



Council Meeting Agenda
November 2, 2020
6:00 p.m.

1. Call to Order and Invocation Mayor Ed Hooks
2. Public Comments Mayor
3. Consent Agenda Mayor
 - a. Approval of Minutes- October 5, 2020 – Virtual Regular Meeting
 - b. Council Meeting Procedure- Resolution and Policy
 - c. Final Plat- Keystone, Phase T1A
 - d. Final Plat- The Meadows, Phase 2B
 - e. Petition for Voluntary Non-Contiguous Annexation- West Ten Road
 - f. Petition for Voluntary Non-Contiguous Annexation- Signature Flooring
 - g. Petition for Voluntary Non-Contiguous Annexation- Havenstone, Phase 1
 - h. Appoint Audrey Vogel as an Alamance County Review Officer
4. Public Hearings-
 - a. Economic Incentive Grant- Project Thunder David Cheek, City Manager
 - b. Quasi-Judicial BOA Special Use- Elementary/
Secondary School- Bradford Christian Academy
(Continued from the October 5, 2020 meeting)..... Cy Stober, Development Director
5. Facilities Assessment & Capital Plan-
Firm Selection & Fee Proposal Mr. Cheek
6. BPAC Ordinance Amendment Mr. Stober
7. Recreation and Parks Advocacy
Commission Restructure Aaron Davis, Recreation & Parks Director
8. Racial Equity Advisory Committee Discussion Lawson Brown, City Attorney
9. Adjournment Mayor



Mebane City Council
Regular Meeting
In Person and Electronic
November 2, 2020- 6:00 PM

PLEASE TAKE NOTICE that the Mebane City Council's Regular Meeting is scheduled for Monday, November 2, 2020 at 6 p.m. in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302.

Should you choose to attend in person, please be sure to wear a cloth mask over your nose and mouth, stay 6 feet apart from others in attendance and use the provided hand sanitizer upon entering the building. Under the Governor's Executive Order 141 Section 7, governmental operations are exempt from the prohibition on Mass Gatherings. In recognition of the Governor's Recommendations to Promote Social Distancing and Reduce Transmission, there will be limited seating in the Council Chambers. Overflow seating will be available if needed.

Access to the meeting is also available by the following two (2) options:

For those without internet service, you can listen to the meeting by calling 919-304-9210, password 158962.

For people who plan to view the meeting, but not comment or participate, the City is providing a YouTube live stream by searching *City of Mebane* on YouTube or at the following link:

<https://www.youtube.com/channel/UCoL1RXdRDMzK98p53TMoqww>

For people that do not plan to attend in person but would like to address the City Council during the Public Comment Period or the Public Hearing, see options below.

Option #1-

- Email comment to info@cityofmebane.com. Written comments must be received by **4pm on Monday, November 2nd**.
- Messages must be labeled Public Comment or Public Hearing in the subject line and must contain commenter's name and address.
- Written comments will be read aloud by the City Clerk.

Option #2

- Email info@cityofmebane.com by **Monday, November 2nd, 2:00pm** to speak during the Public Comment Period or Public Hearing. When email is received, an email will be sent with instructions on how to register and speak during the Public Comment Period or Public Hearing.
- Messages must be labeled Public Comment or Public Hearing in the subject line and must contain commenter's name and address.
- Registered participants will be given an access code to speak at the meeting via Zoom, a remote conferencing service.
- Callers will be held in queue and asked to mute their phones or speakers until they are called on to speak.
- Speakers will be called in the order in which they are registered. Should time allow after all registered speakers have had a chance to speak, you may use the "raise hand" button on the Zoom interface to be recognized and staff will unmute you to give comment.
- Per authority of NCGS 143-318.17, if a person participating remotely willfully disrupts the Council meeting, then upon direction by the Mayor, such person may be removed from electronic participation, or his or her e-mail may not be read.



The Mebane City Council held its regular monthly meeting at 6:00 p.m., Monday, October 5, 2020. Due to public health concerns related to COVID-19, the meeting was held virtually via Zoom.

Council Present via Zoom:

Mayor Ed Hooks
Mayor Pro-Tem Jill Auditori
Councilmember Tim Bradley
Councilmember Patty Philipps
Councilmember Everette Greene
Councilmember Sean Ewing

City Staff Present at City Hall:

Assistant City Manager Chris Rollins
City Attorney Lawson Brown
City Clerk Stephanie Shaw
IT Director Kirk Montgomery

City Staff Present via Zoom:

City Manager David Cheek
Finance Director Jeanne Tate
Recreation and Parks Director Aaron Davis

Mayor Hooks called the virtual meeting to order and Mr. Bradley gave the invocation.

Mayor Hooks announced that the Public Hearing for *Item 4- Quasi-Judicial BOA Special Use- Elementary/Secondary School- Bradford Academy Christian Academy* was requested per the applicant to be continued again until the November 2, 2020 meeting. Ms. Auditori made a motion, seconded by Mr. Bradley, to continue the public hearing until the November 2, 2020 meeting. Per a roll call vote, the motion carried unanimously.

During the Public Comment Period, Tommy Jones, 307 E. Dogwood Drive, Mebane, said the reason for his joining tonight's meeting was to continue the discussion regarding the forming of a minority based advisory committee to the City Council. He expressed his desire that such a committee would be formed and that it would serve as a voice of those whose perception is that they are voiceless. He stated he has been able to obtain various support from members of the NAACP and church organizations. He feels this committee should be specific to Mebane and its surrounding areas.

Also, during the Public Comment Period, Clerk Shaw read aloud the following two (2) emails.

To the great city of Mebane,

I'm writing this note on behalf of the Minority Advisory Committee, in solidarity with their objectives and to ensure that additional support of this committee is witnessed and heard.

During such uncertain and otherwise fragile times in our country, as it relates to solidarity, as it relates to justice, fairness and humanity, as Americans, I believe cities like ours have not just the guile to attack such issues head on and to discover plans to ensure that no American feels voiceless, or under represented here in our city, but we have the talent to ensure such issues are stomped out in our community, our neighborhoods and our city.

It's such a pleasure living here, let's make way for the less represented, by ensuring that the Minority Advisory Committee, has a seat at the table here in Mebane.

A concerned Mebanite.

Cheers,

Karema McGhee

To whom it may concern,

I am writing to let you know I am support of the Minority Advisory Committee. My parents moved to the area in 2007 from living most of their lives in Person County. I have decided, along with some

of college friends, to make Mebane NC my home. My viewpoint is that this committee together would ensure the fight to address race discrimination and racial tensions in our county. I feel this committee would be necessary for all members of our community, especially for the youth. The teachings and activities proposed by this committee would ensure that all are exposed to diverse culture. Not only does diversity better prepare the next generation for success in the workforce, it sponsors individual and family growth. This will solidify that our next generation are equipped to handle the world.

Thanks,
Tauheedah White, Licensed Clinician

Mayor Hooks gave an overview of the Consent Agenda:

- a. Approval of Minutes –
 - i. September 14, 2020 – Virtual Regular Meeting
 - ii. September 16, 2020- Continued Public Hearing
- b. NC Franchise Ordinance with Public Service Company of North Carolina (PSNC)
- c. Final Plat- Cambridge Park Townhomes

Mr. Bradley made a motion, seconded by Mr. Greene, to approve the Consent Agenda as presented. Per a roll call vote, the motion carried unanimously.

Mr. Brown presented an item for discussion regarding Council Meeting Protocol and Procedure. He stated that this item was precipitated by the University of North Carolina School of Government's recommendation that the Council adopt a written policy on procedures of public hearings and in part was generated by the remote meetings statute that Mebane had been observing. He said there has been great virtual/remote meeting success due to the diligent work of IT Director Kirk Montgomery, Assistant City Manager Chris Rollins and City Clerk Stephanie Shaw. Mr. Brown continued, saying that Council is very familiar with the traditional in-person Council meetings procedures and to date, Council has had very little involvement with the electronic participation option which has been an option in the statutes for quite some time. As earlier mentioned, there has been good success, both with Council and staff, of the remote meetings that was recently authorized by the passed statute but is only applicable during a General Assembly or Governor declared State of Emergency. Mr. Brown opened up the discussion with Council and how they would like to move forward. He stated that according to the virtual meeting requirements, the meetings have been live streamed via YouTube. He said the question that staff has of Council in terms of writing a policy, is whether Council would like to continue live streaming the Council meetings once meetings go back to in-person or when conducting meetings in the electronic participation option. Mr. Brown said the second question for Council is when meeting in a traditional in-person meeting and a quorum is present, does Council want to allow the citizens and applicants to be able to participate electronically i.e. "Conference telephone, conference video (such as Zoom) or other electronic means".

Ms. Auditori stated she has wanted Council's traditional meetings to be live streamed for many years, so to the first question, yes live streamed meetings should still be available. She said with respect to the second question, it is a little more complicated. She said having participated in other meetings that are live with the ability to have people participate remotely and she is unsure about that process. She said it might be a better approach to continue how Mebane been, having those that wish to speak or share comments to send in via email or register to speak prior to the start of the meetings.

