:36	0:45	0:54	1:03	1:12	1:30	1:48
75	0:14	0:32	0:54	1:23	1:21	1:35	1:48	2:15	2:42
100	0:18	0:42	1:12	1:30	1:48	2:06	2:24	3:00	3:36
125	0:23	0:53	1:30	1:53	2:15	2:38	3:00	3:45	4:30
150	0:27	1:03	1:48	2:15	2:42	3:09	3:36	4:30	5:24
175	0:32	1:14	2:06	2:38	3:09	3:41	4:12	5:15	6:18
200	0:36	1:24	2:24	3:00	3:36	4:12	4:48	6:00	7:12
225	0:41	1:35	2:42	3:23	4:03	4:44	5:24	6:45	8:06
250	0:45	1:45	3:00	3:45	4:30	5:15	6:00	7:30	9:00
275	0:50	1:56	3:18	4:08	4:57	5:47	6:36	8:15	9:54
300	0:54	2:06	3:36	4:30	5:24	6:18	7:12	9:00	10:48
350	1:03	2:27	4:12	5:15	6:18	7:21	8:24	10:30	12:36
400	1:12	2:48	4:48	6:00	7:12	8:24	9:36	12:00	14:24
450	1:21	3:09	5:24	6:45	8:06	9:27	10:48	13:30	16:12
500	1:30	3:30	6:00	7:30	9:00	10:30	12:00	15:00	18:00

AIR TEST TABLE



STANDARD SERVICE CONNECTION



SINGLE WALL(SDR 35)

PVC PIPE BEDDING

A.B.S. TRUSS PIPE OR PVC

TRUSS PIPE BEDDING

DETAIL OF CLAY PIPE

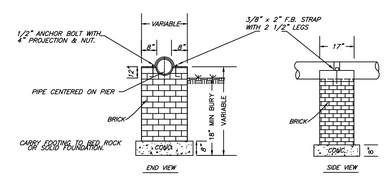
BEDDING

CRUSHED STONE

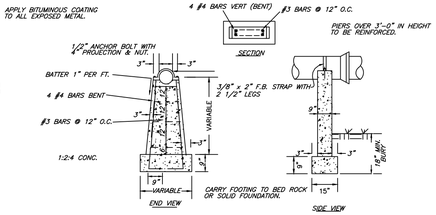
ENCASEMENT

FOR CLAY PIPE

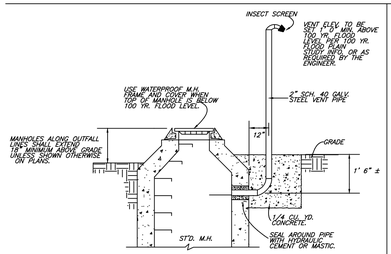
14–20 FT. DEEP



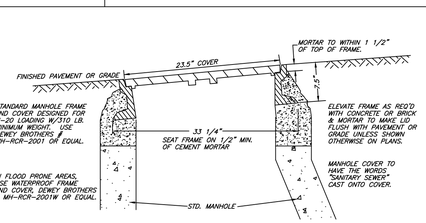
BRICK PIER FOR EXPOSED PIPE



CONC. PIER FOR EXPOSED PIPE

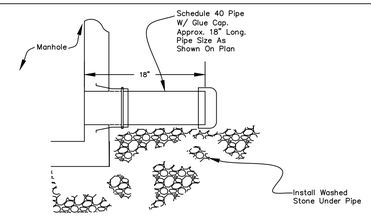


TYPICAL MANHOLE VENT DETAIL



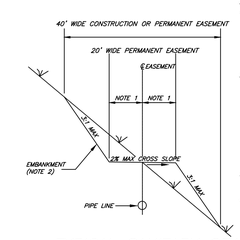
MANHOLE FRAME & COVER ON

NEW INSTALLATIONS



PLUG FOR FUTURE SEWER LINE

CONNECTION AT MANHOLE

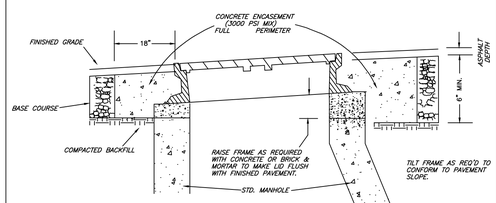


NOTES:

1. WHERE CONSTRUCTION EASEMENT IS AVAILABLE FOR EMBANKMENT, GENERALLY GRADE ENTIRE PERMANENT EASEMENT AT 2% MAX CROSS SLOPE. IN ANY EVENT, PROVIDE 2% MAX SLOPE FOR 10' MIN. EACH SIDE OF MANHOLES.
2. PLACE EMBANKMENTS IN CONSTRUCTION EASEMENT. WHERE CONSTRUCTION EASEMENT IS NOT AVAILABLE, PLACE EMBANKMENTS IN OUTER PORTION OF PERMANENT EASEMENT. EMBANKMENT SLOPE SHALL NOT EXCEED 3:1 EXCEPT WHERE SPECIFICALLY NOTED ON PLANS OR SUFFICIENT EASEMENT IS NOT AVAILABLE TO MAINTAIN A 12' MIN. TRAVELWAY AT 2% MAX CROSS SLOPE.
3. SLOPE OF FINISHED GRADE ALONG PIPE LINE SHALL NOT EXCEED 20%.
4. PROVIDE CULVERTS OR FORDS AT CREEK CROSSINGS SO THAT EASEMENT WILL BE ACCESSIBLE FOR MAINTENANCE EQUIPMENT.

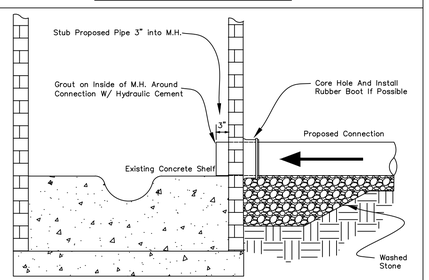
TYPICAL SANITARY SEWER

EASEMENT CROSS SECTION



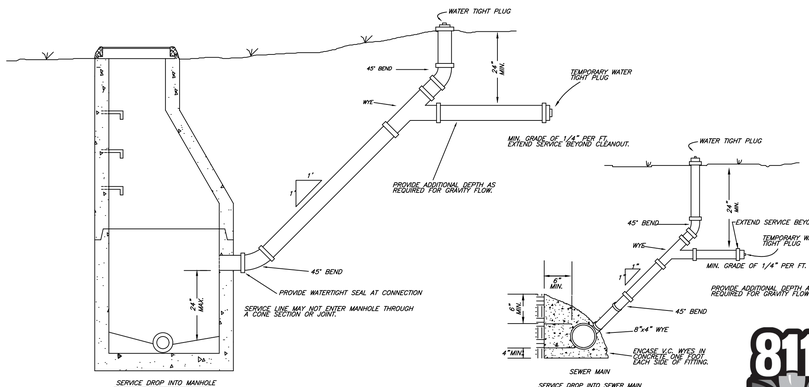
MANHOLE FRAME & COVER ADJUSTMENT ON

STREETS BEING RESURFACED



MAIN LINE CONNECTION

TO EXISTING MANHOLE



DROP TYPE SERVICE CONNECTION

Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER H. MACK SUMMEY, JR.

SEA

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
E-mail - info@summeyengineering.com
NC Professional Engineering Firm License No. F-0336

No.	Date:	Description:	By:

STANDARD SANITARY SEWER DETAILS

THOMAS ESTATES

2513 OLD CEDAR FALLS ROAD

ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
Date:	FEB., 2022
Drawn By:	PBC
Checked By:	HMSJ
Job No.:	E-7794

Sheet No. C-13

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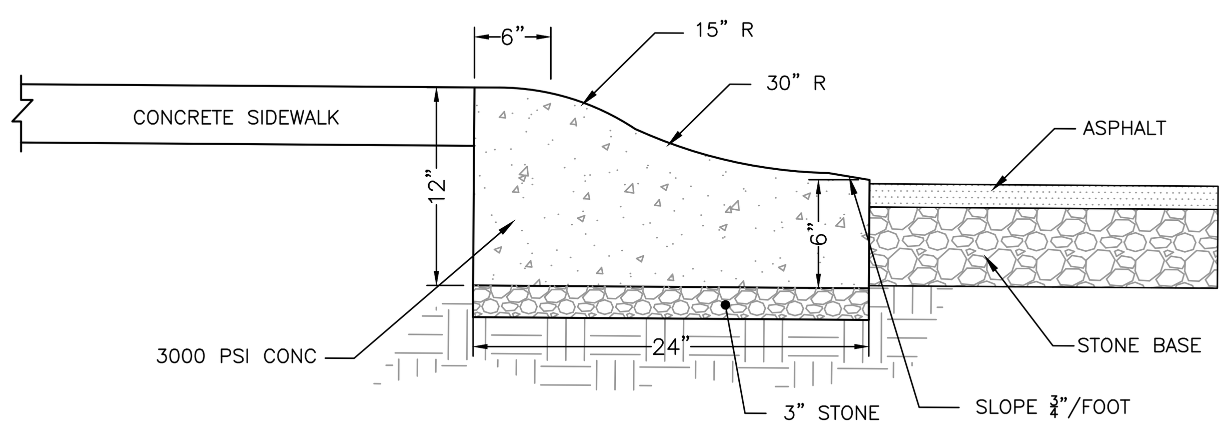
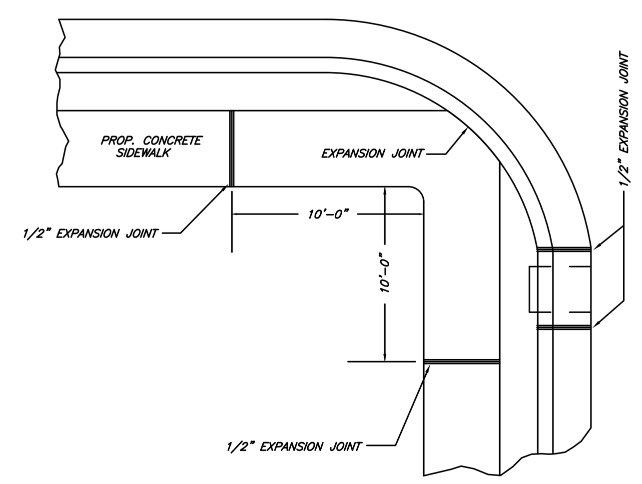


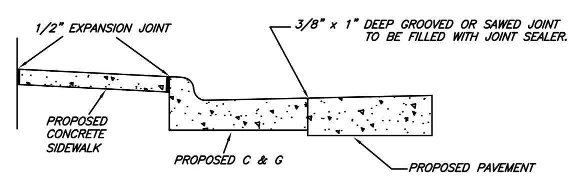
ROLLED CURB & GUTTER SPILL

N.T.S.

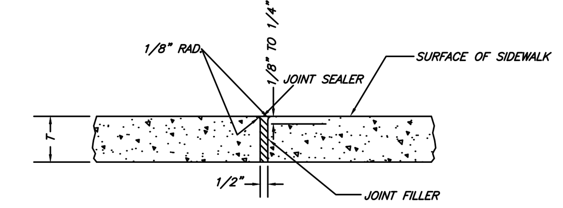


GENERAL NOTES:

A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.



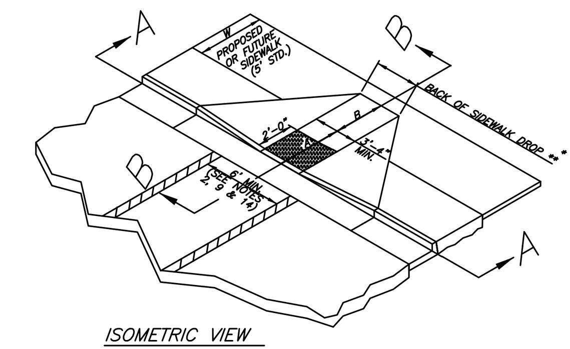
DETAILS SHOWING EXPANSION JOINTS IN CONCRETE SIDEWALK



TRANSVERSE EXPANSION JOINT IN SIDEWALK

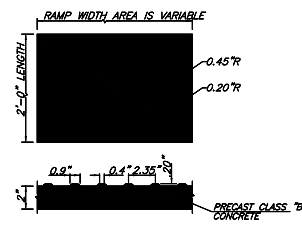
D.O.T. STANDARD 848.01

STANDARD CONCRETE SIDEWALK



ISOMETRIC VIEW

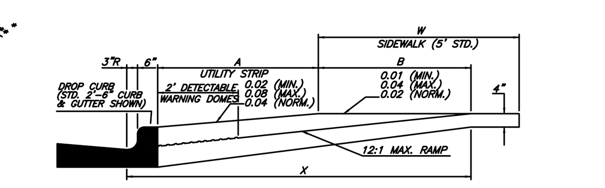
NOTES:
1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
2. THE RAMP MAY BE YELLOW IN COLOR OR ANY COLOR WITH A 70% CONTRAST RATIO.



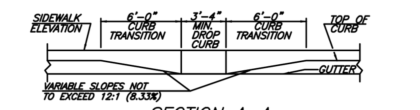
DETECTABLE WARNING DOMES

W	A	W+A+9"	X	B
5'	0.0'	5.8'	5.8'	5.0'*
6'	0.0'	6.8'	6.8'	6.0'**
7'	0.0'	7.8'	7.3'	6.5'**
8'	0.0'	8.8'	7.3'	6.5'**
5'	2.0'	7.8'	7.8'	5.0'
5'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

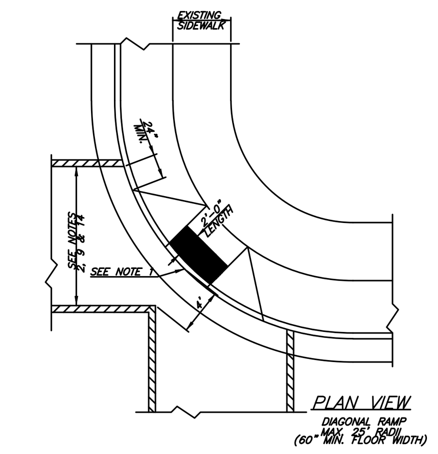
B = X-(A+9")
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE.
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES.
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04.



