# REGULAR MEETING
# CITY COUNCIL, CITY OF ASHEBORO
# THURSDAY, MAY 5, 2022, 7:00 PM

1. Call to order.

2. Silent prayer and pledge of allegiance.

3. Ms. Beverly Whitson, President of the GFWC-NC Asheboro Woman's Club, will present Mayor Smith with the ceremonial keys to the Gatekeeper's House.

4. Presentation of a Key to the City.

5. Mr. Steve Luck, retired Asheboro High School Athletic Director, will discuss the mutually beneficial relationship between the city and the Asheboro City School System and Blue Comet sports.

6. Old Business:

   (a) Legislative Hearing (Case Nos. RZ-22-03 and SUB-22-02): Continuation from April 7, 2022, of the hearing on 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;

   (b) Continuation from April 7, 2022, of the debate on creating the Downtown Asheboro Social District; and

   (c) Continuation from April 7, 2022, of the consideration of a petition from residents of the Regency Square community concerning safety matters.

7. Public comment period.

8. Consent Agenda:

   (a) Approval of the meeting minutes for the regular city council meeting held on April 7, 2022.

   (b) Approval of the meeting minutes for the special city council meeting held on April 22, 2022.

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

   (d) Approval of scheduling and advertising, for June 9, 2022, a legislative hearing on a text amendment application pertaining to sign regulations in the zoning ordinance, including without limitation sign area and illumination regulations.

(e) Acknowledgement of the receipt of the annual report concerning City of Asheboro Planning Board activities, expenditures, and budget estimates.

(f) Acknowledgement of the receipt of the annual report from the Asheboro Airport Authority.

(g) Approval of an ordinance amending the Asheboro Cultural and Recreation Services Schedule of Deposits, Fees, and Charges.

(h) Approval of an ordinance amending the General Fund budget to account for enhanced services offered by the building inspections department.

(i) Approval of an ordinance amending the General Fund budget to account for the reallocation of funding across different departments.

(j) Approval of an ordinance amending the Water & Sewer Fund budget to account for the reallocation of funding across different departments.

(k) Approval of an ordinance amending the Water & Sewer Fund budget to account for water infrastructure at the Zoo City Sportsplex.

(l) Approval of an ordinance amending the Zoo City Sportsplex Fund to account for water infrastructure at the sportsplex.

(m) Approval of an ordinance amending the Economic and Tourism Development Fund to make alignments with the FY 2021-2022 Budget Ordinance.

(n) Approval of a resolution awarding a service side arm to an officer retiring from the Asheboro Police Department.

9. Regional Coordinated Area Transportation System Director Tawanna Williams, Piedmont Authority for Regional Transportation Chief Executive Officer and General Manager Scott Rhine, and Community Development Director Trevor Nuttall will present an overview of the Asheboro Planned Transportation Survey to be released this month.

10. Legislative Hearing (Case No. RZ-22-04): Community Development Director Trevor Nuttall will present the staff report on an application to place a block defined by South Church Street, Lanier Avenue, Hammer Avenue, and West Kivett Street into an OA6 (CZ) zoning district and approve a whole block redevelopment for a multi-family development for the elderly.

11. Finance Officer Deborah Reaves will request council action on the following items:

    (a) The award of an audit contract; and

    (b) The adoption of an ordinance creating the State Capital and Infrastructure Grant Fund.

12. City Manager John Ogburn will provide an update on city projects.

13. 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) Public hearing on the question of annexation; and

    (b) Consideration of an ordinance to extend the corporate limits of the City of Asheboro.

14. City Engineer Michael Leonard, PE will request the award of a contract for the construction of the proposed 80-foot by 80-foot corporate hangar at the Asheboro Regional Airport.

15. Upcoming events and items not on the agenda.

16. Adjournment.

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

**Planning Board Recommendation and 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 visitor, dispersed parking was warranted.

# Rezoning Staff Report

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

**Date** 4/7/2022 City Council (continued)
5/5/2022 City Council

**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. 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 entire parcel of 106.13 acres +/-. 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. 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.
6. Following the April City Council meeting, the applicant submitted a revised site plan on April 28, 2022. As of April 29, 2022, staff is reviewing these changes and notes the following:
(a) The number of units has been reduced from 160 to 145. 142 units (in 71 structures) are attached. Three units are detached.
(b) Units are proposed to be single-story dwellings with a two-car garage (previously a one car garage), with two parking spaces in front of each unit (previously only one un-garaged space was proposed for each unit).
(c) In addition to evergreen plantings identified on the previous plan, the landscaping plan specifies a berm is proposed on the west side of the property adjacent to the Henley property.
(d) The second entrance is now proposed as a gated, emergency entrance.
*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 28, 2022, further reducing the number of lots. Overall net density has been recalculated using the latest data and the proposed net density generally now is consistent with 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.

# 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.

*PRELIMINARY*

*CIVIL SITE DEVELOPMENT PLANS*

*FOR*

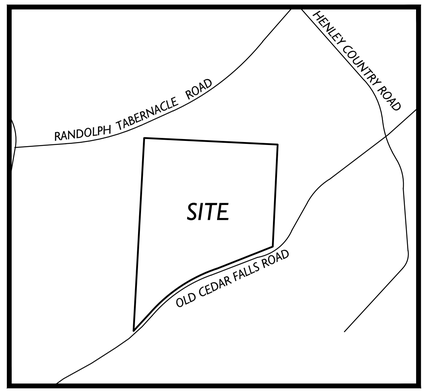
# *THOMAS ESTATES*

*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 4-26-22 ENGINEER H. MACK SUMMEY, JR.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| 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 |
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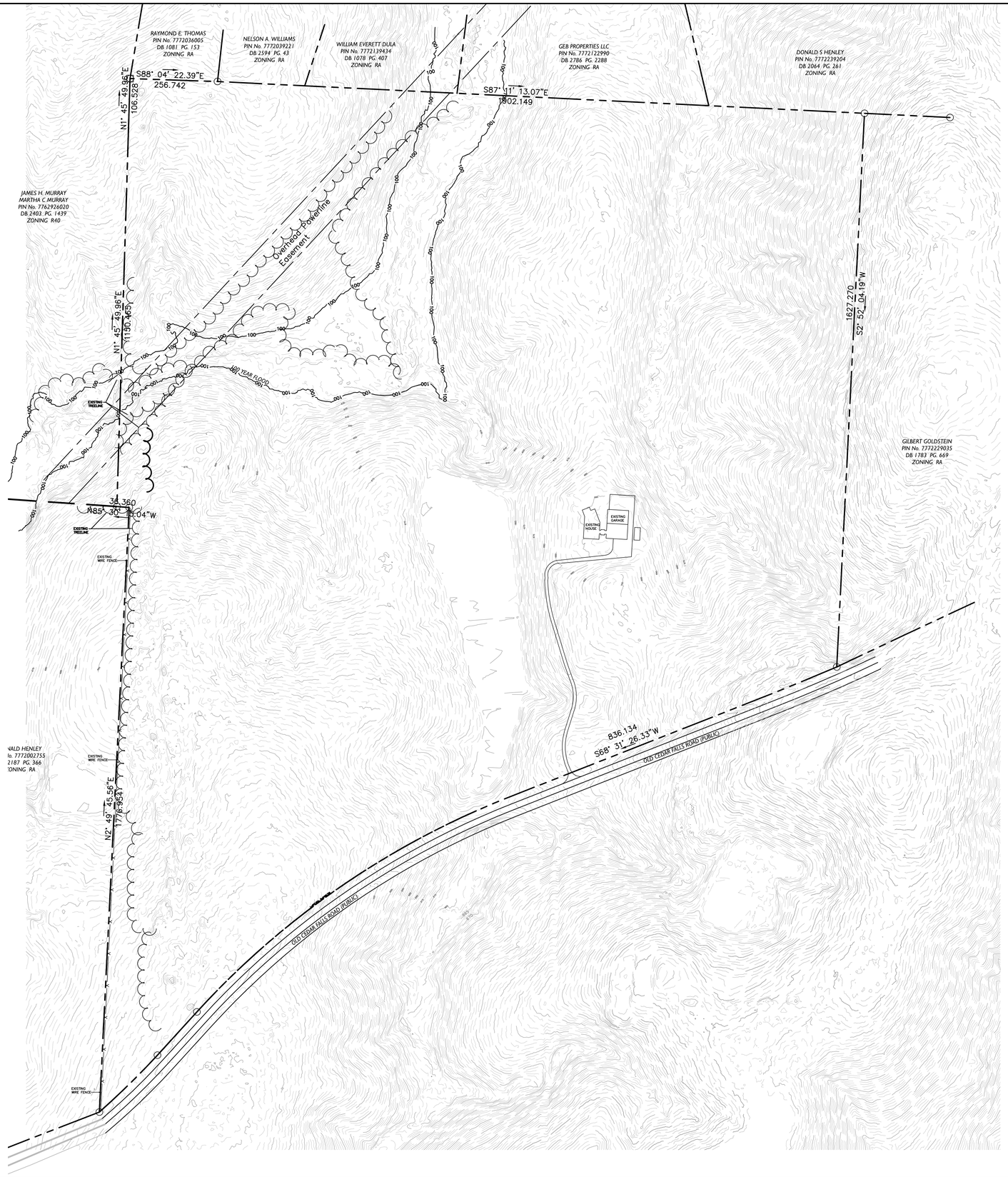


## DRAWING LEGEND

- 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

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER HACK SUMMEY, JR.


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NC Professional Engineering Firm License No. F-0336


| No. | Date: | Description: | By: |
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# EXISTING CONDITIONS AND DEMO

## THOMAS ESTATES

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

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

Sheet No. C-2

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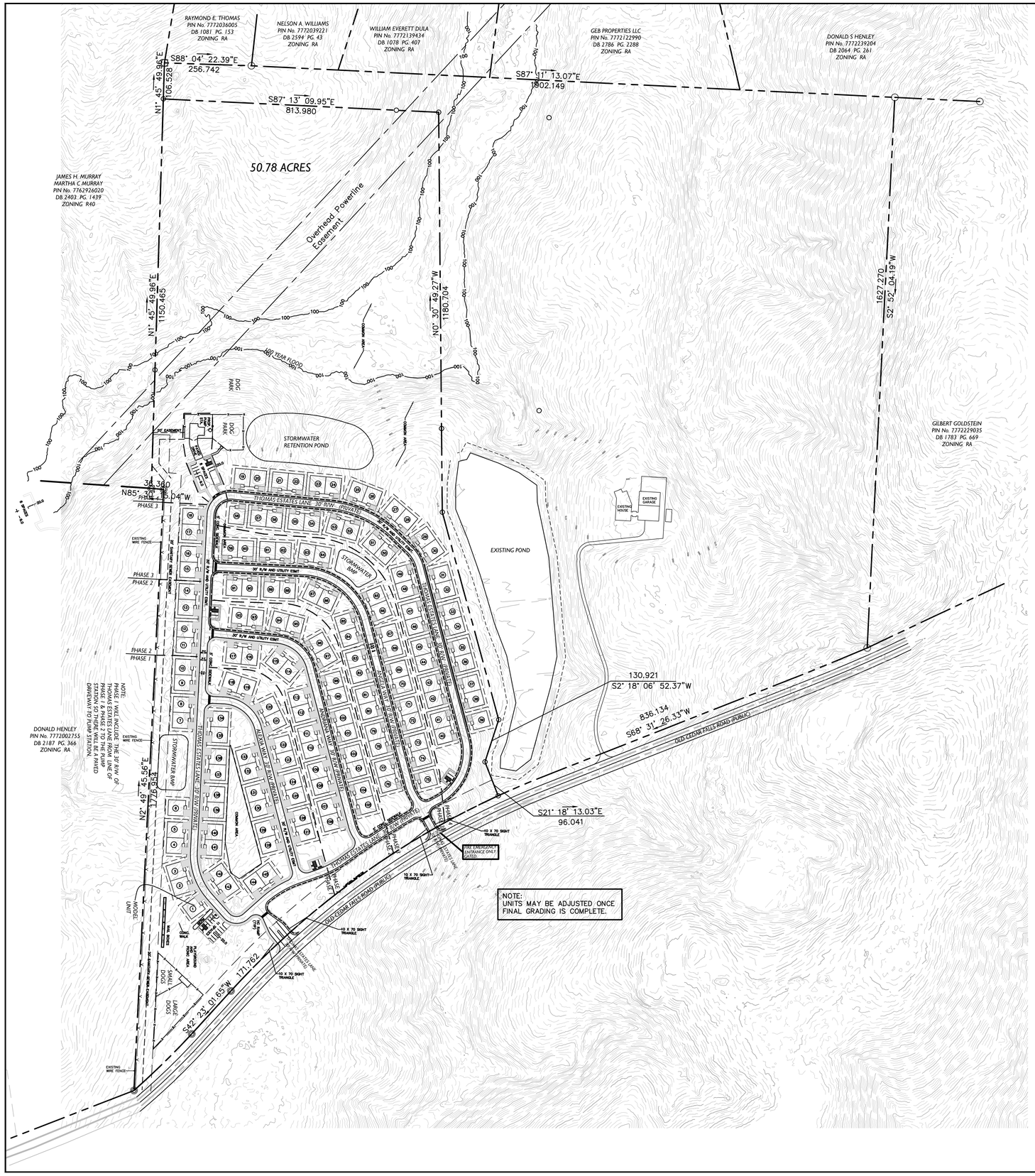
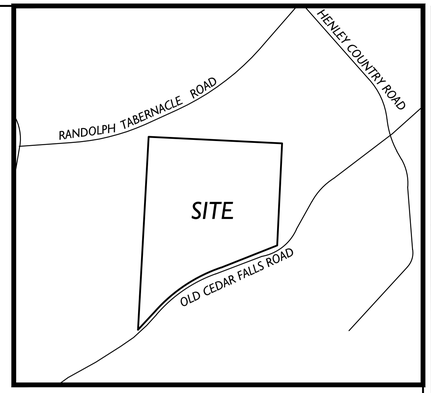


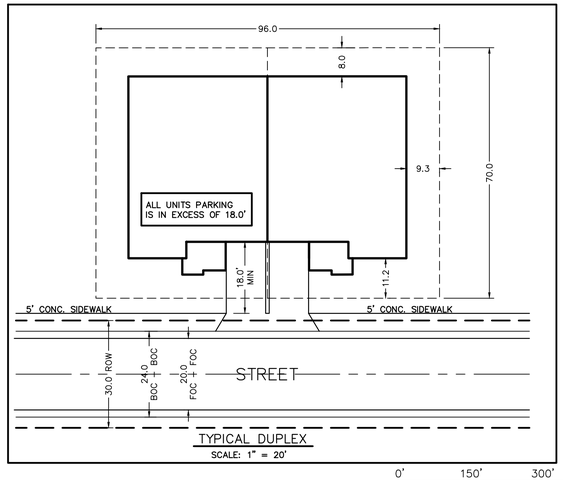

VICINITY MAP
N.T.S.

## 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
   70 DUPLEX UNITS AND 1 SINGLE MODEL UNIT AND 4 SINGLE UNIT = 145 DWELLINGS
   REQUIRED: 2 SPACES PER UNIT = 290 SPACES
   PROVIDED: 580 SPACES = 4 PER UNIT
   PLUS 28 GUEST PARKING SPACES = 608 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 = 145 INDIVIDUAL UNITS INCLUDING MODEL AND SINGLE UNITS
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 7,651 (DUPLEX – 3,826 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 = 145 UNITS/46.42 = 3.12 UNITS PER ACRE.




TYPICAL DUPLEX
SCALE: 1" = 20'

0' 150' 300' 450'
DRAWING SCALE

GRID NORTH

NORTH CAROLINA PROFESSIONAL SEAL 26447 HACK SUMMEY, JR. ENGINEER

SEA

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NC Professional Engineering Firm License No. F-0336

| No. | Date: | Description: | By: |
|---|---|---|---|
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# MASTER SKETCH PLAN
# THOMAS ESTATES
2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

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

Sheet No. C-3

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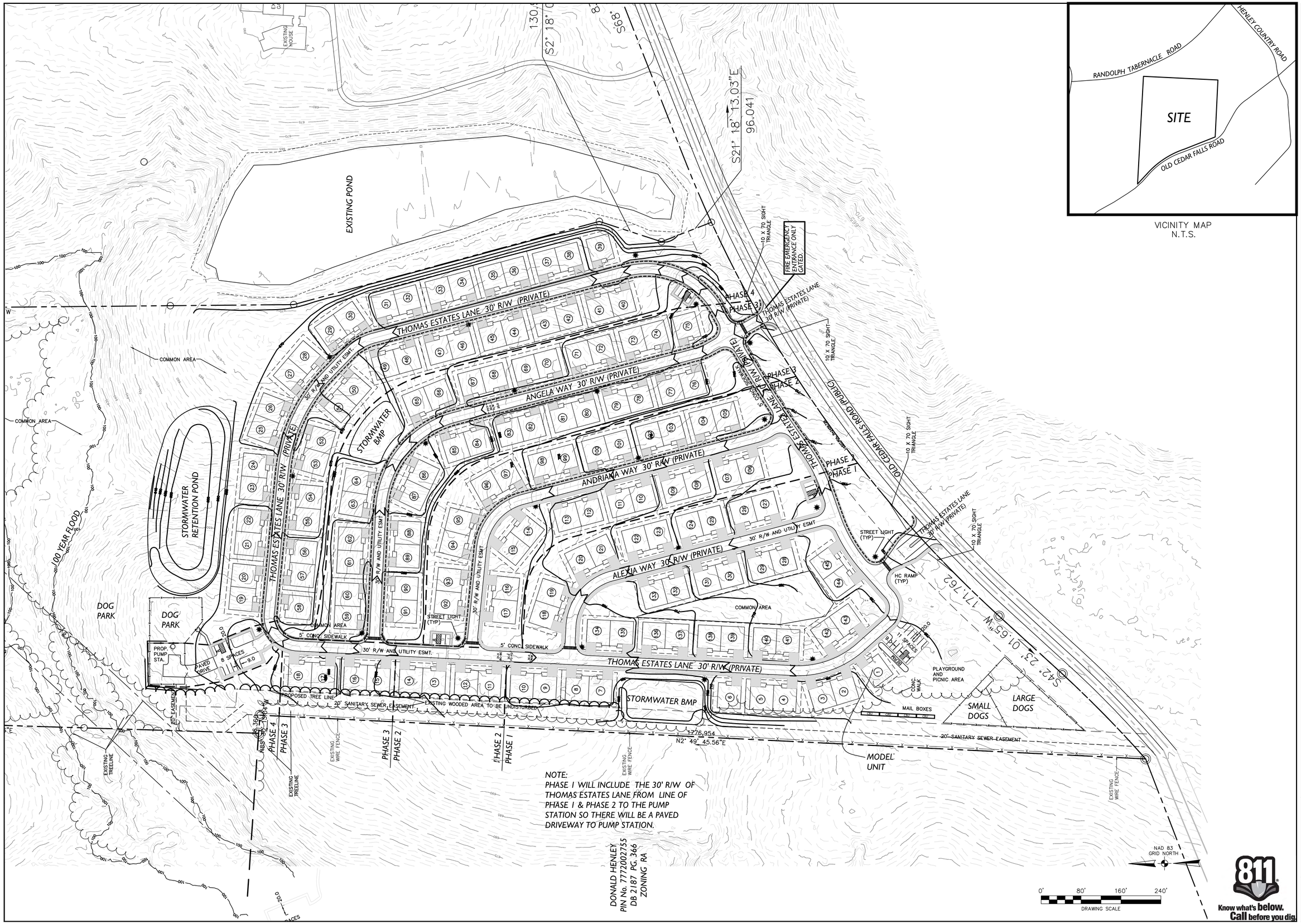





VICINITY MAP
N.T.S.

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER HACK SUMMEY, JR.

SEA


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


| No. | Date: | Description: | By: |
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# PRELIMINARY GRADING 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-4 |

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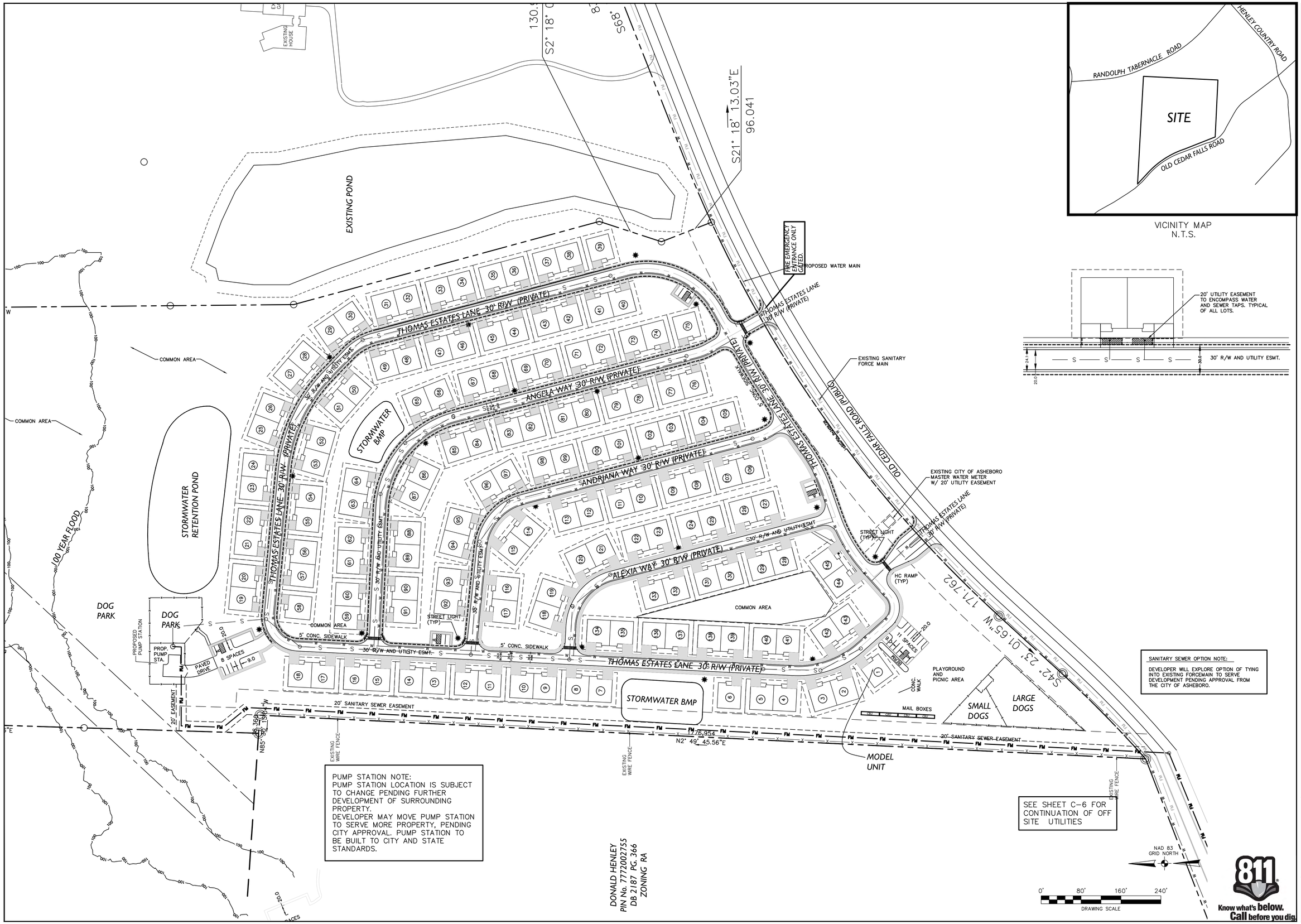


PUMP STATION NOTE:
PUMP STATION LOCATION IS SUBJECT TO CHANGE PENDING FURTHER DEVELOPMENT OF SURROUNDING PROPERTY.
DEVELOPER MAY MOVE PUMP STATION TO SERVE MORE PROPERTY, PENDING CITY APPROVAL. PUMP STATION TO BE BUILT TO CITY AND STATE STANDARDS.

SEE SHEET C-6 FOR CONTINUATION OF OFF SITE UTILITIES

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




VICINITY MAP
N.T.S.




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

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER HACK 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: |
|---|---|---|---|
| | | | |

# 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 |

P:\E-7794 Brian Thomas - Deer Farm Property - Duplex Development - 2513 Old Cedar Farm Rd, Asheboro, NC\DWG\Civil Site\E-7794 BASE - 8A-25-22.dwg
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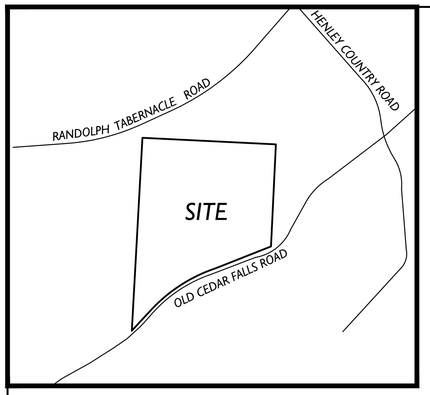


VICINITY MAP
N.T.S.

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.