Mr. Bradley agreed that meetings should continue to be live streamed. As for the second question, he asked if Mr. Brown was referring to traditional in-person meetings without restricted or limited

attendance, if yes, then he thinks meeting in-person is by far the best practice. If not and meetings are a scenario of Council and staff meeting in the Council Chambers and public attendance is restricted or limited, then certainly participate via Zoom should be allowed but when back to “as we were” meetings are back in place, video conferencing via Zoom could get a little bit confusing.

Ms. Philipps said she also agrees that the live streaming should continue. She stated she would like to begin meeting again in-person because she feels being in the same room allows for better conversation. She continued by saying that it is really important to her that people who want to speak to the Council have an opportunity to feel safe when doing so. She does not think it is ideal to have people join in electronically. She said over the years she can not recall many times when there has been more than 10 people from the public in attendance at the meetings so she would like to see more participation. She also said she would like for people to be able to attend electronically but preferably in-person if staff could make that safely possible.

Mr. Ewing said he is fully supportive of continuing the live streaming of the meetings. He said he is also supportive of allowing folks to participate electronically as some people are not physically able to come in-person. He would like to see as many avenues available as possible to allow for the public to participate in voicing their opinion to the Council.

Mayor Hooks asked how many people can the City accommodate in-person at City Hall. Mr. Rollins said that the State Guidelines allow for government agencies to have more than 25 people at a gathering such as a meeting but staff feels keeping it at 25 would be best; with Council and senior staff included that would allow for approximately 11 people from the public to be in the Council Chambers. He said one option would be to have 11 in the Council Chambers and if there were more people wishing to attend, they could view the meeting in an overflow area at City Hall and come in and out of the meeting as needed. Mr. Rollins also mentioned phone conferencing as an option for people that have internet issues. Council expressed concern with the current audio-visual equipment being used and discussed the possible need to of upgrade.

After considerable discussion among Council and staff, Council requested that Mr. Brown draft a resolution and policy with a couple different options for consideration at next month’s meeting.

Mr. Davis presented a request for approval of an agreement to allow the State to use the Mebane Arts and Community Center (MACC) as an Evacuee Shelter. Mr. Davis explained that he was contacted by the State after the most recent NC hurricane. This shelter would be completely managed both financially and in terms of staffing by the North Carolina Emergency Management (NCEM). In order for the City of Mebane to give permission to NCEM, an agreement must be signed. This agreement will give NCEM the ability to bring in the necessary equipment to house a certain number of evacuees at the MACC safely. COVID-19 has forced NCEM to look for larger venues that adhere to social distance guidelines, but also for more locations that are able to help evacuees state-wide when there is a time of need.

Ms. Auditori asked if the state would be providing any funds for upgrades to the MACC. Mr. Davis replied no. Mr. Cheek said the agreement reads that the City can set the price and the State would reimburse. Mr. Davis agreed. Ms. Philipps made a motion, seconded by Mr. Ewing, to approve the agreement as presented. Per a roll call vote, the motion passed unanimously.

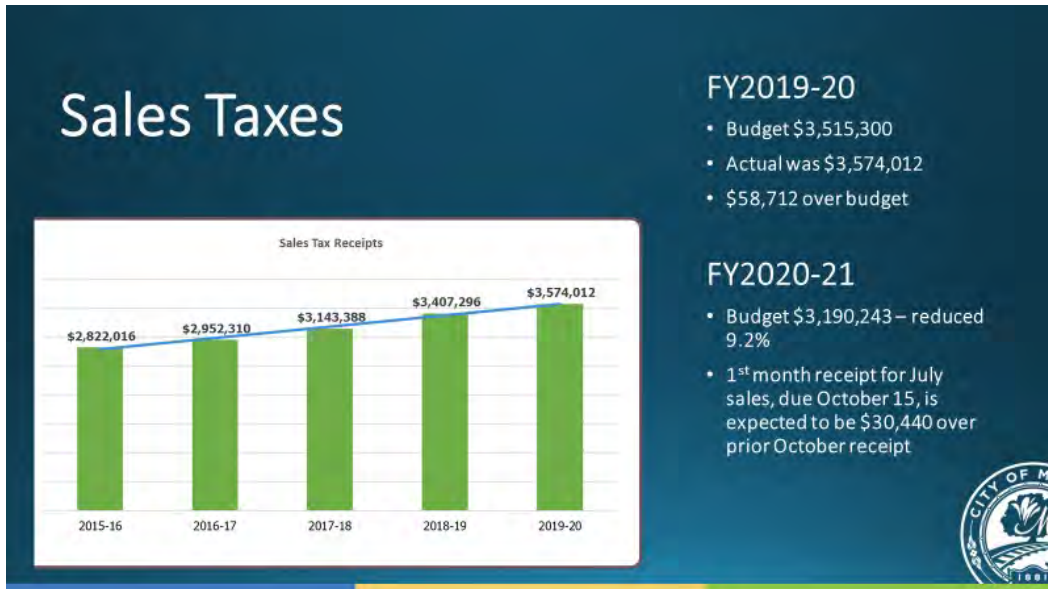
As an additional item, Mr. Greene stated he would like to revisit the Council recent discussion and action taken regarding City of Mebane Employee Hazard Pay. He explained that last month Council approved giving the Police and Fire employees Hazard Pay in the amount of \$1,000 each. He requested that Council consider including the Inspections Department staff and also to increase the previously approved amount of \$1,000 to \$1,500. Mr. Greene made a motion, seconded by Ms. Philipps, to increase the amount from \$1,000 to \$1,500 and to include the Inspections staff. Per a roll call vote, the motion passed unanimously.

Mayor Hooks announced that the City recently received the GFOA Certificate of Excellence. He

commended Finance Director Jeanne Tate and her Finance Department staff.


Mr. Davis shared that the City of Mebane was recently declared a “Fit” City by Barbend.com. He also shared that a YouTube tutorial video was recently posted on the web featuring the Cone Health Fitness Court located at the Mebane Community Park.

Ms. Tate shared the below slides as a “sneak peek” to the FY21 Financial preview.




Sales Taxes

Past 12 months rolling average	\$ 297,834
X 12 months	3,574,012
FY21 Budget	3,190,243
Additional tax if flat but holding	385,769



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X 12 months	3,574,012
FY21 Budget	3,190,243
Additional tax if flat but holding	385,769



There being no further business, the meeting ended at 7:00pm.

Attest: _____
Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor

DRAFT



AGENDA ITEM #3B

Council Meeting Procedure Resolution and Policy Adoption

Meeting Date

November 2, 2020

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

This is a policy for the conduct of City Council meetings.

Background

The Council previously discussed the City Council hearing format and procedure at its last Council meeting.

Financial Impact

None

Recommendation

Staff recommends that the Council adopt the policy as presented making clear the choice option in paragraph 6.

Suggested Motion

Motion to adopt the policy as presented and to include Option _____ (A or B).

Attachments

1. Policy

RESOLUTION AND POLICY ADOPTION

The Mebane City Council, in recognition of the past and present applicable legislation as passed by the North Carolina General Assembly, the Governor's Executive Orders regarding the State of Emergency, and the COVID-19 pandemic, does hereby adopt the following Resolution and Policy regarding Council meetings:

POLICY REGARDING COUNCIL MEETINGS

WHEREAS, NCGS Sec. 166A-19.24 provides for the conduct of meetings by any public body, including the City of Mebane City Council by a "Remote Meeting" under NCGS Sec. 166A-19.24 (herein "Remote Meeting Statute"); and

WHEREAS, a "Remote Meeting" is defined as "An official meeting, or any part thereof, with between one and all of the members of the public body participating by simultaneous communication" with "simultaneous communication" being defined as "Any communication by conference telephone, conference video, or other electronic means"; and

WHEREAS, the Council, after several months of conducting its Meetings by "Remote" during a Governor declared State of Emergency; anticipates that a quorum of the Council will be present at the City's Municipal Building, which will result in the Council meetings being in person or in the case of less than a quorum, in the meetings being Electronic as defined in NCGS Sec. 106A-71(c); and

WHEREAS, the Council has over the past several months conducted its meetings under the Remote meeting Statute, resulting in the live streaming on line both video and audio which has allowed persons appearing before the Council and the citizens to participate by video conferencing; and

WHEREAS, the Council finds that the live streaming of the Council Meetings is advantageous for the City, the Council and the citizenry;

NOW THEREFORE THE COUNCIL HEREBY ADOPTS THE FOLLOWING POLICY FOR THE CONDUCT OF COUNCIL MEETINGS:

1. The Council at all times will follow the procedures stated in the NORTH CAROLINA GENERAL STATUTES, particularly NCGS Sec. 166A- 19.24 when appropriate, in the conduct of its meetings.
2. The Council will allow for purposes of a quorum, notice, voting, public comment and public hearings, the in-person presence of the Council members and Mayor at the City Municipal Building (or such other place as the Council determines).