SECTION B-B

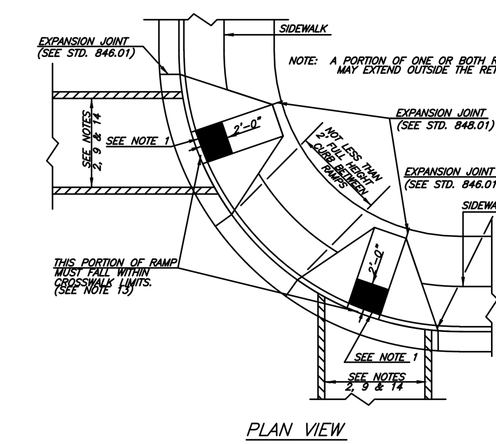


SECTION A-A



PLAN VIEW

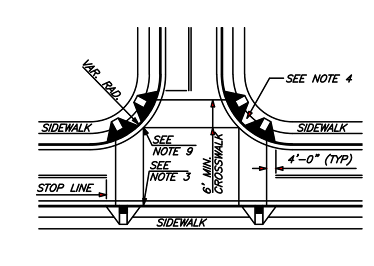
DIAGONAL RAMP MAX. 25' RADII (60" MIN. FLOOR WIDTH)



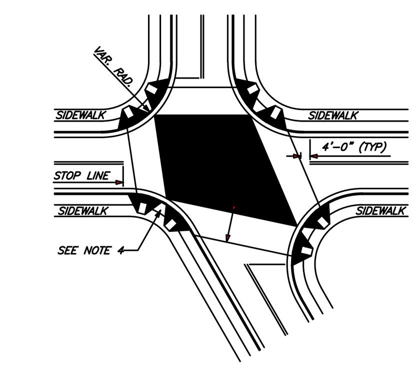
PLAN VIEW

DUAL RAMPS ANY RADII (40" MIN. FLOOR WIDTH)

WHEELCHAIR RAMP DETAIL



DETAIL SHOWING TYPICAL LOCATION OF WHEELCHAIR RAMPS, PEDESTRIAN CROSSWALKS AND STOP LINES FOR TEE INTERSECTIONS



DETAIL SHOWING TYPICAL LOCATION OF WHEELCHAIR RAMPS, PEDESTRIAN CROSSWALKS AND STOP LINES

[redacted] [redacted] [redacted]

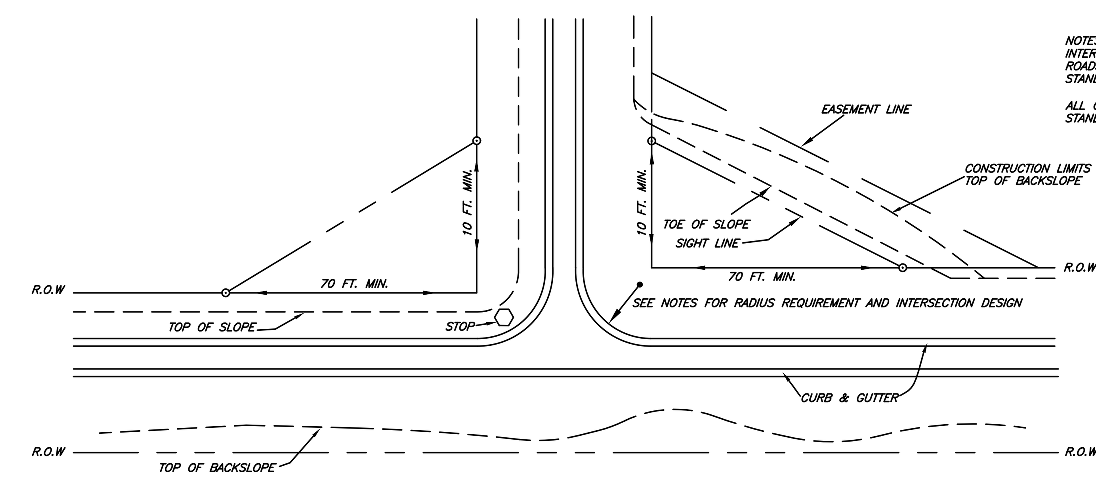
ALLOWABLE LOCATIONS
DUAL RAMP RADII..........ANY

NOTES:

1. CONSTRUCT THE WALKING SURFACE WITH SLIP RESISTANCE AND A 70% CONTRASTING COLOR TO THE SIDEWALK.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY BUT MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. NORTH CAROLINA GENERAL STATUTE 136-44.14 REQUIRES THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRAFFIC OPERATIONS, REPAIRS, CORRECTION OF UTILITIES OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1, 1973 SHALL PROVIDE WHEELCHAIR RAMPS FOR THE PHYSICALLY DISABLED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTER AND SIDEWALKS ARE PROVIDED AND AT OTHER POINTS OF PEDESTRIAN FLOW.

   IN ADDITION, SECTION 228 OF THE 1973 FEDERAL AID HIGHWAY SAFETY ACT REQUIRES PROVISION OF CURB RAMPS ON ANY CURB CONSTRUCTION AFTER JULY 1,1976 WHETHER A SIDEWALK IS PROPOSED INITIALLY OR IS PLANNED FOR A FUTURE DATE.

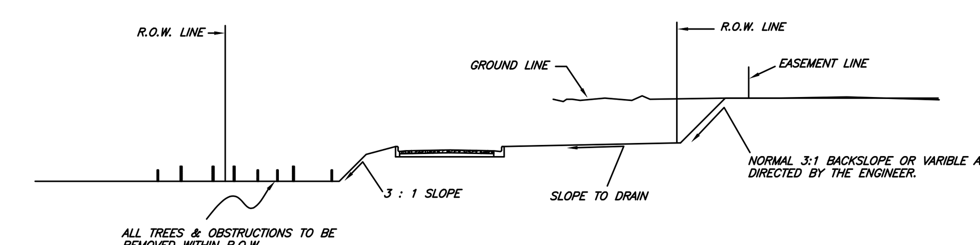
   THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990 EXTENDS TO INDIVIDUALS WITH DISABILITIES. COMPREHENSIVE CIVIL RIGHTS PROTECTIONS SIMILIAR TO THOSE PROVIDED TO PERSONS ON THE BASIS OF RACE, SEX, NATIONAL ORIGIN AND RELIGION UNDER THE CIVIL RIGHTS ACT OF 1964. THESE CURB RAMPS HAVE BEEN DESIGNED TO COMPLY WITH THE CURRENT ADA STANDARDS.
4. PROVIDE WHEELCHAIR RAMPS AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. LOCATE WHEELCHAIR RAMPS AS DIRECTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT. WHERE TWO RAMPS ARE INSTALLED PLACE NOT LESS THAN 2 FEET OF FULL HEIGHT CURB BETWEEN THE RAMPS. PLACE DUAL RAMPS AS NEAR PERPENDICULAR TO THE TRAVEL LANE BEING CROSSED AS POSSIBLE.
5. DO NOT EXCEED 0.08 (12:1) SLOPE ON THE WHEELCHAIR RAMP IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. CONSTRUCT WHEELCHAIR RAMPS 40" (3'-4") OR GREATER FOR DUAL RAMPS.
7. USE CLASS "B" CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
8. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB AND AS SHOWN ON STD. DWG. 848.01.
9. PLACE THE INSIDE PEDESTRIAN CROSSWALK LINES NO CLOSER IN THE INTERSECTION BY BISECTING THE INTERSECTION RADII, WITH ALLOWANCE OF A 4' CLEAR ZONE IN THE VEHICULAR TRAVELWAY WHEN ONE RAMP IS INSTALLED. (SEE NOTE 17)
10. COORDINATE THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SO THE FLOOR OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES. PLACE DIAGONAL RAMPS WITH FLARED SIDES SO 24" OF FULL HEIGHT CURB FALLS WITHIN THE CROSSWALK MARKINGS ON EACH SIDE OF THE FLARES.
11. CONSTRUCT THE PEDESTRIAN CROSSWALK A MINIMUM OF 6 FEET. A CROSSWALK WIDTH OF 10 FEET OR GREATER IS DESIRABLE.
12. USE STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN OR OTHER LEGAL REQUIREMENT. AN UNUSUAL APPROACH SKEW MAY REQUIRE THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTING ROADWAY.
13. TERMINATE PARKING A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
14. PLACE ALL PAVEMENT MARKINGS IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.



PLAN

NOTES:
INTERSECTION DESIGN OF PROPOSED STREETS CONNECTING TO EXISTING STATE MAINTAINED ROADS SHALL COMPLY WITH THE LATEST EDITION OF THE NCDOT MINIMUM CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS.

ALL OTHER INTERSECTIONS SHALL HAVE MINIMUM 25' RADII MEASURED TO FACE OF CURB ON STANDARD CURB SECTIONS OR TO THE VALLEY ON VALLEY CURB SECTIONS.



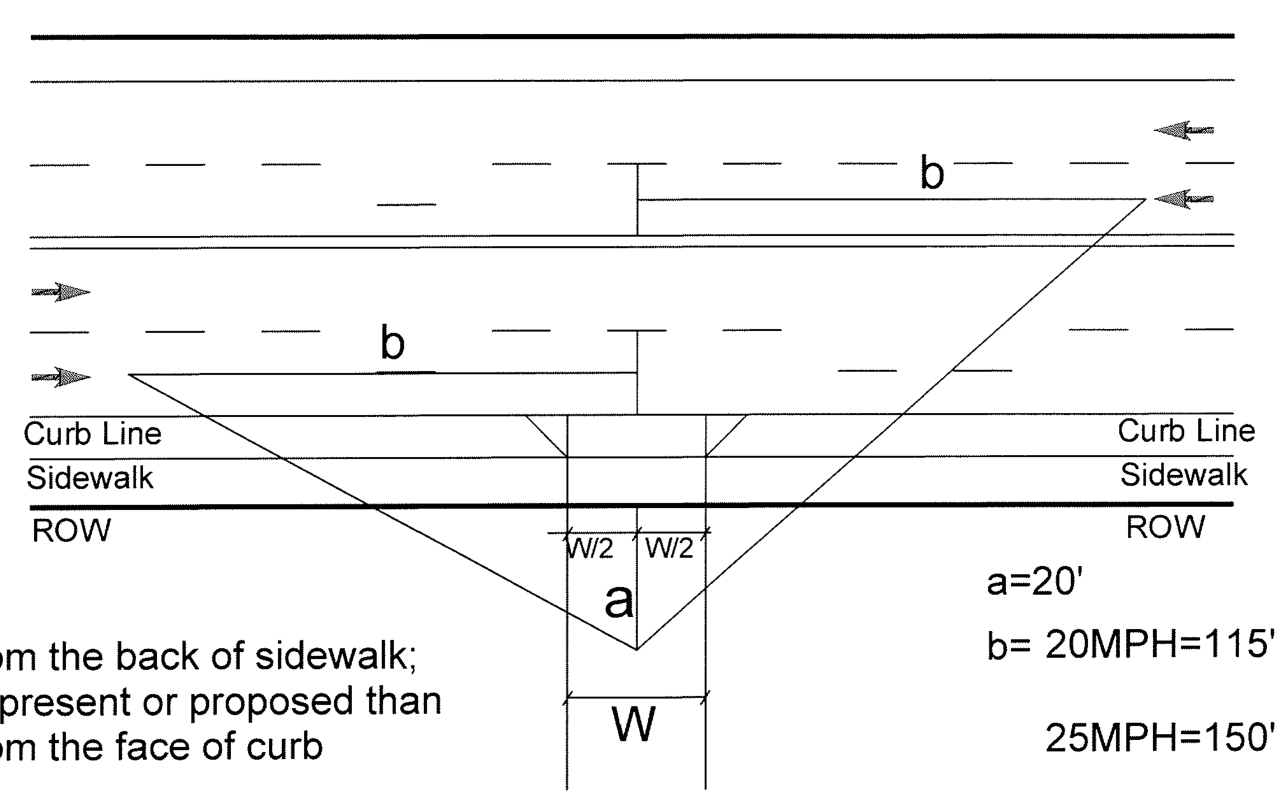
SECTION

STANDARD METHODS OF GRADING SIGHT DISTANCE

AT INTERSECTIONS

Sight Triangles At A Private Driveway

(no objects over 30" in height permitted within sight triangle per LDO 30-11-12.3)



NOTE:
a is measured from the back of sidewalk;
if sidewalk is not present or proposed than
a is measured from the face of curb

b is measured to the center of the nearest
on-coming lane

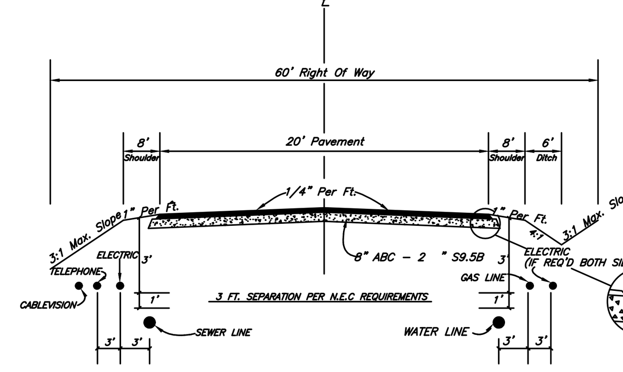
a=20'

b= 20MPH=115' 40MPH=305'

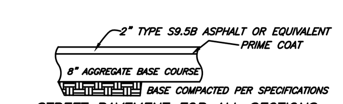
25MPH=150' 45MPH=365'

30MPH=200' 50MPH=425'

35MPH=250' 55MPH=500'



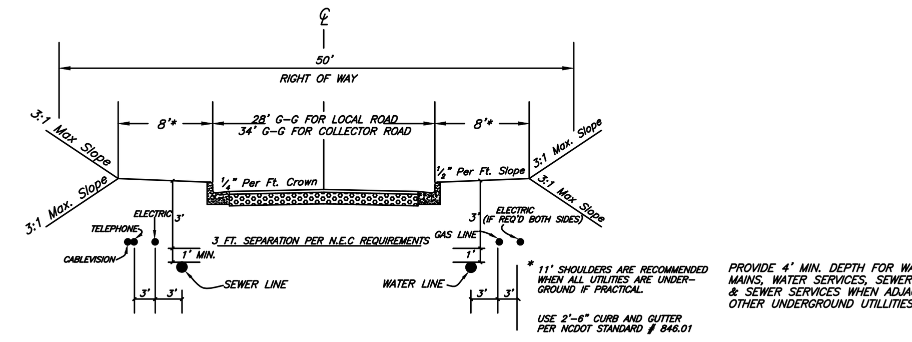
LOCAL AND COLLECTOR SHOULDER ROAD



STREET PAVEMENT FOR ALL SECTIONS

Use 8" ABC, prime coat, and 2" S9.5B Asphalt Surface or Equivalent Unless A Stronger Section is Required by The NCDOT.