## DRAWING LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING TREELINE
- PROPOSED TREELINE
- SETBACK LINES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- 100 YEAR FLOOD PLAIN
- EXISTING STORM PIPE

0' 150' 300' 450'
DRAWING SCALE

GRID NORTH

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

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

| No. | Date: | Description: | By: |
|---|---|---|---|
| | | | |

# OFF SITE UTILITIES
## 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-6

P:\E-7794 Brian Thomas - Deer Farm Property - Duplex Development - 2513 Old Cedar Farm Rd, Asheboro, NC\DWG\Civil Site\E-7794 BASE - 8A-25-22.dwg
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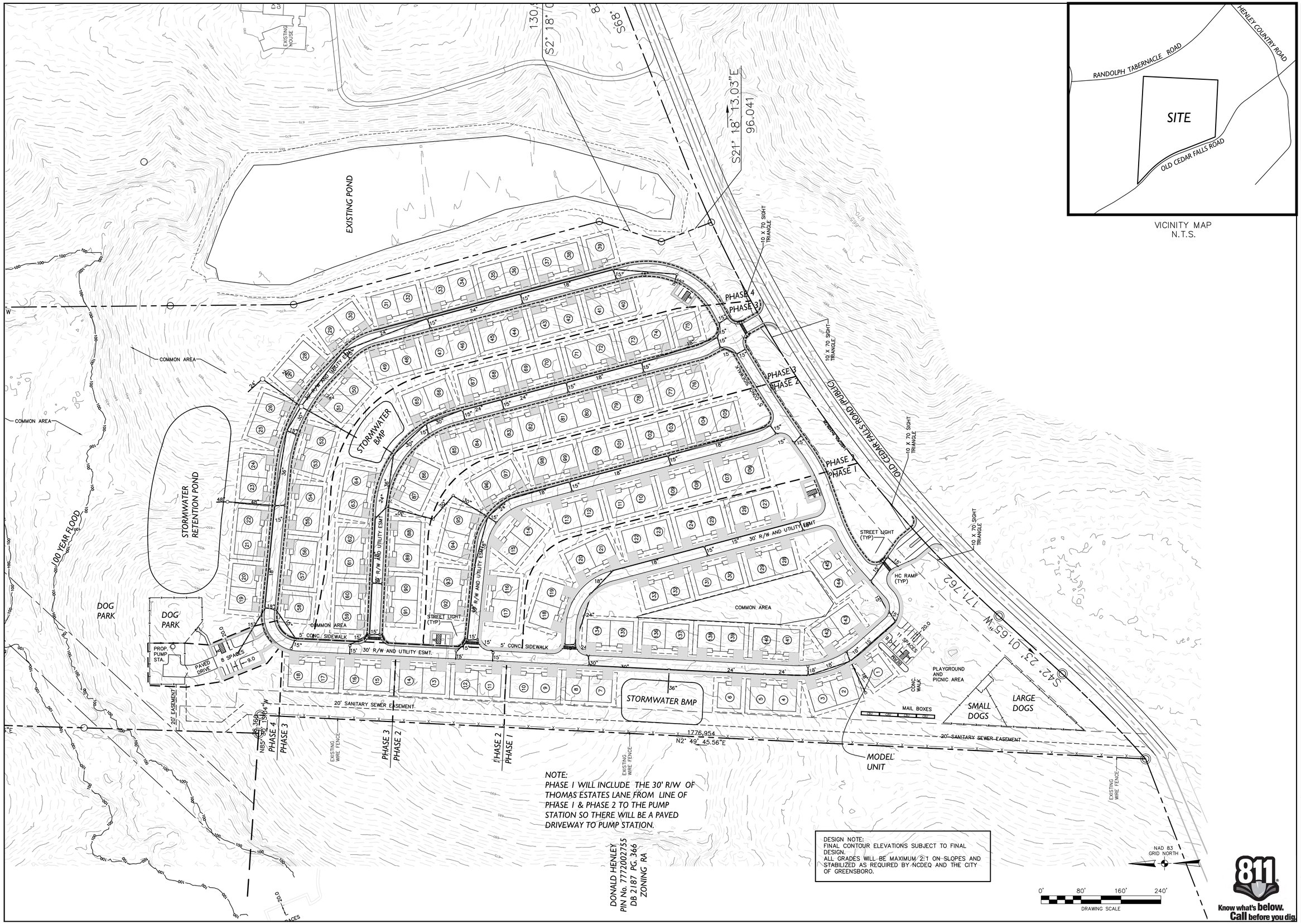


NOTE:
PHASE 1 WILL INCLUDE THE 30' R/W OF THOMAS ESTATES LANE FROM LINE OF PHASE 1 & PHASE 2 TO THE PUMP STATION SO THERE WILL BE A PAVED DRIVEWAY TO PUMP STATION.

DESIGN NOTE:
FINAL CONTOUR ELEVATIONS SUBJECT TO FINAL DESIGN.
ALL GRADES WILL BE MAXIMUM 2:1 ON SLOPES AND STABILIZED AS REQUIRED BY NCDEQ AND THE CITY OF GREENSBORO.




VICINITY MAP
N.T.S.

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

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E-mail - info@summeyengineering.com
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

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

Sheet No. C-7

P:\E-7794 Brian Thomas - Deer Farm Property - Duplex Development - 2513 Old Cedar Fam Rd, Asheboro, NC\DWG\Civil Site\E-7794 BASE -84-25-22.dwg
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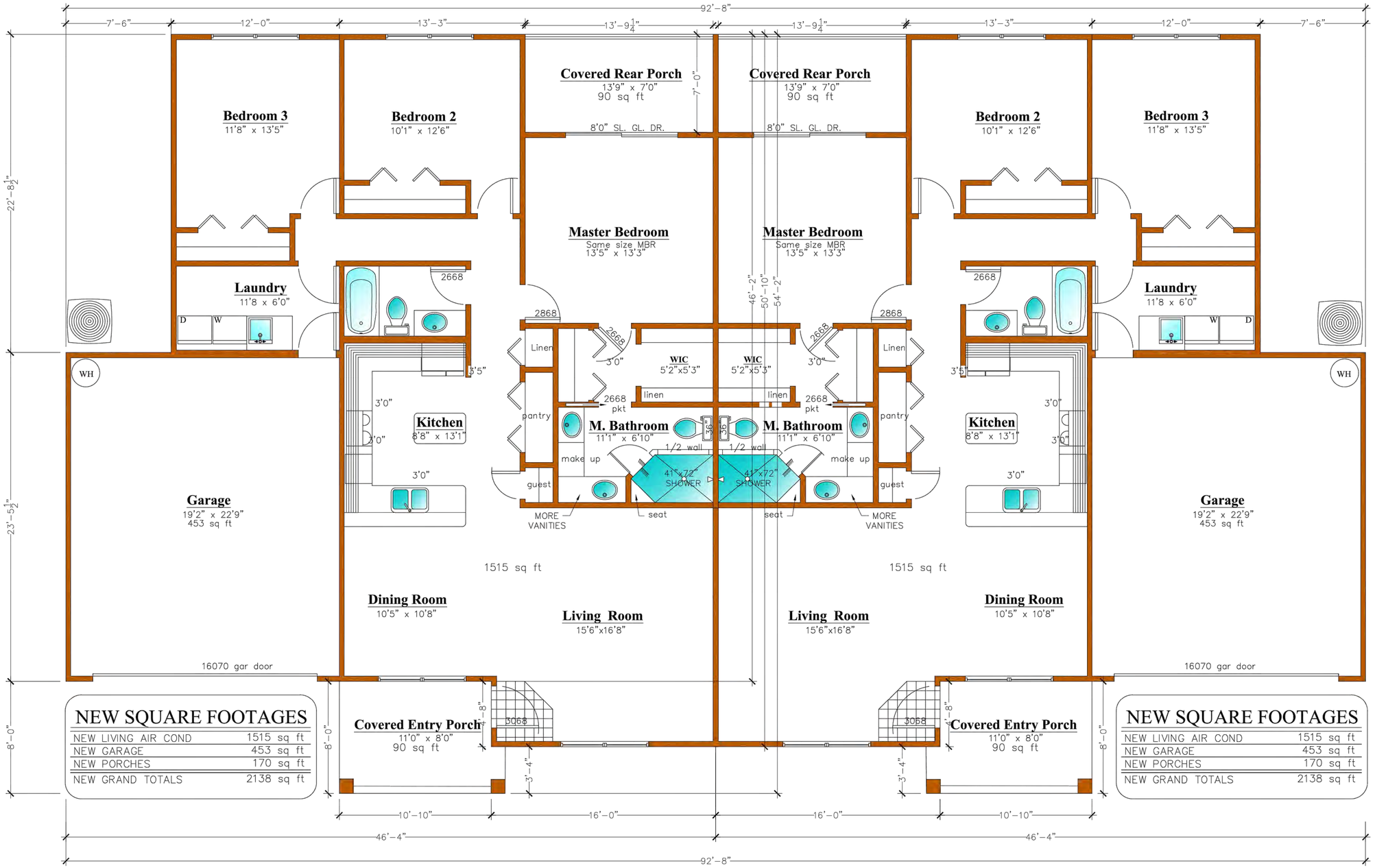


## NEW SQUARE FOOTAGES

| | |
|---|---|
| NEW LIVING AIR COND | 1515 sq ft |
| NEW GARAGE | 453 sq ft |
| NEW PORCHES | 170 sq ft |
| NEW GRAND TOTALS | 2138 sq ft |


## NEW SQUARE FOOTAGES

| | |
|---|---|
| NEW LIVING AIR COND | 1515 sq ft |
| NEW GARAGE | 453 sq ft |
| NEW PORCHES | 170 sq ft |
| NEW GRAND TOTALS | 2138 sq ft |


| No. | Date: | By: | Description: |
|---|---|---|---|
| | | | |

# FLOOR 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-8

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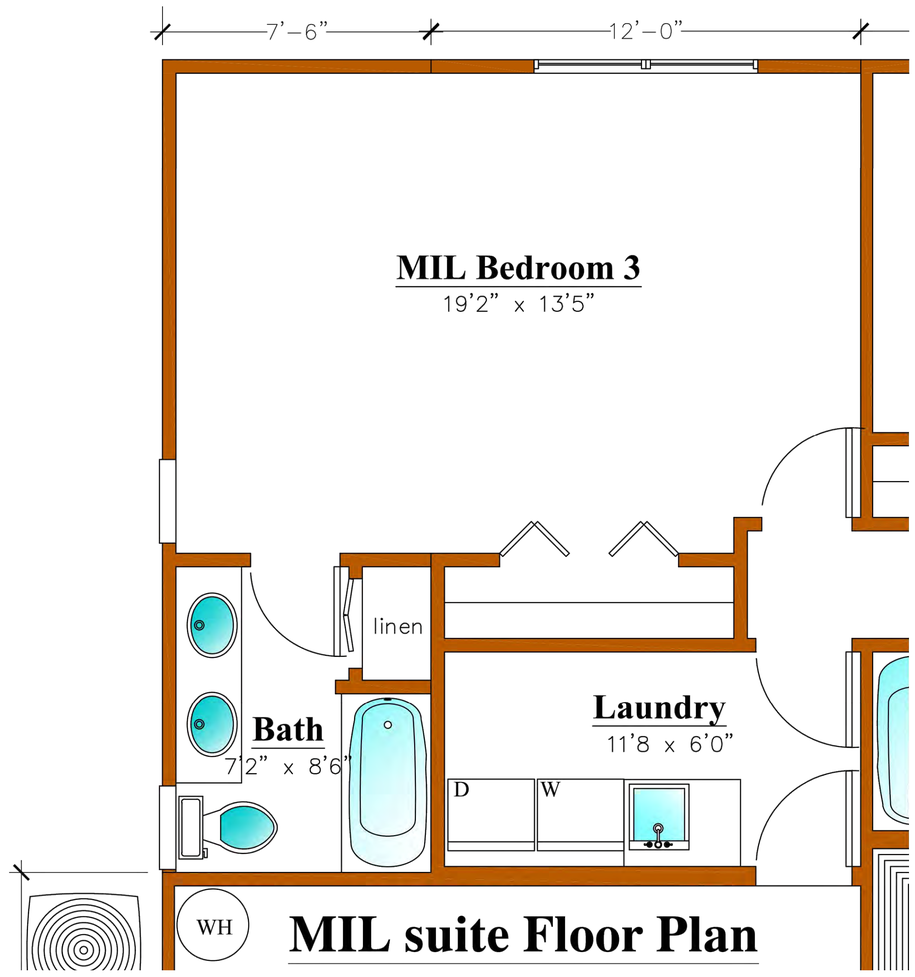


# MIL suite Floor Plan

| No. | Date: | Description: | By: |
|---|---|---|---|
| | | | |

OPTIONAL MOTHER IN LAW SUITE

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-8A

FILE: E-7794 Brian Thomas - Deer Farm Property - Duplex Development - 2513 Old Cedar Farm Rd, Asheboro, NC\DWG\Civil Site\E-7794 BASE - 8A-25-22.dwg,
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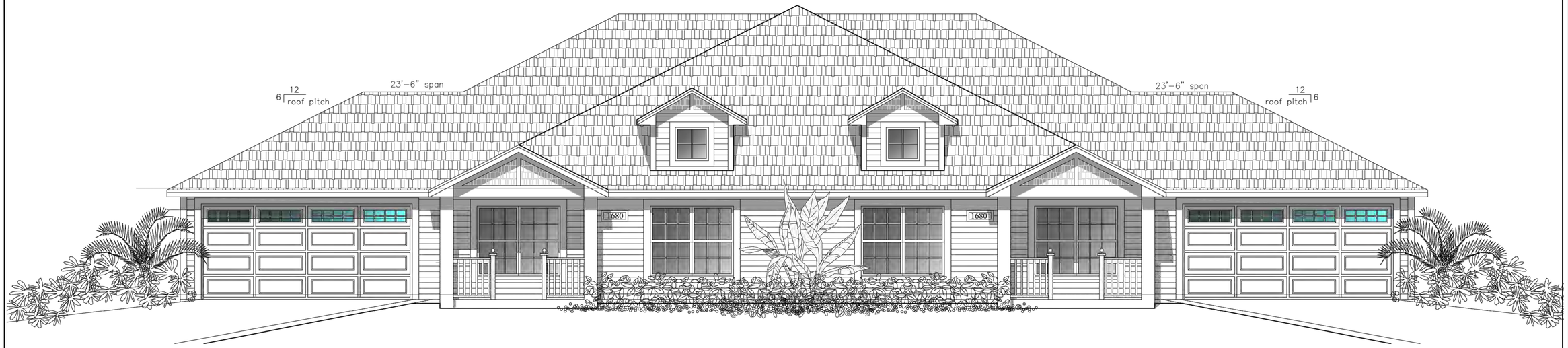


**Elevation 'X'**
**scale:1/4" = 1'-0"**

**Elevation 'Z'**
**scale:1/4" = 1'-0"**

| No. | Date: | Description: | By: |
|---|---|---|---|
| | | | |

FRONT ELEVATIONS
THOMAS ESTATES
2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

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

Sheet No. C-9

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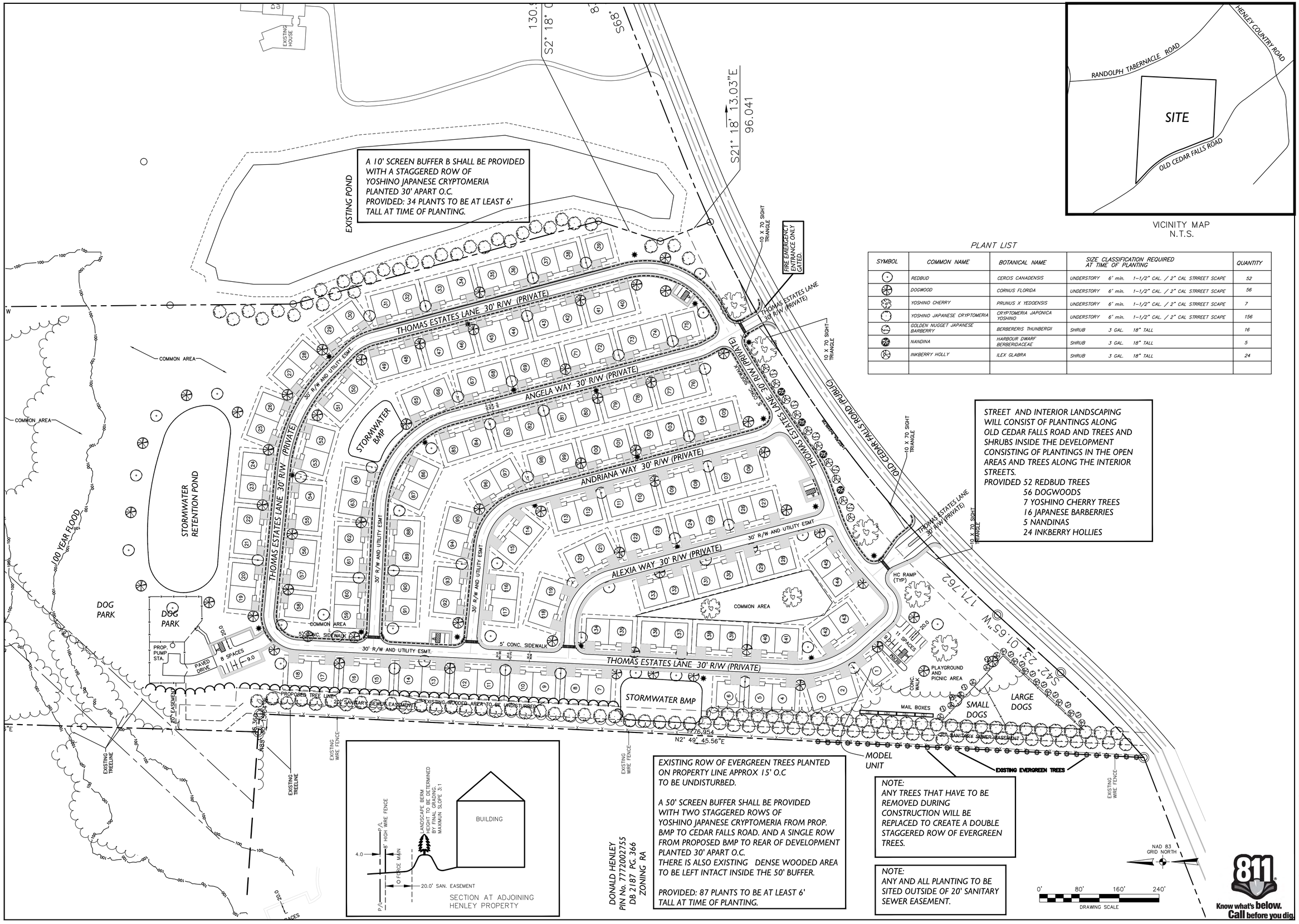





SECTION AT ADJOINING HENLEY PROPERTY

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

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.

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




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 | 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 |
| | | | | |


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NC Professional Engineering Firm License No. F-0336


NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER HACK SUMMEY, JR.

| No. | Date: | Description: | By: |
|---|---|---|---|
| | | | |

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

Know what's below. Call before you dig.

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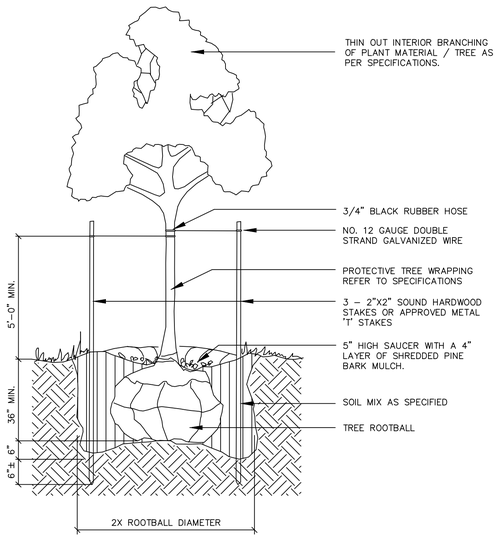
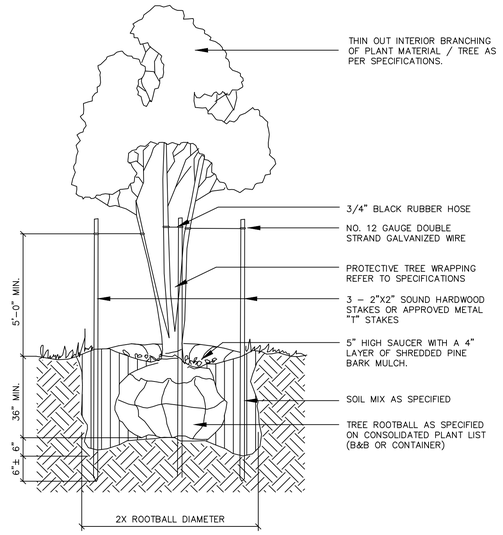
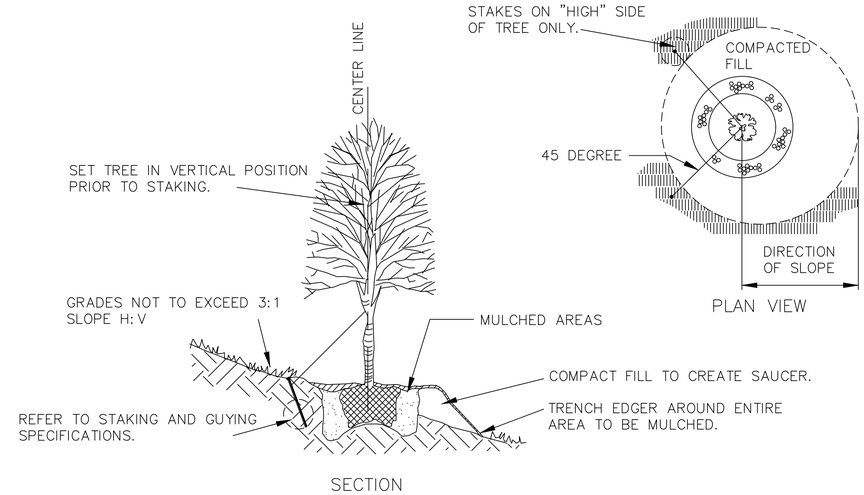



TYPICAL TREE PLANTING

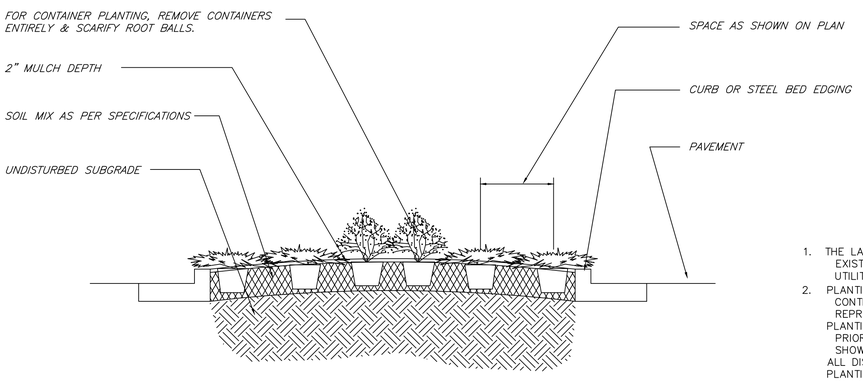



MULTI–TRUNK TREE PLANTING




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 |
| | | | | | | |

Know what's below. Call before you dig.

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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 |
| Drawn By: | PBC |
| Checked By: | HMSJ |
| Job No.: | E-7794 |

Sheet No. C-11


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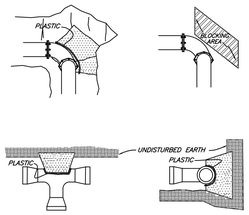


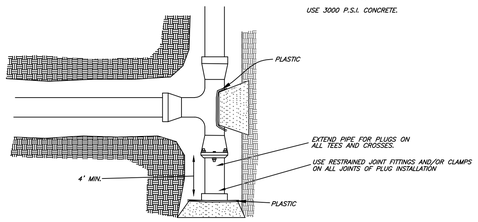

| CONCRETE THRUST BLOCKING SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Fitting Size | Min. Blocking Area (ft.²) | | | | Min. Concrete Req'd. (yd³) | | | |
| | Tee | 90° | 45° | 22½° 11¼° | Tee | 90° | 45° | 22½° 11¼° |
| 4 | 1 | 2 | 1 | 1 | 0.1 | 0.1 | 0.1 | 0.1 |
| 6 | 2 | 3 | 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.

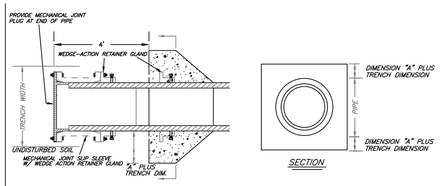
KEEP CONCRETE AWAY FROM JOINTS. PLACE CONCRETE FAIRLY DRY AND FORM IF REQUIRED FOR MAXIMUM AREA AGAINST UNDISTURBED SOIL.

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

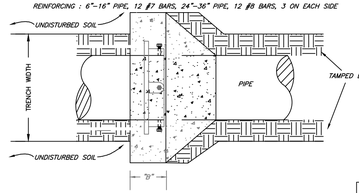
USE 3000 P.S.I. CONCRETE.




## CONCRETE THRUST BLOCKING




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




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

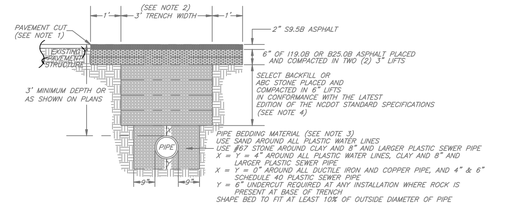
SIZE OF CONC. THRUST BLOCK AROUND PIPE TO BE DETERMINED BY DITCH (TRENCH) DIMENSION PLUS EXTENSION "A" INTO SIDES AND BOTTOM AS SHOWN IN SCHEDULE. CONC. INTO SIDES OF DITCH TO BE POURED AGAINST FIRM, UNDISTURBED GROUND. FILL AGAINST CONC. BLOCKING TO BE COMPACTED TO 95% PROCTOR FOR LENGTH ALONG PIPE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

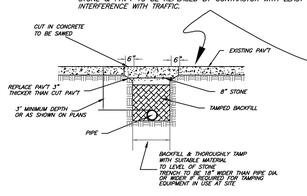



## PAVEMENT REPAIR TYPICAL
## OPEN CUT OF NCDOT SECONDARY ROAD FOR 12" DIAMETER AND SMALLER PIPE

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.

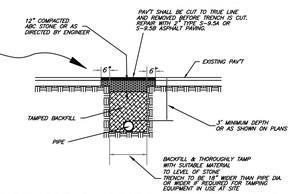
STONE & PAV'T TO BE REPLACED BY CONTRACTOR WITH LEAST INTERFERENCE WITH TRAFFIC.




## TYPICAL TRENCH SECTION
## IN CONC. PAVED AREA

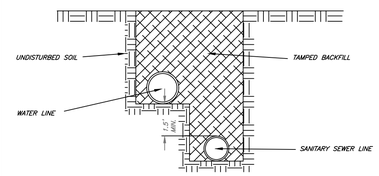
IN UNPAVED GRAVEL AREAS, REPLACE GRAVEL WITH AGGREGATE AS REQUIRED TO MATCH EXISTING SURFACE COMPACTED TO 6" THICKNESS

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.

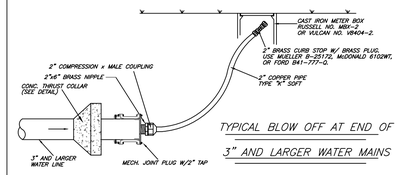



## TYPICAL TRENCH SECTION
## IN BITUMINOUS SURFACE PAVED AREA

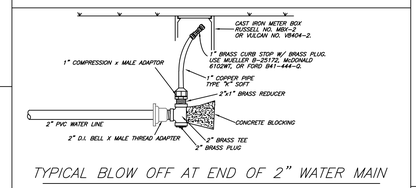
THESE SECTIONS ARE N/A ON NEW STREET CONST.