3. In the event that all Council members and the Mayor are unable to be physically present at such meetings, the Council may, with a quorum of the Council being physically present, as allowed by statute, conduct such meeting as an electronic meeting, allowing access by any such Council member or Mayor, by electronic or telephonic means, provided that all action is in accordance with applicable NCGS statutes.
4. In the event that all Council members and the Mayor are unable to be physically present at such meetings, and provided sufficient notice of such contingency is given, the Council will hold the meeting under the Remote Meeting Statute, in strict accordance with the same.
5. All meetings of the Council shall be streamed on line simultaneously with live audio and video; provided however, in the event of a malfunction or interruption of the live steaming, the actions of the Council shall not be adversely affected by the malfunction or interruption unless the meeting is being held under the Remote Meeting Statute.
6. OPTION A: The procedure for citizens, applicants and others not physically present but appearing at a City Council meeting shall allow participation by conference telephone, conference video or other electronic means, at all Council meetings.

OPTION B: The procedure for citizens, applicants and others not physically present, appearing at a City Council meeting shall allow participation by conference telephone, conference video or other electronic means, only at Council meetings being conducted pursuant to the Remote Meeting Statute.

7. The City Clerk and City staff are directed to notice the Council meetings in accordance with this Policy, and to provide appropriate opportunity for participation by conference telephone, conference video or other electronic means, for citizens, applicants and others as provided by this policy.
8. The City staff is directed to provide the live steaming online with live video and live audio in accordance with this Policy.

Adopted this the ____ day of November, 2020.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk



AGENDA ITEM #3C

Final Plat for the Major Subdivision
Keystone at Mebane Oaks,
Phase T1

Presenter

Cy Stober, Development Director

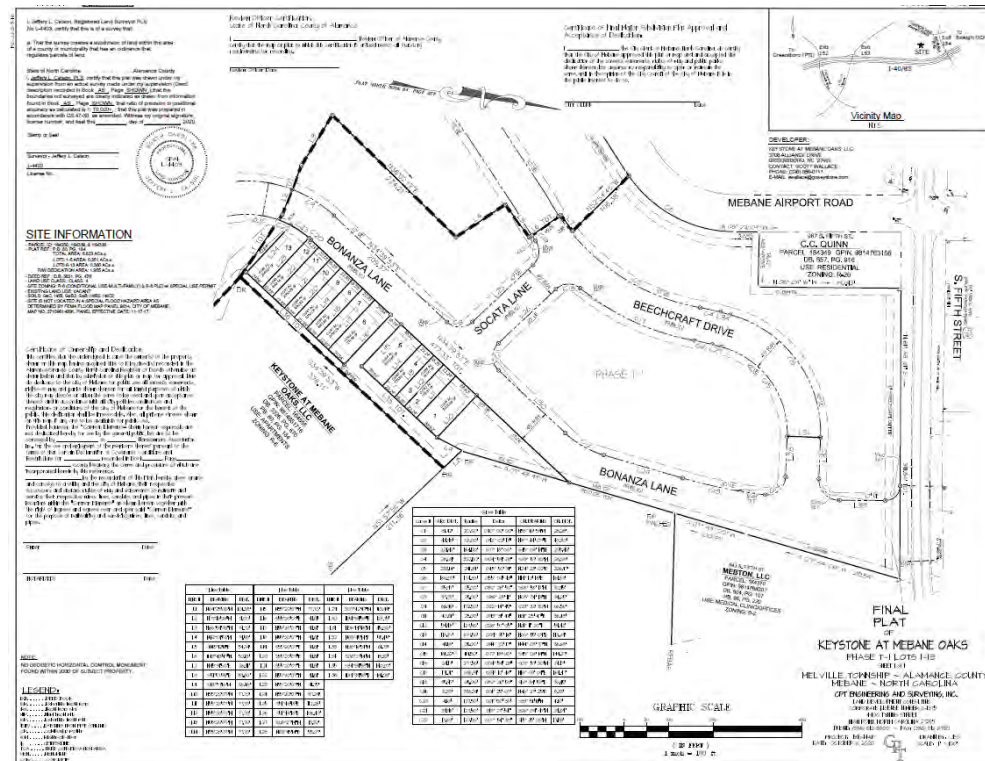
Applicant

Keystone at Mebane Oaks, LLC
3708 Alliance Drive
Greensboro, NC 27407

Public Hearing

Yes No

Final Plat



Property

S. Fifth St. &
Mebane Airport Rd.,
Mebane Towne
Center, Alamance
County

GPINs 9814765261
9814755966
9814752261

Proposed Zoning

N/A

Current Zoning

R-6 (SUP for PUD)

Size

+/- 6.823 ac

Surrounding Zoning

R-6, R-20 & B-2

Surrounding Land

Uses

Multifamily & Single-
Family Residential;
Retail Business

Utilities

Provided by
Developer

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Keystone at Mebane Oaks, LLC, is requesting approval of the Final Plat for the major subdivision “Keystone at Mebane Oaks, Phase T-1” (approved by the Mebane City Council as “Mebane Towne Center” for rezoning to R-6 and a special use as a Planned Unit Development 06/04/2018). This Final Plat is for a +/-6.823-acre area and will create 13 townhome lots totaling +/-0.631 acres and +/-1.955 ac of public right of way. The remainder of the area is undedicated at this time but will support townhomes, an amenity center, and open space, per the approved site plan.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plan to reflect its comments. All infrastructure must be completed and approved to meet the City of Mebane Specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

Financial Impact

The developer has extended utilities at his own expense. The action will generate 13 new residential lots and three new municipal streets within the City of Mebane that generate tax revenues and require municipal services.

Recommendation

Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat

FC-U-2-3-16

I, Jeffrey L. Caison, Registered Land Surveyor PLS No L-4403, certify that this is of a survey that:

a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

State of North Carolina Alamance County I, Jeffrey L. Caison, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Book AS, Page SHOWN), that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, Page SHOWN; that ratio of precision or positional accuracy as calculated is 1:10,000+; that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, license number, and seal this day of 2020.

Stamp or Seal

Surveyor - Jeffrey L. Caison L-4403 License No.:



Review Officer Certification. State of North Carolina, County of Alamance

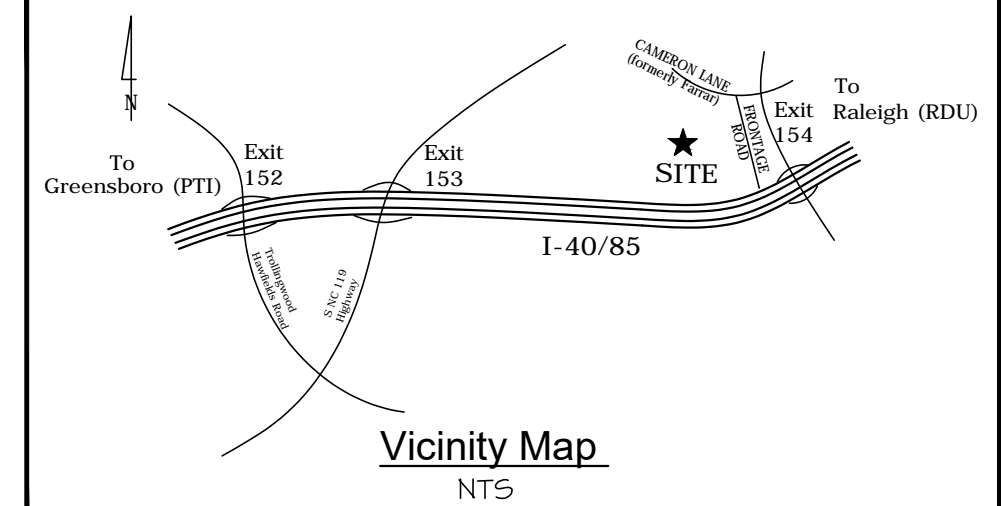
I, Review Officer of Alamance County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer Date

Certificate of Final Major Subdivision Plat Approval and Acceptance of Dedication:

I, the City Clerk of Mebane, North Carolina, do certify that the City of Mebane approved this plat or map and accepted the dedication of the streets, easements, rights-of-way and public parks shown thereon, but assumes no responsibility to open or maintain the same, until in the opinion of the City Council of the City of Mebane it is in the public interest to do so.