Shoulder Section with side ditches may be used on new subdivisions only when a variance from curb and gutter has been granted by the City Council.

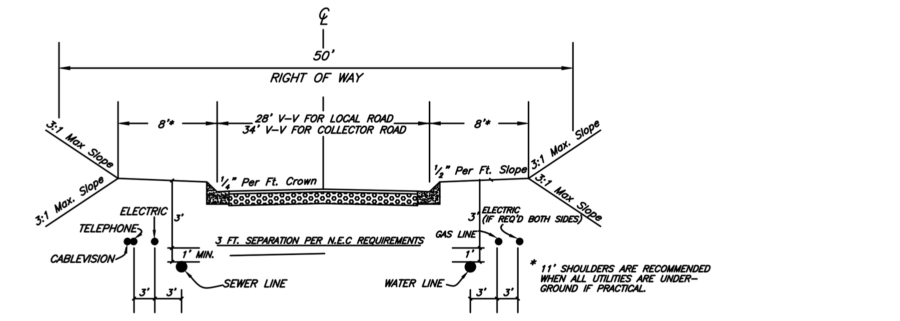


* 11' SHOULDERS ARE RECOMMENDED WHEN ALL UTILITIES ARE UNDER-GROUND IF PRACTICAL.

USE 2'-6" CURB AND GUTTER PER NCDOT STANDARD # 846.01

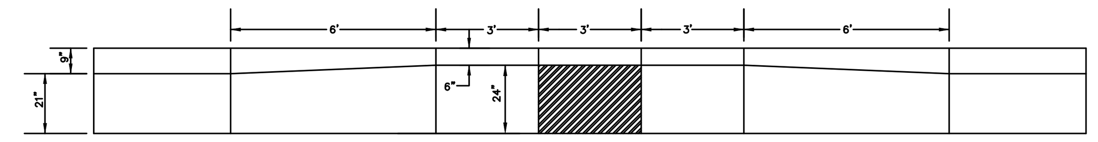
PROVIDE 4' MIN. DEPTH FOR WATER MAINS, WATER SERVICES, SEWER MAINS & SEWER SERVICES WHEN ADJACENT TO OTHER UNDERGROUND UTILITIES.

LOCAL AND COLLECTOR STANDARD CURB AND GUTTER ROAD

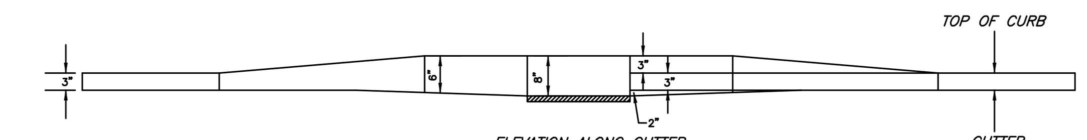


* 11' SHOULDERS ARE RECOMMENDED WHEN ALL UTILITIES ARE UNDER-GROUND IF PRACTICAL.

LOCAL AND COLLECTOR VALLEY CURB ROAD

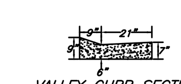


PLAN



ELEVATION ALONG GUTTER

TRANSITION FROM VALLEY CURB TO STANDARD CURB FOR STANDARD FRAME, GRATE & HOOD



VALLEY CURB SECTION

Provide Transistion Into Curb Inlet NCDOT Standard # 840.01

Provide 4' Min. Depth For Water Mains, Water Services, Sewer Mains & Sewer Services When Adjacent To Other Underground Utilities.

TYPICAL STREET SECTIONS

811 Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER H. MACK SUMMEY, JR.

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
Email - info@summeyengineering.com
NC Professional Engineering Firm License No. P-0336

No.	Date:	Description:	By:

STANDARD STREET DETAILS

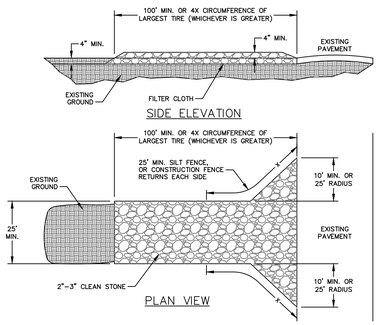
THOMAS ESTATES

2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
Date:	FEB., 2022
Drawn By:	PBC
Checked By:	HMSJ
Job No.:	E-7794

Sheet No. C-14

P:\E-7794 Brian Thomas - Deer Farm Property - Duplex Development - 2513 Old Cedar Farn Rd, Asheboro, NC\DWG\Civil Site\E-7794 BASE 02-08-22.dwg,
4/6/2022 4:09:11 PM, DWG To PDF.pc3

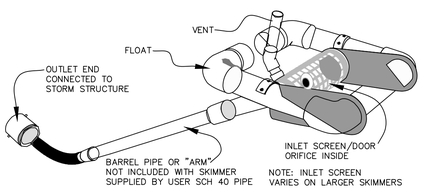


CONSTRUCTION SPECIFICATIONS

1. STONE – USE COARSE AGGREGATE (2–3 INCH STONE)
2. LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 100 FEET
3. THICKNESS – NOT LESS THAN EIGHT(8) INCHES
4. WIDTH – NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS
5. WASHING – WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE. THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED IMMEDIATELY.

TEMPORARY CONSTRUCTION ENTRANCE

NTS

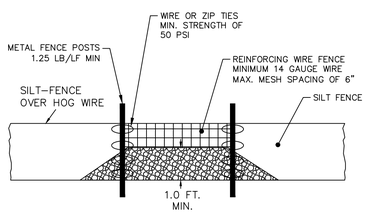


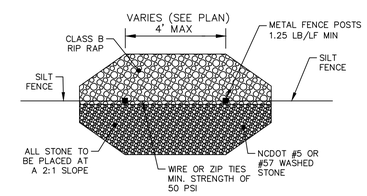
SEE CALCULATIONS FOR SKIMMER SIZE

SKIMMERS TO BE FAIRCLOTH SKIMMERS OR APPROVED EQUAL.

SKIMMER DETAIL

NTS





MAINTENANCE REQUIREMENTS:

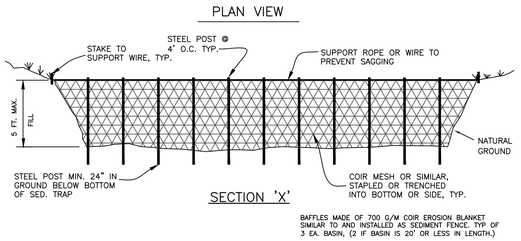
- INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
- SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
- REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
- REMOVE ALL FENCING MATERIAL AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

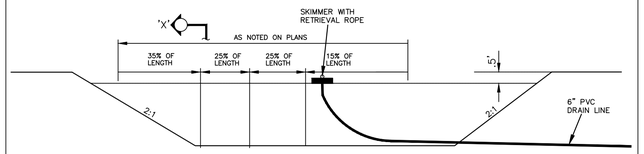
NOTE:

- REFER TO SILT FENCE DETAIL FOR MORE INFORMATION.

SILT FENCE STONE OUTLET

N.T.S.





CROSS SECTION

NOTE:
SIZE SHOWN IS WATER VOL. W/RECOMMENDED SURFACE AREA.

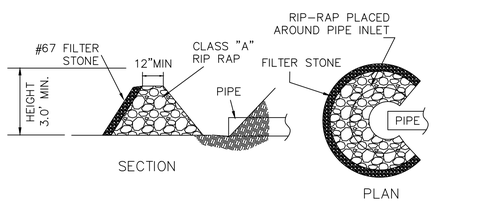
NOTE:
ALL SEDIMENT TRAPS SHALL BE CLEANED OUT AFTER EACH SIGNIFICANT STORM. REPLACE STONE AND FILTER STONE AS MAY BE REQUIRED TO REFURBISH EACH SEDIMENT TRAP.

TEMPORARY SEDIMENT TRAP w/ SKIMMER

N.T.S.

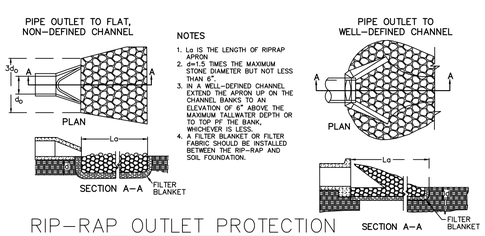
GENERAL NOTES/MAINTENANCE REQUIREMENTS

1. AREA UNDER EMBANKMENT TO BE CLEANED, GRUBBED AND STRIPPED OF ANY VEGETAION AND ROOT MAT.
2. FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOOD/VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED IN NOT GREATER THAN 9" LIFTS BY TRAVERSING WITH EQUIPMENT.
3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO IT ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. THIS DEPTH SHALL BE MARKED IN THE FIELD.
4. REMOVED SEDIMENT SHALL BE PLACED IN A DESIGNATED DISPOSAL AREA AND PROTECTED AGAINST EROSION.
5. THE WEIR MUST BE CONSTRUCTED LEVEL AND TO GRADE TO ASSURE DESIGN
6. STONES SHALL BE MACHINE PLACED AND SHOULD BE HARD, ANGULAR AND WEATHER RESISTANT.
7. EMERGENCY SPILLWAY SHALL BE DIRECTED TO NATURAL, STABLE AREAS
8. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
9. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OF THE BASIN.
10. TRAP SHALL BE INSPECTED REGULARLY AND AFTER EACH RAINFALL WITH REPAIRS MADE AS NECESSARY.



RIP–RAP INLET PROTECTION STRUCTURE

N.T.S.

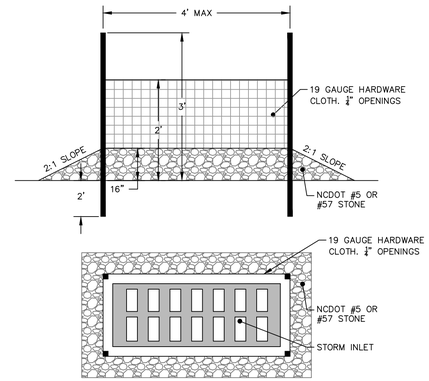


NOTES

1. Lo IS THE LENGTH OF RIPRAP APRON
2. d50 IS TWICE THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IN A WELL–DEFINED CHANNEL EXTEND THE APRON UP ON THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO TOP PF THE BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP–RAP AND SOIL FOUNDATION.

RIP–RAP OUTLET PROTECTION

N.T.S.

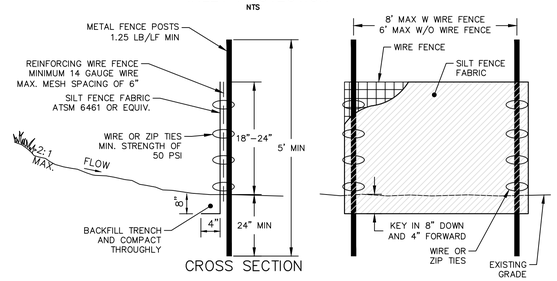


MAINTENANCE REQUIREMENTS:

- INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
- CLEAR WIRE MESH OF ANY DEPRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

HARDWARE CLOTH AND GRAVEL INLET PROTECTION

NTS

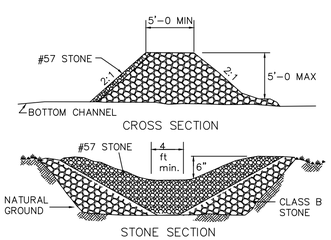


MAINTENANCE REQUIREMENTS:

- INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
- SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
- REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
- REMOVE ALL FENCING MATERIAL AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

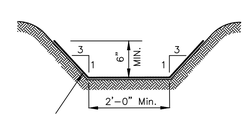
TEMPORARY SILT FENCE

NTS



TEMPORARY ROCK CHECK DAM

NTS



NORTH AMERICAN GREEN S150 OR EQUAL FOR TEMPORARY LINING

CLEAN WATER DITCH

NTS

PERMANENT SEEDING

DEFINITION

Seeding disturbed areas with perennial grasses and (or) legumes to provide a permanent vegetative cover to lessen runoff and soil erosion.