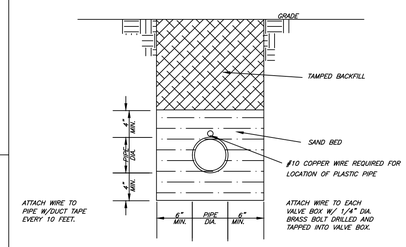

## PARALLEL WATER & SANITARY
## SEWER PIPE DETAIL



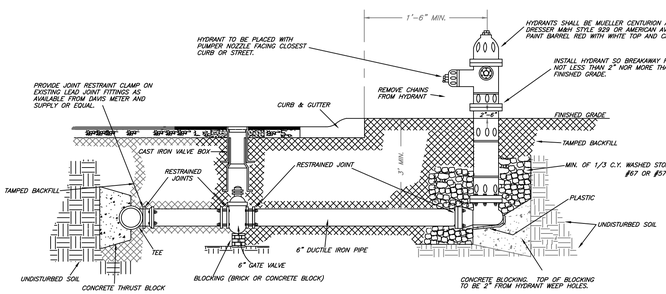

## TYPICAL BLOW OFF AT END OF
## 3" AND LARGER WATER MAINS




## TYPICAL BLOW OFF AT END OF 2" WATER MAIN

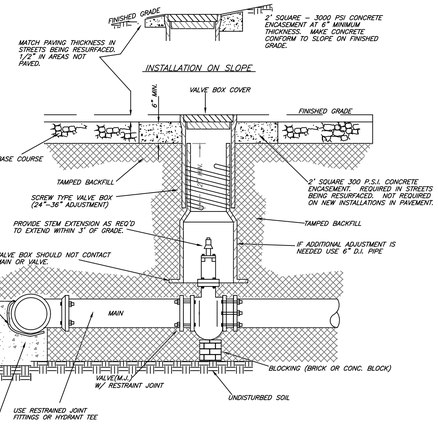



## TYPICAL TRENCH SECTION
## FOR 2" P.V.C. PIPE ONLY

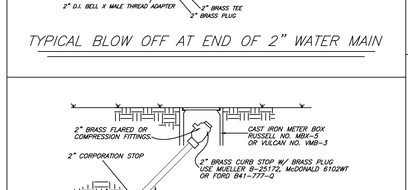



USE RESTRAINED JOINT FITTINGS ON ALL JOINTS OF HYDRANT INSTALLATION

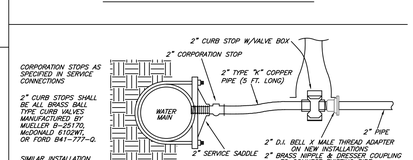
## FIRE HYDRANT INSTALLATION



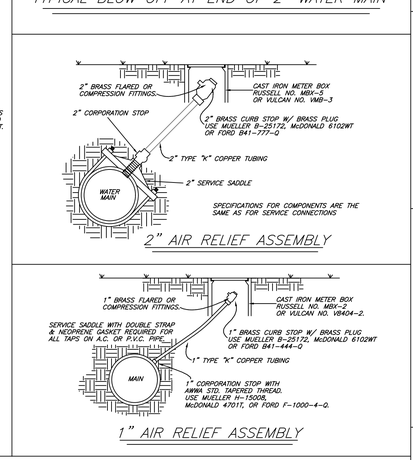

## VALVE INSTALLATION



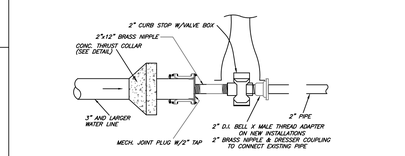

## 2" AIR RELIEF ASSEMBLY




## 2" WATER LINE CONNECTION TAP




## 1" AIR RELIEF ASSEMBLY




## 2" WATER LINE CONNECTION TO PLUG

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

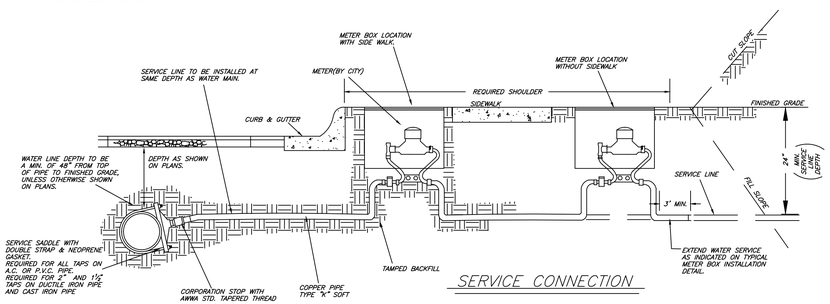
METER SETTERS SHALL BE ALL BRASS MANUFACTURED IN THE FOLLOWING SIZES AND MODELS:

| 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 | 20B615WDFF666 | VBHH76-12B-11-66 |
| 2" | H-1423-2 | 20B715WDFF776 | 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 |

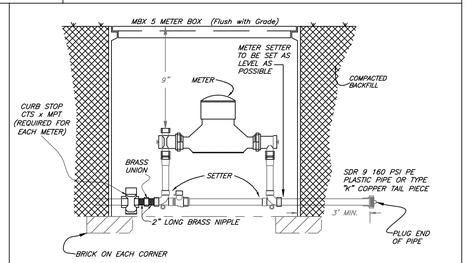
| SIZE | 2" PVC PIPE | SMITH-BLAIR | ROMAC | FORD |
|---|---|---|---|---|
| 3/4" | SERVICE SADDLE WITH 3/4" cc (O.D. X 3/4") | 315-025607-000 | 101S-2.50-3/4cc | FC101-2.50-cc3 |
| 1" | SERVICE SADDLE WITH 1" cc (O.D. x 1") | 315-025609-000 | 101S-2.50-1cc | FC101-2.50-cc4 |

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

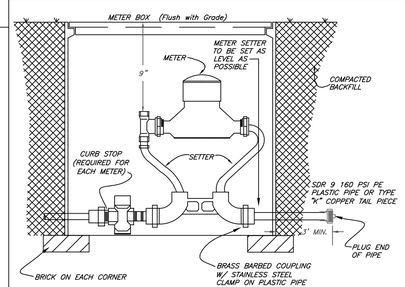
METER BOXES

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

| SIZE | RUSSELL | VULCAN | SUMITER MACHINE |
|---|---|---|---|
| 3/4" | MBX-2 | V84O4-2 | MB2-MBC2 |
| 1" | MBX-2 | V84O4-2 | MB2-MBC2 |
| 1 1/2" | MBX-5 | VM9-3 | MB8-MBC8 |
| 2" | MBX-5 | VM9-3 | MB8-MBC8 |




## TYPICAL 1 ½" & 2" METER BOX INSTALLATION




## TYPICAL ¾" & 1" METER BOX INSTALLATION


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


NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER HACK SUMMEY, JR.

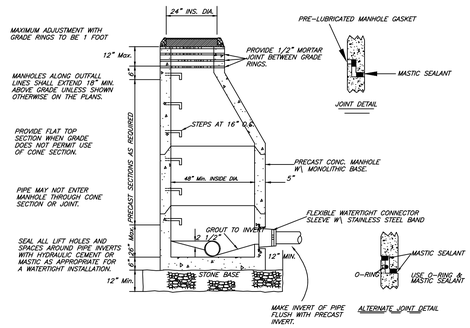
| No. | Date: | Description: | By: |
|---|---|---|---|
| | | | |

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

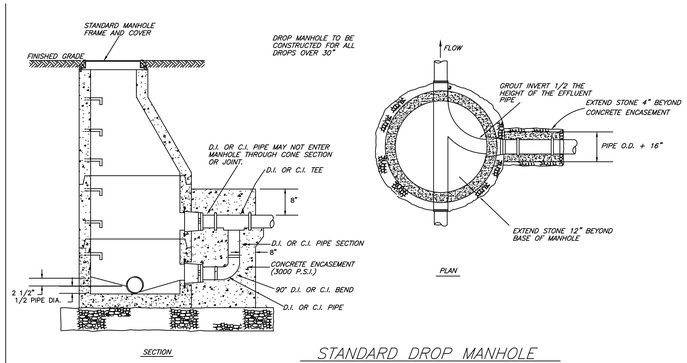
| | |
|---|---|
| Scale: | AS NOTED |
| Date: | FEB., 2022 |
| Drawn By: | PBC |
| Checked By: | HMSJ |
| Job No.: | E-7794A |

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 -B4-25-22.dwg,
4/28/2022 12:40:59 PM, DWG To PDF.pc3

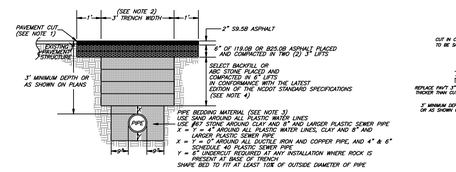



STANDARD PRECAST CONCRETE MANHOLE




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

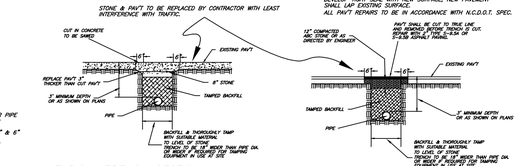
PAVT CUT TO EXTEND 6" BEYOND EDGES OF TRENCH AS SHOWN. PAVT SHALL BE CUT TO TRUE LINE AND REMOVED BEFORE TRENCH IS CUT. ALL PAVT REPAIRS TO BE IN ACCORDANCE WITH N.C.D.O.T. SPECS

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.

IN UNPAVED DRIVES, 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 TOPPING WITH FLUSH 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 CONC. PAVED AREA

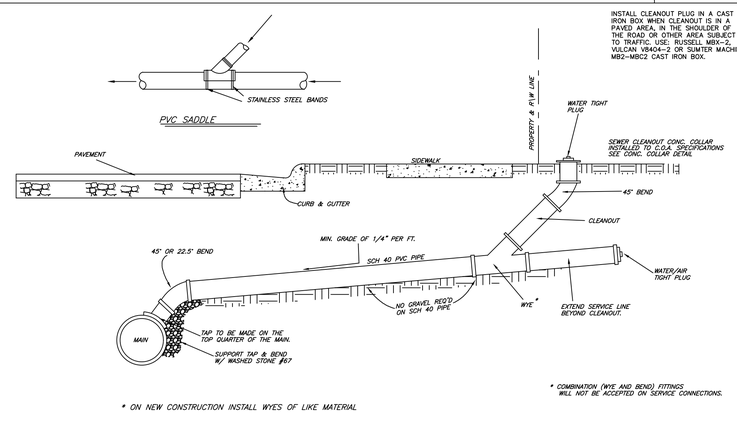
TYPICAL TRENCH SECTION IN BITUMINOUS
SURFACE PAVED AREA

THESE SECTIONS ARE N/A ON NEW STREET CONST.

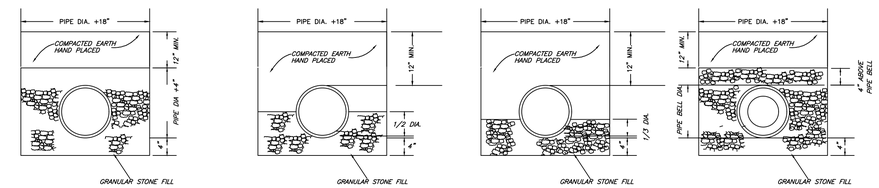
TIME (MIN:SEC) REQUIRED FOR PRESSURE DROP FROM 3 1/2 TO 2 1/2 PSIG WHEN TESTING ONE PIPE DIAMETER ONLY. INCREASE PRESSURE AS REQUIRED BY ENGINEER IF GROUNDWATER IS PRESENT.

| 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



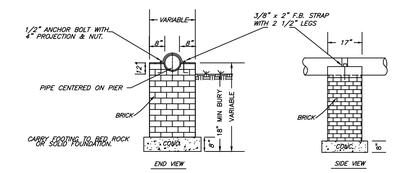

SINGLE WALL(SDR 35)
PVC PIPE BEDDING

A.B.S. TRUSS PIPE OR PVC
TRUSS PIPE BEDDING

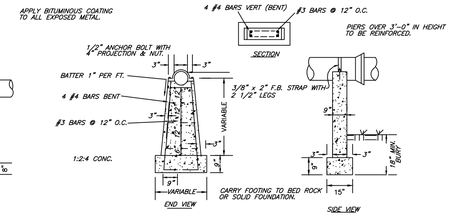
DETAIL OF CLAY PIPE
BEDDING

CRUSHED STONE
ENCASEMENT
FOR CLAY PIPE

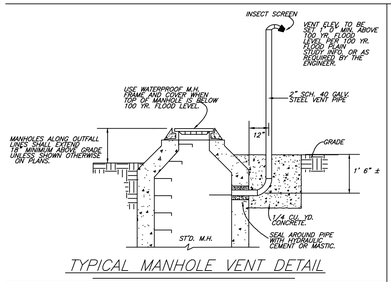
14–20 FT. DEEP



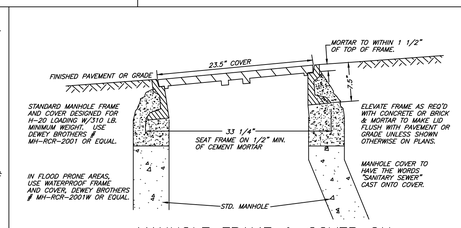

BRICK PIER FOR EXPOSED PIPE



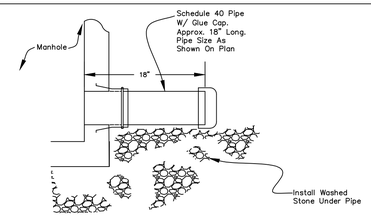

CONC. PIER FOR EXPOSED PIPE



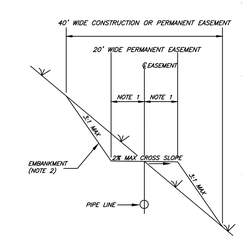

TYPICAL MANHOLE VENT DETAIL




MANHOLE FRAME & COVER ON
NEW INSTALLATIONS

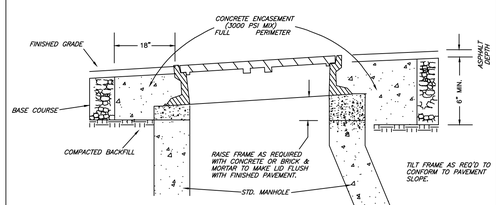



PLUG FOR FUTURE SEWER LINE
CONNECTION AT MANHOLE

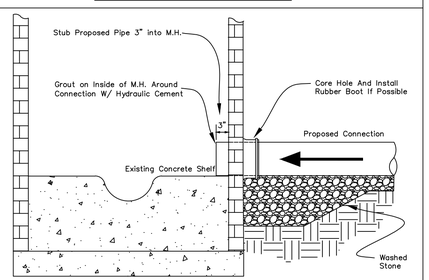



NOTES:
1. WHERE CONSTRUCTION EASEMENT IS AVAILABLE FOR EMBANKMENT, GENERALLY GRADE ENTIRE PERMANENT EASEMENT AT 2% MAX CROSS SLOPE. IN ANY EVENT, PROVIDE 2% MAX SLOPE FOR 10' MIN. EACH SIDE OF MANHOLES.
2. PLACE EMBANKMENTS IN CONSTRUCTION EASEMENT. WHERE CONSTRUCTION EASEMENT IS NOT AVAILABLE, PLACE 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.

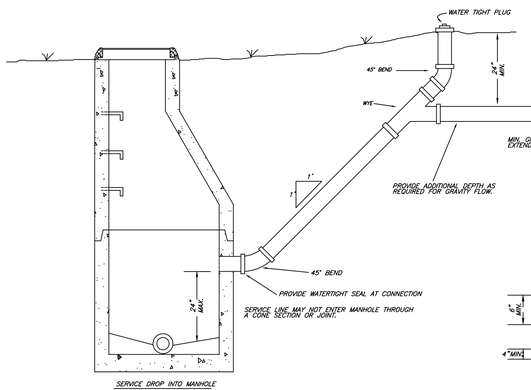
TYPICAL SANITARY SEWER
EASEMENT CROSS SECTION




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.

NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER HACK 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

P:\E-7794 Brian Thomas - Deer Farm Property - Duplex Development - 2513 Old Cedar Farm Rd, Asheboro, NC\DWG\Civil Site\E-7794 BASE - 84-25-22.dwg,
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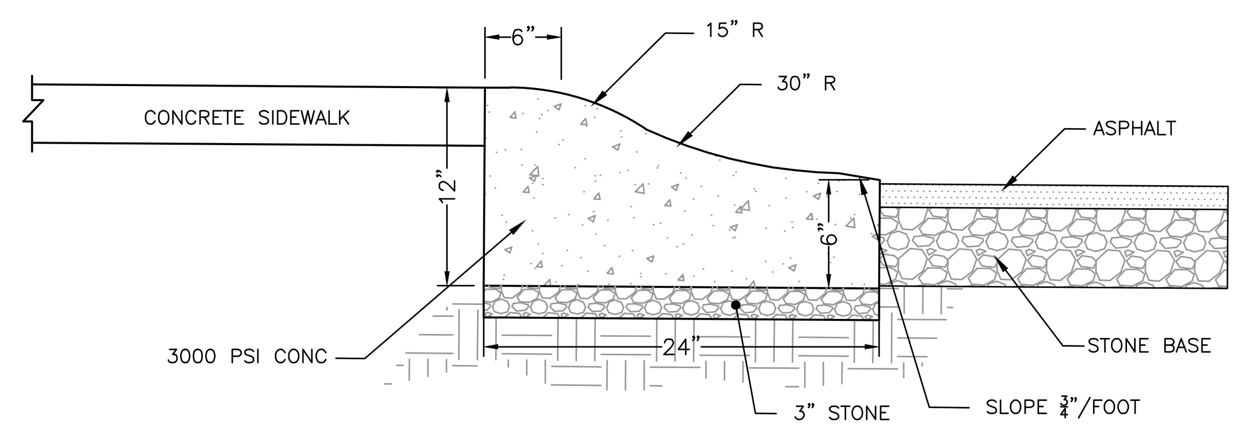
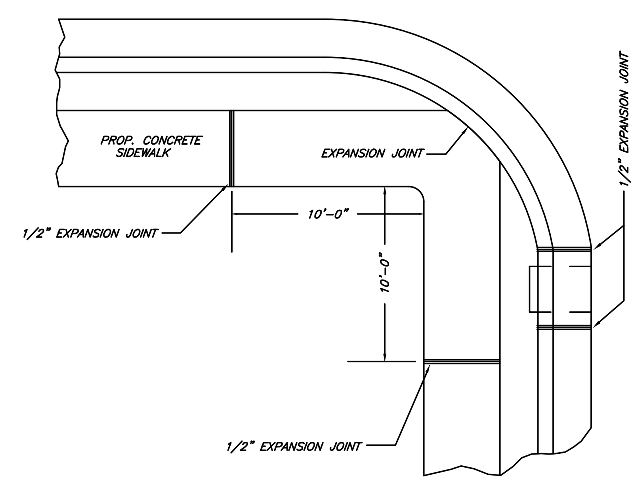


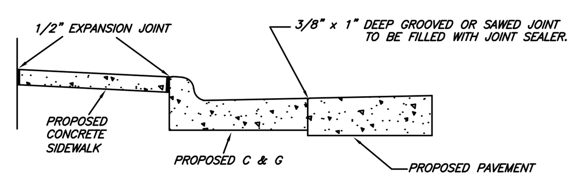

ROLLED CURB & GUTTER SPILL

N.T.S.

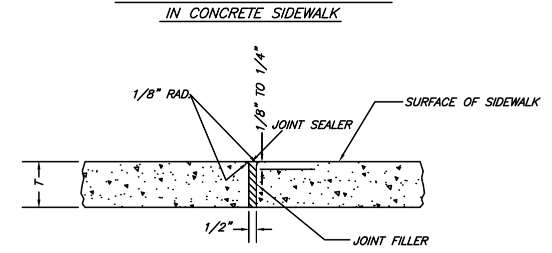



GENERAL NOTES:

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.



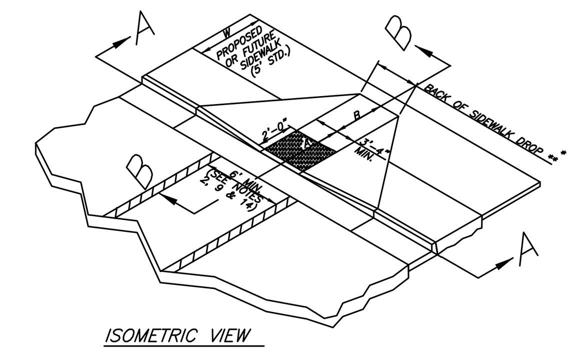

DETAILS SHOWING EXPANSION JOINTS IN CONCRETE SIDEWALK




TRANSVERSE EXPANSION JOINT IN SIDEWALK

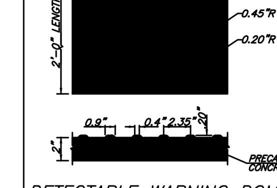
D.O.T. STANDARD 848.01

STANDARD CONCRETE SIDEWALK




ISOMETRIC VIEW

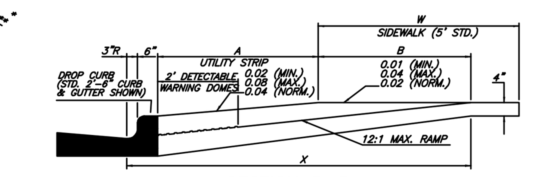
NOTES:
1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
2. THE RAMP MAY BE YELLOW IN COLOR OR ANY COLOR WITH A 70% CONTRAST RATIO.



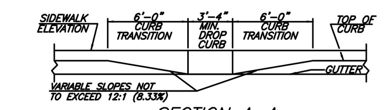

DETECTABLE WARNING DOMES

| 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' |

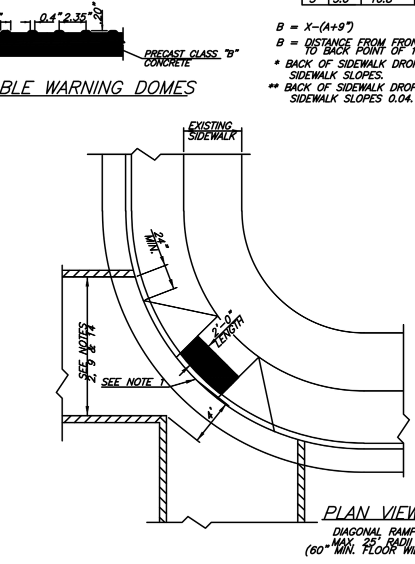
B = X-(A+9")
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE.
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES.
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04.



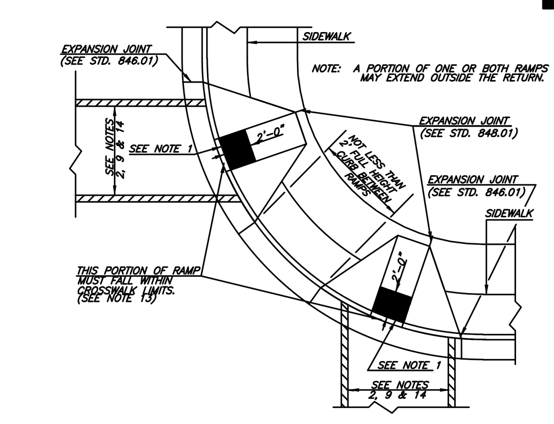

SECTION B–B




SECTION A–A

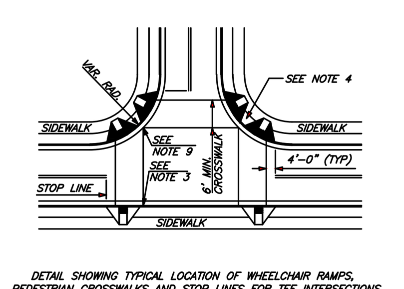



PLAN VIEW
DIAGONAL RAMP
MAX. 25' RADII
(60" MIN. FLOOR WIDTH)

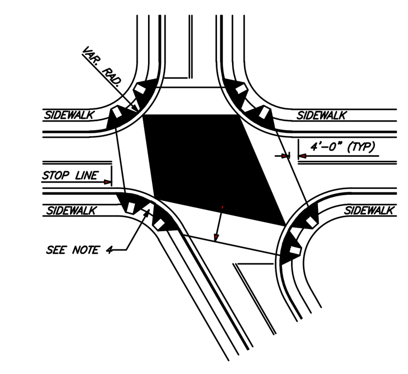



PLAN VIEW
DUAL RAMPS
ANY RADII
(40" MIN. FLOOR WIDTH)

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:

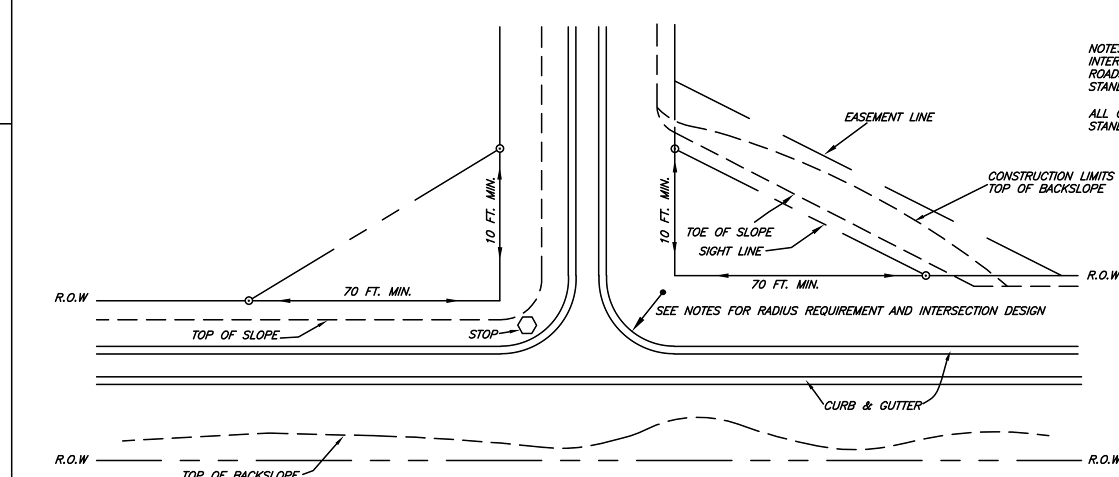
1. CONSTRUCT THE WALKING SURFACE WITH SLIP RESISTANCE AND A 70% CONTRASTING COLOR TO THE SIDEWALK.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY BUT MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. NORTH CAROLINA GENERAL STATUTE 136–44.14 REQUIRES THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRAFFIC OPERATIONS, REPAIRS, CORRECTION OF UTILTIES 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.