CITY CLERK Date



DEVELOPER: KEYSTONE AT MEBANE OAKS, LLC 3708 ALLIANCE DRIVE GREENSBORO, NC 27407 CONTACT: SCOTT WALLACE PHONE: (336) 856-0111 E-MAIL: swallace@gokeystone.com

SITE INFORMATION

- PARCEL ID: 164358, 164339, & 164338
- PLAT REF.: P.B. 80, PG. 184
TOTAL AREA: 6.823 ACs.±
LOTS 1-5 AREA: 0.251 ACs.±
LOTS 6-13 AREA: 0.380 ACs.±
R/W DEDICATION AREA: 1.955 ACs.±
- DEED REF.: D.B. 3831, PG. 476
- LAND USE CLASS.: CLASS 4
- SITE ZONING: R-6 (CONDITIONAL USE-MULTI-FAMILY) & R-6 PUD w/ SPECIAL USE PERMIT
- EXISTING LAND USE: VACANT
- SOILS: GaC, HdB, GaB2, GaB, HdB2, HdC2
- SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD MAP PANEL 9814, CITY OF MEBANE, MAP NO. 3710961400K, PANEL EFFECTIVE DATE: 11-17-17.

Certificate of Ownership and Dedication

This certifies that the undersigned is (are) the owner(s) of the property shown on this map, having acquired title to it by deed(s) recorded in the Alamance/Orange County, North Carolina Register of Deeds otherwise as shown below and that by submission of this plat or map for approval, I/we do dedicate to the City of Mebane for public use all streets, easements, rights-of-way and parks shown thereon for all lawful purposes to which the city may devote or allow the same to be used and upon acceptance thereof and in accordance with all city policies, ordinances and regulations or conditions of the City of Mebane for the benefit of the public, this dedication shall be irrevocable. Also, all private streets shown on this map, if any, are to be available for public use. Provided, however, the "Common Elements" shown hereon expressly are not dedicated hereby for use by the general public, but are to be conveyed by to Homeowners Association, Inc. for the use and enjoyment of the members thereof pursuant to the terms of that certain Declaration of Covenants, Conditions and Restrictions for recorded in Book Page County Registry, the terms and provisions of which are incorporated herein by this reference. by the recording of this Plat, hereby gives, grants and conveys to a utility and the City of Mebane, their respective successors and assigns, rights-of-way and easements to maintain and service their respective wires, lines, conduits, and pipes in their present locations within the "Common Elements" as shown hereon together with the right of ingress and egress over and upon said "Common Elements" for the purpose of maintaining and servicing wires, lines, conduits, and pipes.

Owner Date

(NOTARIZED) Date

NOTE: NO GEODETIC HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.

LEGEND:

- D.B. DEED BOOK
EIR. EXISTING IRON ROD
IRS. IRON ROD SET
NIP. NEW IRON PIN
EIP. EXISTING IRON PIN
EIP. EXISTING IRON PIPE (ONLINE)
CP. COMPUTED POINT
R/W. RIGHT-OF-WAY
CL. CENTERLINE
TCA. TREE CONSERVATION AREA
MON. MONUMENT
CONC. CONCRETE

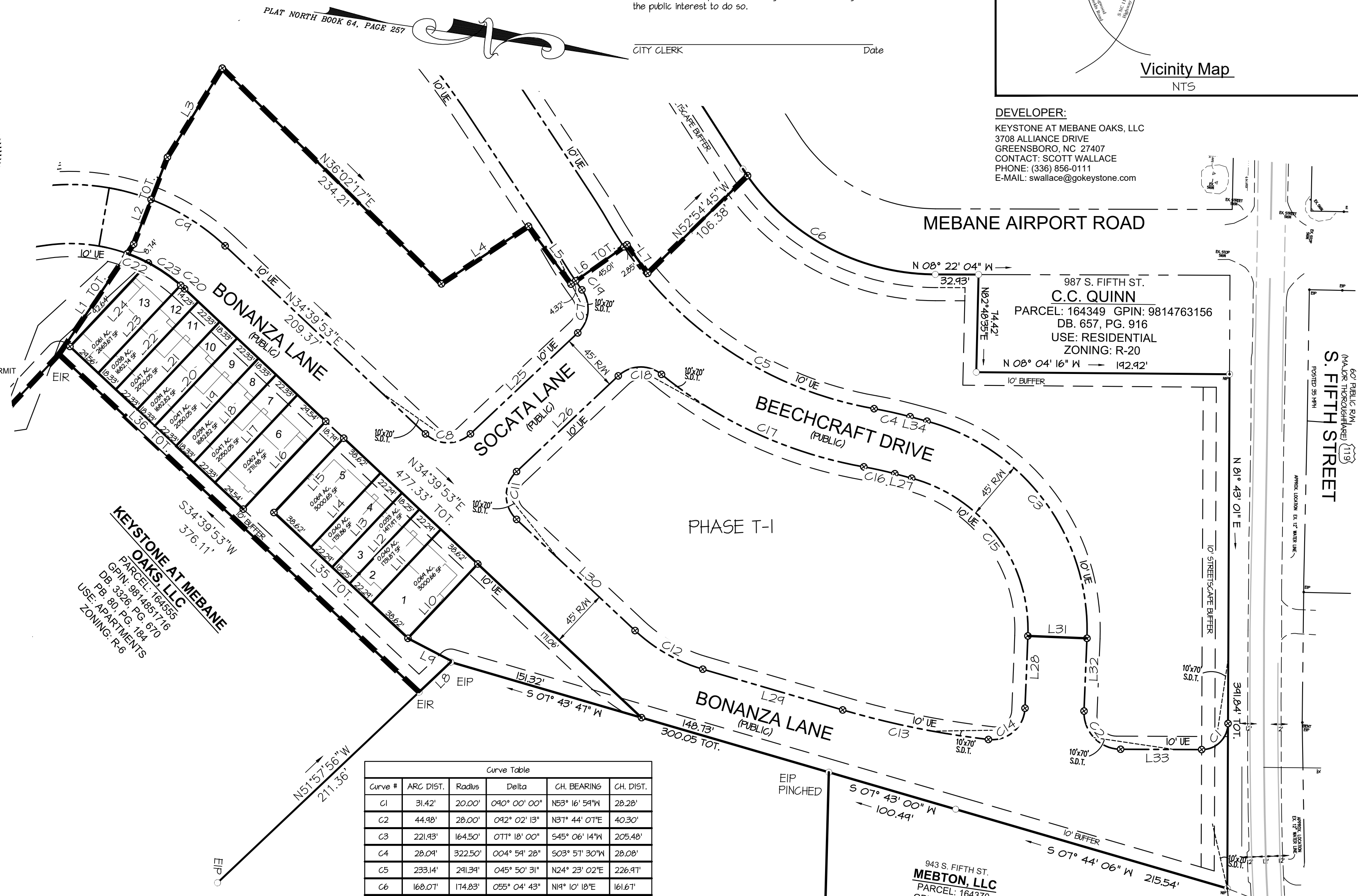
Table with 6 columns: Line #, BEARING, DIST., Line #, BEARING, DIST., Line #, BEARING, DIST. It lists line data for lines L1 through L14.

Curve Table with 6 columns: Curve #, ARC DIST., Radius, Delta, CH. BEARING, CH. DIST. It lists curve data for curves C1 through C22.



GRAPHIC SCALE

(IN FEET) 1 inch = 100 ft.



Property information for C.C. QUINN: 987 S. FIFTH ST., PARCEL: 164349 GPIN: 9814763156 DB. 657, PG. 916 USE: RESIDENTIAL ZONING: R-20

Property information for MEBTON, LLC: 943 S. FIFTH ST., PARCEL: 164370 GPIN: 9814768201 DB. 904, PG. 107 PB. 66, PG. 220 USE: MEDICAL CLINIC/OFFICES ZONING: B-2

FINAL PLAT OF KEYSTONE AT MEBANE OAKS PHASE T-1 LOTS 1-13

MELVILLE TOWNSHIP ~ ALAMANCE COUNTY MEBANE ~ NORTH CAROLINA CPT ENGINEERING AND SURVEYING, INC. LAND DEVELOPMENT CONSULTING CORPORATE LICENSE NUMBER C-1375 4400 TYNING STREET HIGH POINT, NORTH CAROLINA 27265 PHONE: (336) 812-8800 ~ FAX: (336) 812-8780 PROJECT: 1316-14AP DATE: OCTOBER 6, 2020 DRAWN BY: JES SCALE: 1" = 100'