PURPOSE

To lessen soil erosion and permanently stabilize disturbed areas created by grading of construction sites.

CONDITIONS WHERE PRACTICE APPLIES

All bare soil areas on construction sites which are not covered by structures or other erosion control devices.

PREPARATION

Prepare seedbed by ripping, chiseling, harrowing or plowing to depth of six inches so as to produce a loose, friable surface. Remove all stones, boulders, stumps or debris from the surface which would prohibit germination or plant growth. Spread topsoil in a layer 3" – 6" depth.

Incorporate into the soil 800 to 1,000 pounds of 10–10–10 fertilizer plus 500 pounds of twenty percent (20%) superphosphate per acre and two tons of dolomitic lime per acre unless soil tests indicate that a lower rate of lime can be used.

Mulch after seeding with 1.5 tons of grain straw per acre and either crimp straw into soil or tack with liquid asphalt at 400 gallons per acre or emulsified asphalt at 300 gallons per acre.

PLANTS & MIXTURE	PLANTING RATE/ACRE	PLANTING DATES
Tall Fescue (Low Maintenance)	100–150 lbs.	Aug. 15 – Oct. 15 Feb. 15 – May 1
Tall fescue Waterways and Lawns (High Maint.)	200–250 lbs.	Aug. 15 – Oct. 15 Feb. 15 – May 1
Blend of two turf–type tall Fescues (90%) and two or more improved Kentucky bluegrass varieties (10%) (high maintenance)	200–250 lbs.	Aug. 15 – Oct. 15 Feb. 15 – May 1
Tall Fescue and Kobe or Korean Lespedeza	100 lbs. and 20–25 lbs.	Feb. 15 – May 1 Aug. 15 – Oct. 15
Tall Fescue	50 lbs./acre	Nov. 1 – Feb. 1 (Unscarified)
Tall Fescue and German Millet or Sudangrass 2	60 lbs. and 30 lbs.	July and August
Tall Fescue and Ryegrain 2	70 lbs. and 25 lbs.	Nov. 1 – Jan. 30
Common Bermudagrass	8 lbs. (hulled) 15–20 lbs. (unhulled)	April 15 – June 30 Feb. 1 – March 30

1 For spring seedings, use Scarified Lespedeza seed. For late fall and winter seedings, use unscarified seed.

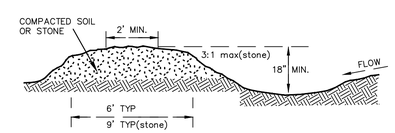
2 Annuals such as Millet, Sudangrass and Ryegrain must be kept at 10–12" maximum height.

PERMANENT GROUNDCOVER

Permanent groundcover is to be provided for all disturbed areas within 15 working days or 90 calender days (whichever is shorter) following completion of construction or development.

TEMPORARY SEEDING SPECIFICATIONS PIEDMONT REGION

Recommended Seeding Dates	Species	Application Rates (lb/ac)			
		Seed	10–10–10 Fertilizer	Agricultural Limestone	Straw
Jan. 1 – May 1	Winter Wheat Annual Lespedeza (Kobe)	120 50	750	2,000	4,000
May 1 – Aug 15	German Millet	40	750	2,000	4,000
Aug 15 – Dec 30	Ryegrain	120	1,000	2,000	4,000



CONSTRUCTION SPECIFICATIONS

REMOVE AND PROPERLY DISPOSE OF ALL TREES, BRUSH, STUMPS, AND OTHER OBJECTIONAL MATERIAL.
ENSURE THAT THE MINIMUM CONSTRUCTED CROSS SECTION MEETS ALL DESIGN REQUIREMENTS.
ENSURE THAT THE TOP OF THE DIKE IS NOT LOWER AT ANY POINT THAN THE DESIGN ELEVATION PLUS THE SPECIFIED SETTLEMENT.
PROVIDE SUFFICIENT ROOM AROUND DIVERSIONS TO PERMIT MACHINE REGRADING AND CLEANOUT.
VEGETATE THE RIDGE IMMEDIATELY AFTER CONSTRUCTION, UNLESS IT WILL REMAIN IN PLACE LESS THAN 30 WORKING DAYS.

MAINTENANCE
INSPECT TEMPORARY DIVERSION ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL END APPROPRIATELY STABILIZE IT.

TEMPORARY DIVERSION DITCH

NTS

PRELIMINARY - NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER HACK SUMMEY, JR.

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
Email - info@summeyengineering.com
NC Professional Engineering Firm License No. F-0336

No.	Date:	Description:	By:

EROSION CONTROL DETAILS
THOMAS ESTATES
2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
Date:	FEB., 2022
Drawn By:	PBC
Checked By:	HMSJ
Job No:	E-7794
Sheet No.	C-15

P:\E-7794 Brian Thomas - Deer Farm Property - Duplex Development - 2513 Old Cedar Fann Rd, Asheboro, NC\DWG\Civil Site\E-7794 BASE 02-08-22.dwg
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GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	**Stabilize within this many calendar days after ceasing land disturbance**	**Timeframe variations**
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

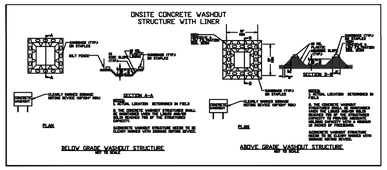
PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.

NORTH CAROLINA Environmental Quality



CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-attended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDCs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes [After Discovery] and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***Within 24 hours***, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• ***A report at least ten days before the date of the bypass, if possible***. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NORTH CAROLINA Environmental Quality

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

PRELIMINARY - NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER H. JACK SUMMEY, JR.

SEA

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No.	Date:	Description:	By:

EROSION CONTROL DETAILS
THOMAS ESTATES
2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
Date:	FEB., 2022
Drawn By:	PBC
Checked By:	HMSJ
Job No.:	E-779A

Sheet No. C-16

P:\E-779A Brian Thomas - Cheer Farm Property - Duplex Development - 2513 Old Cedar Fall Rd, Asheboro, NC\DWG\Civil Site\E-779A BASE 02-08-22.dwg,
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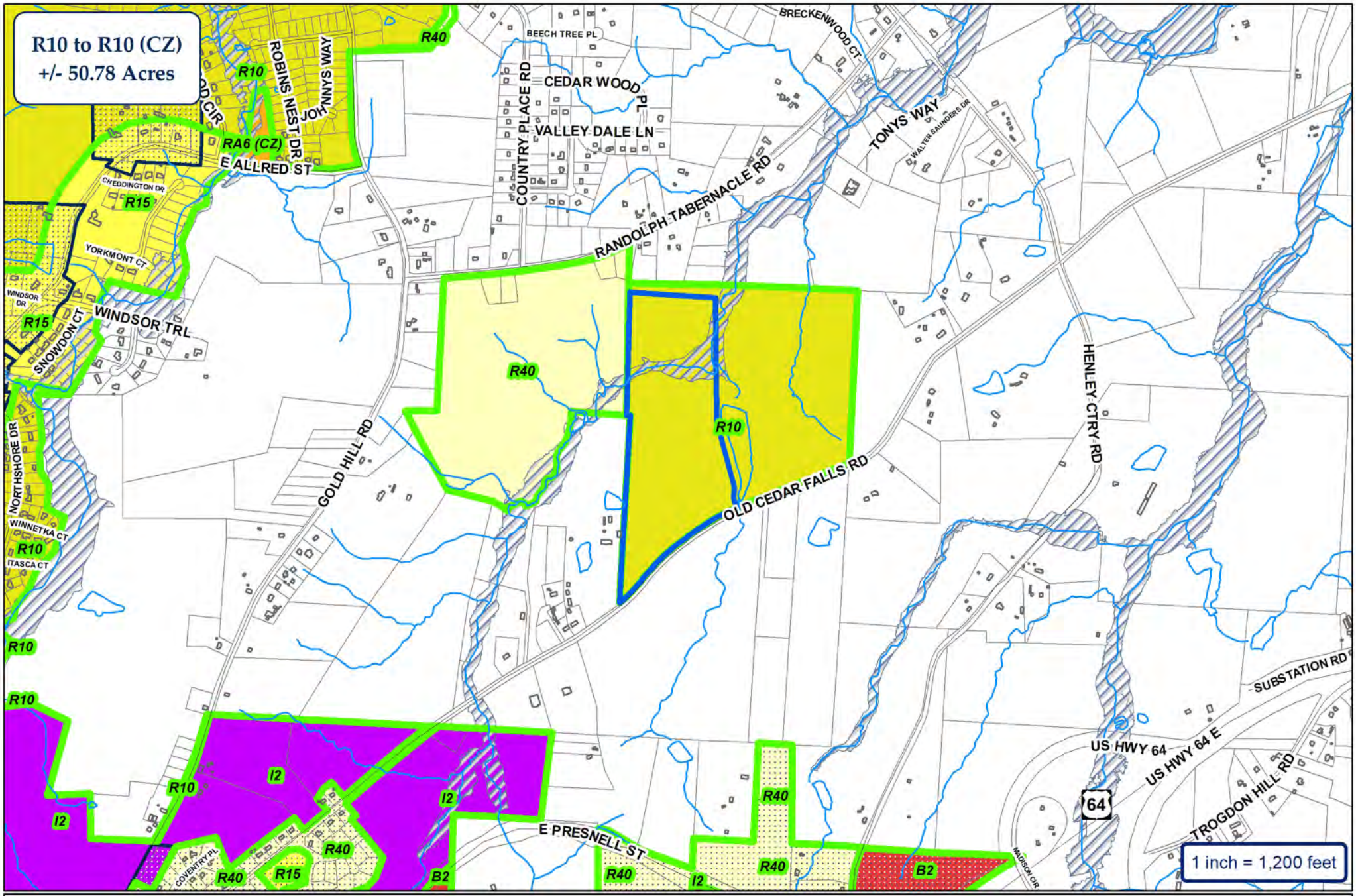

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-03

Parcel: 7772117810 (pt.)

Subject Property
Zoning

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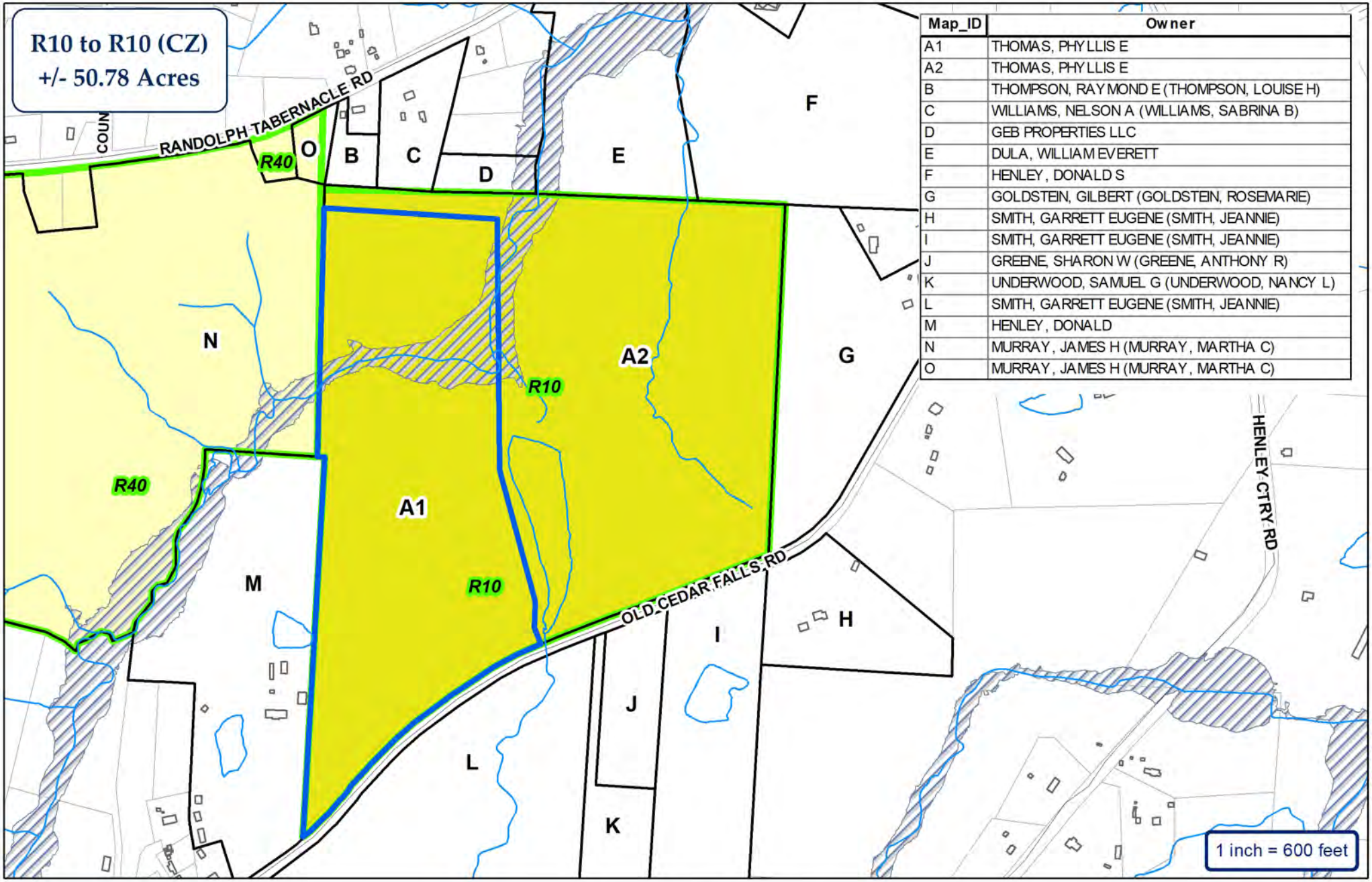