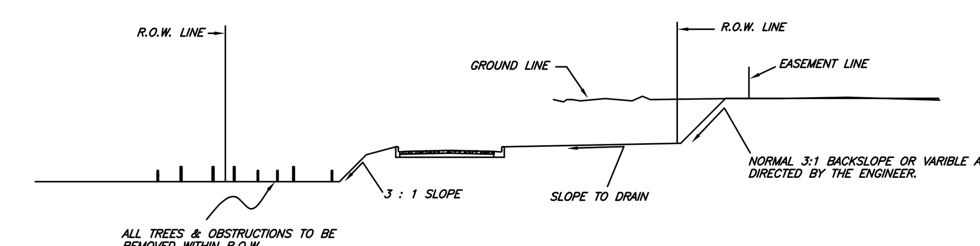
   THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990 EXTENDS TO INDIVIDUALS WITH DISABILITIES. COMPREHENSIVE CIVIL RIGHTS PROTECTIONS SIMILIAR TO THOSE PROVIDED TO PERSONS ON THE BASIS OF RACE, SEX, NATIONAL ORIGIN AND RELIGION UNDER THE CIVIL RIGHTS ACT OF 1964. THESE CURB RAMPS HAVE BEEN DESIGNED TO COMPLY 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.

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.




PLAN

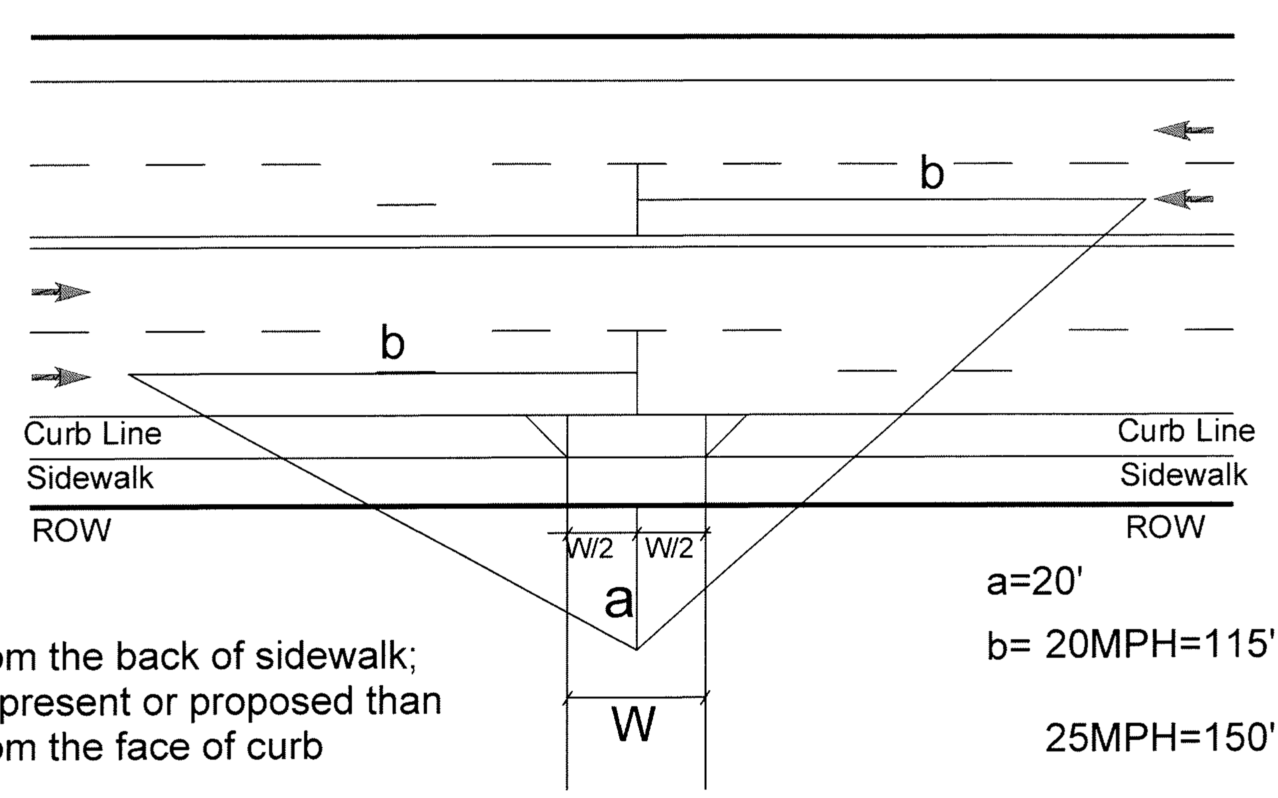



SECTION

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

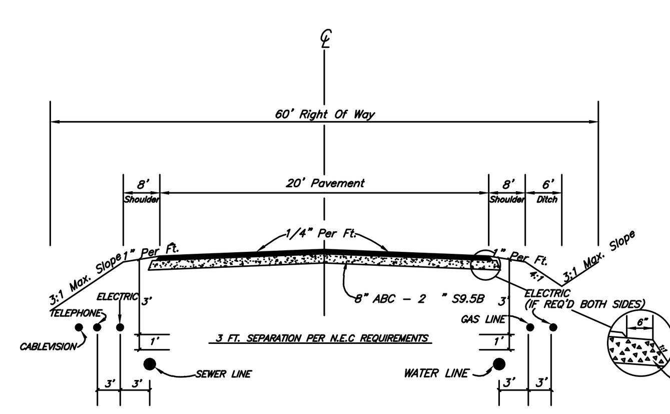
a=20'

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

25MPH=150' 45MPH=365'

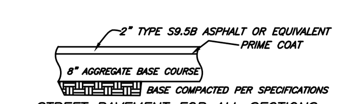
30MPH=200' 50MPH=425'

35MPH=250' 55MPH=500'



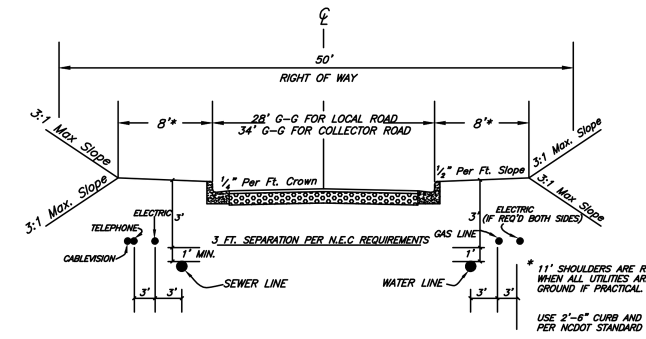

LOCAL AND COLLECTOR SHOULDER ROAD

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.



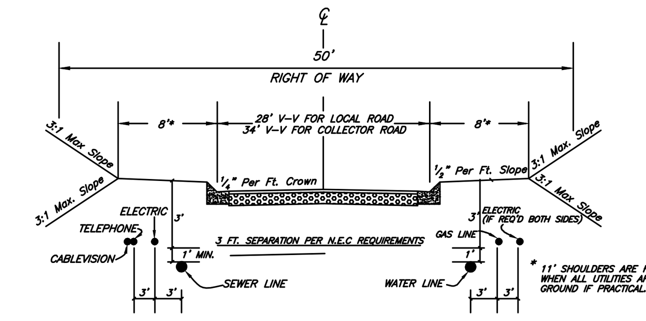

STREET PAVEMENT FOR ALL SECTIONS

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

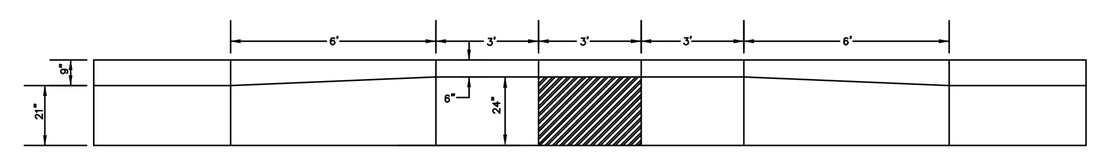



PROVIDE 4' MIN. DEPTH FOR WATER MAINS, WATER SERVICES, SEWER MAINS & SEWER SERVICES WHEN ADJACENT TO OTHER UNDERGROUND UTILITIES.

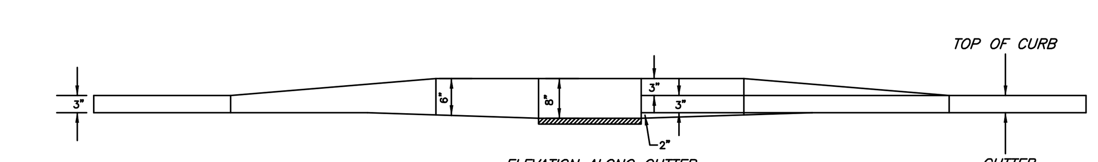
LOCAL AND COLLECTOR STANDARD CURB AND GUTTER ROAD




LOCAL AND COLLECTOR VALLEY CURB ROAD

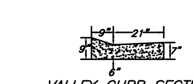



PLAN




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

Know what's below. Call before you dig.

NORTH CAROLINA PROFESSIONAL SEAL 26447 4-26-22 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

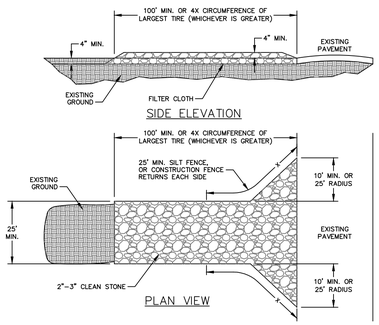
2513 OLD CEDAR FALLS ROAD

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 Farm Rd, Asheboro, NC\DWG\Civil Site\E-7794 BASE -B4-25-22.dwg,
4/28/2022 12:41:39 PM, DWG To PDF.pc3

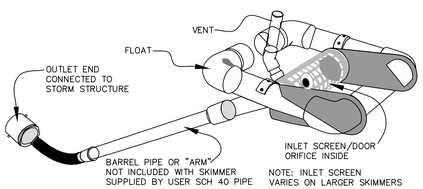



CONSTRUCTION SPECIFICATIONS

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

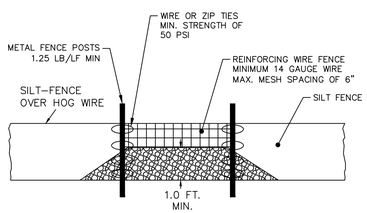


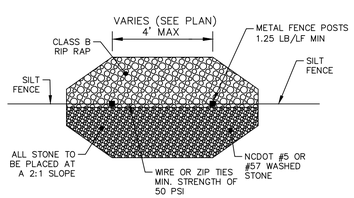

SEE CALCULATIONS FOR SKIMMER SIZE

SKIMMERS TO BE FAIRCLOTH SKIMMERS OR APPROVED EQUAL.

## SKIMMER DETAIL

NTS




MAINTENANCE REQUIREMENTS:

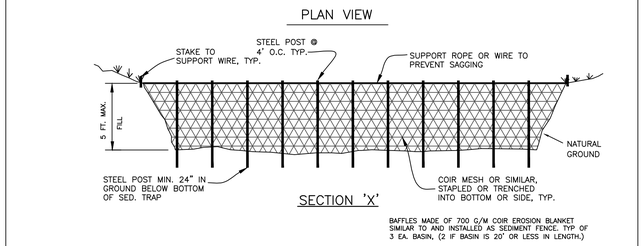
- INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
- SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
- REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR 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.

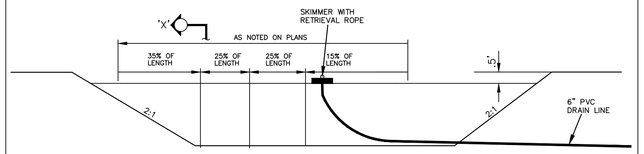
NOTE:

- 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.

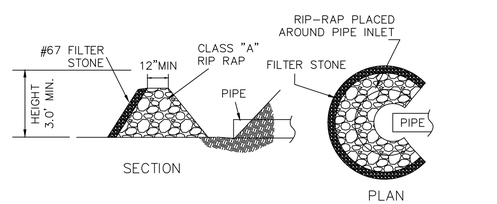
NOTE:
ALL SEDIMENT TRAPS SHALL BE CLEANED OUT AFTER EACH SIGNIFICANT STORM. REPLACE STONE AND FILTER STONE AS MAY BE REQUIRED TO REFURBISH EACH SEDIMENT TRAP.

## TEMPORARY SEDIMENT TRAP w/ SKIMMER

N.T.S.

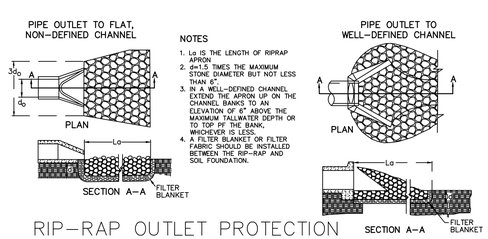
### GENERAL NOTES/MAINTENANCE REQUIREMENTS

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.

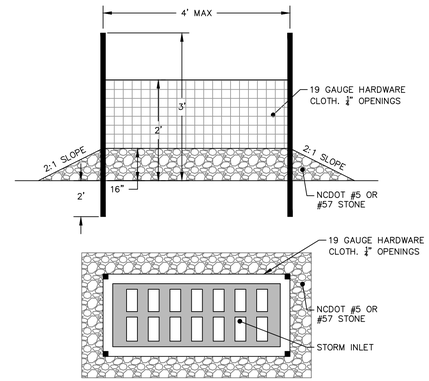



NOTES

1. Lo IS THE LENGTH OF RIPRAP APRON
2. d=1.5 TIMES 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.

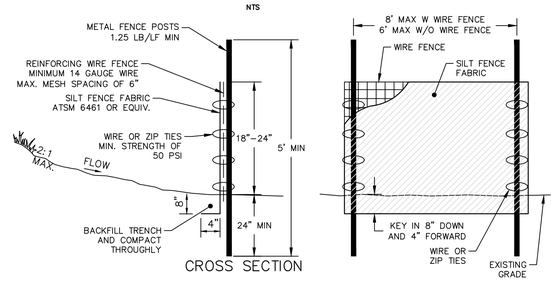



MAINTENANCE REQUIREMENTS:

- 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

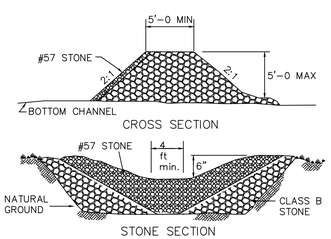



MAINTENANCE REQUIREMENTS:

- 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.

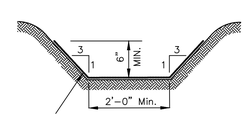
## TEMPORARY SILT FENCE

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<br>Feb. 15 – May 1 |
| Tall fescue Waterways and Lawns (High Maint.) | 200–250 lbs. | Aug. 15 – Oct. 15<br>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<br>Feb. 15 – May 1 |
| Tall Fescue and Kobe or Korean Lespedeza | 100 lbs. and 20–25 lbs. | Feb. 15 – May 1<br>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)<br>15–20 lbs. (unhulled) | April 15 – June 30<br>Feb. 1 – March 30 |

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

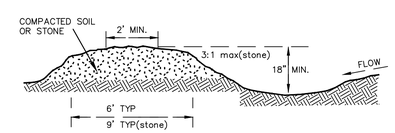
*2 Annuals such as Millet, Sudangrass and Ryegrain must be kept at 10–12" maximum height.*

*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<br>Annual Lespedeza (Kobe) | 120<br>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


NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER HACK SUMMEY, JR.
SEA
Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0922 Fax: 336-328-0922
E-mail - 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 Farm Rd, Asheboro, NC\DWG\Civil Site\E-7794 BASE 84-25-22.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<br>-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones<br>-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<br>-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<br>• Hydroseeding<br>• Rolled erosion control products with or without temporary grass seed<br>• Appropriately applied straw or other mulch<br>• Plastic sheeting | • Permanent grass seed covered with straw or other mulches and tackifiers<br>• Geotextile fabrics such as permanent soil reinforcement matting<br>• Hydroseeding<br>• Shrubs or other permanent plantings covered with mulch<br>• Uniform and evenly distributed ground cover sufficient to restrain erosion<br>• Structural methods such as concrete, asphalt or retaining walls<br>• 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**

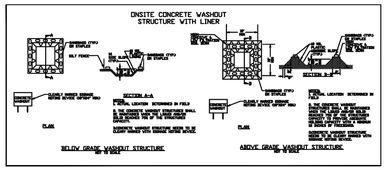
1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, 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.




**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.

NORTH CAROLINA Environmental Quality

# 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.<br>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,<br>2. Date and time of the inspection,<br>3. Name of the person performing the inspection,<br>4. Indication of whether the measures were operating properly,<br>5. Description of maintenance needs for the measure,<br>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,<br>2. Date and time of the inspection,<br>3. Name of the person performing the inspection,<br>4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration,<br>5. Indication of visible sediment leaving the site,<br>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:<br>1. Actions taken to clean up or stabilize the sediment that has left the site limits,<br>2. Description, evidence, and date of corrective actions taken, and<br>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:<br>1. Description, evidence and date of corrective actions taken, and<br>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).<br>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.<br>• ***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.<br>• 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.<br>• ***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.<br>• ***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).<br>• 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


NORTH CAROLINA PROFESSIONAL SEAL 26447 ENGINEER HACK 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

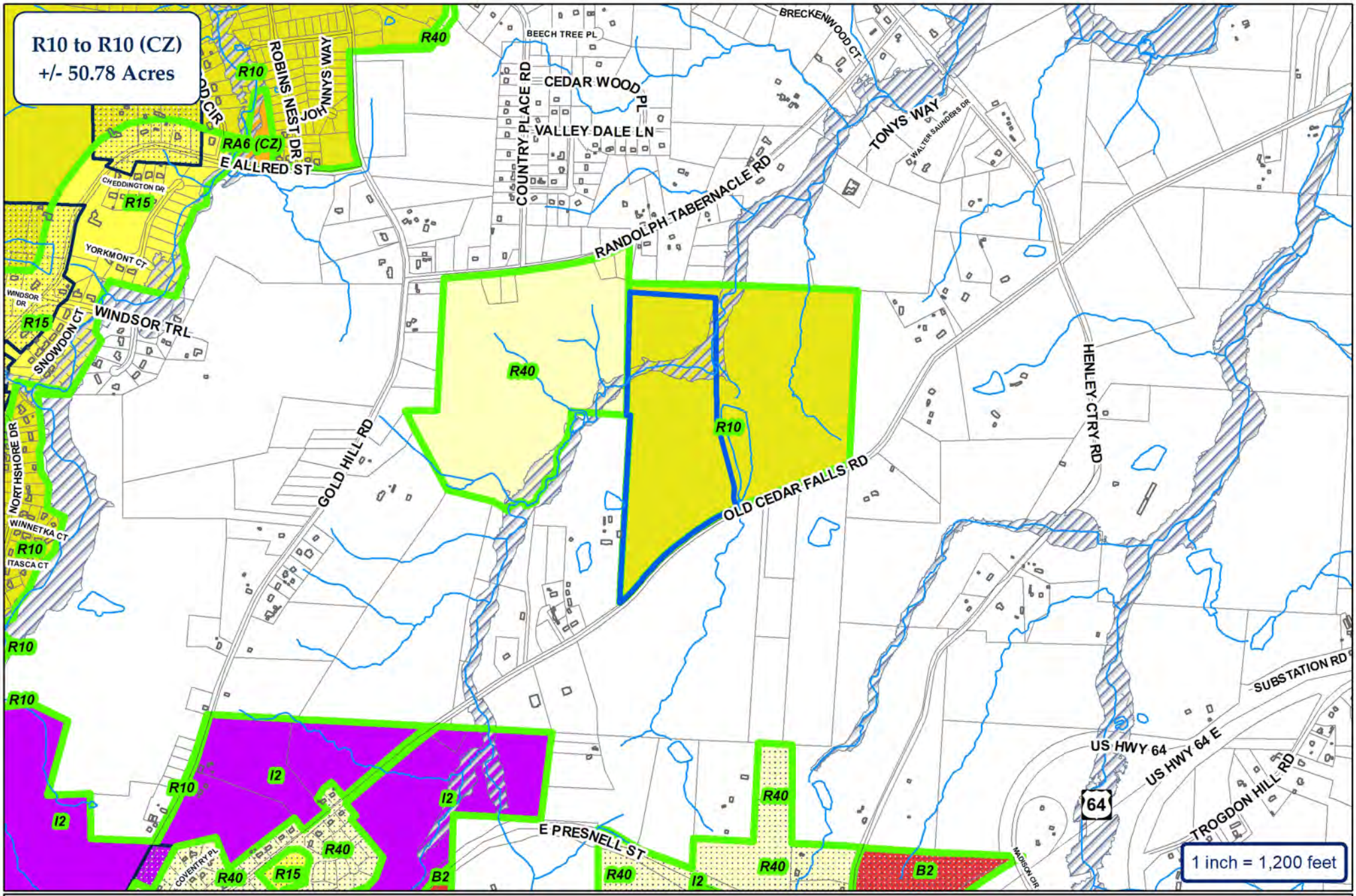

| No. | Date: | Description: | By: |
|---|---|---|---|
| | | | |

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 - Deer Farm Property - Duplex Development - 2513 Old Cedar Fall Rd, Asheboro, NC\DWG\Civil Site\E-779A BASE 04-25-22.dwg
4/28/2022 12:41:52 PM, DWG To PDF.pc3




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

ETJ

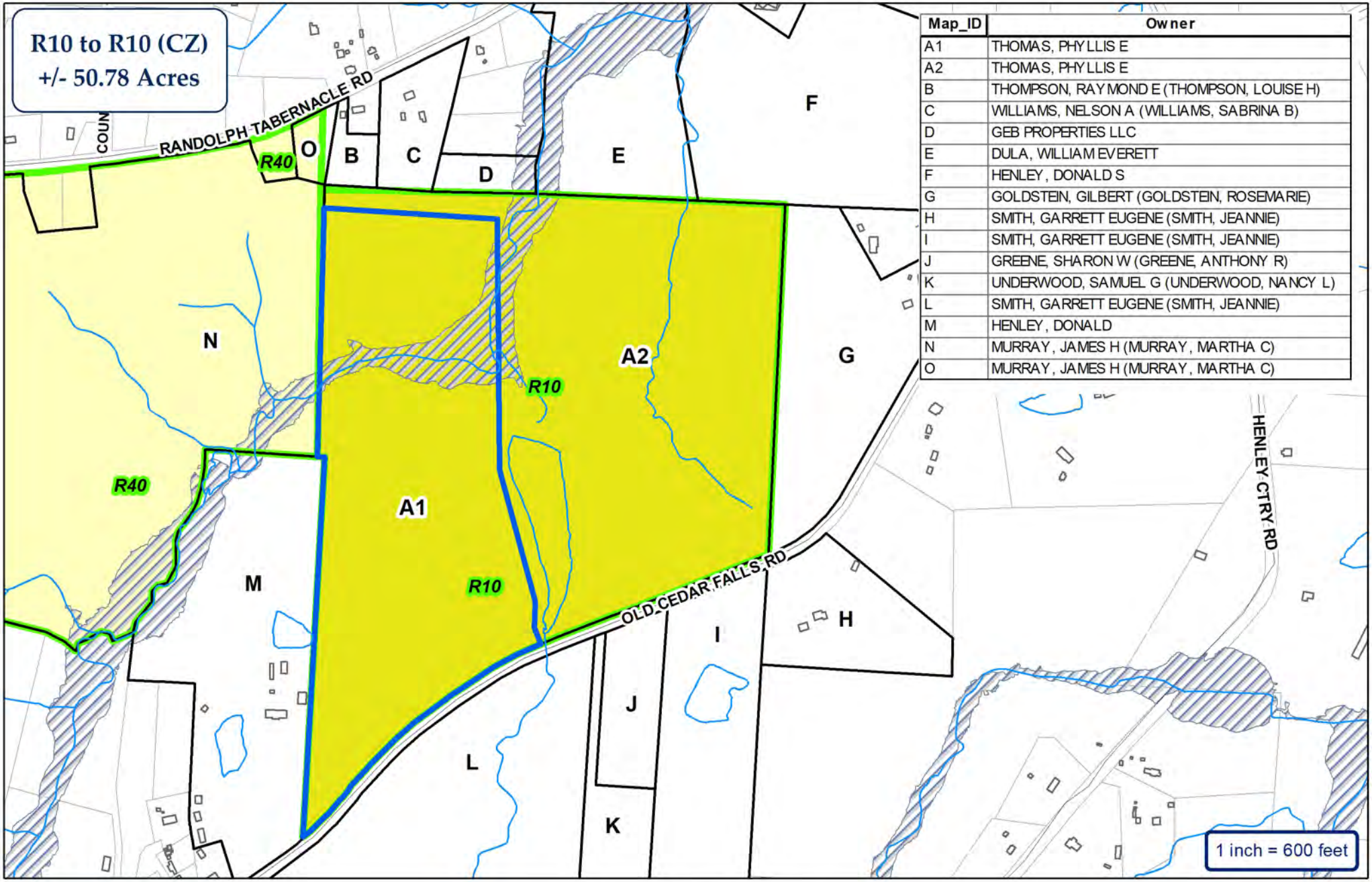
**City of Asheboro Planning & Zoning Department**