AGENDA ITEM #3D

Final Plat for the Major Subdivision
"The Meadows, Phase 2B"
Reapproval

Presenter

Cy Stober, Development Director

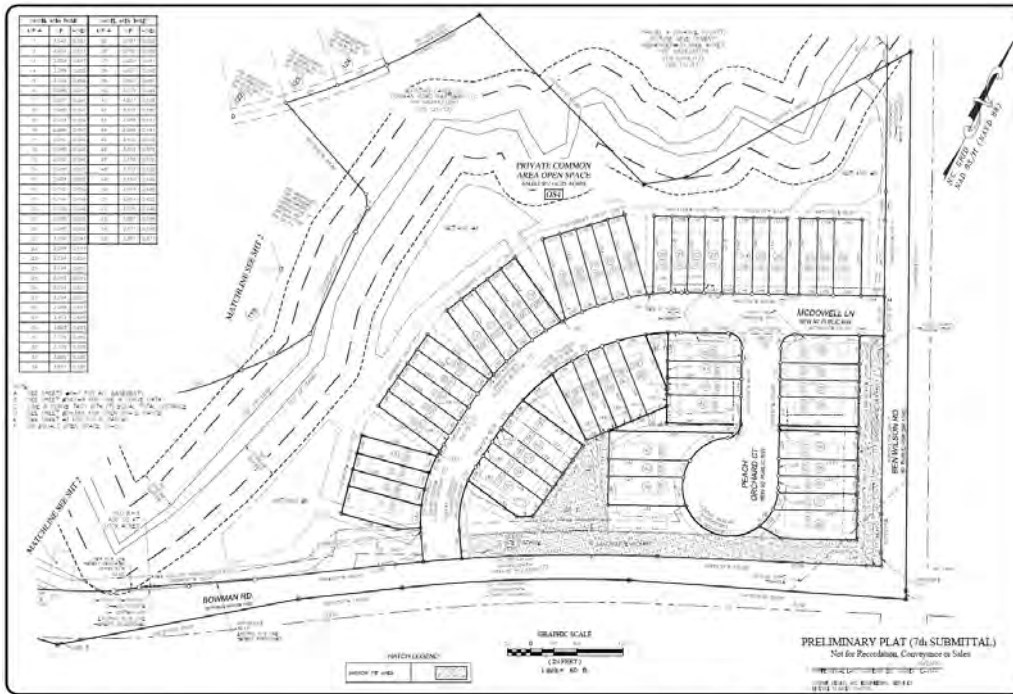
Applicant

Bowman Road Partners, LLC
320 Executive Court
Hillsborough, NC 27278

Public Hearing

Yes No

Final Plat



DESIGN AND PREPARED BY: SUMMIT 320 Executive Court Hillsborough, NC 27278 PH: 919.733.1000	PROJECT ADDRESS: 320 EXECUTIVE COURT HILLSBOROUGH, NC 27278 PH: 919.733.1000	PREPARED BY: PROJECT MANAGER: WJH DRAWN BY: SLW	DATE: 12/11/16	FINAL PLAT OF THE MEADOWSTONE MEADOWSTONE - PHASE I (CITY OF ORANGE CO., NORTH CAROLINA) PROPERTY AS DESCRIBED IN ORDINANCE # 2010-0001 STANDING IN THE NAME OF BOWMAN ROAD PARTNERS, LLC	SUMMIT DESIGN AND PREPARED BY 320 Executive Court Hillsborough, NC 27278 PH: 919.733.1000	PROJECT ID: 16-0028 16-0028_PH2B
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Property

The Meadows (Townhomes), Mebane, Orange Co.

GPIN
9824423270

Proposed Zoning

N/A

Current Zoning

R-12

Size

+/- 22.02 ac

Surrounding Zoning

R-12 & AR (Orange Co.)

Surrounding Land Uses

Vacant, Single-Family Residential

Utilities

Provided by Developer

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Bowman Road Partners, LLC, is requesting approval of the Final Plat for the major subdivision “The Meadows, Phase 2B” (approved by the Mebane City Council for rezoning to R-12 and a special use as a Planned Unit Development 02/01/2016). This Final Plat is for a +/-22.026-acre area and will create 55 townhome lots totaling +/-3.501 acres; +/-15.073 ac of open space and recreation area that will create a play area, dog park, and multiuse path; and +/-3.460 ac of public right of way.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plan to reflect its comments. All infrastructure must be completed and approved to meet the City of Mebane Specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

Financial Impact

The developer has extended utilities at his own expense. The action will generate 55 new residential lots within the City of Mebane that generate tax revenues and require municipal services.

Recommendation

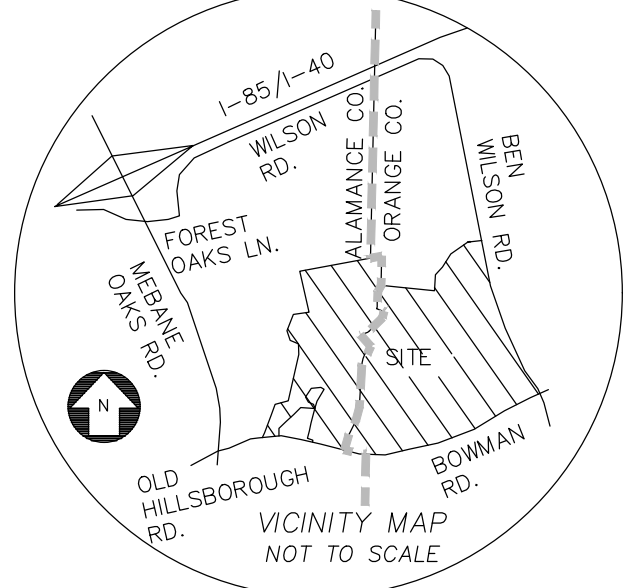
Staff recommends approval of the Final Plat. **This plat was previously approved by the City Council at the June 1, 2020, meeting.**

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat



CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE TO IT BY DEED(S) RECORDED IN THE ALAMANCE/ORANGE COUNTY, NORTH CAROLINA REGISTER OF DEEDS OTHERWISE AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, I/WE DO DEDICATE TO THE CITY OF MEBANE FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE CITY OF MEBANE FOR THE BENEFIT OF THE PUBLIC. THIS DEDICATION SHALL BE IRREVOCABLE. ALSO, ALL PRIVATE STREETS SHOWN ON THIS MAP, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE.

PROVIDED, HOWEVER, THE "COMMON ELEMENTS" SHOWN HEREON EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE CONVEYED BY _____ TO _____ HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE MEMBERS THEREOF PURSUANT TO THE TERMS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR _____ RECORDED IN BOOK _____ PAGE _____ COUNTY REGISTRY, THE TERMS AND PROVISIONS OF WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE.

_____ BY THE RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO A UTILITY AND THE CITY OF MEBANE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RIGHTS-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS, AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "COMMON ELEMENTS" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND UPON SAID "COMMON ELEMENTS" FOR THE PURPOSE OF MAINTAINING AND SERVICING WIRES, LINES, CONDUITS, AND PIPES.

BOOK NUMBER _____ PAGE NUMBER _____

SIGNATURE(S) _____

_____, COUNTY, NORTH CAROLINA

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE SIGNED THE FOREGOING DOCUMENT:

NAME(S) OF PRINCIPAL(S) _____

DATE: _____

OFFICIAL SIGNATURE OF NOTARY _____

NAME _____, NOTARY PUBLIC NOTARY'S PRINTED

MY COMMISSION EXPIRES: _____

NOTE "a"
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "b"
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

NOTE "c"
ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "d"
THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.

NOTE "e"
EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

NOTE "f"
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

NOTE "g"
PORTIONS OF THIS PROPERTY IS LOCATED IN A HAZARDOUS FLOOD ZONE AS SHOWN ON FEMA FIRM NUMBER 3710982400K, EFFECTIVE DATE 2/2/2007. FLOOD ZONES OR BASE FLOOD ELEVATIONS WERE NOT INVESTIGATED DURING THIS SURVEY.

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

I, _____, THE CITY CLERK OF MEBANE, NORTH CAROLINA, DO CERTIFY THAT THE CITY OF MEBANE APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHT-OF-WAY AND PUBLIC PARKS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNTIL IN THE OPINION OF THE CITY COUNCIL OF THE CITY OF MEBANE IT IS IN THE PUBLIC INTEREST TO DO SO.

DATE _____ CITY CLERK _____

STATE OF NORTH CAROLINA ORANGE COUNTY

I, _____, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

REVIEW OFFICER _____ DATE OF CERTIFICATION _____
ORANGE COUNTY LAND RECORDS/GIS

NOTE "h"
NO NCGS MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.

NOTE "j"
SEE PLAT "FINAL PLAT OF THE MEADOWS - PHASE 2A" BY THOMAS TELLUP, PLS DATED OCTOBER 22, 2019, AND RECORDED IN PB 121/13-17, ORANGE COUNTY

SEE PLAT "FINAL PLAT OF THE MEADOWS - PHASE 1C" BY BRANTLEY W. WELLS, PLS DATED JANUARY 31, 2019, AND RECORDED IN PB 119/185, ORANGE COUNTY

SEE PLAT "FINAL PLAT OF CORRECTION FOR LOT 87-100 & OPEN SPACE 1C" "THE MEADOWS - PHASE 1A" BY BRANTLEY W. WELLS, PLS, DATED OCTOBER 19, 2017, AND RECORDED IN PB 78/451, ALAMANCE COUNTY AND RECORDED IN PB 117/182, ORANGE COUNTY BY BRANTLEY W. WELLS, PLS, DATED OCTOBER 18, 2017.