Map_ID	Owner
A1	THOMAS, PHYLLIS E
A2	THOMAS, PHYLLIS E
B	THOMPSON, RAYMOND E (THOMPSON, LOUISE H)
C	WILLIAMS, NELSON A (WILLIAMS, SABRINA B)
D	GEB PROPERTIES LLC
E	DULA, WILLIAM EVERETT
F	HENLEY, DONALD S
G	GOLDSTEIN, GILBERT (GOLDSTEIN, ROSEMARIE)
H	SMITH, GARRETT EUGENE (SMITH, JEANNIE)
I	SMITH, GARRETT EUGENE (SMITH, JEANNIE)
J	GREENE, SHARON W (GREENE, ANTHONY R)
K	UNDERWOOD, SAMUEL G (UNDERWOOD, NANCY L)
L	SMITH, GARRETT EUGENE (SMITH, JEANNIE)
M	HENLEY, DONALD
N	MURRAY, JAMES H (MURRAY, MARTHA C)
O	MURRAY, JAMES H (MURRAY, MARTHA C)

CITY OF ASHEBORO
NORTH CAROLINA
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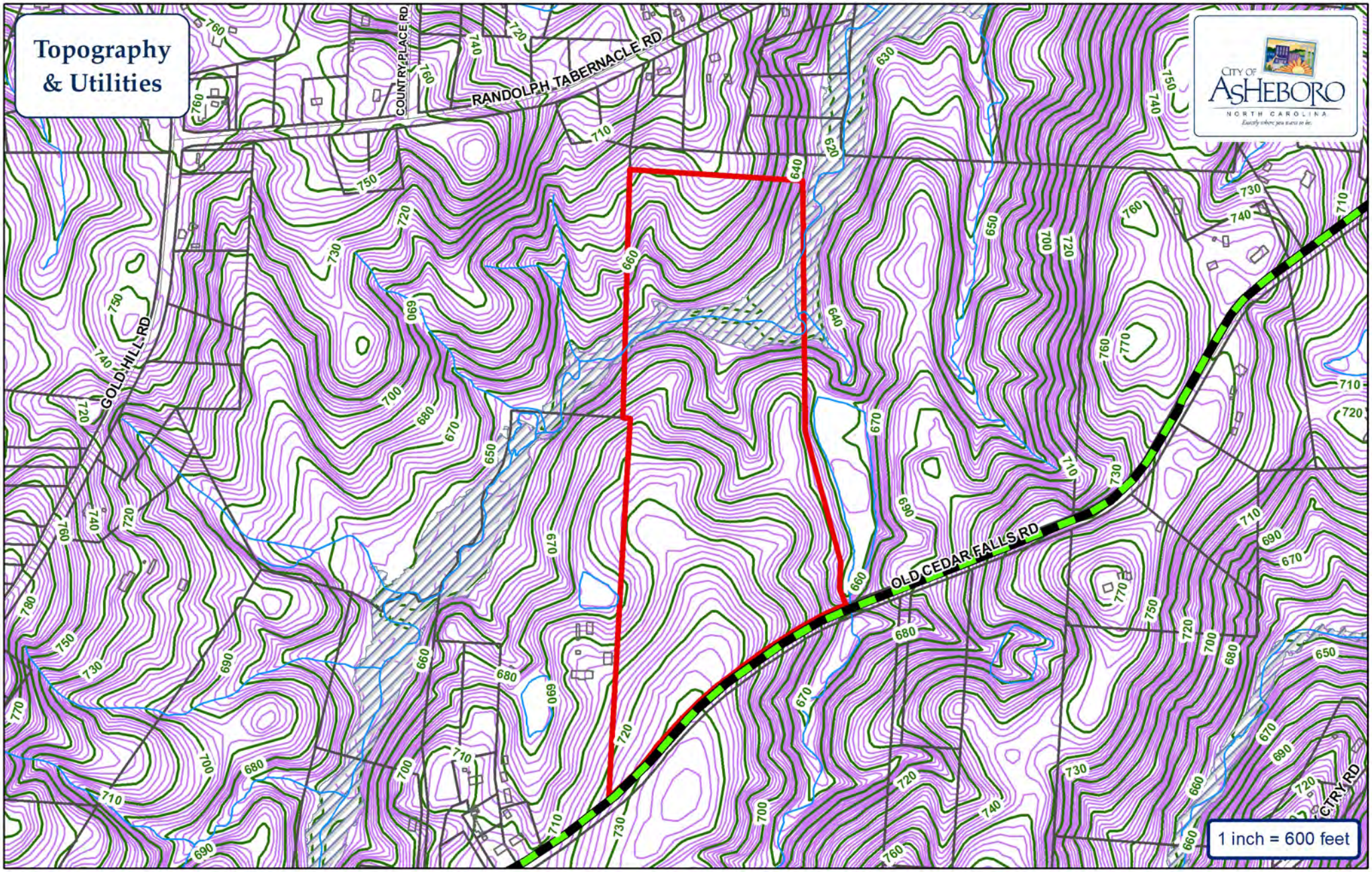
ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-03

Parcel: 7772117810 (pt.)



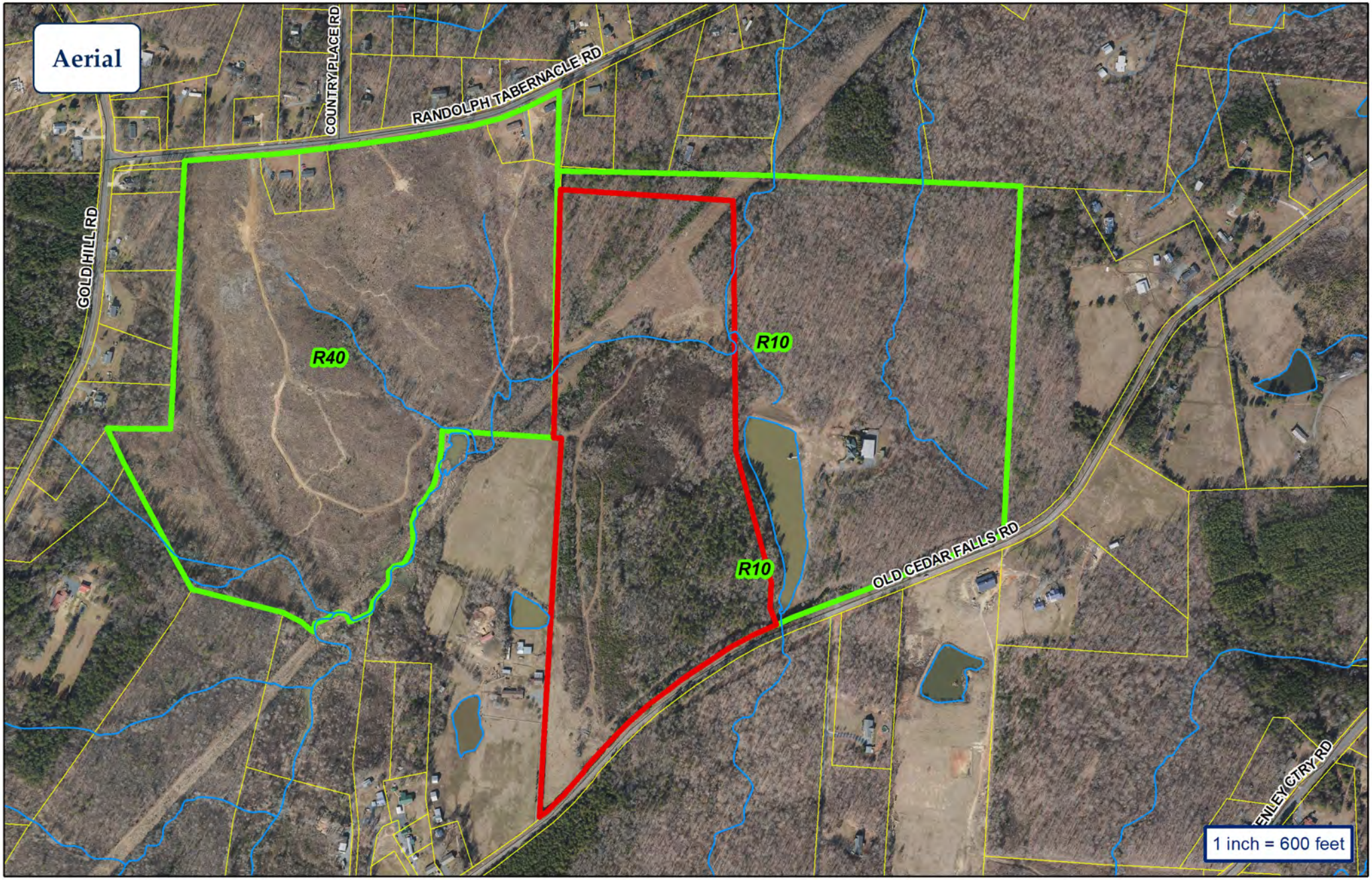
Water Main
Sewer Main
Force Main
Fire Hydrant
Pump Station
Watershed

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-03

Parcel: 7772117810 (pt.)

Subject Property



CITY OF ASHEBORO
NORTH CAROLINA
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City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-03

Parcel: 7772117810 (pt.)

Subject Property
Zoning

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W
E
S

CITY OF
ASHEBORO
PLANNING & ZONING

Application for Conditional Zoning District

APPLICATION FEE

A $550 filing fee is required.

APPLICATION INSTRUCTIONS:

The conditional zoning process can be complex. A Conditional Zoning District involves a proposal for a specific use that is customized to a particular property. In order to ensure compliance with application requirements, the applicant is **required** to have a pre-application conference with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Please contact staff at (336) 626-1201 ext. 225 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

1. **A pre-application conference with staff is required prior to the application being accepted. At this conference, staff and the applicant will discuss the rezoning request, the unique aspects of conditional zoning, the requirements for completing the review schedule, contact persons for services and permits, and information regarding site plans, landscaping, and other development requirements. This meeting must occur no more than sixty (60) days prior to the application filing deadline.**

2. A legal description/deed reference of such land.

3. Six (6) copies of a site plan drawn to scale to be submitted to the Planning Board. The Planning Board will review the proposal and forward a recommendation, including conditions for the zoning, to City Council. The month following the Planning Board meeting, City Council will review the proposed Conditional Zoning District application and site plan and may adopt, not adopt, or refer the application back to the Planning Board for review of any revisions made to the site plan subsequent to the initial submittal of the application materials.

4. Letter to be mailed by applicant notifying neighboring property owners of the request. Consistent with Section 160D-602(e) of the North Carolina General Statutes, the applicant shall notify neighboring property owners of the requested conditional zoning as well as the location, time, and date on which the Planning Board will hold a legislative hearing on the request. This notice must be in the form of a mailed notice provided in compliance with the guidance found in Section 160D-602(a) of the North Carolina General Statutes. During the legislative hearing, the applicant shall report to the Planning Board on the delivery of the required notice and any communication with neighboring property owners and residents concerning the requested conditional zoning.

146 N. Church St., Asheboro, NC 27203
Telephone: (336) 626-1201; Fax: (336) 626-1218; www.asheboronc.gov

APPLICATION DEADLINES AND MEETING DATES

The deadline for filing of applications for legislative hearings will be the day which is 55 days prior to the date of the City Council meeting for which the public hearing is to be set, provided that the deadline is no less than 17 days prior to the Planning Board's required legislative hearing; in these instances, the deadline will be 62 days prior to the date of the City Council meeting for which the public hearing is to be set.

If five (5) applications have been received prior to the cut-off date, the request will be heard the following month.

Application Deadline	*Planning Board Meeting*	*City Council Meeting*
December 17, 2021	Monday, January 3, 2022	Thursday, February 10, 2022
January 14, 2022	Monday, February 7, 2022	Thursday, March 10, 2022
February 11, 2022	Monday, March 7, 2022	Thursday, April 7, 2022
March 11, 2022	Monday, April 4, 2022	Thursday, May 5, 2022
April 15, 2022	Monday, May 2, 2022	Thursday, June 9, 2022
May 20, 2022	Monday, June 6, 2022	Thursday, July 14, 2022
June 10, 2022	Monday, July 11, 2022	Thursday, August 4, 2022
July 15, 2022	Monday, August 1, 2022	Thursday, September 8, 2022
August 12, 2022	Tuesday, September 6, 2022	Thursday, October 6, 2022
September 16, 2022	Monday, October 3, 2022	Thursday, November 10, 2022
October 14, 2022	Monday, November 7, 2022	Thursday, December 8, 2022
*November, 2022: Confirm application deadline with staff	Monday, December 5, 2022. Confirm meeting date with staff	*January, 2023: Confirm meeting date with staff

***January, 2023 Council meeting date is not set by Council until December, 2022.**

ITEMS TO BE SHOWN ON THE SITE PLAN:

The application for a Conditional Zoning District shall include a site plan, which must be drawn to scale, with supporting information and text that specifies the actual use or uses intended for the Zoning Lot and any rules, regulations, and conditions that, in addition to all predetermined Ordinance requirements, will govern the development and use of the Zoning Lot. The following information must be provided, if applicable:

1) The actual shape, location, dimensions, and total acreage of the Zoning Lot; its zoning classification; the general location of the Zoning Lot in relation to major streets, railroads, and/or waterways; a north arrow; and, if the Zoning Lot is not of record, sufficient data to locate the lot on the ground;

2) All existing rights-of-way, easements, and reservations;

3) In addition to providing the shape, size, and location of any structure(s) already located on the Zoning Lot, the site plan must show the shape, size, and location of all structures to be erected, altered, or moved on the Zoning Lot;

4) Building elevations of all exterior facades at a minimum scale of 1/8" = 1';

5) The existing and intended use(s) of the Zoning Lot, specifically including the number of residential units and the total square footage of any nonresidential development;

6) The location and size of all yards, buffers, screening, and landscaping, including by way of illustration and not limitation front yard and parking lot landscaping, required by the Ordinance's predetermined standards for the general zoning classification applicable to the Zoning Lot or as otherwise proposed by the applicant;

7) All existing and proposed points of access to public streets;

8) Proposed phasing, if any;

9) The location and type of screening used to screen mechanical equipment;

10) The location, access to, and screening of a central solid waste area;

11) Traffic, parking, and circulation plans, specifically including the location and dimensions of off-street parking areas and loading spaces;

12) The grade separation of structure(s) and parking areas;

13) The paving material for parking areas;

14) Curb cuts;

15) The compliance of the proposed development with the Ordinance's predetermined sign regulations;

16) The level of compliance of the land use(s) proposed for the Zoning Lot with the Ordinance's predetermined performance standards for the general zoning classification assigned to the Zoning Lot, including by way of illustration and not limitation performance standards pertaining to light, noise, and vibration;

17) If applicable, the location of any flood zones;

18) The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development;

19) If applicable, the location of the watershed;

20) When required by the Ordinance's predetermined specifications, sidewalks; and

21) Information addressing the applicable permitting requirements of other local governmental agencies as well as federal and state agencies, including by way of illustration and not

limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality.