**Rezoning Case: RZ-22-03**

**Parcel: 7772117810 (pt.)**

Subject Property
Zoning

N
W
E
S




| 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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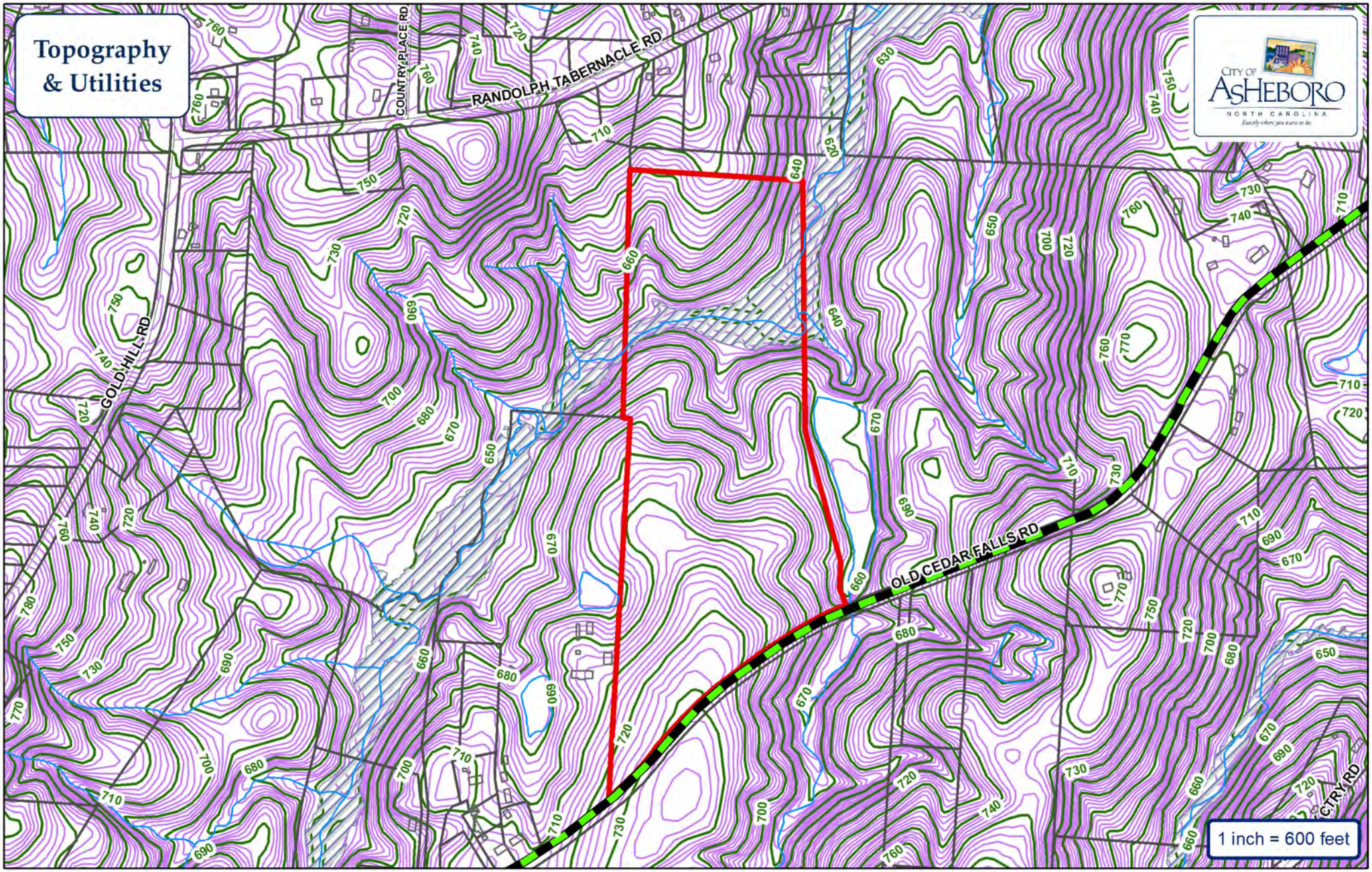
**Parcel: 7772117810 (pt.)**



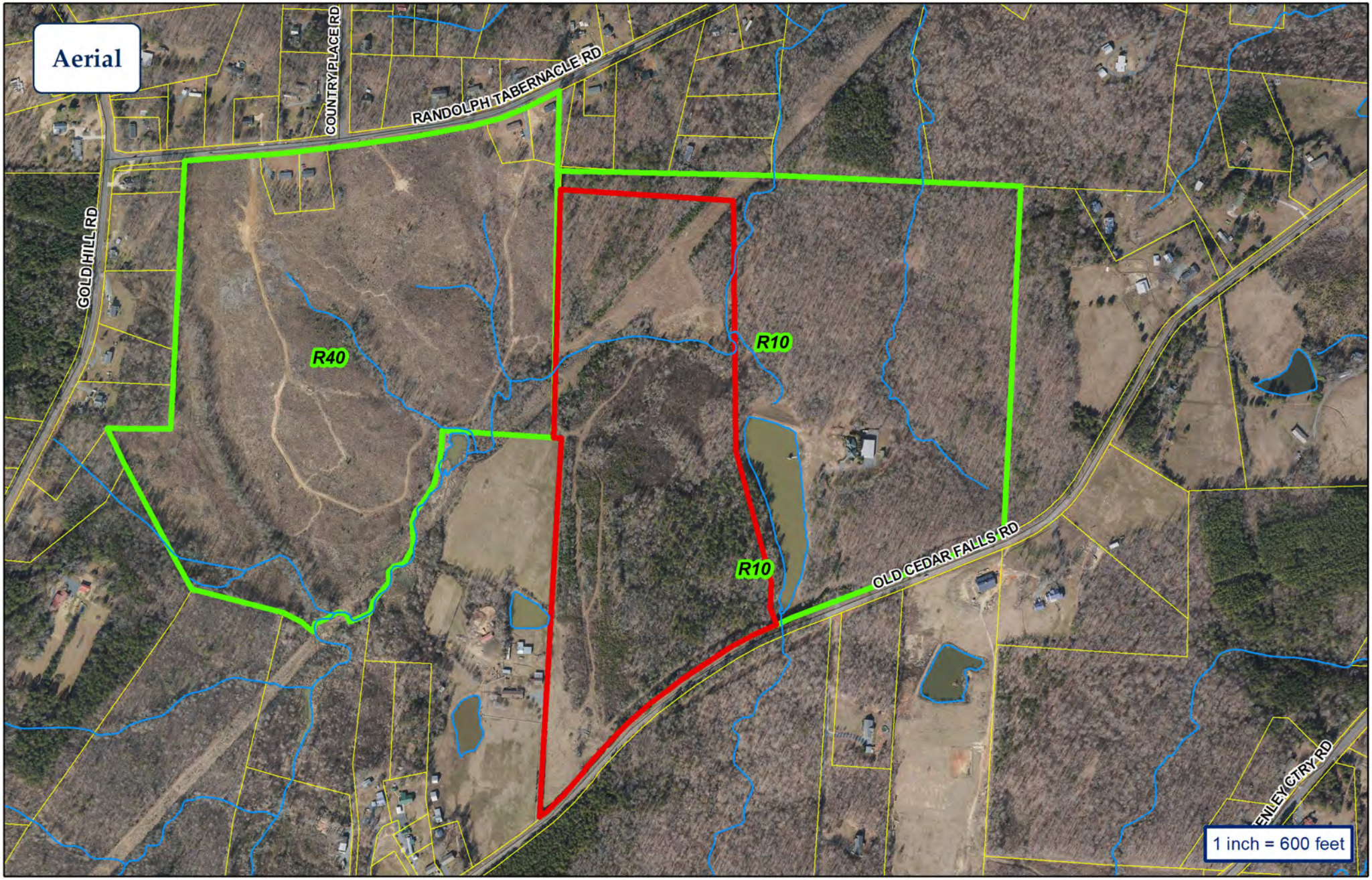

Water Main
Sewer Main
Force Main
Fire Hydrant
Pump Station
Watershed

**City of Asheboro Planning & Zoning Department**

**Rezoning Case: RZ-22-03**

**Parcel: 7772117810 (pt.)**

Subject Property




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

**City of Asheboro Planning & Zoning Department**

**Rezoning Case: RZ-22-03**

**Parcel: 7772117810 (pt.)**

Subject Property
Zoning

N
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

**<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-22-02 **Date** 5/5/2022 City Council

**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** | 145+ common area |
| **Existing Zoning** | R10 | **Average Lot Size** | 3,826 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. Based on the latest revised plans, submitted on April 28, the second entrance now is proposed as an emergency entrance.
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**

As of April 29, 2022, review of plans submitted on April 28, 2022 is pending.

**Public Works**

As of April 29, 2022, review of plans submitted on April 28, 2022 is pending.

**Planning**

As of April 29, 2022, review of plans submitted on April 28, 2022 is pending.

Planning notes that hydrant locations for the development will be determined by the Fire Department during preliminary plat review.

**Other**

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. An updated plan received on April 28, 2022 was sent to NCDOT to determine if they had additional comments.

**Staff Recommendation**

Staff's recommendation is pending review of the revised sketch design submitted on April 28, 2022.

**Planning Board Recommendation**

The Planning Board recommended approval of the original submission, noting the conditions it suggested on the rezoning request (Case Number RZ-22-03).

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

The Asheboro ABC Board met on Monday, March 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 February 7, 2022, meeting were reviewed and approved by the Board.

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

Monthly drafts and EFT payments were reviewed.

The Board discussed three locations for a possible 2nd ABC store. One property will require the property be purchased and improved. The owners of the other 2 locations (Allred property and Callicutt property) have expressed an interest in improving and leasing the properties to the Board and will be asked to appear at the Board's April meeting for further discussion.

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

1. Asheboro ABC sales statistics comparing:
    - February 2022 sales with the previous month indicate:
        - An overall +2.6% change (all sales and tax collections)
    - February 2022 sales with sales from the same month last year indicate:
        - Retail Sales +4.7%
        - Mixed Beverage Sales: +36.0%
        - Overall Collections: +7.85%
    - February 2022 bottle sales with bottle sales from the same month last year indicate:
        - Retail Bottle Sales: +2.5%
        - Mixed Beverage Bottle Sales: +59.8%
        - Overall Bottle Sales: +6.0%

The next regular Asheboro ABC Board meeting will be held Monday, April 4, 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 April 4, 2022

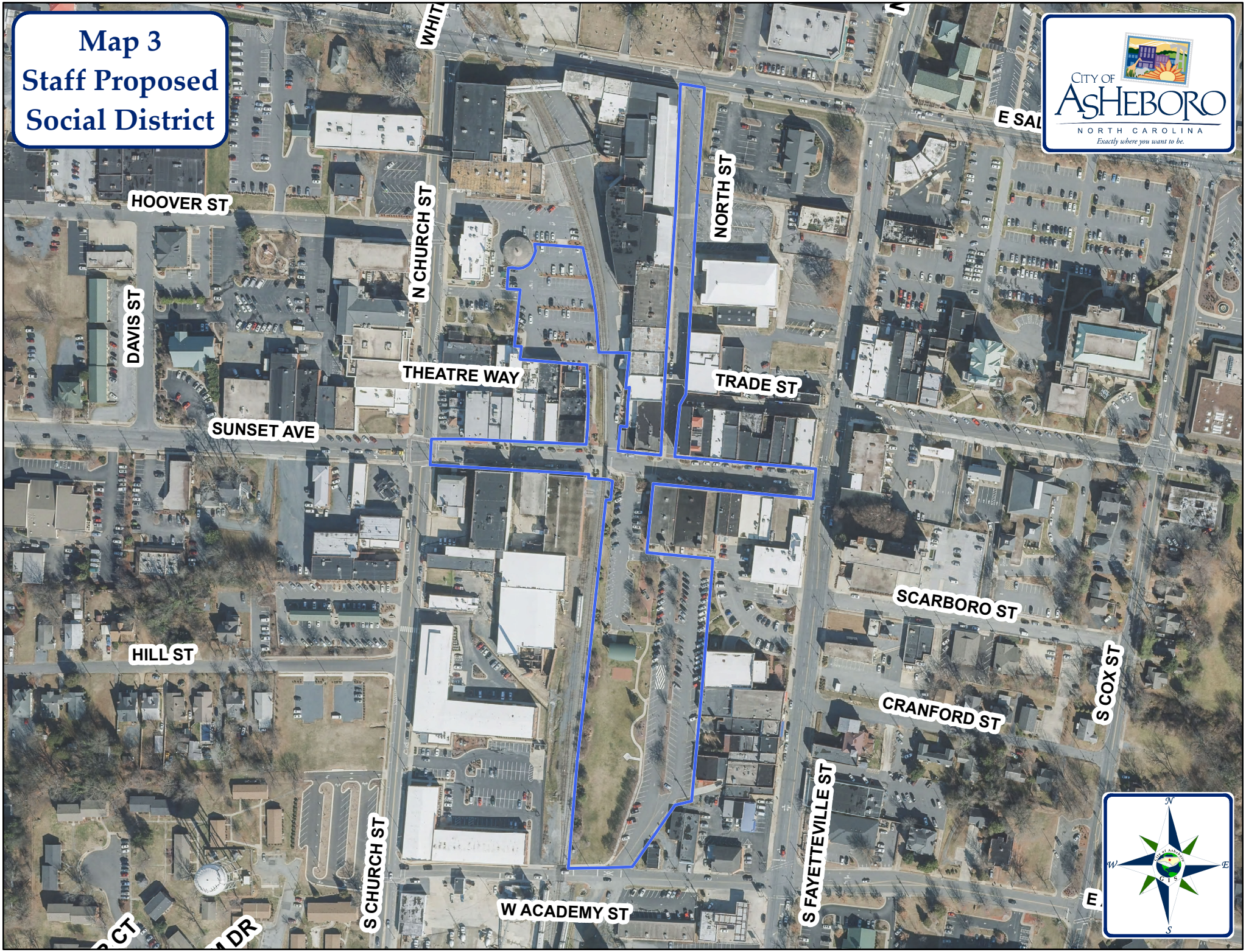
GM

Mike Linville

Stephen R. Knight

Robert Morrison

# Map 3
# Staff Proposed Social District



CITY OF ASHEBORO
COMMUNITY DEVELOPMENT DIVISION

To: Asheboro City Council

From: Trevor L. Nuttall, Community Development Director

Date: May 4, 2022

RE: Annual Report- Asheboro Planning Board

This memorandum provides a summary of the Planning Board's activities since July 1, 2021, an analysis of the expenditures to date for the current fiscal year and the anticipated funds needed for operation during the ensuing fiscal year. The Planning Board is comprised of seven (7) members, five (5) of whom reside in the corporate limits and two (2) who reside within the city's extraterritorial planning jurisdiction. A current Board roster is attached to this memo for your reference.

Summary of Activities

Through May 2, 2022, the Planning Board has reviewed a total of 20 cases. The 20 cases consisted of eight (8) zoning map amendments (rezoning cases), three (3) zoning or subdivision ordinance text amendments, five (5) subdivisions, and four (4) cases in which the Planning Board served as the Board of Adjustment (involving two variances and two appeals).

Expenditures and Budget

The Board's only expenditure this fiscal year has been related to members' stipends. $8,400 was budgeted for board stipends in FY 21-22 and the same amount is requested for FY 22-23. To date, current year expenditures are below the budgeted amount.

146 N. Church Street
PO Box 1106
Asheboro, NC 27204
Tel: 336-626-1201
Fax: 336-626-1218

# City of Asheboro
# Planning Board/Board of Adjustment

| Name/City or ETJ | Appointed/Expires |
|---|---|
| **Van Rich** / City | 2-3-86 / 1-1-26 |
| **Ritchie Buffkin /** City | 2-7-13 / 1-1-25 |
| **Harold Anderson / City** | 3-5-20 / 1-1-27 |
| **David Henderson /** ETJ | 2-4-13 / 2-1-23 |
| **Pamela Vuncannon, Vice Chair** | 08-9-18 / 1-1-24 |
| **Mike O'Kelley, Chair** / City | 2-8-18 / 1-1-23 |
| **Thomas Rush /** ETJ | 2-3-14 / 2-1-24 |

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

**TO:** John Ogburn, *City Manager*

**FROM:** Jonathan Sermon, *Recreation Services Director*

**DATE:** April 28, 2022

**SUBJECT:** **Written request to be placed on the May 5th, 2022 Asheboro City Council Agenda to address an item related to the Cultural and Recreation Services Department**

The Cultural & Recreation Services Department is requesting to be placed on the council's agenda for the May 5th city council meeting to address a proposed addition to the Cultural & Recreation Services Schedule of Deposits, Fees, and Charges to include fees associated with programming the recently acquired Gatekeeper's House.

Jonathan Sermon, Recreation Services Director will be in attendance at the council meeting to present any required information and answer questions concerning the proposed addition.

# ASHEBORO CULTURAL & RECREATION SERVICES
## Schedule of Deposits, Fees, and Charges

*Adopted:*
*Effective: May 9, 2022*

***Denotes Proposed Changes / Additions***

| BASEBALL/SOFTBALL FIELD RENTAL | *Rec Card Fees* | *Non-Resident Fees* |
|---|---|---|
| **Rental per hour (no lights)** | $ 15.00 | $ 20.00 |
| **Rental per hour (with lights)** | $ 25.00 | $ 35.00 |
| **Tournament rentals** | | |
| One field facility (per weekend) | $ 175.00 | $ 225.00 |
| Two field facility (per weekend) | $ 300.00 | $ 400.00 |
| **Concession Stand & Restrooms** | $ 50.00 | $ 65.00 |
| **Additional Field Preparation** | $ 45.00 | $ 60.00 |

| DISC GOLF COURSE | *Rec Card Fees* | *Non-Resident Fees* |
|---|---|---|
| Tournament Rental per Day (8 hours) | $ 100.00 | $ 175.00 |

| DOWNTOWN FARMERS' MARKET | *Applies to All* |
|---|---|
| Daily Fee - 1 space | $ 5.00 |
| Daily Fee - 2 spaces *(if granted by Market Manager)* | $ 15.00 |

| GATEKEEPER'S HOUSE | *Applies to All* | |
|---|---|---|
| Security Deposit (refundable) | | $ 100.00 |
| Non-Profit / Government Rate (per hour) | | $ 15.00 |
| | *Rec Card Fees* | *Non-Resident Fees* |
| Daily Rate (per hour) | $ 25.00 | $ 35.00 |

| GOLF COURSE | *Rec Card Fees* | *Non-Resident Fees* |
|---|---|---|
| **Walking Only** | | |
| Any Day | $ 8.00 | $ 10.00 |
| **Riding (9 holes)** ***Includes Greens Fees*** | | |
| Any Day | $ 15.00 | $ 18.00 |
| **Riding (18 holes)** ***Includes Greens Fees*** | | |
| Any Day | $ 21.00 | $ 25.00 |
| **Twilight (18 holes)** ***After 3pm Daily. Includes cart & green fees.*** | | |
| Weekday | $ 16.00 | $ 20.00 |
| **Membership Rates** | | |
| Individual | $ 365.00 | $ 465.00 |
| Junior Summer (June - August) | $ 75.00 | $ 125.00 |
| Senior | $ 290.00 | $ 390.00 |
| Senior Couple | $ 475.00 | $ 575.00 |
| Family (Up to 4 at the same residence) | $ 600.00 | |
| **Member Cart Fee** | | |
| Nine Holes | $ 6.00 | $ 7.00 |
| Eighteen Holes | $ 11.00 | $ 13.00 |

| LAKE LUCAS | *Rec Card Fees* | *Non-Resident Fees* |
|---|---|---|
| Daily fishing permit | $ 3.00 | $ 4.00 |
| Annual fishing permit | $ 35.00 | $ 50.00 |
| Daily Canoe/Kayak rental | $ 6.00 | $ 10.00 |

| | | |
|---|---|---|
| Daily Canoe/Kayak launch fee | $ 2.50 | $ 3.50 |
| Annual Canoe/Kayak launch fee | $ 35.00 | $ 50.00 |
| Daily Jon boat rental | $ 8.00 | $ 12.00 |
| Daily launch fee | $ 7.00 | $ 9.50 |
| Annual launch fee | $ 100.00 | $ 135.00 |
| Kayak rental spaces | $ 60.00 | $ 85.00 |
| Boat rental spaces | $ 150.00 | $ 200.00 |

| LAKE REESE | *Rec Card Fees* | *Non-Resident Fees* |
|---|---|---|
| Daily launch fee | $ 7.00 | $ 9.50 |
| Daily Canoe/Kayak launch fee | $ 2.50 | $ 3.50 |
| Annual Canoe/Kayak launch fee | $ 35.00 | $ 50.00 |
| Annual launch fee | $ 100.00 | $ 135.00 |
| Daily duck hunting (per boat) | $ 12.50 | $ 16.00 |

| RECREATION CENTER | | *Applies to All* |
|---|---|---|
| **Adult Lap Swim** | | $ 2.00 |
| | *Rec Card Fees* | *Non-Resident Fees* |
| **Aquatic & Group Fitness Classes** | $ 2.00 | $ 3.00 |
| Class Pass *(15 admissions)* | $ 20.00 | $ 35.00 |
| **Open Gym Activities** | $ 1.00 | $ 2.00 |
| **Senior Programs** | | |
| Aquatic & Group Fitness Classes | FREE | $ 1.00 |
| Lap Swim | FREE | $ 1.00 |
| Open Gym Activities | FREE | $ 1.00 |
| Senior Games Practice Activities | FREE | FREE |
| **Rentals** | | |
| Security Deposit | $ 100.00 | $ 100.00 |
| Conference Room Rental *(per hour)* | $ 20.00 | $ 30.00 |
| Multipurpose Room Rental *(per hour)* | $ 40.00 | $ 60.00 |
| Gym Rental *(per hour)* | $ 60.00 | $ 90.00 |
| Pool Rental (2 hours) | $ 120.00 | $ 180.00 |
| Pool Rental (3 hours) | $ 180.00 | $ 270.00 |

** All pool rentals are limited to a maximum capacity of 30 persons.*

** Each pool rental includes 1 Manager, 2 Lifeguards and the use of the party room for food and beverages.*

| ROTARY PAVILION AT BICENTENNIAL PARK | *Rec Card Fees* | *Non-Resident Fees* |
|---|---|---|
| Security Deposit (refundable) | $ 75.00 | $ 75.00 |
| Daily Rate | $ 325.00 | $ 400.00 |
| | | *Applies to All* |
| Non-Profit / Government Rate | | $ 225.00 |

| RUNNING / WALKING EVENTS | *Non-Profit Group Fees* | *Event Fees* |
|---|---|---|
| Bicentennial Park Certified 5K Course | $ 225.00 | $ 300.00 |
| Memorial Park Certified 5K Course | $ 300.00 | $ 400.00 |
| Memorial Park Certified 10K Course | $ 375.00 | $ 500.00 |
| Non-Conforming Courses (Any course that is not listed above) | $ 525.00 | $ 700.00 |

* All Non-Conforming Courses must receive City staff approval.

***Note: Running/Walking Event Fees are in addition to the Facility Rental Fees of each park.***

| SHELTER RENTAL | *Rec Card Fees* | *Non-Resident Fees* |
|---|---|---|

**Eastside, Frazier, Kiwanis, Lake Lucas, Memorial Lower, North Asheboro Park**

| | | |
|---|---|---|
| 1/2 Day: *10am - 3pm or 3:30pm - Dark* | $ 10.00 | $ 20.00 |
| Full Day | $ 20.00 | $ 40.00 |
| **Memorial Park Upper** | | |
| 1/2 Day: *10am - 3pm or 3:30pm - Dark* | $ 18.00 | $ 35.00 |
| Full Day | $ 35.00 | $ 70.00 |

| SKATE PARK | *Rec Card Fees* | *Non-Resident Fees* |
|---|---|---|
| Daily Admission | $ 1.00 | $ 2.00 |
| 15 Admission Pass | $ 10.00 | $ 25.00 |
| 1 Year Unlimited Pass | $ 150.00 | $ 300.00 |
| Party Room Rental *(per hour)* | $ 20.00 | $ 30.00 |

| SUNSET THEATER | *Applies to All* |
|---|---|
| Security Deposit | $ 100.00 |
| Dark / Rehearsal (Multi day use, 4 hour max) | $ 60.00 |
| General Meeting / Party Rental (4 hour max) | $ 100.00 |
| Non-Profit / Government / School Group (Single day use, 8 hour max) | $ 175.00 |
| Private Event (8 hour max) | $ 300.00 |
| Commercial / For Profit (8 hour max) | $ 450.00 |

| SWIMMING POOLS | | *Applies to All* |
|---|---|---|
| **Public Swim (day)** | | |
| 2 years old & under (with paying adult) | | FREE |
| 3 years old and above | | $ 3.00 |
| **Public Swim (night)** | | |
| 2 years old & under (with paying adult) | | FREE |
| 3 years old and above | | $ 2.00 |
| **Public Lap Swim** | | $ 2.00 |
| **Lifeguard Training Class** | | $ 225.00 |
| | *Rec Card Fees* | *Non-Resident Fees* |
| **Public Senior Swim** | FREE | $ 1.00 |
| **Swimming Lessons (group)** | $ 25.00 | $ 30.00 |
| **Swimming Lessons (private)** | $ 50.00 | $ 60.00 |
| **Swim Pass (15 admissions)** | $ 30.00 | $ 40.00 |
| ***Pool Rental (0 - 50 people for 2 hours)** | $ 150.00 | $ 225.00 |
| *Includes 1 Manager & 2 Lifeguards* | | |
| ***Pool Rental (0 - 50 people for 3 hours)** | $ 225.00 | $ 300.00 |
| *Includes 1 Manager & 2 Lifeguards* | | |
| ***Each Additional Lifeguard** | $ 30.00 | $ 30.00 |

** If party attendance exceeds 50 people, 1 additional lifeguard is REQUIRED for every 25 additional people*

| TENNIS CENTER | *Rec Card Fees* | *Non-Resident Fees* |
|---|---|---|
| Lights per hour per court | $ 3.00 | $ 4.00 |

| YOUTH SPORTS FEES | *Rec Card Fees* | *Non-Resident Fees* |
|---|---|---|
| Registration Fee | $ 30.00 | $ 50.00 |
| Late Registration Fee | $ 10.00 | $ 10.00 |

** Late Registration applies to all registration forms received after the advertised registration deadline.*

**Participants who reside within the City Limits of Asheboro must obtain a Rec Card in order to receive the Rec Card Rate.**

# ORDINANCE TO AMEND THE GENERAL FUND
# FY 2021-2022

WHEREAS, at the time of budget adoption for FY 2021-2022 in June 2021, the City of Asheboro offices were still essentially closed to the public due to the COVID pandemic and the budget allocated funding for one Chief Building Inspector in the Building Inspection Department within the Community Development Division.

WHEREAS, since opening the office to the public, the need for two building inspectors has been identified in order to keep up with the current demand for services in the area of permitting and inspections.

WHEREAS, the City of Asheboro desires amend the 2021-2022 budget to incorporate an allocation to fund a second building inspector position.

WHEREAS, the current budget for property insurance on vehicles and equipment in the building inspection needs to be increased to meet the current year expenses.

WHEREAS, the City Staff has identified an area where the current expenditure budget appropriation is not needed within the Community Development Division to cover these expenses for the remainder of the 2021-2022 fiscal year.

WHEREAS, the City of Asheboro desires 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 items be increased / decreased:

| Line Item | Description | Increase / Decrease |
|---|---|---|
| 10-490-5600 | Community Development | (26,000) |
| 10-540-0200 | Salaries & Wages | 17,000 |
| 10-540-0702 | Fringe Benefits – FICA | 1,000 |
| 10-540-0705 | Fringe Benefits- Retirement | 2,000 |
| 10-540-5400 | Insurance | 5,000 |
| | | $0 |

Adopted this the 5th day of May 2022.