SEE PLAT "FINAL PLAT - BOUNDARY SUBDIVISION SURVEY FOR THE MEADOWS" BY WILLIAM H. MCCARTHY, JR., PLS, DATED JULY 6, 2016, AND RECORDED IN PB 77/471, ALAMANCE COUNTY; PB 116/2 ORANGE COUNTY.

SEE PLAT "BOUNDARY SURVEY HOUSTON, LTD" BY JEFFERY S. SMITH, PLS, DATED SEPTEMBER 17, 2007, AND RECORDED IN PB 102/158, ORANGE COUNTY; PB 72/124 ALAMANCE COUNTY.

SEE PLAT "ALAMANCE & ORANGE COUNTY LINE" BY ROBERT S. JONES, PLS, DATED JUNE 1, 2012, AND RECORDED IN PB 110/52, ORANGE COUNTY; PB 75/167 ALAMANCE COUNTY.

NOTE "k"
THIS PROPERTY IS WITHIN THE CAPE FEAR RIVER BASIN.

NOTE "l"
ZONING: R-12-PUD
MIN. LOT SIZE: 7,200 SF
BUILDING FRONT SETBACK: 20 FT (MIN. 25' TO GARAGE)
BUILDING SIDE SETBACK: 15 FT (AGGREGATE)
BUILDING REAR SETBACK: 18 FT
BUILDING REAR SETBACK: 15 FT

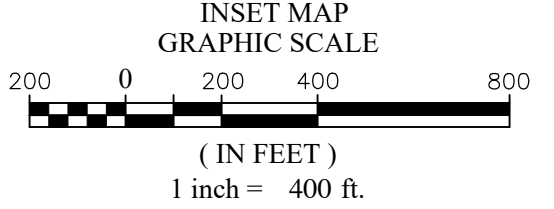
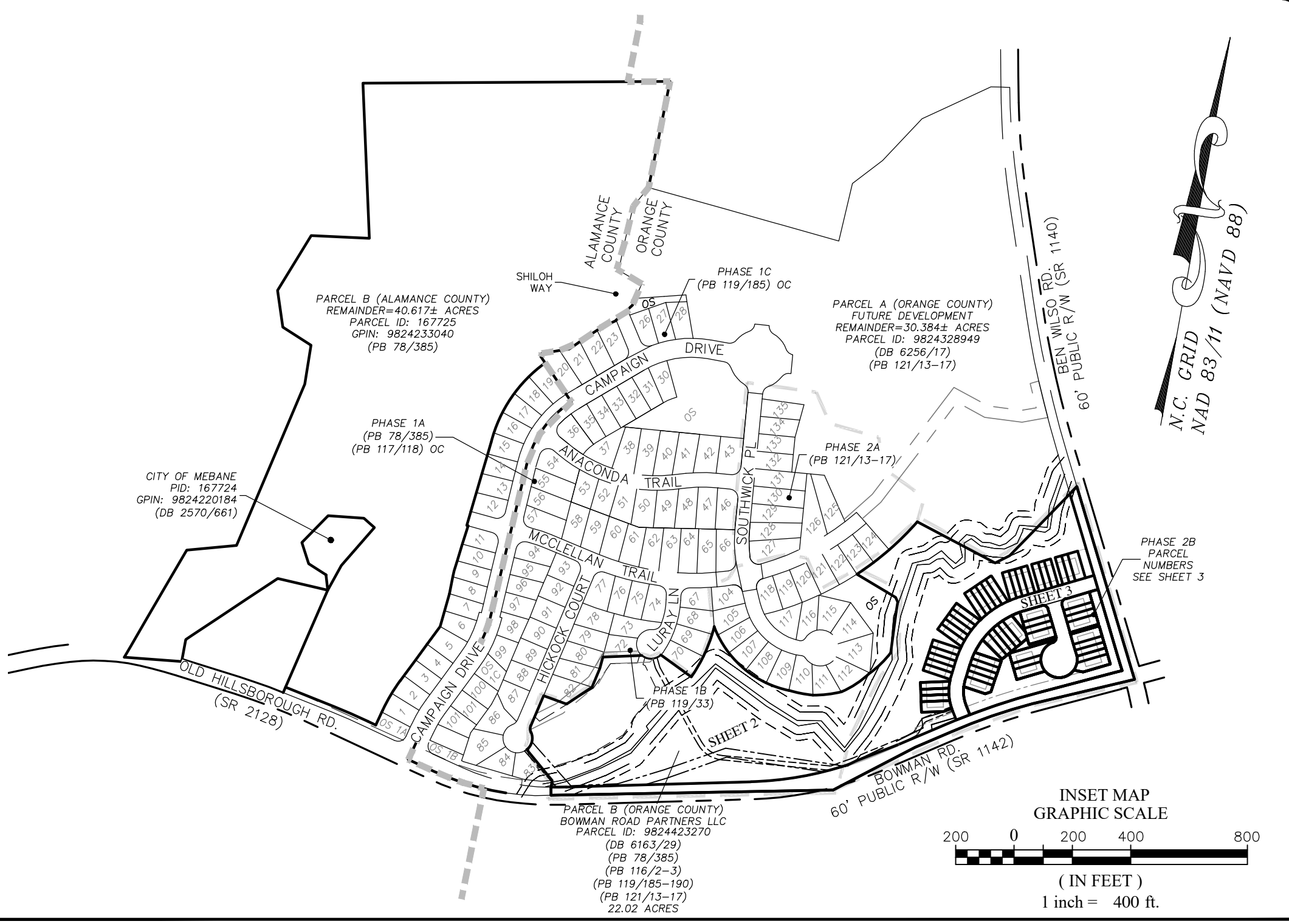
NOTE "m"
THE MULTIUSE PATH IS TO BE CONSTRUCTED TO CITY OF MEBANE STANDARDS AND COVERED BY A PUBLIC EASEMENT. CITY OF MEBANE ACCEPTANCE OF THE MULTI-USE PATH AND ITS CONTINUAL MAINTENANCE WILL NOT BEGIN UNTIL ALL WORK IS DEEMED COMPLETE IN ALL PHASES SUCH THAT THE MULTIUSE PATH FORMS A COMPLETED NETWORK (WITH THE INTERNAL ROADWAY AND SIDEWALK SYSTEM AND BEING EXTENDED TO EXISTING PERIMETER STATE ROADS AND OTHER PROPERTIES AS SHOWN AND APPROVED ON THE PRELIMINARY PLAT ALL SUBJECT TO MEBANE APPROVED REVISIONS).

NOTE "n"
SEE CITY OF MEBANE PLANNING DEPARTMENT FOR APPROVED SOIL AND EROSION CONTROL PLAN.

NOTE "p"
POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES IN SWALES AND AWAY FROM BUILDING.

SITE SUMMARY

PHASE 2B TOTAL AREA = 22.03 ACRES
55 LOTS TOTAL = 3.501 ACRES
5 OPEN SPACE = 15.073 ACRES
R/W DEDICATION = 3.460 ACRES



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:

G.S. 47-30 (F)(11)(A). THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, BRANTLEY W. WELLS, PLS L-4544, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE: (AS NOTED HEREON)) OR OTHER REFERENCE SOURCE: (AS NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED IN A BROKEN LINETYPE AS DRAWN FROM INFORMATION IN BOOK/PAGE: (AS NOTED HEREON) OR OTHER REFERENCE SOURCE: (AS NOTED HEREON); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS MAP WAS DRAWN IN ACCORDANCE WITH G.S. 47.30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21TH DAY OF JUNE 2020.

PRELIMINARY PLAT (5th SUBMITTAL)

Not for Recordation, Conveyance or Sales

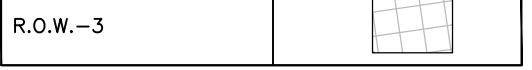
PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544

SUMMIT DESIGN AND ENGINEERING SERVICES
LICENSE NUMBER P-0339

SITE SUMMARY ORANGE CO. PARCEL B. PB 121/13		
DESCRIPTION	UNITS	TOTAL ACRES
PARCEL AREA		22.026
LOTS	55	3.501
OPEN SPACE = (OS)	5	15.073
ROADS:	3	3.460
PEACH ORCHARD CT	R.O.W.-1 **	0.870
MCDOWELL LN	R.O.W.-2 **	0.450
ROW from PARCEL B BOUNDARY TO BOWMAN RD & BEN WILSON RD	R.O.W.-3 **	2.130
ADDITIONAL BOWMAN RD	R.O.W.-4 **	0.010
TOTAL DEDICATED TO PUBLIC RW		3.460