APPLICANT INFORMATION

Applicant Phyllis Thomas *Applicant's Phone #* 727-243-0887

Applicant's Address 2965 Upper Ridge Rd
Pinsburg PA 18073

Applicant email address T78352311@Aol.com

PROPERTY INFORMATION

Property Owner's Name Phyllis Thomas

Location of Property 2513 OLD Cedar Falls Rd Asheboro NC 27203 *Property Size (ac. or s.f.)* 50 Ac of 106.13

Randolph County Property Identification Number (PIN#) 7772117810

Current Zoning District R10 *Requested Zoning District* CU-R10

Date Property Title Acquired 4-17-2007 *Deed Book* 2021 *Page* 984

Subdivision N/A *Section* N/A *Lot #* N/A

Plat Book N/A *Page* N/A

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose:

The purpose of the CUP is to develop a 179 unit duplex project that is phased with associated driveways, parking & utilities. One single model will be constructed as a sales model.

2. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

The project will comply with all land development codes + the land development plan to promote growth + welfare

For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

3. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

NO

Does not apply ☑

4. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

The approval of this project will provide needed housing, with the current shortage of adequate housing this project will provide homes for families in the City of Asheboro.

Does not apply ☐

5. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

This development will help meet the demands of much needed housing within the City of Asheboro

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature

Printed Name of Authorized Signatory (if different from Applicant)

Brian Thomas

Position/Relationship of Authorized Signatory to Applicant

Son

Owner Signature (if different than Applicant)

Owner Address

2965 Upper Ridge Rd
Perkasburg Pa 18073

Telephone Number

727-243-0887

Printed Name of Authorized Signatory (if different from Owner)

Brian Thomas

Position/Relationship of Authorized Signatory to Owner

Son

STAFF USE

Received by: JE **Date:** 2-11-22 **Case Number:** R2-22-03

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-22-02 **Date** 4/7/2022 City Council updated 4/6/2022

GENERAL INFORMATION

Subdivision Name	Thomas Estates
Requested Action	Subdivision Sketch Design for residential PUD
Applicant	Brian Thomas
Address	2513 Old Cedar Falls Road
Phone	727-243-0887
Location	West of 2513 Old Cedar Falls Road

PARCEL INFORMATION

PIN	7772117810 (portion)		
Size	50.87 acres +/-	**Number of Lots**	160+ common area
Existing Zoning	R10	**Average Lot Size**	3,360 SF
Existing Land Use	Undeveloped		
Surrounding Land Use			
North	Low-Density Res./Agricultural	**East**	Low-Density Res./Agricultural
South	Low-Density Res./Agricultural	**West**	Low-Density Res./Agricultural

LAND DEVELOPMENT PLAN

Growth Strategy Map	Primary Growth
Proposed Land Use Map	Neighborhood Residential
Small Area Plan Map	East
Identified Activity Center?	No

Development Issues

1. The development proposes two entrances from Old Cedar Falls Road.
2. The application is showing four phases, with recreational amenities located within the first phase.
3. Streets within the development are proposed to be privately maintained.
4. The developer will be extending water and sewer and constructing a lift (pump) station within the development.
5. The Subdivision Ordinance requires Planned Unit Developments to build sidewalks connecting all units with mail facilities, recreation facilities, other amenities and public streets.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering	No comments have been offered as of 4-6-2022.
Public Works	Public Works is finalizing its review of the revised plans that were submitted on 4-6-22 in response to comments provided at the Planning Board meeting.
Planning	Planning is finalizing its review of the revised plans that were submitted on 4-6-22 in response to comments provided at the Planning Board meeting. Planning does note that hydrant locations for the development will be determined by the Fire Department during preliminary plat review.
Other	Fire Department: The development proposes sufficient access from Old Cedar Falls Road for emergency services and operations. Water Resources: Water is not directly available and requires extension along Old Cedar Falls Road. Sewer access may require similar extension if connection to existing force main is not practical. Such extensions must be consistent with NCDOT and NCDEQ requirements and city policies. NCDOT: Roadway improvements including turning lanes will likely be required for the site. NCDOT recommended staking of proposed access location so that they can inspect issues such as sight distance prior to site design.
Staff Recommendation	Staff's recommendation is pending.
Planning Board Recommendation	The Planning Board recommended approval, noting conditions it suggested on the conditional zoning request (Case Number RZ-22-03).

<u>Case No. SUB-22-03</u>: Request for a subdivision sketch design (Timber Ridge: East Allred Street)

Staff Report

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-22-03 **Date** 4-4-2022 Planning Board

GENERAL INFORMATION

Subdivision Name	Timber Ridge
Requested Action	Subdivision Sketch Design
Applicant	Davidson Land Development LLC
Address	896 Shiptontown Rd.; Lexington, NC 27292
Phone	336-746-5115
Location	south side of East Allred Street approximately 200 ft. east of Ingram Dr.

PARCEL INFORMATION

PIN	7762401107		
Size	20.44 acres +/-	**Number of Lots**	36
Existing Zoning	R15/R10	**Average Lot Size**	0.47 acres +/-
Existing Land Use	Undeveloped		
Surrounding Land Use			
North	Single-Family/Undeveloped	**East**	Single-Family/Undeveloped
South	Undeveloped	**West**	Single-Family/Undeveloped

LAND DEVELOPMENT PLAN

Growth Strategy Map	Adjacent Developed
Proposed Land Use Map	Neighborhood Residential
Small Area Plan Map	East
Identified Activity Center?	No

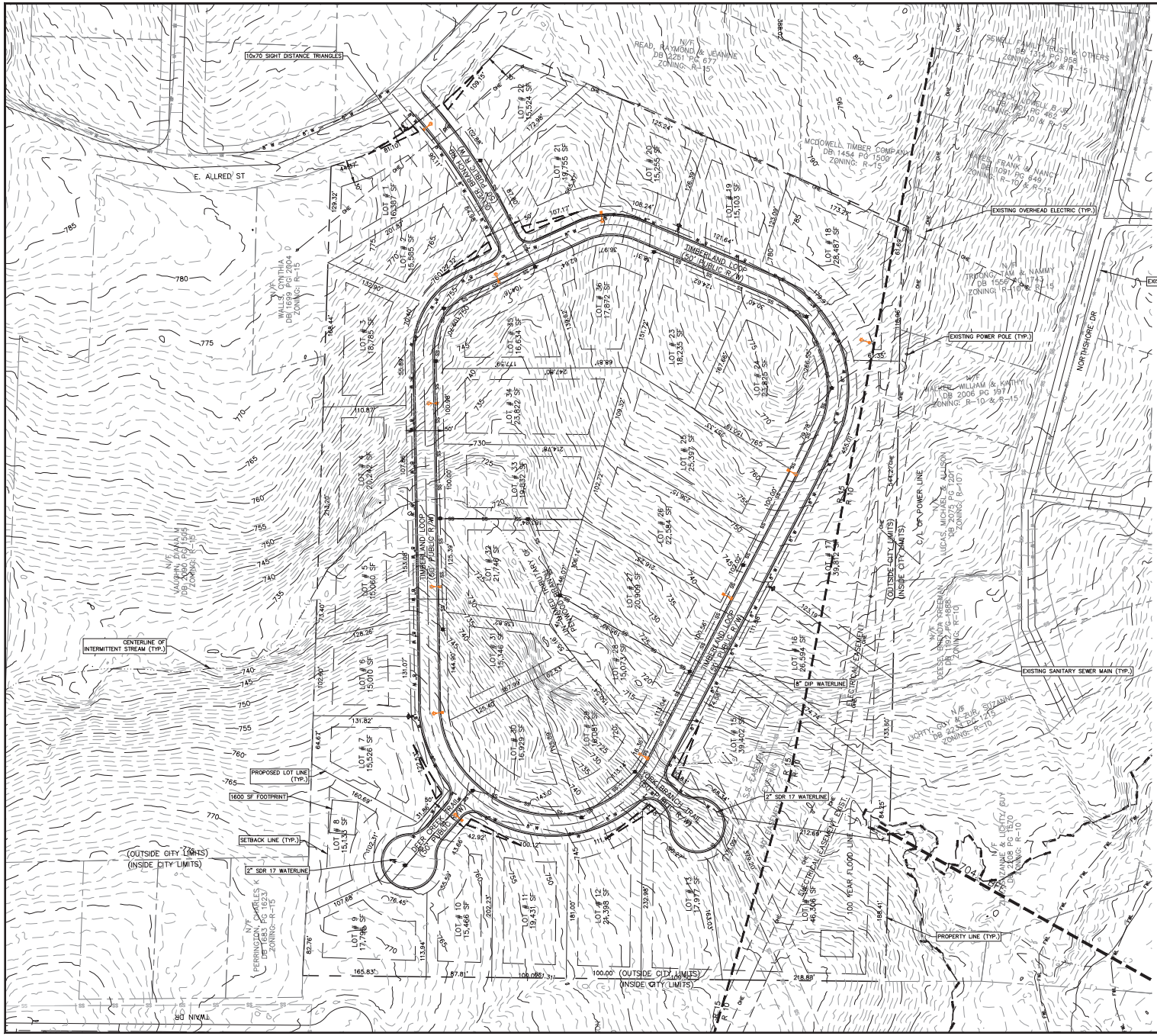
Development Issues

1. The property is outside the city limits. Access to city services (water/sewer) requires annexation of the property.
2. The subdivision plat does not include sidewalks. While the subdivision ordinance encourages sidewalks, it does not require them for a residential subdivision that is not a planned unit development.
3. The property includes one point of access from East Allred Street.
4. The physical characteristics and development patterns of the adjoining properties make having a future connection impractical.
5. This property was part of a previously submitted and approved sketch (2017). That included additional property to the north. That sketch included a second entrance and a street network in closer proximity to the North Shore neighborhood.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering	Plat comments have been addressed.
Public Works	Public Works reviewed and had no suggested changes.
Planning	1. Road names will need to be approved by Randolph County Emergency Services. 2. Final hydrant locations will be subject to Fire Department review with preliminary plat.
Other	This plat was forwarded to NCDOT, the US Post Office, and Asheboro City Schools. 1. NCDOT asked that the property be staked to ensure driveway location complies with NCDOT requirements. 2. The US Post Office indicated that a community mail box may be required. Design of this will be needed at the Preliminary Plat review. 3. Asheboro City Schools had no specific comment.
Staff Recommendation	Approve noting staff comments.
Planning Board Recommendation	Approve noting staff comments.



SITE NOTES:

1. PROPERTY INFORMATION

CURRENT OWNER:	MCDOWELL TIMBER COMPANY
DEVELOPER:	DAVIDSON LAND DEVELOPMENT, LLC
PIN NUMBERS:	7762401107
EXISTING ZONING:	R15 / R10
EXISTING LAND USE:	VACANT

OWNER / DEVELOPER ADDRESS: 896 SHIPTONTOWN RD LEXINGTON, NC 27292
NUMBER: 336-746-5115

2. THE PROJECT IS LOCATED OUTSIDE THE CITY LIMITS AND WILL NEED TO BE ANNEXED
3. PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY RECIEVED FROM SURVEY CAROLINA, PLLC AND RANDOLPH COUNTY GIS
4. PROPOSED USE: RESIDENTIAL
5. LOT INFORMATION
   - NUMBER OF LOTS: 36
   - TOTAL TRACT AREA: 20.21 AC
   - NUMBER OF LOTS: 36 LOTS
   - TOTAL SITE AREA: 20.21 AC
   - AVERAGE LOT SIZE: 0.47 AC
   - PUBLIC R/W AREA: 3.16
   - R 15 SETBACKS:
     FRONT= 30 FT
     SIDE= 15 FT
     REAR= 25 FT
   - MIN. LOT SIZE 15,000 SF
   - MIN. LOT WIDTH 100
6. PROPOSED STREET INFORMATION
   - TIMBERLAND LOOP 2,100 LF
   - DEER CREEK TRAIL 125 LF
   - OLIVER BRANCH RD 270 LF
   - YORK BRANCH TRAIL 125 LF
   - 50' R/W
7. MAINTENANCE NOTES
   - MUNICIPALITY TO MAINTAIN ALL STORM SEWER, SANITARY SEWER, AND WATER LINES WITHIN PUBLIC R/W
8. OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
9. CONFIRM UTILITY TIE INS WITH CITY PRIOR TO CONSTRUCTION.