_____
David H. Smith, Mayor

ATTEST:

_____
Holly H. Doerr, CMC, NCCMC, City Clerk

# ORDINANCE TO AMEND
# THE GENERAL FUND
# FY 2021-2022

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, and;

WHEREAS, the City Council of the City of Asheboro wants 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 Expense line item be increased / (decreased):

| Account # | Expense Description | increase / (decrease) |
|---|---|---|
| 10-490-7100 | Capital Outlay Land | (568,000) |
| 10-510-0200 | Salaries | 300,000 |
| 10-555-0200 | Salaries | 200,000 |
| 10-590-0600 | Pay Plan Adjustments | (50,000) |
| 10-620-0400 | Prof Svcs | 75,000 |
| 10-630-1500 | Building Maint & Repair | 23,000 |
| 10-650-0400 | Professional Services | 20,000 |
| | Total Increase / (Decrease) | 0 |

Adopted this 5th day of May, 2022

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

# ORDINANCE TO AMEND
# THE WATER & SEWER FUND
# FY 2021-2022

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, and;

WHEREAS, the City Council of the City of Asheboro wants 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 Expense line item be increased / (decreased):

| Account # | Expense Description | increase / (decrease) |
|---|---|---|
| 30-810-0200 | Salaries | 150,000 |
| 30-720-0600 | Unallocated pay changes | (32,000) |
| 30-830-4500 | Contracted Services | 150,000 |
| 30-820-4500 | Contracted Services | (268,000) |
| | Total Increase / (Decrease) | 0 |

Adopted this 5th day of May, 2022

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

# ORDINANCE TO AMEND
# THE ZOO CITY SPORTSPLEX FUND
# FY 2021-2022

WHEREAS, on September 17, 2020, change order #1 to the Zoo City Sportsplex contract with Terry's Plumbing & Utilities Inc. was approved by City Council.

WHEREAS this change order had two items relating to water & sewer line infrastructure activities – 1) proposed water line including meter vault and BFP per drawings for a total of $240,790 and 2) 2" PVC force main, 4" PVC Sewer service and 4" Diameter Wet Wells with aluminum hatches in the amount of $80,000.

WHEREAS, since these are water & sewer fund activities, the funding for these activities need to be recognized in the Water & Sewer Fund.

WHEREAS, the Zoo City Sportsplex Fund needs to be amended to reflect the revenue and appropriation for the offsetting expense.

WHEREAS, the City Council of the City of Asheboro desires to be in compliance with all generally accepted accounting principles to incorporate new expenditures outline above, and

THEREFORE, BE IT ORDAINED by the City Council of the City of Asheboro, North Carolina that following revenue and expense line items are changed as follows:

Section 1: That the following revenue line item be increased:

| Account # | Expense Description | Increase |
|---|---|---|
| 74-300-3000 | Contribution from Water & Sewer Fund | $320,790 |

Section 2: That the following expense line item be increased:

| Account # | Expense Description | Increase |
|---|---|---|
| 74-400-0001 | Construction | $320,790 |

Adopted this 5th day of May, 2022.

_____
David H. Smith, Mayor

ATTEST:

_____
Holly H. Doerr, CMC, NCCMC, City Clerk

# ORDINANCE TO AMEND THE ECONOMIC DEVELOPMENT & TOURISM DEVELOPMENT FUND
# FY 2021-2022

WHEREAS, the annual expenditure appropriation for ongoing annual community support payments to various agencies that support and promote Economic Development and Quality of Life in Asheboro need to be amended to account for actual expenses in 2021-2022.

WHEREAS, the City of Asheboro desires 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:

Section 1: That the following revenue line items be increased:

| Line Item | Description | Appropriated Amount |
|---|---|---|
| 72-350-0000 | Budget contribution for Chamber of Commerce | 25,000 |
| 72-350-0000 | Budget contribution for Chamber of Commerce- Main Street / DAI | 25,000 |
| 72-351-0000 | Budget Contribution for Economic Development Corp. | 50,000 |
| 72-353-0000 | Budget Contribution Downtown Asheboro Inc. | 100,000 |
| 72-353-0000 | Budget Contribution Downtown Asheboro Inc. (Trade Street Project) | 12,000 |
| 72-384-0000 | Budget Contribution for Downtown Redevelopment (fiber) | 329,000 |
| | | 541,000 |

Section 2: That the following expense line items be increased / decreased:

| Line Item | Description | Appropriated Amount |
|---|---|---|
| 72-840-2000 | Chamber of Commerce | 25,000 |
| 72-840-2010 | Chamber of Commerce- Main Street / DAI | 25,000 |
| 72-840-4000 | Economic Development Corp. | 50,000 |
| 72-840-5000 | Downtown Asheboro Inc. | 100,000 |
| 72-840-5000 | Downtown Asheboro Inc- Trade Street Project | 12,000 |
| 72-800-0003 | Downtown Redevelopment (fiber) | 329,000 |
| | | 541,000 |

Adopted this the 5th day of May, 2022.

_____
David H. Smith, Mayor
City of Asheboro, North Carolina

ATTEST:

_____
Holly H Doerr, CMC, NCCMC, City Clerk

**<u>Case No. RZ-22-04</u>**: Request to rezone property located at 615 & 617 South Church Street; 233 West Kivett Street; 616 & 622 Hammer Avenue (Randolph County Parcel Identification Number 7751703525) from OA6 zoning to OA6 (CZ) zoning for a Whole Block Redevelopment for a Multi Family Development for the Elderly

**Planning Board Recommendation and Staff Report**

# Planning Board Recommendation & Comments to City Council

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

**Case #** **RZ-22-04**

**Date** 4/4/2022 Planning Board

**Applicant** Wynnefield Forward, LLC

**Legal Description**

The property of Andobar, Inc., located at 615 & 617 South Church Street; 233 W. Kivett Street, and 616 & 622 Hammer Avenue, consisting of approximately 2.5 acres and more specifically identified by Randolph County Parcel Identification Number 7751703525.

**Requested Action** Rezone from OA6 (Office-Apartment) to OA6 (CZ) requesting a Whole Block Redevelopment for a Multi Family Development for the Elderly

**Existing Zone** OA6

**Land Development Plan** See rezoning staff report

**Planning Board Recommendation**

The Planning Board recommended approval of the request.

**Reason for Recommendation**

The Planning Board concurred with staff reasoning.

**Planning Board Comments**

# Rezoning Staff Report

**RZ Case #** **RZ-22-04** **Date** 5/5/2022 City Council

**General Information**

**Applicant** Wynnefield Forward, LLC

**Address** PO Box 566

**City** Jamestown NC 27282

**Phone** 336-822-0765

**Location** 615 & 617 South Church Street; 233 West Kivett Street; 616 & 622 Hammer Avenue

**Requested Action** Rezone from OA6 (Office-Apartment) to OA6 (CZ) requesting a Whole Block Redevelopment for a Multi Family Development for the Elderly

**Existing Zone** OA6 **Existing Land Use** Single Family (2); Two-Family (1); Multi-Family (5 units)

**Size** 2.5 acres +/- **Pin #** 7751703525

**Applicant's Reasons as stated on application**

See attached

**Surrounding Land Use**

**North** Commercial/Office **East** Commercial/Industrial/Railroad

**South** Multi-family residential **West** Single-Family dwelling /Office

**Zoning History** N/A

**Legal Description**

The property of Andobar, Inc., located at 615 & 617 South Church Street; 233 W. Kivett Street, and 616 & 622 Hammer Avenue, consisting of approximately 2.5 acres and more specifically identified by Randolph County Parcel Identification Number 7751703525.

**Analysis**

1. The applicant is requesting a Conditional Zoning requesting a Whole Block Redevelopment for a Multi Family Development for the Elderly
2. The property is within the city limits.
3. South Church Street is a state-maintained minor thoroughfare. West Kivett Street is a city-maintained minor thoroughfare. Lanier Avenue and Hammer Avenue are city-maintained local streets.
4. The applicant proposes a four story structure with 60 residential dwelling units and associated off-street parking.
5. The OA6 zoning district is described as "intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses.
Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged." Multi-family Development for the Elderly is a permitted use within the OA6 district.
6. The property is located within Tier 3 (Commercial and Employment Center) of the Center City Planning Area. Two properties with a B3 (Central Commercial) designation are within 300 feet of the subject property.
7. The application seeks approval of a Whole Block Redevelopment proposal. Whole Block Redevelopment is envisioned to help with the the revitalization of neighborhoods, the removal of blighted and unsafe structures, encouragement of reinvestment into properties in the vicinity of the development, stabilization and enhancement of property values, improvement of the City's housing stock, enhancement of the historic integrity of neighborhoods and improvement to public infrastructure.
8. The applicant is requesting conditional zoning due to one deviation the project is seeking from the Ordinance's pre-prescribed requirements. That deviation is:
(a) A front yard setback along South Church Street of less than the 25 feet stipulated by the Whole Block Redevelopment standards.
9. There are currently two single-family dwellings, one two-family (duplex) dwelling, and one multi-family structure with five residential dwelling units. The multi-family structure currently has a 0' setback from South Church Street.

# Rezoning Staff Report

**RZ Case #** **RZ-22-04**

**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** | City Activity Center |
| **Small Area Plan** | Central |
| **Growth Strategy Map Designation** | Primary Growth |

**LDP Goals/Policies Which Support Request**

**Checklist Item 1**: Rezoning is compliant with the Proposed Land Use Map.

**Checklist Item 3:** The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. *(Article 200, Section 210, Schedule of Statements of Intent)*

**Checklist Item 5:** Complies with Growth Strategy Map

**Checklist Item 7**: The proposed rezoning is compatible with the applicable Small Area Plan.

**Checklist Item 8**: The request is an adaptive reuse of a vacant or unused lot, or is an infill lot.

**Checklist Items 12-13**: The property is located outside of watershed and Special Hazard Flood Area.

**2.1.5:** The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

# Rezoning Staff Report

**RZ Case #** **RZ-22-04**

**LDP Goals/Policies Which Do Not Support Request**

**Checklist Item 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**

Whole Block Redevelopment options were incorporated into the zoning ordinance less than 15 years ago to facilitate large-scale revitalization projects that are consistent with city policy by streamlining the zoning approval of such proposals. The ordinance identifies specific development standards, and provided an applicant complies with the predetermined zoning requirements, project approval is administrative in nature and does not require city council review and action. Due to a deviation from these predetermined standards, the applicant is requesting accommodation through this conditional zoning application.

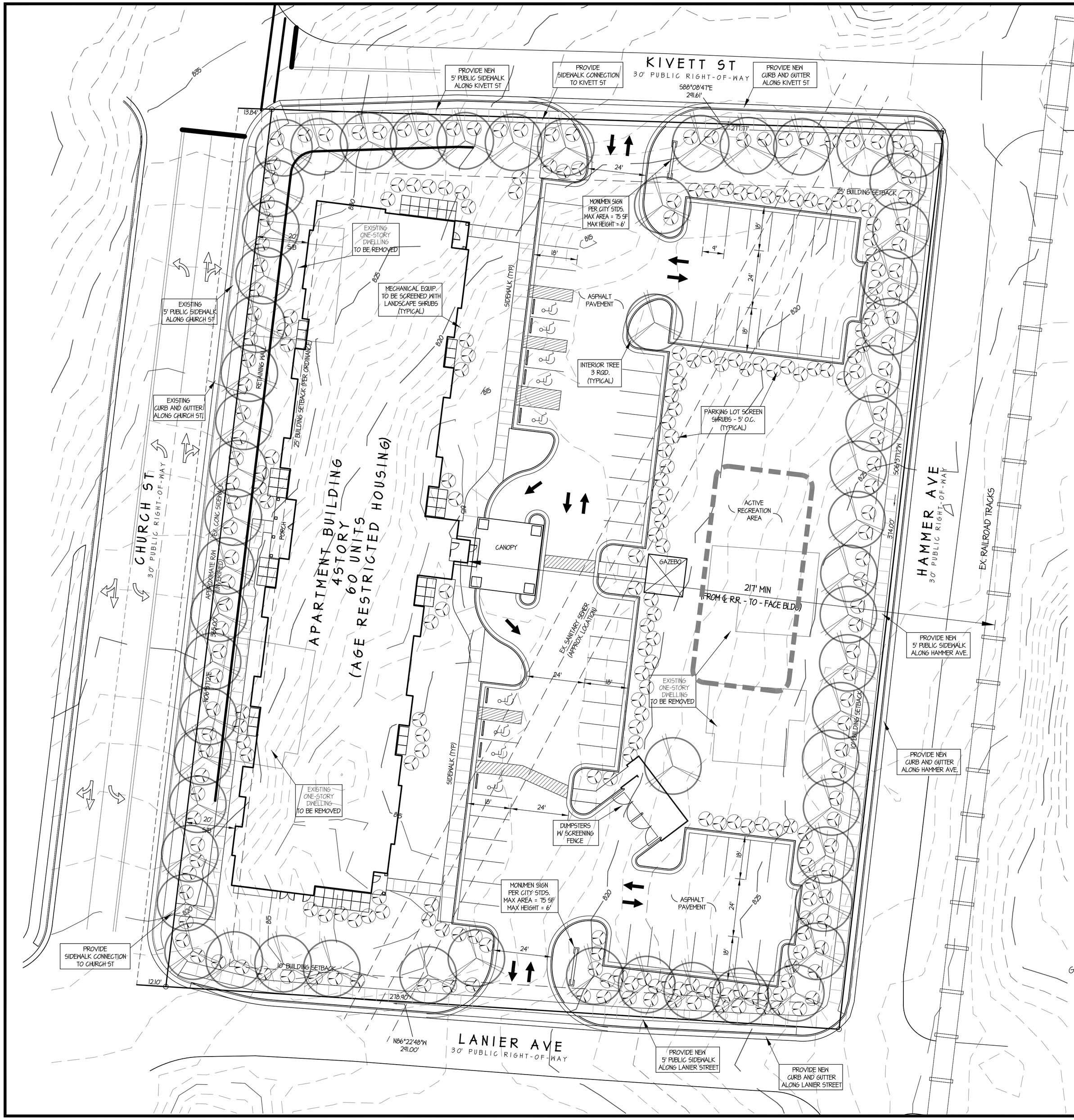
The primary reason for the proposal to reduce the building setback on S. Church St. is to maximize separation between the proposed building and the railroad right-of-way. Reduced building setbacks are design characteristics encouraged, and in some areas of the city such as the central business district two blocks to the north, generally mandated by the development codes. When reviewing development proposals with lesser street setbacks, impacts to future right-of-way needs and transportation improvements should be considered. In this location, the S. Church St. right-of-way is 50' - 60' in width and is designated as adequate in the city's Transportation Plan; no transportation improvements are proposed. In fact, the last improvement to S. Church St. was a lane reduction project designed to reduce speeds on the roadway and improve safety.

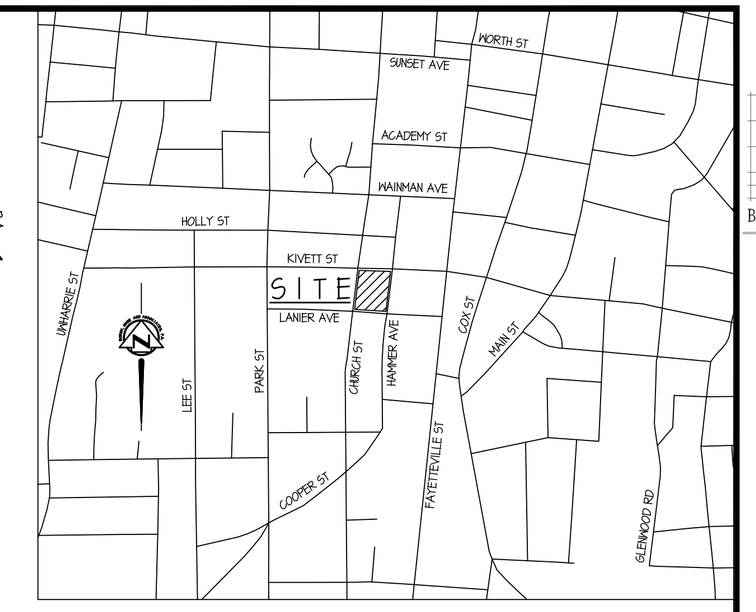
**Recommendation** Staff's recommendation is to approve the application, subject to acceptance of the suggested conditions.

# Rezoning Staff Report

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

(A) The use approved shall be a Whole Block Redevelopment for a Multi Family Development for the Elderly.
(B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
(C) 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.




VICINITY MAP
N. T. S.

## SITE DATA

| | |
|---|---|
| AREA IN R/W: | 0.11 ± ACRES |
| SITE AREA: | 2.36 ± ACRES |
| TOTAL AREA: | 2.47 ± ACRES |
| PARCEL PIN: | 7751703525 |
| DEED REFERENCE: | D.B. 1165, PG 441 |
| PLAT REFERENCE: | P.B. 1, PG. 177 |
| EXISTING ZONING: | OA6 |
| PROPOSED ZONING: | OA6 CZ |
| EXISTING USE: | SINGLE FAMILY HOMES |
| PROPOSED USE: | RESIDENTIAL MULTI-FAMILY APARTMENTS |
| NO. OF UNITS: | 60 APTS. UNITS |
| DENSITY: | 60 UNITS / 2.47 AC = 24.3 UNITS / AC |

## BUILDING SETBACKS

| STREET | ORDINANCE REQUIRED SETBACK | REQUESTED SETBACK |
|---|---|---|
| KIVETT STREET | 25' | 20' MIN. |
| HAMMER AVENUE | 10' | 10' MIN. |
| LANIER AVENUE | 10' | 10' MIN. |
| CHURCH STREET | 25' | 20' MIN. |

## PARKING SUMMARY

| | |
|---|---|
| PARKING REQUIRED: | 60 UNITS * 1 SP/UNIT = 60 SP. (+) 6 SP OVERFLOW = 66 SP. |
| PARKING PROVIDED: | 66 SP. MINIMUM |

## RECREATIONAL AREA SUMMARY

| | |
|---|---|
| RECREATIONAL AREA REQUIRED: | 5,445 S.F. |
| RECREATIONAL AREA PROVIDED: | |
| INSIDE BUILDING: | |
| COMMON SITTING AREAS: | 480 SF |
| MULTI-PURPOSE ROOM: | 432 SF |
| FLEX SPACE: | 180 SF |
| COMPUTER ROOM: | 120 SF |
| ACTIVITY ROOMS: | 1,800 SF |
| OUTSIDE BUILDING: | |
| GAZEBO: | 250 SF |
| DESIGNATED AREA: | 3,300 SF |
| DESIGNATED AREA: | 6,562 SF |

## BUILT UPON AREA SUMMARY

| | |
|---|---|
| BUILT-UPON AREA ALLOWABLE: | 70% MAX (2.36 AC * 70% = 1.65 AC) |
| BUILT-UPON AREA PROVIDED: | 1.30 AC (1.30 AC / 2.36 AC = 55% +/-) |

## STORM WATER MANAGEMENT

STORMWATER MANAGEMENT BMP TO BE PROVIDED TO CONTROL RUNOFF FROM A 10 YEAR STORM TO THE PRE-DEVLOPMENT RATE.

## NOTES

1. BOUNDARY INFORMATION TAKEN FROM AVAILABLE RECORED DEED INFORMATION. NO FIELD SURVEY OF THE PREMESIS WAS PERFORMED FOR THIS MAP.
2. TOPOGRAPHICAL INFORAMTION FROM NC LIDAR.
3. EXISTING STRUCTURES TO BE REMOVED FROM THE PROPERTY.
4. NO R.V. STORAGE IS PERMITTED ON THE SITE.
5. THIS SITE SKETCH IS "SCHEMATIC" AND "ILLUSTRATIVE" ONLY. FINAL SITE PLANS TO BE REMITTED TO THE CITY FOR APPROVAL WITH THE FINAL CONSTRUCTION DOCUMENTS.
6. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, ELEVATIONS AND INTERIOR LAYOUTS.

## LANDSCAPE SYMBOLS

LARGE MATURING TREES

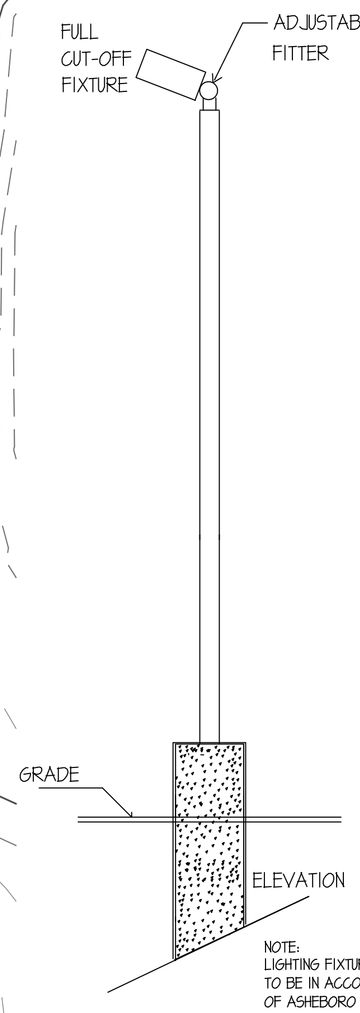
SHRUBS

SEE CITY OF ASHEBORO ORDINANCE FOR APPROVED TREE AND SHRUB LIST

## LANDSCAPE REQUIREMENTS

| TYPE | REQUIREMENT | PROVIDED |
|---|---|---|
| KIVETT STREET | (271 LF - 24' DRIVE - 22' ESMT AREA) FRONTAGE * 1 LARGE TREE/20' + 8 TREES<br>(271 LF - 24' DRIVE - 22' ESMT AREA) FRONTAGE * 1 SHRUB/10' + 22 SHRUBS | 8 TREES<br>22 SHRUBS |
| HAMMER AVENUE | 314 LF FRONTAGE * 1 LARGE TREE/20' + 18 TREES<br>314 LF FRONTAGE * 1 SHRUB/10' + 36 SHRUBS | 18 TREES<br>36 SHRUBS |
| LANIER AVENUE | (274 LF - 24' DRIVE - 22' ESMT AREA) FRONTAGE * 1 LARGE TREE/20' + 8 TREES<br>(274 LF - 24' DRIVE - 22' ESMT AREA) FRONTAGE * 1 SHRUB/10' + 22 SHRUBS | 8 TREES<br>22 SHRUBS |
| CHURCH STREET | 365 LF FRONTAGE * 1 LARGE TREE/20' + 18 TREES<br>365 LF FRONTAGE * 1 SHRUB/10' + 36 SHRUBS | 18 TREES<br>36 SHRUBS |
| INTERIOR TREES | 3 TREES REQUIRED FOR PARKING LOT | 3 TREES |
| MECHANICAL SCREEN | SHRUBS TO PLACED AS REQUIRED | SHRUBS PROVIDED AS NEEDED |
| PARKING LOT SCREEN | SHRUBS AT 5' O.C. | SHRUBS PROVIDED AS NEEDED |

ALL LANDSCAPING TO BE IN ACCORDANCE WITH THE CITY OF ASHEBORO ORDINANCE REQUIREMENTS.
* SMALL TREES CAN REPLACE THE LARGE TREES ONLY AS ALLOWABLE BY THE CITY REVIEWER
LANDSCAPING AS SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
FINAL LANDSCAPE PLAN TO BE REMITTED WITH CONSTRUCTION DOCUMENTS FOR APPROVAL.
PLAN TO BE ADJUSTED IF SO REQUIRED BY TRC FOR SIGHT DISTANCES AT INTERSECTIONS




NOTE:
LIGHTING FIXTURE AND LIGHTING PLAN TO BE IN ACCORDANCE WITH THE CITY OF ASHEBORO STANDARDS AND SPECIFICATIONS.

LIGHT POLE DETAIL
SCHEMATIC - NOT TO SCALE

GRAPHIC SCALE
0 10' 20' 40' 60' 80'
1" = 20'

BWA Engineers Planners Surveyors
Borum, Wade and Associates, P.A.
621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
PO Box 21882 Greensboro, NC 27420-1882
Phone: 336-273-0471 Fax: 336-273-3719
Web: www.borum-wade.com
N.C. License #: C-0868

SEALS:

DRAFT

PROJECT:

# MEMORIAL SQUARE APARTMENTS
617 S CHURCH ST.
ASHEBORO TOWNSHIP, RANDOLPH COUNTY
ASHEBORO, NORTH CAROLINA

DEVELOPER:

WYNNEFIELD FORWARD, LLC
PO BOX 566
JAMESTOWN, NORTH CAROLINA 27282
PHONE: 336-822-0765
CONTACT: DAVIS RAY

| | |
|---|---|
| DRAWN BY: | WRB |
| DATE: | MARCH 31, 2022 |
| REVISIONS: | |

SHEET TITLE:
SKETCH PLAN

FILE NO: F:\

DRAWING SCALE: 1"=20'

PLAN SHEET NO.