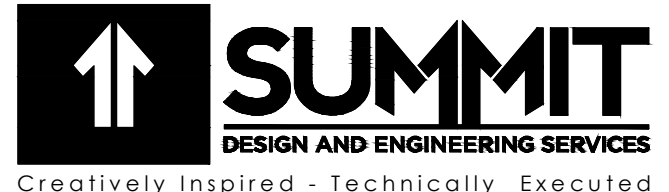
** see R.O.W. PARCELS Sheet 2-3

HATCH LEGEND



FINAL PLAT OF THE MEADOWS - PHASE 2B

CHEEKS TWP., ORANGE CO., NORTH CAROLINA
FIELD WORK PERFORMED JUNE ,2020
PROPERTY AS DESCRIBED IN DEED BOOK & PAGE SHOWN HEREON
STANDING IN THE NAME OF
BOWMAN ROAD PARTNERS LLC



License #: P-0339
320 Executive Court
Hillsborough, NC 27278-8551
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summitde.net

PROJECT NO.
16-0028
DRAWING
16-0028_PH2B
SHEET 1 OF 7

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OWNERS ADDRESS:
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
PH. 919-732-3883
CLIENTS ADDRESS:
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
PH. 919-732-3883

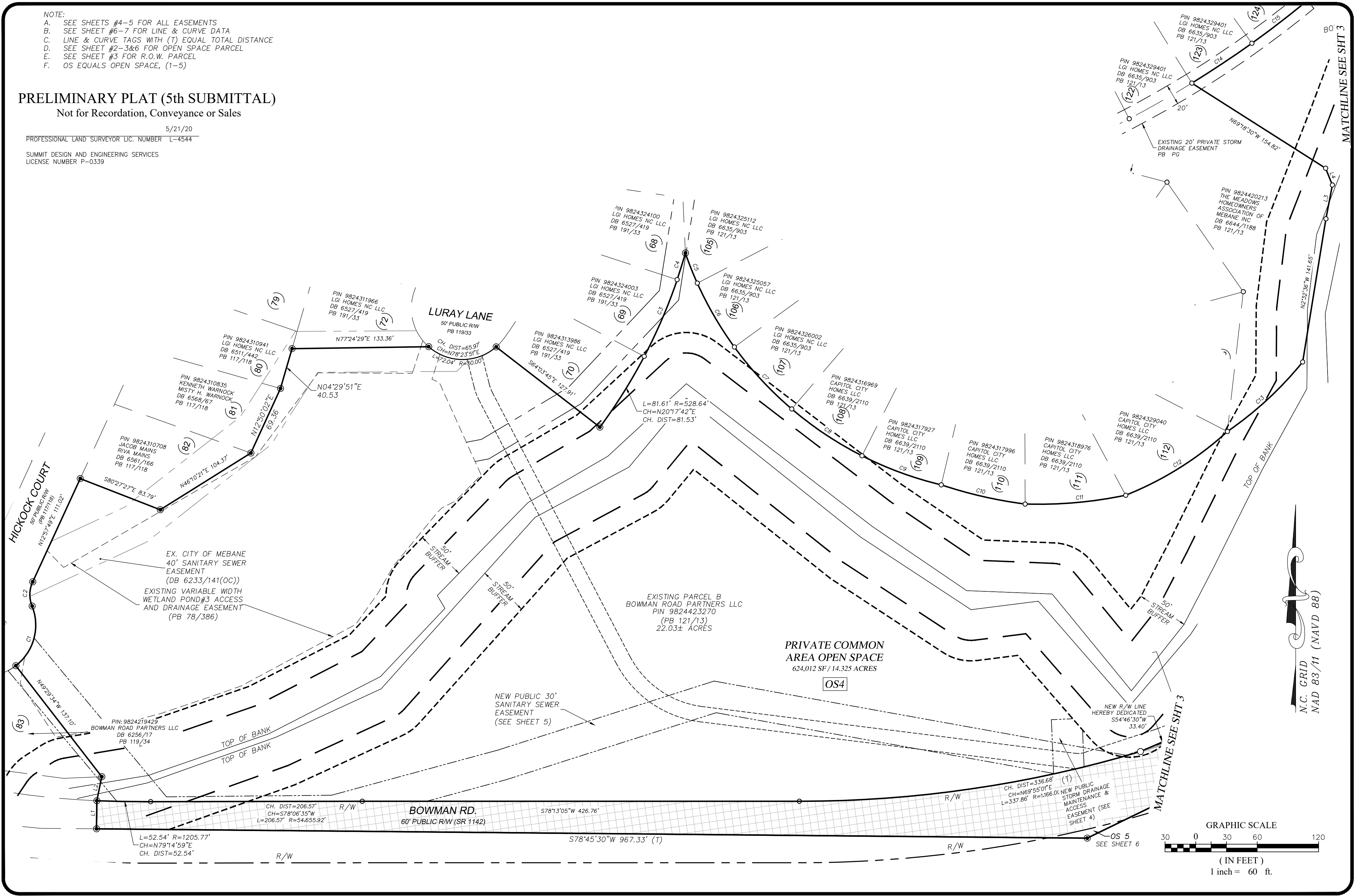
PIN 9824423280 (ORANGE CO)
REFERENCES SEE PLAT
PROJECT MANAGER BWW
DRAWN BY MJP/RAH

LEGEND:
○ IRON ROD OR PIPE SET
● EXISTING MONUMENT FOUND, IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
△ MATHEMATICAL POINT; NO MONUMENT SET
■ CONCRETE MONUMENT
■ EIR EXISTING IRON ROD
EIP EXISTING IRON PIPE
ERRS EXISTING RAILROAD SPIKE
RW RIGHT OF WAY
○ UTILITY POLE

- NOTE:
- SEE SHEETS #4-5 FOR ALL EASEMENTS
 - SEE SHEET #6-7 FOR LINE & CURVE DATA
 - LINE & CURVE TAGS WITH (T) EQUAL TOTAL DISTANCE
 - SEE SHEET #2-3&6 FOR OPEN SPACE PARCEL
 - SEE SHEET #3 FOR R.O.W. PARCEL
 - OS EQUALS OPEN SPACE, (1-5)

PRELIMINARY PLAT (5th SUBMITTAL)
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5/21/20
PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544
SUMMIT DESIGN AND ENGINEERING SERVICES
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PH. 919-732-3883

PIN	9824423280 (ORANGE CO)
REFERENCES	SEE PLAT
PROJECT MANAGER	BWW
DRAWN BY	MJP/RAH

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 - UTILITY POLE

FINAL PLAT OF
THE MEADOWS - PHASE 2B

CHEEKS TWP., ORANGE CO., NORTH CAROLINA
FIELD WORK PERFORMED JUNE ,2020
PROPERTY AS DESCRIBED IN DEED BOOK & PAGE SHOWN HEREON
STANDING IN THE NAME OF
BOWMAN ROAD PARTNERS LLC