DRAWING LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SETBACK LINES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- RIGHT OF WAY LINE
- OHE — EXISTING OVERHEAD UTILITY
- EXISTING POWER POLE
- EXISTING STREAM CENTERLINE
- 100 YEAR FLOOD LINE

0' 60' 120' 180'
1" = 60'
DRAWING SCALE

PRELIMINARY - F OR REVIEW ONLY

NORTH CAROLINA PROFESSIONAL SEAL 29447 ENGINEER T. MACK SUMMEY

SEA

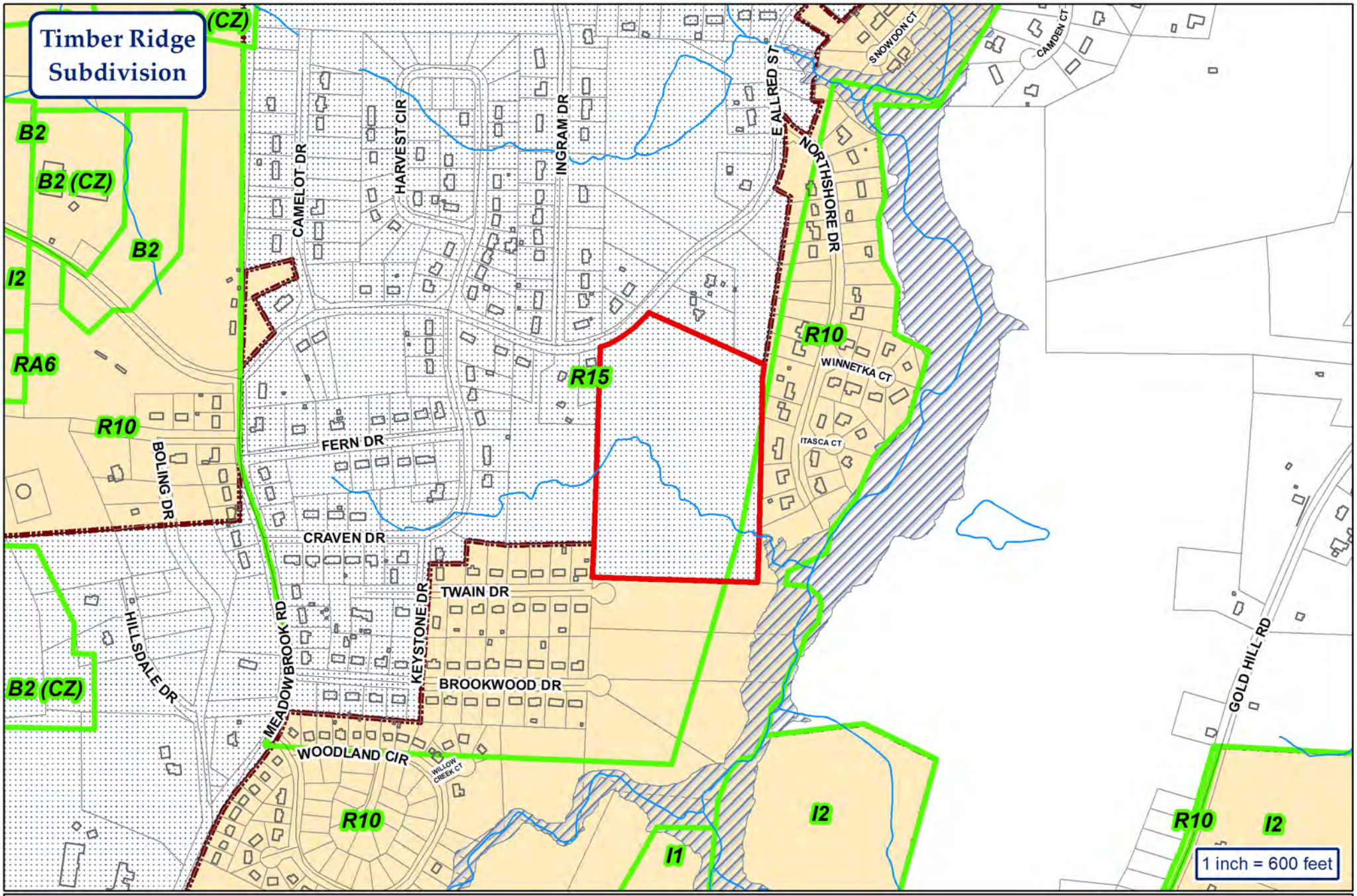
Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
E-mail: info@summeyengineering.com
NC Professional Engineering Firm License No. P-0936

No.	Date:	Description:	By:

PRELIMINARY SKETCH PLAN
TIMBER RIDGE SUBDIVISION
E. ALLRED STREET
ASHEBORO - RANDOLPH COUNTY - NC

Scale:	AS NOTED
Date:	AUGUST 2020
Drawn By:	DJB
Checked By:	CV
Job No.	E-7415

Sheet No.

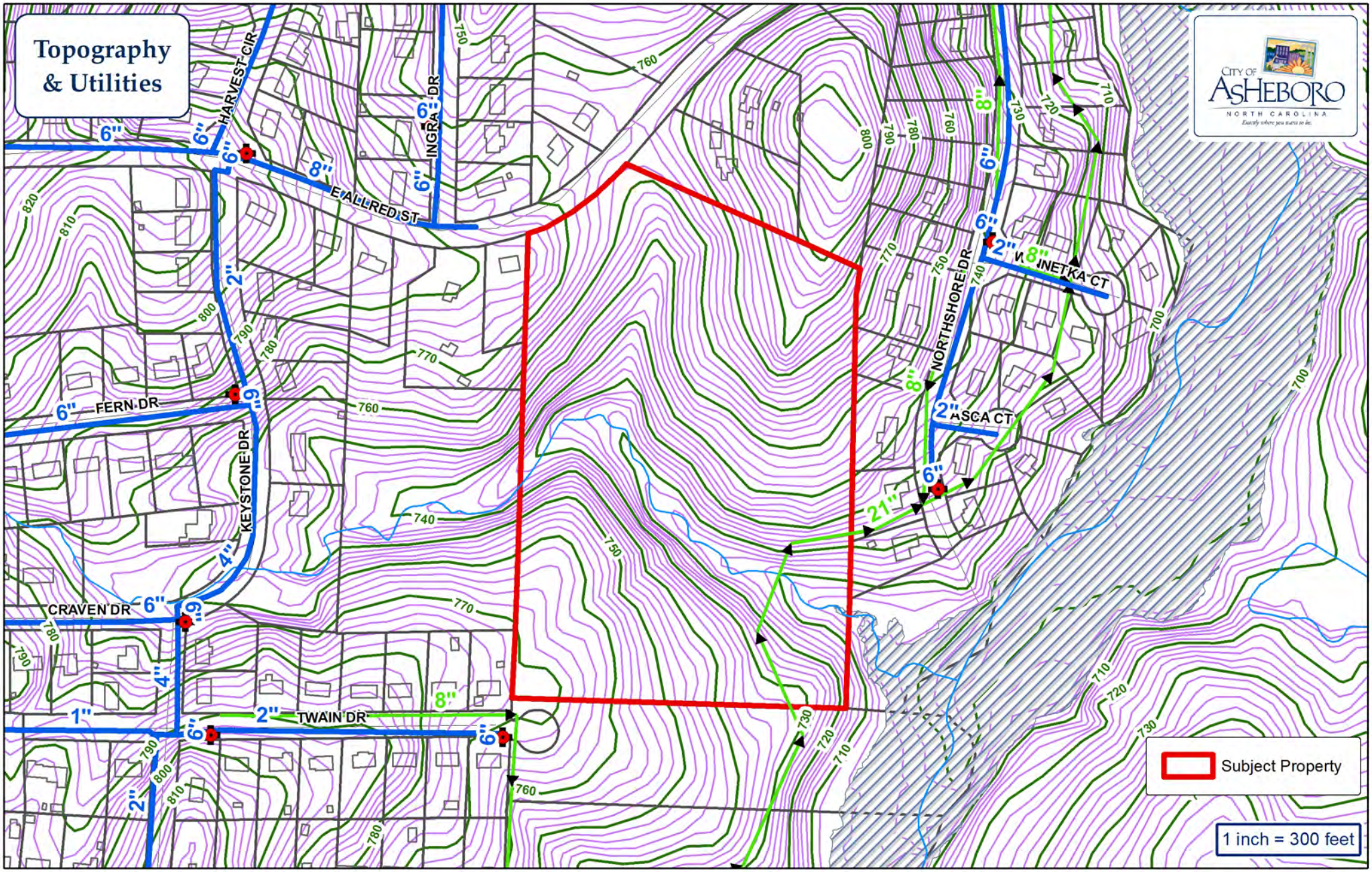


City of Asheboro
Planning & Zoning Department

Subdivision Case: SUB-22-03

Parcel: 7762401107

Subject Property
Zoning
City Limits
ETJ

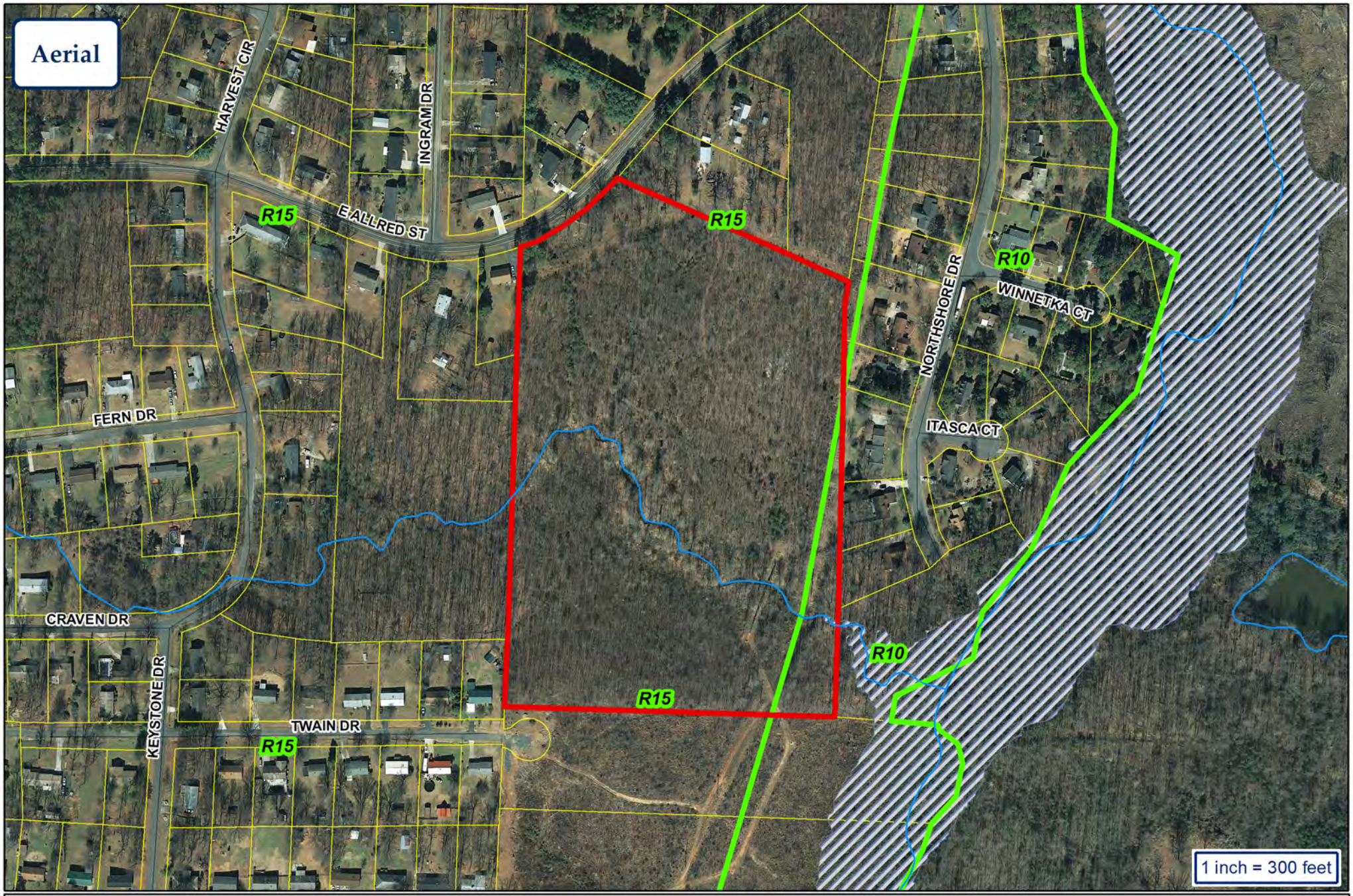


Force Main
Water Main
Sewer Main
Fire Hydrant
Pump Station

City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-22-03

Parcel: 7762401107



City of Asheboro
Planning & Zoning Department

Subdivision Case: SUB-22-03

Parcel: 7762401107

Subject Property
Zoning

Notes:
1. This project is not located within a special flood hazard area per NCFRIS.
   Map #: 37107751001 Effective Date: 1/2/2008
   Map #: 37107761001 Effective Date: 1/2/2008
2. Area calculated by coordinate geometry.
3. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
5. Tax PIN: 7751979712, 7761071608, & 7761070520