4 REAR ELEVATION
3/32" = 1'-0"

2 RIGHT SIDE ELEVATION
3/32" = 1'-0"

3 LEFT SIDE ELEVATION
3/32" = 1'-0"

1 FRONT ELEVATION
3/32" = 1'-0"

REVISIONS

PROJECT 2022-002
DATE 1-19-2022
DRAWN BY / CHECKED BY MRL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

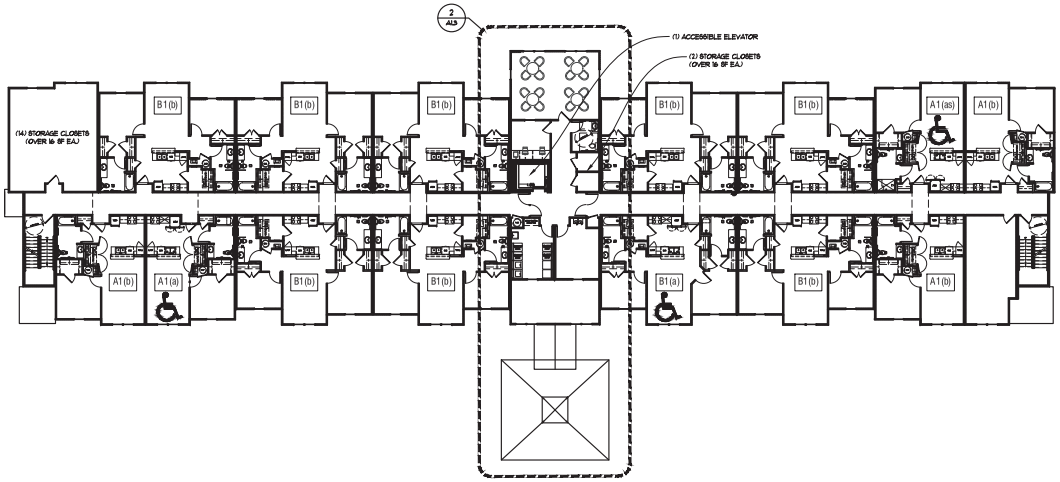
MEMORIAL SQUARE
ASHEBORO, NC

EXTERIOR ELEVATIONS

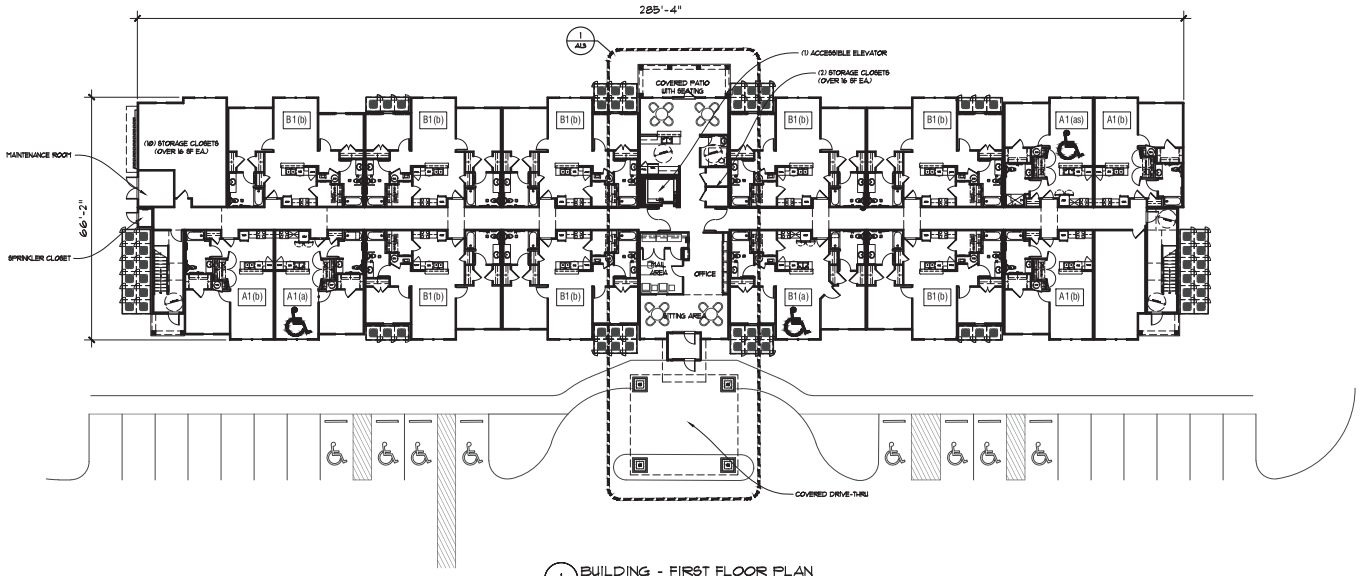
A3.1

2022 ROUND 1 - PRELIMINARY DRAWING SET

PLOTTED: 4/6/2022 11:01:06 AM - DRAWING: P:\WYNNEFIELD\2022-002 ASHEBORO, NC FAMILY 9% TC\DRAWINGS\PRELIM\2022\SHEETS\A3.1.DWG - PLOTTED BY: JOSHUA RAMIREZ - COPYRIGHT 2022




2 BUILDING - SECOND FLOOR PLAN
1/16" = 1'-0"




1 BUILDING - FIRST FLOOR PLAN
1/16" = 1'-0"

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

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215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

MEMORIAL SQUARE
ASHEBORO, NC

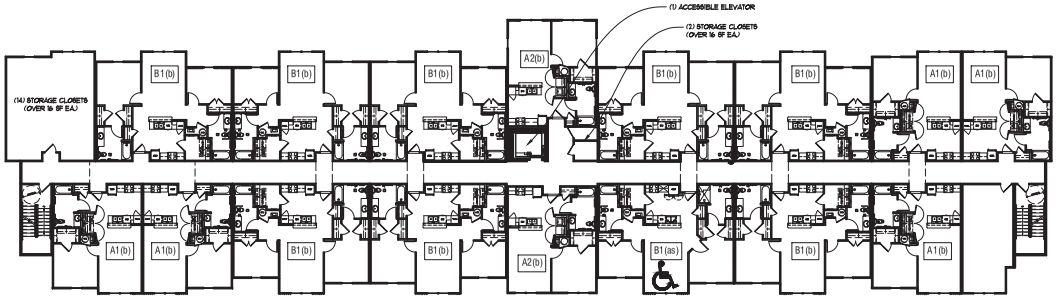
BUILDING - FIRST & SECOND FLOOR PLANS

PROJECT 2022-002
DATE 1-19-2022
DRAWN BY / CHECKED BY MRL

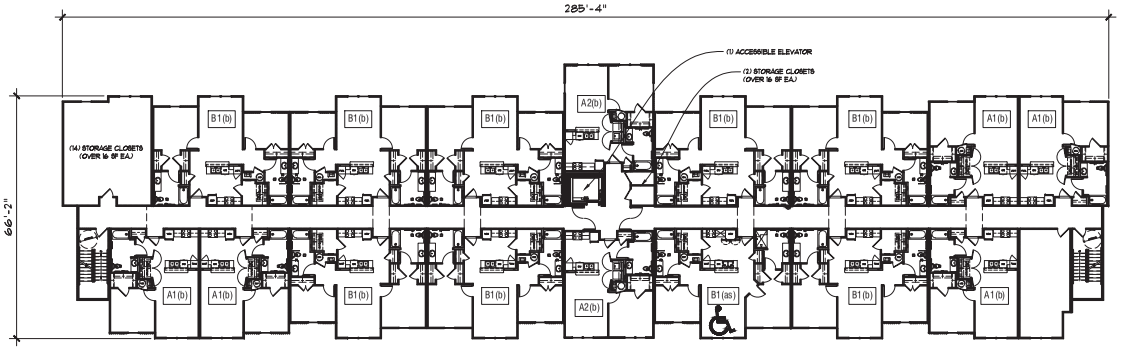
A1.1

2022 ROUND 1 - PRELIMINARY DRAWING SET

PLOTTED: 1/21/2022 8:12:38 AM - DRAWING: P:\WYNNEFIELD\2022-002 ASHEBORO, NC FAMILY 9% TC\DRAWINGS\PRELIM\2022\SHEETS\A1.1.DWG - PLOTTED BY: MICHAEL LEE - COPYRIGHT 2022




2 BUILDING - FOURTH FLOOR PLAN
1/16" = 1'-0"




1 BUILDING - THIRD FLOOR PLAN
1/16" = 1'-0"

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

MEMORIAL SQUARE
ASHEBORO, NC

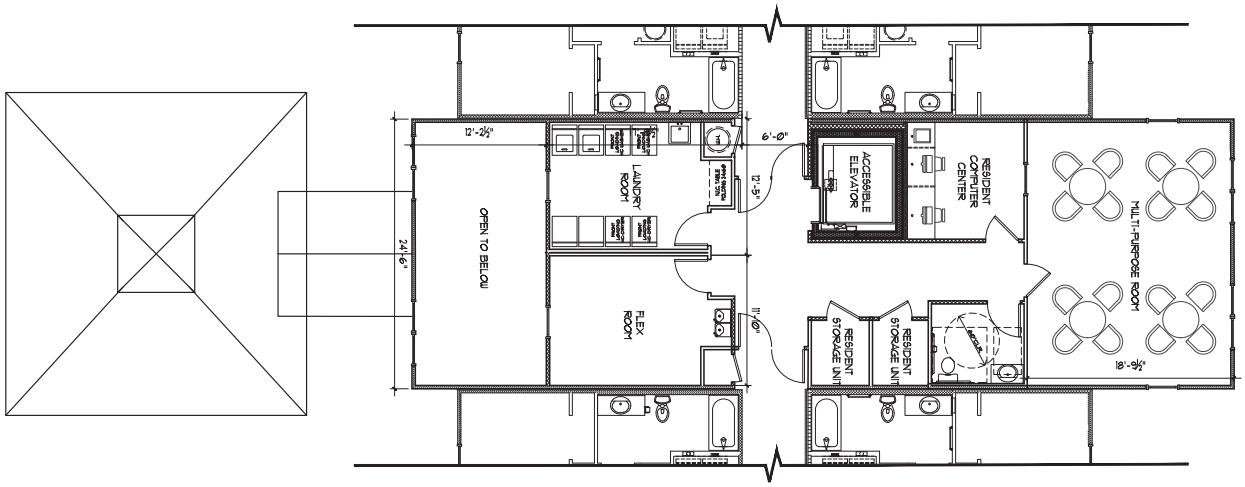
BUILDING - THIRD & FOURTH FLOOR PLANS

PROJECT 2022-002
DATE 1-19-2022
DRAWN BY / CHECKED BY MRL

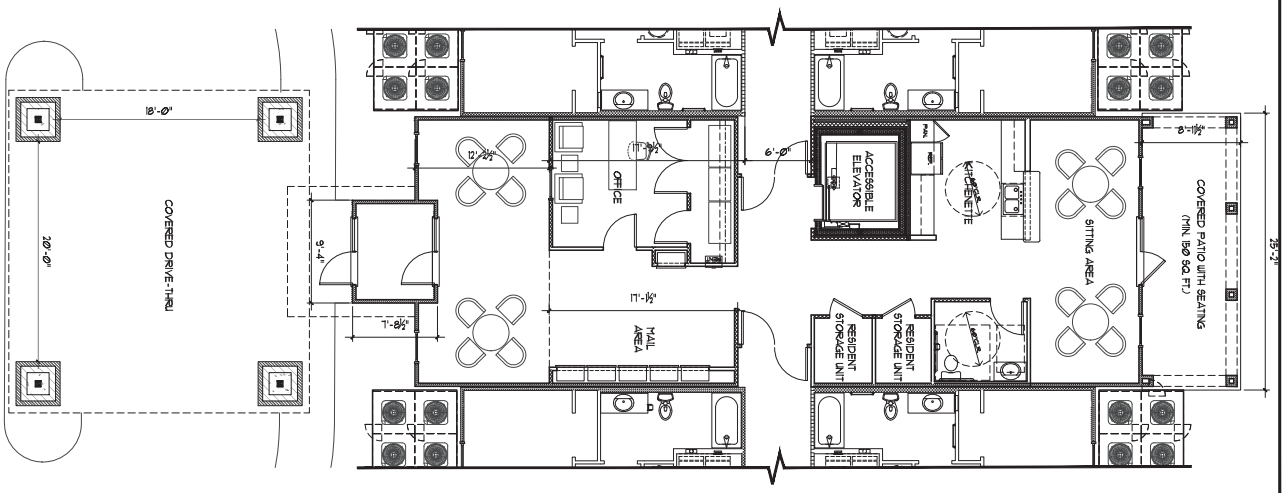
A1.2

2022 ROUND 1 - PRELIMINARY DRAWING SET

PLOTTED: 1/21/2022 8:11:15 AM - DRAWING: P:\WYNNEFIELD\2022-002 ASHEBORO, NC FAMILY 9% TC\DRAWINGS\PRELIM\2022\SHEETS\A1.2.DWG - PLOTTED BY: MICHAEL LEE - COPYRIGHT 2022




2 COMMUNITY AREA - ENLARGED SECOND FLOOR PLAN
3/16" = 1'-0"




1 COMMUNITY AREA - ENLARGED FIRST FLOOR PLAN
3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

A1.3

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215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

MEMORIAL SQUARE
ASHEBORO, NC

ENLARGED BUILDING PLANS

| | |
|---|---|
| PROJECT | 2022-002 |
| DATE | 1-19-2022 |
| DRAWN BY / CHECKED BY | MRL |
| REVISIONS | |

1 A1(b) ONE BEDROOM UNIT FLOOR PLANS
1/4" = 1'-0"
PAINT TO PAINT AREA = 668 SF.




2 A2(b) ONE BEDROOM CENTER UNIT FLOOR PLANS
1/4" = 1'-0"
PAINT TO PAINT AREA = 668 SF.

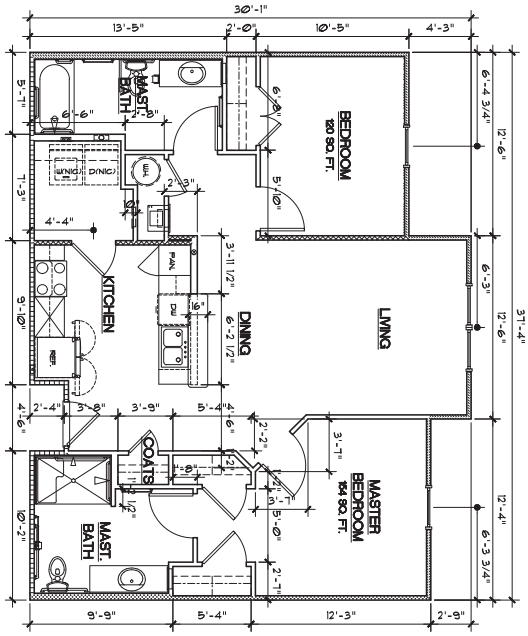



3 A1(a) ONE BEDROOM HC UNIT FLOOR PLANS
1/4" = 1'-0"
PAINT TO PAINT AREA = 668 SF.

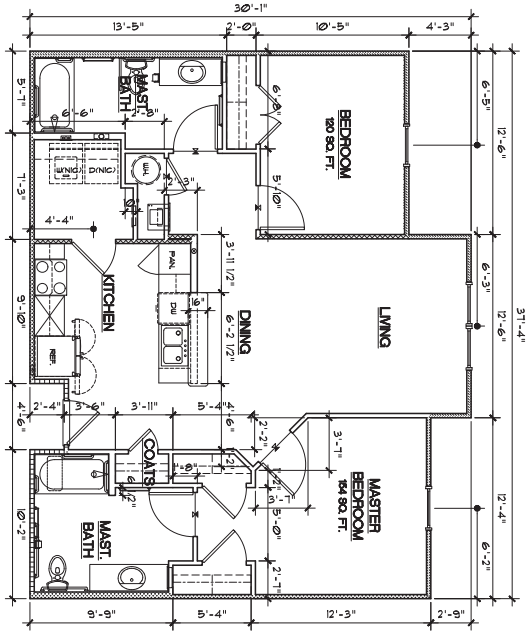



4 A1(aa) ONE BEDROOM HC UNIT FLOOR PLANS w/ ROLL-IN SHOWER
1/4" = 1'-0"
PAINT TO PAINT AREA = 668 SF.

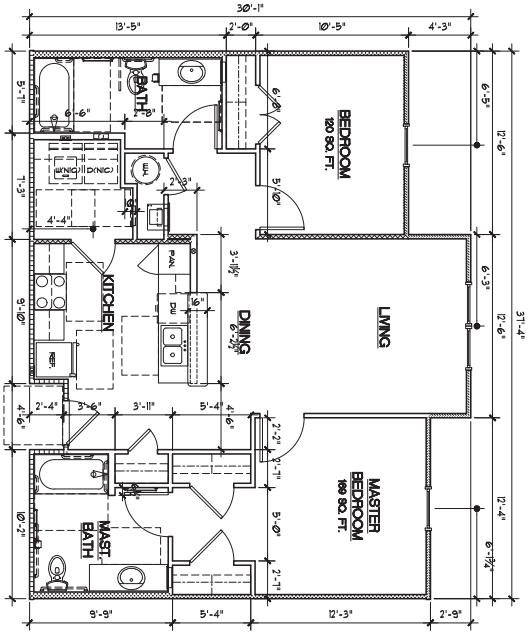
SCALE: ½" = 1'-0"




3 B1(ab) TWO BEDROOM HC UNIT w/ ROLL-IN SHOWER FLOOR PLANS
1/4" = 1'-0"
PAINT TO PAINT AREA = 914 S.F.




2 B1(a) TWO BEDROOM HC UNIT FLOOR PLANS
1/4" = 1'-0"
PAINT TO PAINT AREA = 914 S.F.




1 B1(b) TWO BEDROOM UNIT FLOOR PLANS
1/4" = 1'-0"
PAINT TO PAINT AREA = 914 S.F.

SCALE: 1/4" = 1'-0"

A2.2

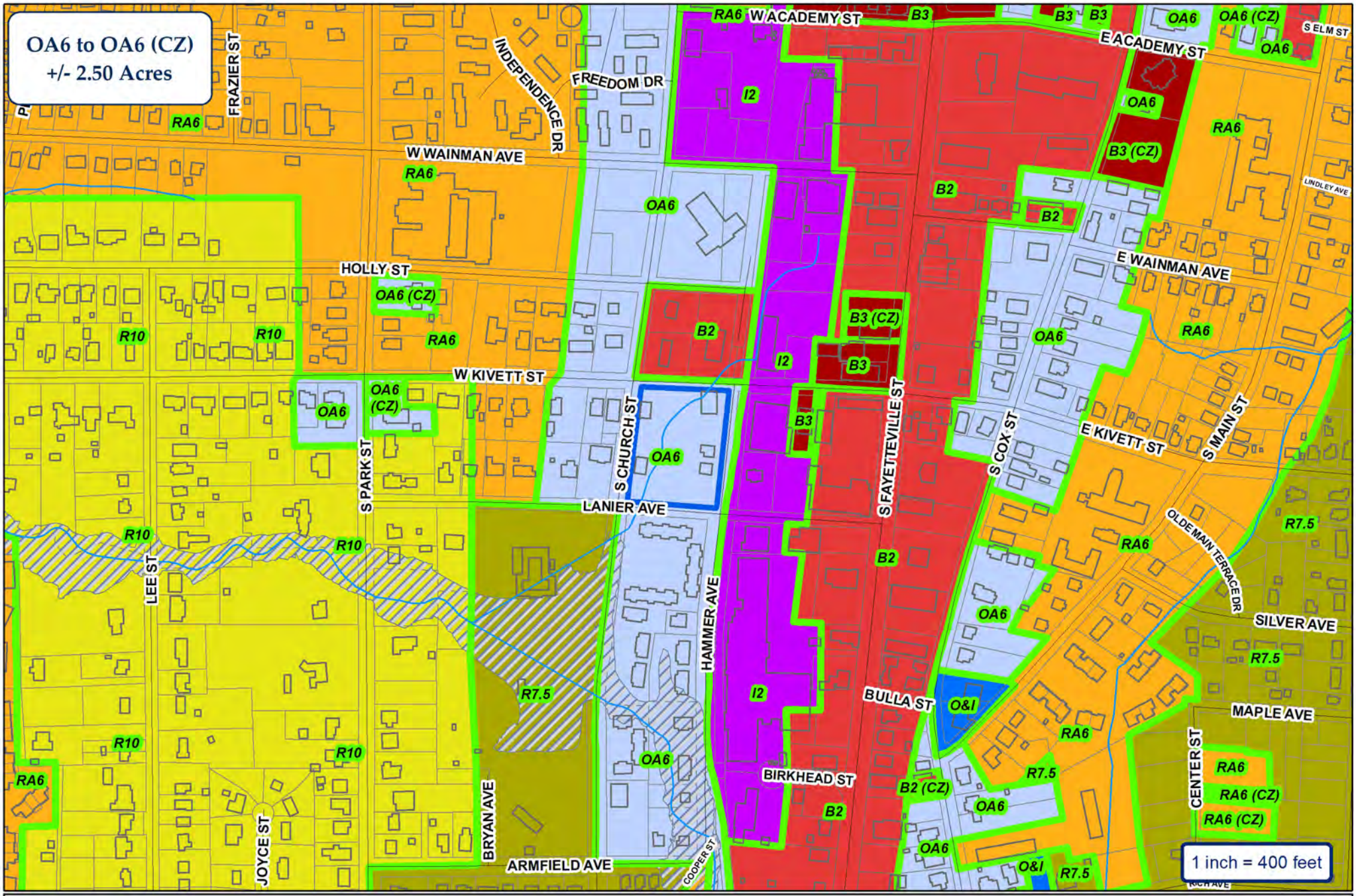
MRA

**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

**MEMORIAL SQUARE**
ASHEBORO, NC

TWO BEDROOM UNIT FLOOR PLANS

| | |
|---|---|
| PROJECT | 2022-002 |
| DATE | 1-19-2022 |
| DRAWN BY / CHECKED BY | MRL |
| REVISIONS | |




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

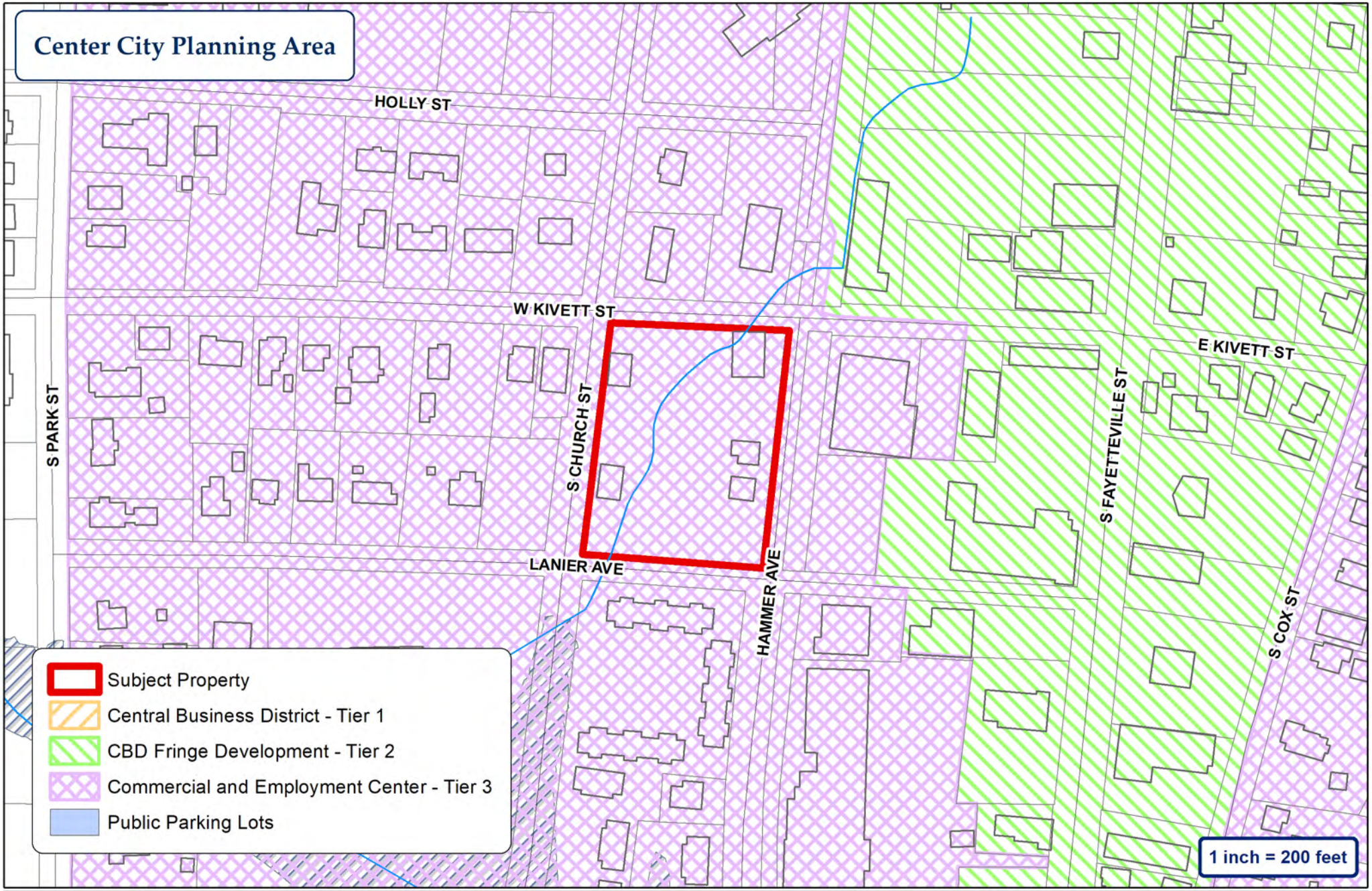
ETJ

**City of Asheboro Planning & Zoning Department**

**Rezoning Case: RZ-22-04**

**Parcel: 7751703525**

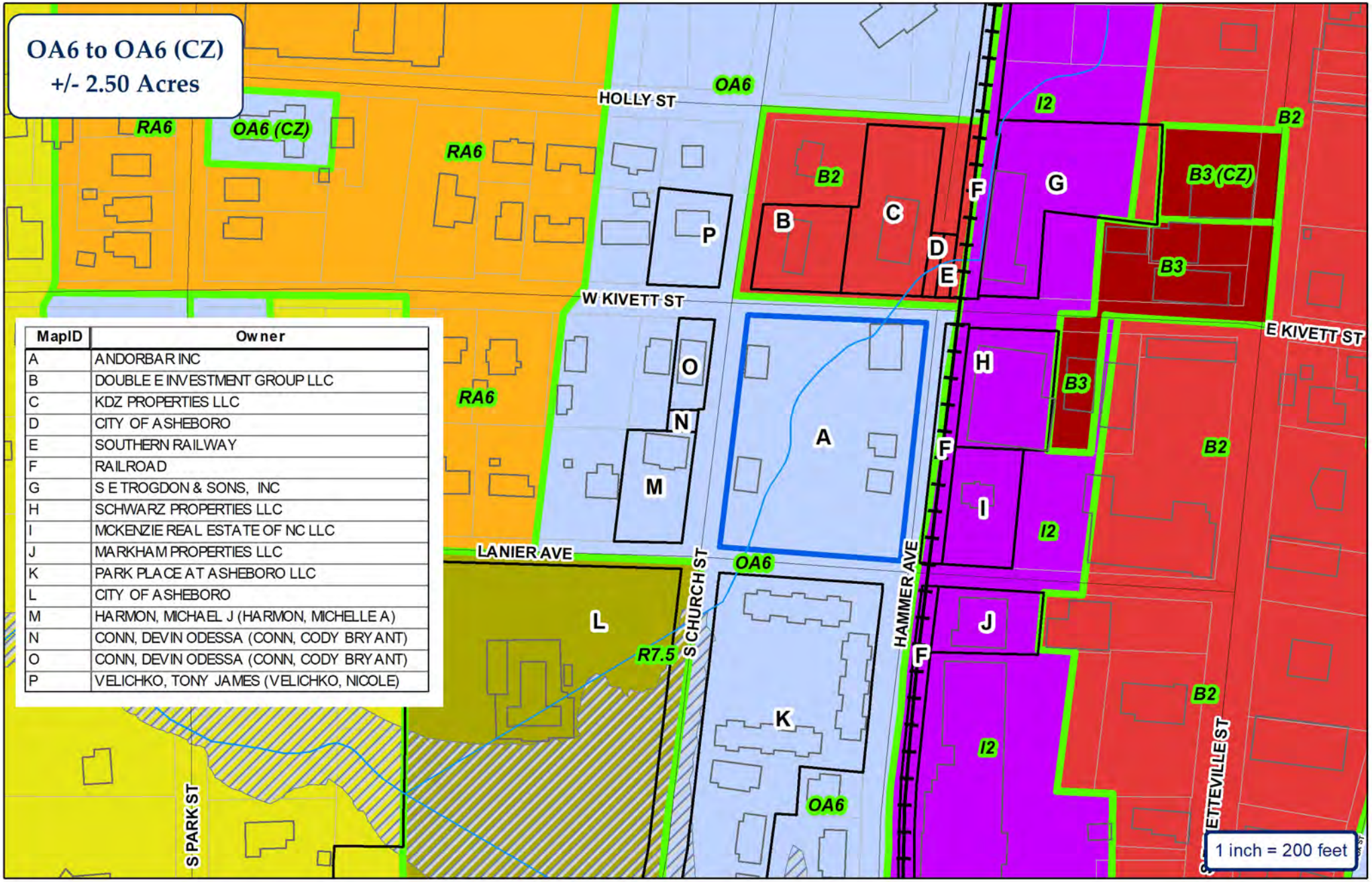
Subject Property
Zoning




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-04

Parcel: 7751703525




| MapID | Owner |
|---|---|
| A | ANDORBAR INC |
| B | DOUBLE E INVESTMENT GROUP LLC |
| C | KDZ PROPERTIES LLC |
| D | CITY OF ASHEBORO |
| E | SOUTHERN RAILWAY |
| F | RAILROAD |
| G | S E TROGDON & SONS, INC |
| H | SCHWARZ PROPERTIES LLC |
| I | MCKENZIE REAL ESTATE OF NC LLC |
| J | MARKHAM PROPERTIES LLC |
| K | PARK PLACE AT ASHEBORO LLC |
| L | CITY OF ASHEBORO |
| M | HARMON, MICHAEL J (HARMON, MICHELLE A) |
| N | CONN, DEVIN ODESSA (CONN, CODY BRYANT) |
| O | CONN, DEVIN ODESSA (CONN, CODY BRYANT) |
| P | VELICHKO, TONY JAMES (VELICHKO, NICOLE) |