Date Annexation Ordinance

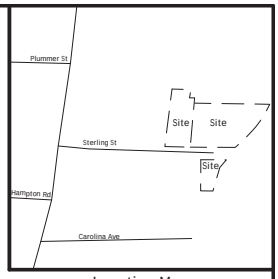
Adopted by the Asheboro City Council:_____

Annexation Ordinance Effective Date:_____

STATE OF NORTH CAROLINA

I, _____ Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ _____
Date Review Officer



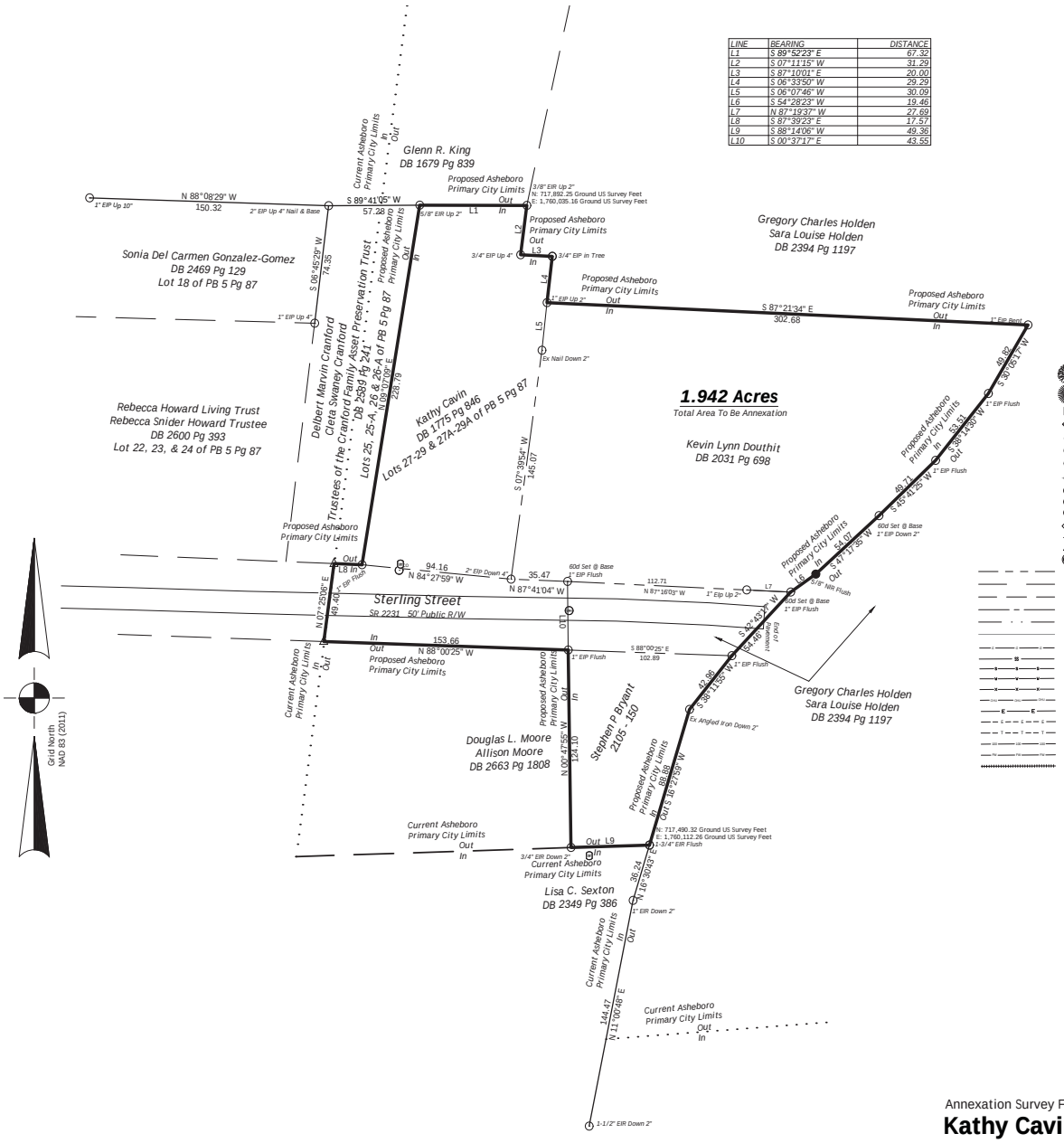
Location Map
(Not to Scale)

Total Annexation Area: 1.942 Acres

Area in Parcels: 1.666 Acres

Area in Right of Way: 0.276 Acres

LINE	BEARING	DISTANCE
L1	S 89°52'23" E	67.32
L2	S 07°11'15" W	31.29
L3	S 87°10'01" E	20.00
L4	S 06°33'50" W	29.29
L5	S 06°07'46" W	30.09
L6	S 54°28'23" W	19.46
L7	N 87°19'37" W	27.69
L8	S 87°39'23" E	17.57
L9	S 88°14'06" W	49.36
L10	S 00°37'17" E	43.55



Hardwood Tree
Evergreen Tree
Stone
R/W - Right of Way Monument
RRS - Railroad Spike
NIR - New Iron Rod
NIP - New Iron Pipe
NCGS Monument
EN - Existing Nail
EIR - Existing Iron Rod
EIP - Existing Iron Pipe
Existing Concrete Monument
Bench Mark
Computed Point / Point Not Set
Well
Property Line
Computed Property Line
Right of Way Line
Easement Line
Tie Lines
Setback Lines
Gas Line
Sanitary Sewer Line
Storm Sewer Line
Water Line
Fence
Overhead Utility Line
Overhead Power Line
Underground Electric Line
Underground Comm. Line
100-Year Flood Hazard Line
Floodway
C/L Railroad
Catch Basin
Yard Inlet
Storm Sewer Manhole
Junction Box
Drop Inlet
Irrigation Control Valve
Back Flow Preventer
Water Valve
Water Manhole
Water Meter
Fire Dept. Connection
Fire Hydrant
Utility Pole
Telephone Pedestal
Telephone Pole
Transformer
Communications Manhole
SS - Sanitary Sewer
SS Manhole
SS Cleanout
U/G Power Box
Power Pole
Light Pole
Guy Pole
Gas Valve
Guy Wire
Gas Manhole
Gas Meter
Electric Meter
Electric Manhole
Z:0.00 Spot Elevation

Owners:
Kathy Cavin
205 Sterling St
Asheboro, NC 27203

Kevin Lynn Douthit
209 Sterling St
Asheboro, NC 27203

Stephen P. Bryant
208 Sterling St
Asheboro, NC 27203

Annexation Survey For:

Kathy Cavin, Kevin L. Douthit & Stephen P. Bryant

Asheboro Township Randolph County
North Carolina February 4, 2022
Deed Book:1775 Pg:846 (Cavin)
Plat Book:5 Pg:87
Deed Book:2031 Pg:698 (Douthit)
Deed Book:2105 Pg:150 (Bryant)
Scale: 1" = 50 US Survey Feet

Bar Scale:

0 50 100 150

I, Dan W Tanner II, Professional Land Surveyor, certify:

In accordance with NC General Statute 47-30(f)11d
That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in:

Book 1775, page 8416; Book 2031, page 698; Book 2105, page 150;

that the boundaries not surveyed are clearly indicated as drawn from information found in Book See , page Notes ; that the ratio of precision or positional accuracy as calculated is 1:10000+, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this the 4th day of February, A.D., 2022.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

_____ _____
Professional Land Surveyor L-4787

NORTH CAROLINA PROFESSIONAL SEAL L-4787 LAND SURVEYOR DAN W TANNER II

I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/ GNSS survey made under my supervision and the following information was used to perform the survey:
(1) Class of survey: Class A
(2) Positional accuracy: <0.10'
(3) Type of GNSS field procedure: Real-Time Kinematic Networks
(4) Dates of survey: January 27, 2022
(5) Datum/Epoch: NAD83(2011) / 2010.00
(6) Published/Fixed-control use: North Carolina Real Time Network
(7) Geoid model: Geoid 12A
(8) Combined grid factor(s): 0.99986845
(9) GPS/GNSS Scale Point:
N:717,316.98 E:1,760,071.67 Z:846.54
(10) Units: US Survey Feet

SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com

Firm #: P-1110
Dan W Tanner II L-4787

© 2022 Survey Carolina, Pllc

Job #: 13631

ORDINANCE NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

AN ORDINANCE AUTHORIZING SPEED RESTRICTIONS ON CERTAIN CITY-MAINTAINED STREETS

WHEREAS, Section 160A-296 of the North Carolina General Statutes provides that a city shall have general authority and control over all public streets, sidewalks, alleys, bridges, and other ways of public passage within its corporate limits; and

WHEREAS, Section 20-141(b) of the North Carolina General Statues provides as follows:

> Except as otherwise provided in this Chapter, it shall be unlawful to operate a vehicle in excess of the following speeds:
>
> (1) Thirty-five miles per hour inside municipal corporate limits for all vehicles.
>
> (2) Fifty-five miles per hour outside municipal corporate limits for all vehicles except school buses and school activity buses; and

WHEREAS, Section 20-141(e) of the North Carolina General Statues provides as follows:

> Local authorities, in their respective jurisdictions, may authorize by ordinance higher speeds or lower speeds than those set out in subsection (b) upon all streets which are not part of the State highway system; but no speed so fixed shall authorize a speed in excess of 55 miles per hour. Speed limits set pursuant to this subsection shall be effective when appropriate signs giving notice thereof are erected upon the part of the streets so affected; and

WHEREAS, speed restrictions established by the Asheboro City Council by means of the adoption of an appropriate ordinance are to be recorded in Schedule 16 of Chapter 72 of the Code of Asheboro; and

WHEREAS, a traffic calming study focused on the Dixieland Acres neighborhood that was prepared for the City of Asheboro by the DRMP firm recommended a reduction in the speed limit from 35 miles per hour to 30 miles per hour for the entire neighborhood; and

WHEREAS, a request has been received from the Rockcliff Terrace neighborhood to reduce the speed limit on Rockcliff Terrace from 35 miles per hour to 25 miles per hour; and

WHEREAS, the Asheboro City Council wishes to implement the above-stated recommendations and requests.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Asheboro as follows:

Section 1. The speed limit on the following city streets in the Dixieland Acres neighborhood shall be 30 miles per hour:

(a) Kenmore Street (the section south of Dixie Drive);
(b) Mackie Avenue;
(c) Pepperidge Road;
(d) Timberlane;
(e) Brookdale Drive;
(f) Plantation Circle;
(g) Larkwood Avenue;
(h) Arrow Wood Road;
(i) Sequoia Avenue;
(j) Mark Avenue;
(k) Colony Road;
(l) Rocky Lane;
(m) Salem Court;
(n) Pine Grove Drive; and
(o) Manor Circle.

Section 2. The speed limit on Rockcliff Terrace shall be 25 miles per hour.

Section 3. The speed limit declared by this Ordinance shall become effective upon the erection of signs giving notice of the authorized speed limit.

Section 4. The city clerk shall amend Schedule 16 in Chapter 72 of the Code of Asheboro to reflect the above-stated change in the speed limits.

Section 5. All ordinances and clauses of ordinances in conflict with this Ordinance are hereby repealed.

This Ordinance was adopted by the Asheboro City Council in open session during a regular meeting held on April 7, 2022.

_____

David H. Smith, Mayor

ATTEST:

_____

Tammy M. Williams, CMC, Deputy City Clerk

ORDINANCE NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

AN ORDINANCE DESIGNATING CERTAIN INTERSECTIONS AS 4-WAY STOP INTERSECTIONS

WHEREAS, Section 160A-296 of the North Carolina General Statutes provides that a city shall have general authority and control over all public streets, sidewalks, alleys, bridges, and other ways of public passage within its corporate limits; and

WHEREAS, Section 70.29(B) of the Code of Asheboro provides, in pertinent part, as follows:

> Pursuant to instructions given to him by the City Council from time to time and entered in the council minute book, the City Manager shall:
>
> (B) Cause all intersections designated as stop intersections when entered from designated streets to be posted accordingly. He shall then notify the City Clerk, who shall enter the description of such intersections and the streets of . . . (entry) thereto upon which stops are required in schedule 7 of § 72.02 (of the Code of Asheboro); and

WHEREAS, a traffic calming study focused on the Dixieland Acres neighborhood that was prepared for the City of Asheboro by the DRMP firm recommended, as an alternative to a traffic circle, a 4-way stop at two intersections in the neighborhood; and

WHEREAS, the Asheboro City Council wishes to implement the above-stated recommendation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Asheboro as follows:

Section 1. The intersection of Brookdale Drive and Sequoia Avenue is hereby declared to be a 4-way stop intersection that shall be properly posted to cause all vehicles approaching the intersection from any direction to stop immediately before entering the intersection.

Section 2. The intersection of Pepperidge Road and Sequoia Avenue is hereby declared to be a 4-way stop intersection that shall be properly posted to cause all vehicles approaching the intersection from any direction to stop immediately before entering the intersection.

Section 3. The city manager is hereby instructed to cause the proper placement of stop signs at the intersections listed in Section 1 and Section 2 of this Ordinance in order establish 4-way stops at the designated intersections.

Section 4. The city clerk shall properly record the actions taken pursuant to this Ordinance in schedule 7 of Section 72.02 of the Code of Asheboro.

Section 5. All ordinances and clauses of ordinances in conflict with this Ordinance are hereby repealed to the extent that such ordinances conflict with the intent of the Asheboro City Council to create 4-way stops at the intersections designated herein.

Section 6. This Ordinance shall take effect and be in force from and after the date of its adoption.

This Ordinance was adopted by the Asheboro City Council in open session during a regular meeting held on April 7, 2022.

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David H. Smith, Mayor

ATTEST:

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Tammy M. Williams, CMC, Deputy City Clerk