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

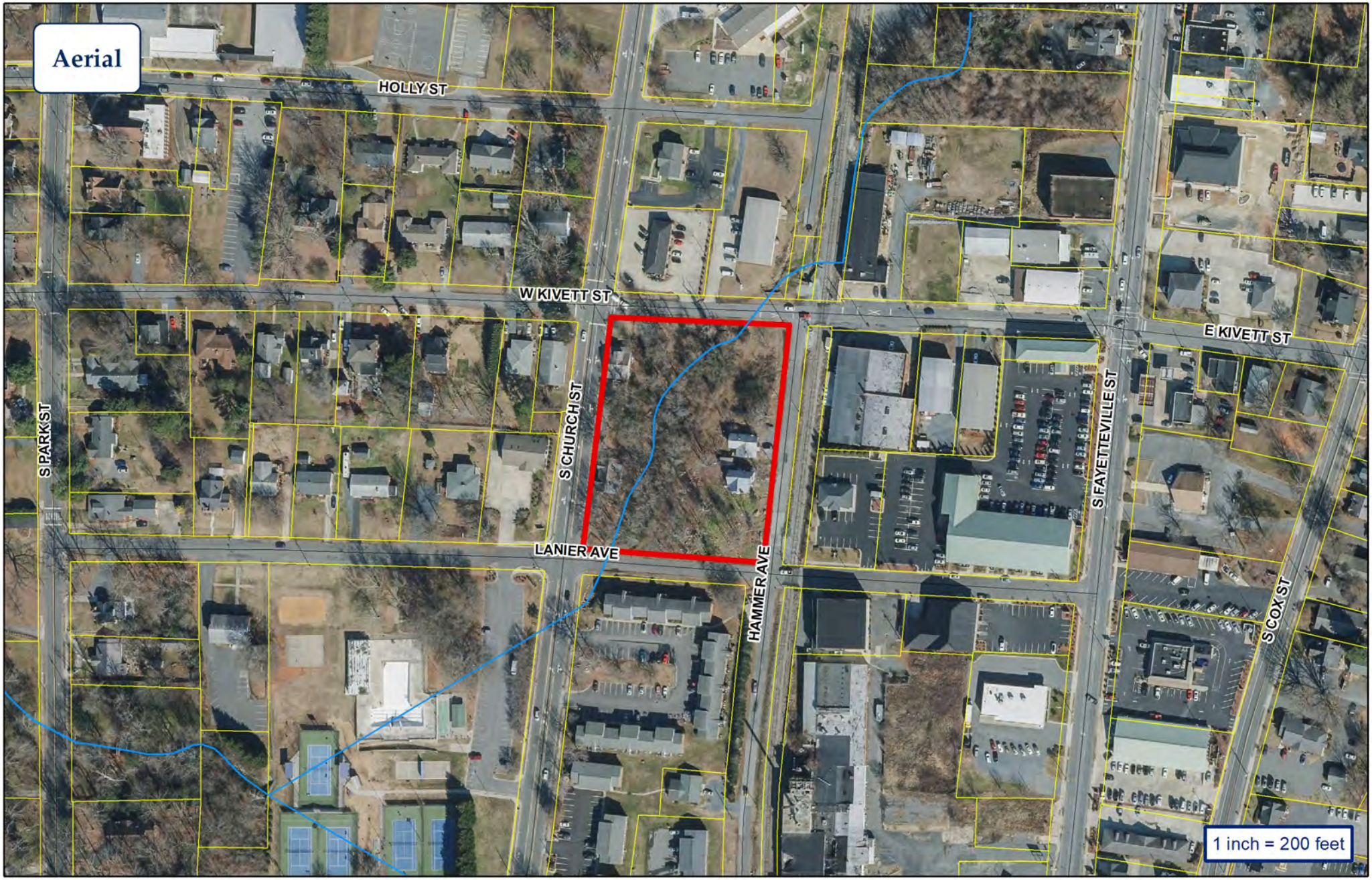
ETJ

**City of Asheboro Planning & Zoning Department**

**Rezoning Case: RZ-22-04**

**Parcel: 7751703525**

Subject Property
Adjoining Properties
City Zoning




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-04

Parcel: 7751703525

Subject Property

Zoning

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.

## 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* Wynnefield Forward, LLC *Applicant's Phone #* 336.822.0765

*Applicant's Address* PO Box 566

Jamestown, NC 27282

*Applicant email address* davis@wynnefieldforward.com

**PROPERTY INFORMATION**

*Property Owner's Name* Andorbar, Inc.

*Location of Property* 617 S. Church Street *Property Size (ac. or s.f.)* 2.50 +/- acres

*Randolph County Property Identification Number (PIN#)* 7751703525

*Current Zoning District* OA6 *Requested Zoning District* OA6 (CZ)

*Date Property Title Acquired* 06/25/1985 *Deed Book* 001165 *Page* 00491

*Subdivision* _____ *Section* _____ *Lot #* _____

*Plat Book* 1 *Page* 177

**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:
Our firm respecfully requests a Conditional Zoning designation to allow for the development of a 60 unit multifamily community. Our current design consists of one and two bedroom units in a four story building at in the S. Church Street, Lanier Avenue, Hammer Avenue and W. Kivett Street block of Asheboro. The applicaiton would utilize a Whole Block Redevelopment for our senior community including sitting areas throughout the property, community room, a covered drive-thru drop off at entry, resident computer center along with many others. Each unit will be spacious and include washer/dryer hookups, dishwasher, refrigerator, range, walk-in closets, and an Energy Star certification. The four story building will consist of brick, hardi-board and vinyl materials along with a broken roof line and accents such as banding to expand on the architectural integrity.
Our design is currently encroaching the 25' setback along S. Church St. The building setback from S. Church St has been designed to avoid disruption with the sanitary sewer line.

Additionally, we have designed the site to keep the residential structures as far from the railroad tracks (Running parallel to Hammer Ave.) as possible. We are requesting to deviate from the current setback requirement of 25' off of a thoroughfare as well as exceeding the building height to no more than 50', compared to the exisiting 45' cap.

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

The Land Development Plan, shows the subject property as "Primary Growth" on the 'Growth Map', which is detailed as 'Areas with prime access to existing city infrastructure and urban services and located within existing city limits. Suitable development sites within PGAs should be given the highest level of encouragement and incentives for short-range development' (Section 5.3 – Land Development Toolkit). The Proposed Land Use as a 'Town Activity Center' designation. While our plan is in conformity with current zoning it also a natural fit and addresses the desires of the City of Asheboro's future goals.

**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.

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?

Does not apply ☒

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

This requested admentment is project specific due to the existing circumstances on this parcel. The sewer line and railroad tracks create some design challenges that we feel would be best mitigated by our proposed application.

## 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*

C. CRAIG STONE

*Printed Name of Authorized Signatory (if different from Applicant)*

*Position/Relationship of Authorized Signatory to Applicant*

*Owner Signature (if different than Applicant)*

Kenneth B. Barnes

*Owner Address*

P.O. Box 2572

Asheboro NC 27204

*Telephone Number*

336-259-7693

*Printed Name of Authorized Signatory (if different from Owner)*

*Position/Relationship of Authorized Signatory to Owner*

**STAFF USE**

**Received by:** JTL **Date:** 3-11-22 **Case Number:**

**CITY OF ASHEBORO**
**NOTICE OF CONDITIONAL ZONING DISTRICT HEARING**

This is to notify you that I (we) _____have filed an application with the City of Asheboro for a Conditional Zoning District for the property located at _____ for the purpose of _____
_____
_____
_____.

On _____, _____, 2022, at 7:00 PM, the Planning Board will review the Conditional Zoning District request and forward its recommendation to City Council. As part of this process, you and others will have an opportunity to speak concerning the request and offer input.

On Thursday, _____, 2022, at 7:00 pm the City Council will hold a public hearing on the Conditional Zoning District request. As part of this process, you and others again will have an opportunity to speak concerning the request and offer input.

The meetings will be held in the City Council Chambers, 146 North Church Street, Asheboro, NC. The Council, after considering the information/testimony presented during the public hearing and reviewing the report of the Planning and Zoning Department and recommendation of the Planning Board, will take action on the application. Such action may include approval of the request, referral back to the Planning Board, denial of the request, or approval of a modified version of the request on the basis of the Council's determination that such action is reasonably necessary to promote the public health, safety, or general welfare and to achieve the purposes of the adopted Land Development Plan. The meeting is open to the public and your participation is encouraged. If you have any questions, please contact the Planning and Zoning Department at 336-626-1201 Ext. 225. In addition, you may contact me (or my representative) _____ at _____.

# PROJECT ORDINANCE
# State Capital Infrastructure Grant Fund
# FY 2021-2022

WHEREAS, On January 4, 2022, the NC Office of State Budget and Management (OSBM) notified the City of Asheboro had been appropriated 4 State Capital Infrastructure Fund (SCIF) Directed Grants.

WHEREAS, the City of Asheboro received a grant in the amount of $1,500,000 for the purchase and renovation of the historic Acme-McCrary Textile Mill.

WHEREAS, the City of Asheboro received a grant in the amount of $1,900,000 for a new fire station.

WHEREAS, the City of Asheboro received a grant in the amount of $200,000 for capital improvements.

WHEREAS, the City of Asheboro received a grant in the amount of $1,500,000 for repairs and renovations of downtown facilities.

WHEREAS, the City of Asheboro desires to set up a Special Revenue Fund to account for the funding and the expenses related to these grants, and;

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

Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Project Ordinance is adopted:

Section 1: The State Capital and Infrastructure Grant Fund is hereby authorized as a project with current revenues and expenditures projected as listed below.

Section 2: The officers of the City of Asheboro are hereby authorized to proceed with the project within the terms of the agreement approved by the City Council and the budget contained herein.

Section 3: The following revenues are anticipated to be available at this time for this project:

| Line Item | Description | Amount |
|---|---|---|
| 67-300-0000 | Grant- Acme-McCrary Textile Mill | $1,500,000 |
| 67-301-0000 | Grant- Fire Station | $1,900,000 |
| 67-302-0000 | Grant- Capital Improvements | $200,000 |
| 67-303-0000 | Grant- Downtown Facilities | $1,500,000 |
| | | $5,100,000 |

# PROJECT ORDINANCE
# State Capital Infrastructure Grant Fund
# FY 2021-2022

Section 4: The following amounts are appropriated as expenditures for this project:

That the following Expense line items be increased:

| Line Item | Description | Amount |
|---|---|---|
| 67-400-0000 | Acme-McCrary Textile Mill- Purchase | 1,000,000 |
| 67-400-0001 | Acme-McCrary Textile Mill- Miscellaneous | 500,000 |
| 67-500-0000 | Fire Station-Unassigned | 1,900,000 |
| 67-600-0000 | Capital Improvements-Unassigned | 200,000 |
| 67-700-0000 | Downtown Facilities-Unassigned | 1,500,000 |
| | Total | 5,100,000 |

Adopted this the 5th day of May 2022.

_____
David H. Smith, Mayor

ATTEST:

_____
Holly H. Doerr, CMC, NCCMC, City Clerk

# ORDINANCE TO AMEND
# THE ZOO CITY SPORTSPLEX FUND
# FY 2021-2022

WHEREAS, the scope of work in change order #4 to the Zoo City Sportsplex contract with Terry's Plumbing & Utilities Inc. is for Terry's Plumbing and Utilities to prepare fields 2, 3, and 4 for turf by installing fabric, setting underdrain stone and concrete curb ready for installation of turf.

WHEREAS, the Zoo City Sportsplex Fund needs to be amended to reflect the revenue and appropriation for the offsetting expense.

WHEREAS, the City Council of the City of Asheboro desires to be in compliance with all generally accepted accounting principles to incorporate new expenditures outline above, and

THEREFORE, BE IT ORDAINED by the City Council of the City of Asheboro, North Carolina that following revenue and expense line items are changed as follows:

Section 1: That the following revenue line item be increased:

| Account # | Expense Description | Increase |
|---|---|---|
| 74-300-1000 | Contribution from General Fund | $1,282,300 |

Section 2: That the following expense line item be increased:

| Account # | Expense Description | Increase |
|---|---|---|
| 74-400-0001 | Construction | $1,282,300 |

Adopted this 5th day of May, 2022.

_____
David H. Smith, Mayor

ATTEST:

_____
Holly H. Doerr, CMC, NCCMC, City Clerk

# CHANGE ORDER

ORDER NUMBER: 4

DATE: April 28, 2022

NAME OF PROJECT: ZOO CITY SPORSTPLEX SITEWORK (Stone for and sub-drainage installation for Turf Fields 2, 3 and 4)

OWNER: City of Asheboro

CONTRACTOR: Terry's Plumbing and Utilities, Inc.

The following changes are hereby made to the CONTRACT DOCUMENTS:

Change to CONTRACT PRICE:

| | |
|---|---|
| Original CONTRACT PRICE: | $ 3,700,315.00 |
| Current CONTRACT PRICE Adjusted by Previous CHANGE ORDER: | $ 5,668,072.50 |
| The CONTRACT PRICE due to this CHANGE ORDER will be increased by: | $ 1,282,299.04 |
| The new CONTRACT PRICE including This CHANGE ORDER will be: | $ 6,950,371.54 |

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by 30 calendar days.

The date for completion of all work will be September 30, 2022

APPROVALS:

To be effective, this Change Order must be approved in accordance with the CONTRACT DOCUMENTS.

Requested By: _____ Contractor
Terry's Plumbing & Utilities, Inc

Recommended By: _____ Engineer
Michael L. Leonard, PE, City Engineer

Accepted By: _____ Owner
John N. Ogburn, III, City Manager

PRE-AUDIT STATEMENT:

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

| _____ | _____ |
|---|---|
| Finance Officer | Date |

Terry's Plumbing & Utilities, Inc
**********
465 Lewallen Rd
Asheboro, NC 27205
336-625-1090
336-625-1440 Fax
tpuinc@triad.rr.com

**April 28, 2022**

**City of Asheboro**
**146 North Church St.**
**Asheboro, NC 27203**

**Attn: Mr. Michael Leonard, PE**

**Ref: Zoo City Sportsplex Change Order 4 – Soccer Fields**

**Dear Mr. Leonard,**

**Per your request, we propose to prepare fields 2, 3 and 4 for turf by installing fabric, setting underdrain stone and concrete curb ready for installation of turf.**

**Complete for the sum ..... $ 1,282,299.04**

**Notes:**

1. **City to provided all surveys and staking.**

**Sincerely,**

**C. Terry Tucker, President**
**Terry's Plumbing & Utilities, Inc.**
**License 51103 Unlimited**

April 27, 2022

Mr. Michael Leonard, City Engineer
City of Asheboro
146 North Church Street
Asheboro, NC 27204

**RE: Corporate Hangar**
**Asheboro Regional Airport**
**WKD Project No. 20210508.00.CL**
**Bid Tabulation and Recommendation**

Dear Mr. Leonard:

Enclosed is the Certified Bid Tabulation for the subject project. Two bids were received at the second bid opening, the project was re-advertised after the first bid opening attempt as there were less than three bids submitted. A summary of the received bids is listed below.

| | Simcon Company, LLC | Cooper Tacia General Contracting Co. |
|---|---|---|
| **Schedule I - Hangar** | **$959,650.00** | **$977,855.19** |
| **Schedule I - Additive Bid Items** | | |
| **1. Gutters with Down Spouts** | **$4,000.00** | **$2,580.00** |
| **2. Insulate Hangar Exterior Walls** | **$8,000.00** | **$34,837.11** |
| **4. Paint Exposed Steel on Interior** | **$20,000.00** | **$18,000.00** |
| **5. Hangar Bay Radiant Heat** | **$50,000.00** | **$15,000.00** |
| **Total Schedule I plus Additives** | **$1,041,650.00** | **$1,048,272.55** |

We have reviewed the bids and qualifications of the bidders. The low bidder for Schedule I, Simcon Company, is on the NCDOT preapproved list and has the proper licenses in the state of North Carolina.

This project will be funded with Non-Primary Entitlement (NPE) grant funds. Local share amounts will be 10% for FY18 and FY19 NPE funds and 0% for FY20, FY21, and FY22 NPE funds. Based on the information received and the available funding, we recommend that the City of Asheboro award the contract for the Corporate Hangar in the amount of $1,041,650.00 to Simcon Company to perform the subject work. This award amount includes schedule I-Hangar for $959,650.00 plus the schedule I Additive bid items #1, #2, #4 and #5. Award of contract is predicated on approval from NCDOA and FAA.

We appreciate the opportunity to serve as the Project Engineer for the City of Asheboro on this project and we remain available to answer any questions you may have.

Sincerely,

W.K. Dickson & Co., Inc.

Greg Kershaw, PE
Project Manager

Enclosures

# BID TABULATION
## Corporate Hangar
## Asheboro Regional Airport
## BID DATE: April 25, 2022
## WKD Project No. 20210508.00.CL

| | | | | | Simcon Company, LLC<br>2057 S. McKinney Road<br>Mount Airy, NC 27030<br>License No. 1016402 | | Cooper Tacia General Contracting Company<br>306 Parham Street,Suite 200A<br>Raleigh, NC 27601<br>License No. 65299 | |
|---|---|---|---|---|---|---|---|---|
| ITEM NO. | SPEC SECT | DESCRIPTION | QTY | UNIT | UNIT PRICE | EXTENDED TOTAL | UNIT PRICE | EXTENDED TOTAL |
| **Schedule I-Hangar** | | | | | | | | |
| 1. | C-105 | Mobilization (Max 10% of subtotal) | 1 | LS | 95,000.00 | 95,000.00 | 80,000.00 | 80,000.00 |
| 2. | C-100 | Contractor Quality Control Program (CQCP) | 1 | LS | 15,000.00 | 15,000.00 | 10,000.00 | 10,000.00 |
| 3. | C-102 | Temporary Construction Entrance | 1 | EA | 5,000.00 | 5,000.00 | 4,000.00 | 4,000.00 |
| 4. | C-102 | Temporary Inlet Protection | 1 | EA | 500.00 | 500.00 | 350.00 | 350.00 |
| 5. | C-102 | Temporary Rock Pipe Inlet Protection | 1 | EA | 2,000.00 | 2,000.00 | 700.00 | 700.00 |
| 6. | C-102 | Temporary Filter Sock | 325 | LF | 6.00 | 1,950.00 | 7.25 | 2,356.25 |
| 7. | C-102 | Temporary Seeding and Mulching | 1.0 | AC | 6,000.00 | 6,000.00 | 3,800.00 | 3,800.00 |
| 8. | D-701 | 12" HDPE | 75 | LF | 30.00 | 2,250.00 | 42.00 | 3,150.00 |
| 9. | P-101 | Remove Existing Asphalt Pavement | 77 | SY | 45.00 | 3,465.00 | 44.20 | 3,403.40 |
| 10. | P-152 | Unclassified Excavation | 170.00 | CY | 60.00 | 10,200.00 | 39.00 | 6,630.00 |
| 11. | P-152 | Unsuitable Excavation | 50 | CY | 55.00 | 2,750.00 | 59.00 | 2,950.00 |
| 12. | P-209 | Crushed Aggregate Base Course | 85 | CY | 115.00 | 9,775.00 | 65.00 | 5,525.00 |
| 13. | 32 12 16 | Asphalt Surface Course (S-9.5C) | 20 | TN | 225.00 | 4,500.00 | 145.00 | 2,900.00 |
| 14. | P-501 | Portland Cement Concrete Pavement (9" Depth) | 400 | SY | 115.00 | 46,000.00 | 110.00 | 44,000.00 |
| 15. | P-602 | Emulsified Asphalt Prime Coat | 24 | GL | 200.00 | 4,800.00 | 25.00 | 600.00 |
| 16. | P-603 | Emulsified Asphalt Tack Coat | 12 | GL | 80.00 | 960.00 | 25.00 | 300.00 |
| 17. | T-901 | Seeding (Mulched) | 1.0 | AC | 7,500.00 | 7,500.00 | 3,800.00 | 3,800.00 |
| 18. | Spec. | Utility-Electrical Installation, Complete | 1 | LS | 2,000.00 | 2,000.00 | 78,150.00 | 78,150.00 |
| 19. | 13122 | Hangar Building Construction -Complete (with Hydraulic Door) | 1 | LS | 740,000.00 | 740,000.00 | 725,241.00 | 725,241.00 |
| | | **Schedule I Sub-Total Bid** | | | | **959,650.00** | | **977,855.65** |
| **Schedule I - Alternative Bid Items** | | | | | | | | |
| 19a. | 13122 | Hangar Building Construction -Complete (with Bi-Fold Door) | 1 | LS | 750,000.00 | 750,000.00 | 6,429.54 | 6,429.54 |
| | | **Sub-Total Bid - Schedule I + Alternative Bid** | | | | **1,709,650.00** | | **984,285.19** |
| **Schedule I - Additive Bid Items** | | | | | | | | |
| 1. | 13122 | Gutters with Down Spouts, Complete Per Building | 1 | EA | 4,000.00 | 4,000.00 | 2,580.00 | 2,580.00 |
| 2. | 13122 | Insulate Hangar Exterior Walls and Hydraulic Door, Complete I | 1 | EA | 8,000.00 | 8,000.00 | 34,837.11 | 34,837.11 |
| 3. | 13122 | Insulate Hangar Exterior Walls and Bi-Fold Door, Complete Pe | 1 | EA | 8,000.00 | 8,000.00 | 34,837.11 | 34,837.11 |
| 4. | 13122 | Paint Exposed Steel on the Interior of the Hangar, Complete | 1 | EA | 20,000.00 | 20,000.00 | 18,000.00 | 18,000.00 |
| 5. | 13122 | Hangar Bay Radiant Heat, Complete | 1 | EA | 50,000.00 | 50,000.00 | 15,000.00 | 15,000.00 |
| **Schedule II-Auto Access** | | | | | | | | |
| 1. | C-105 | Mobilization (Max 10% of subtotal) | 1 | LS | 24,000.00 | 24,000.00 | 12,000.00 | 12,000.00 |
| 2. | C-100 | Contractor Quality Control Program (CQCP) | 1 | LS | 15,000.00 | 15,000.00 | 5,000.00 | 5,000.00 |
| 3. | C-102 | Temporary Seeding and Mulching | 1.0 | AC | 6,000.00 | 6,000.00 | 3,800.00 | 3,800.00 |
| 4. | C-102 | Rip Rap Outlet Protection, Class B (18" Depth) | 15 | SY | 45.00 | 675.00 | 70.00 | 1,050.00 |
| 5. | D-701 | 18" RCP Class IV | 230 | LF | 75.00 | 17,250.00 | 50.55 | 11,626.50 |
| 6. | D-751 | 4'x4' Drop Inlet | 2 | EA | 4,000.00 | 8,000.00 | 4,000.00 | 8,000.00 |
| 7. | D-752 | 18" Flared End Section | 1 | EA | 750.00 | 750.00 | 1,850.00 | 1,850.00 |
| 8. | P-152 | Unclassified Excavation | 315 | CY | 60.00 | 18,900.00 | 39.00 | 12,285.00 |
| 9. | P-152 | Unsuitable Excavation | 50 | CY | 55.00 | 2,750.00 | 59.00 | 2,950.00 |
| 10. | P-209 | Crushed Aggregate Base Course | 190 | CY | 115.00 | 21,850.00 | 65.00 | 12,350.00 |
| 11. | 32 12 16 | Asphalt Surface Course (S-9.5C) | 260 | TN | 200.00 | 52,000.00 | 145.00 | 37,700.00 |
| 12. | P-602 | Emulsified Asphalt Prime Coat | 340 | GL | 200.00 | 68,000.00 | 25.00 | 8,500.00 |
| 13. | P-603 | Emulsified Asphalt Tack Coat | 170 | GL | 80.00 | 13,600.00 | 25.00 | 4,250.00 |
| 14. | P-620 | Reflectorized Pavement Marking (Yellow) | 80 | SF | 10.00 | 800.00 | 50.00 | 4,000.00 |
| 15. | T-901 | Seeding (Mulched) | 2.0 | AC | 7,500.00 | 15,000.00 | 3,800.00 | 7,600.00 |
| | | **Schedule II - Sub-Total Bid** | | | | **264,575.00** | | **132,961.50** |

I hereby certify that the above is a true and correct
(to the best of my knowledge) tabulation of bids received on April 25, 2022.

Greg Kershaw, PE
W.K. Dickson & Co., Inc.

Apr 26 2022 2:02 PM