SUMMIT
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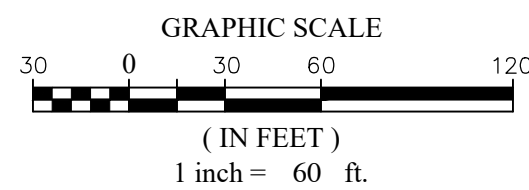
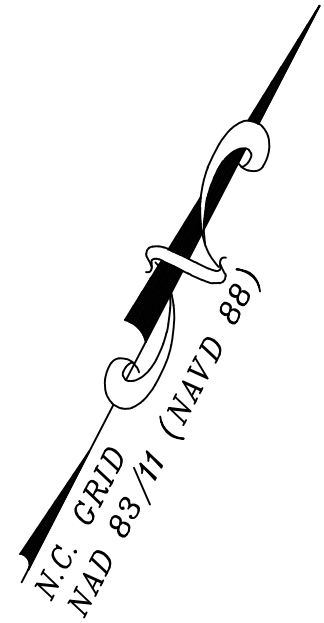
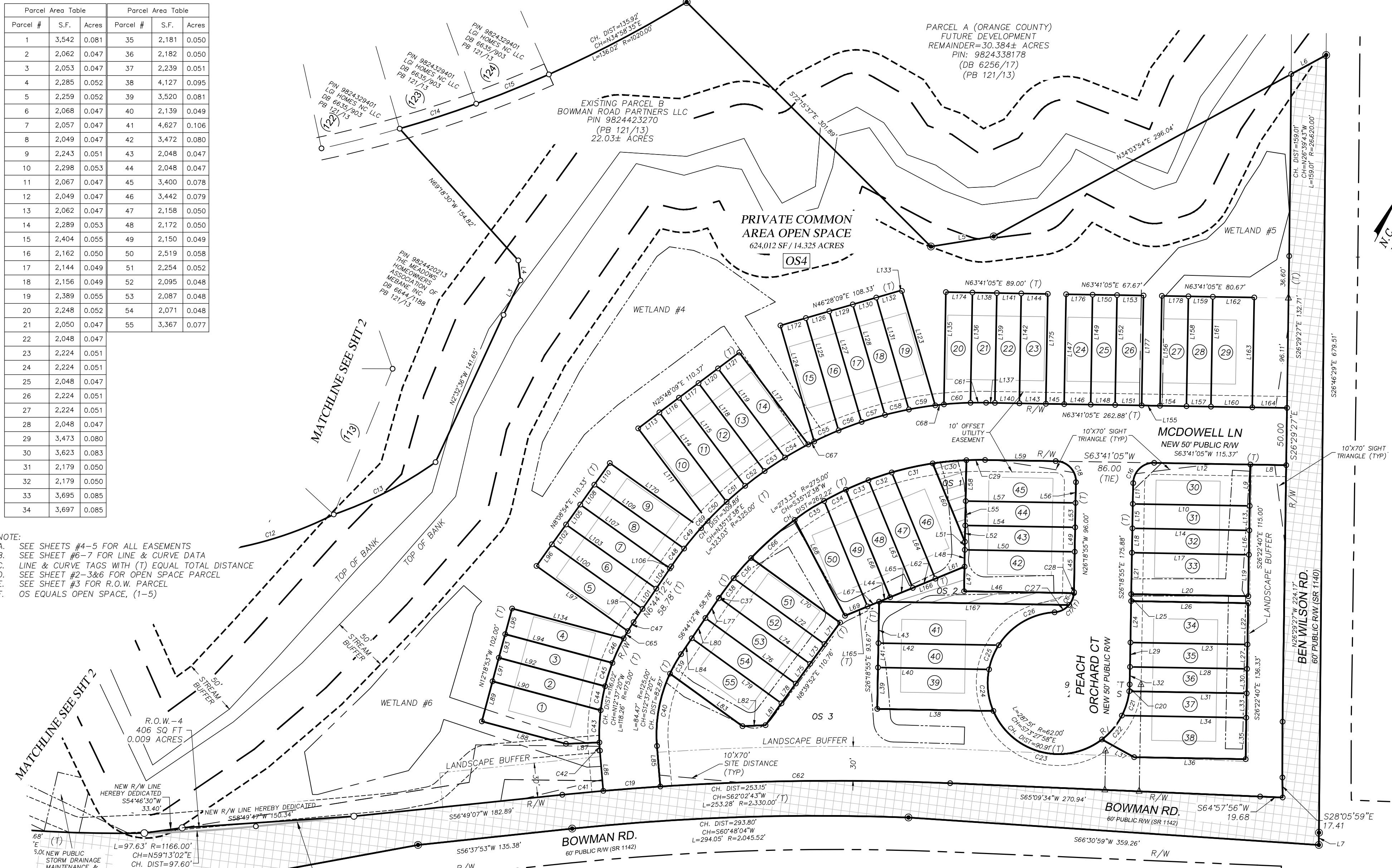
PROJECT NO.
16-0028

DRAWING
16-0028_PH2B

SHEET 2 OF 7

Parcel Area Table			Parcel Area Table		
Parcel #	S.F.	Acres	Parcel #	S.F.	Acres
1	3,542	0.081	35	2,181	0.050
2	2,062	0.047	36	2,182	0.050
3	2,053	0.047	37	2,239	0.051
4	2,285	0.052	38	4,127	0.095
5	2,259	0.052	39	3,520	0.081
6	2,068	0.047	40	2,139	0.049
7	2,057	0.047	41	4,627	0.106
8	2,049	0.047	42	3,472	0.080
9	2,243	0.051	43	2,048	0.047
10	2,298	0.053	44	2,048	0.047
11	2,067	0.047	45	3,400	0.078
12	2,049	0.047	46	3,442	0.079
13	2,062	0.047	47	2,158	0.050
14	2,289	0.053	48	2,172	0.050
15	2,404	0.055	49	2,150	0.049
16	2,162	0.050	50	2,519	0.058
17	2,144	0.049	51	2,254	0.052
18	2,156	0.049	52	2,095	0.048
19	2,389	0.055	53	2,087	0.048
20	2,248	0.052	54	2,071	0.048
21	2,050	0.047	55	3,367	0.077
22	2,048	0.047			
23	2,224	0.051			
24	2,224	0.051			
25	2,048	0.047			
26	2,224	0.051			
27	2,224	0.051			
28	2,048	0.047			
29	3,473	0.080			
30	3,623	0.083			
31	2,179	0.050			
32	2,179	0.050			
33	3,695	0.085			
34	3,697	0.085			

NOTE:
 A. SEE SHEETS #4-5 FOR ALL EASEMENTS
 B. SEE SHEET #6-7 FOR LINE & CURVE DATA
 C. LINE & CURVE TAGS WITH (T) EQUAL TOTAL DISTANCE
 D. SEE SHEET #2-3&6 FOR OPEN SPACE PARCEL
 E. SEE SHEET #3 FOR R.O.W. PARCEL
 F. OS EQUALS OPEN SPACE, (1-5)



PRELIMINARY PLAT (4th SUBMITTAL)
 Not for Recordation, Conveyance or Sales

5/20/20
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 LICENSE NUMBER P-0339

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 PH. 919-732-3883

PIN 9824423280 (ORANGE CO)
 REFERENCES SEE PLAT
 PROJECT MANAGER BWW
 DRAWN BY MJP/RAH

LEGEND:
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 ● EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
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 ■ R/W RIGHT OF WAY
 ○ UTILITY POLE

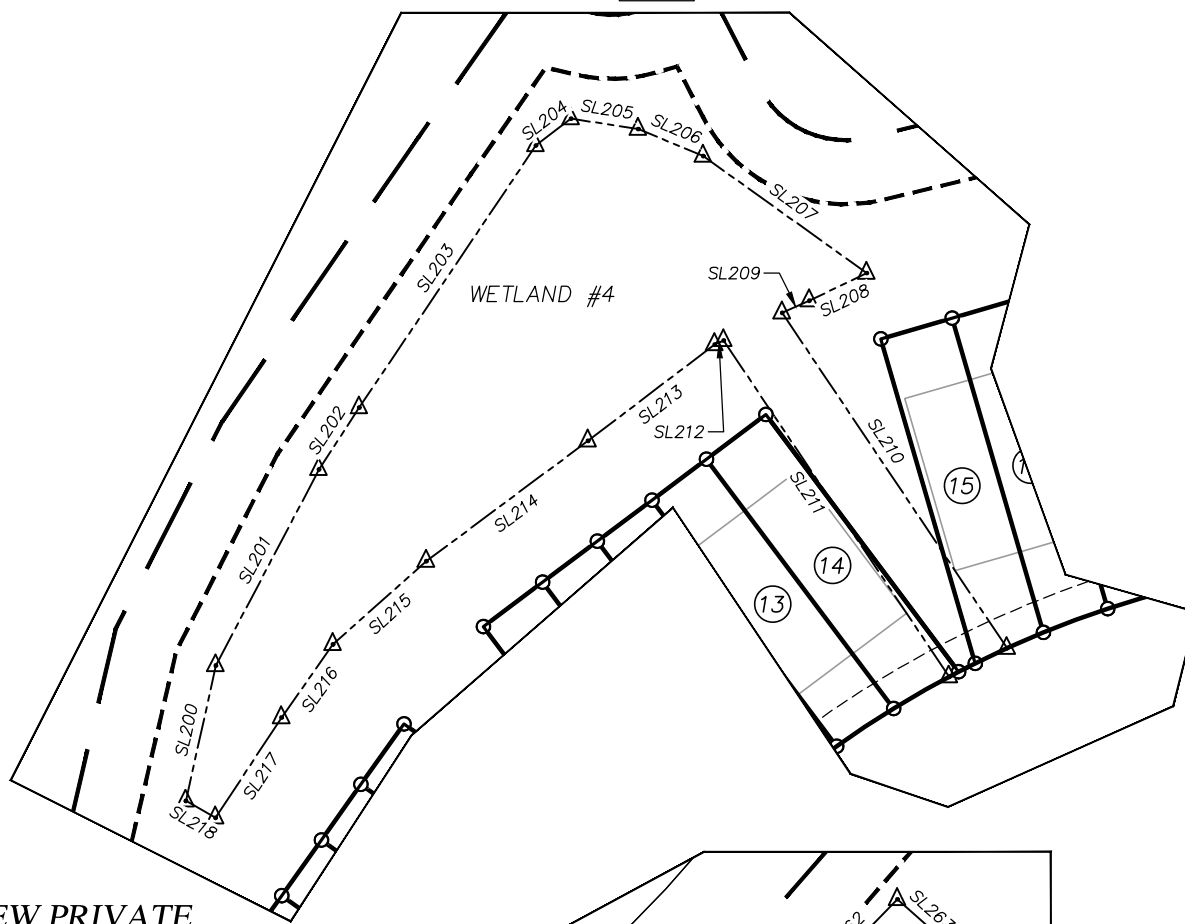
FINAL PLAT OF
THE MEADOWS - PHASE 2B
 CHEEKS TWP., ORANGE CO., NORTH CAROLINA
 FIELD WORK PERFORMED JUNE, 2020
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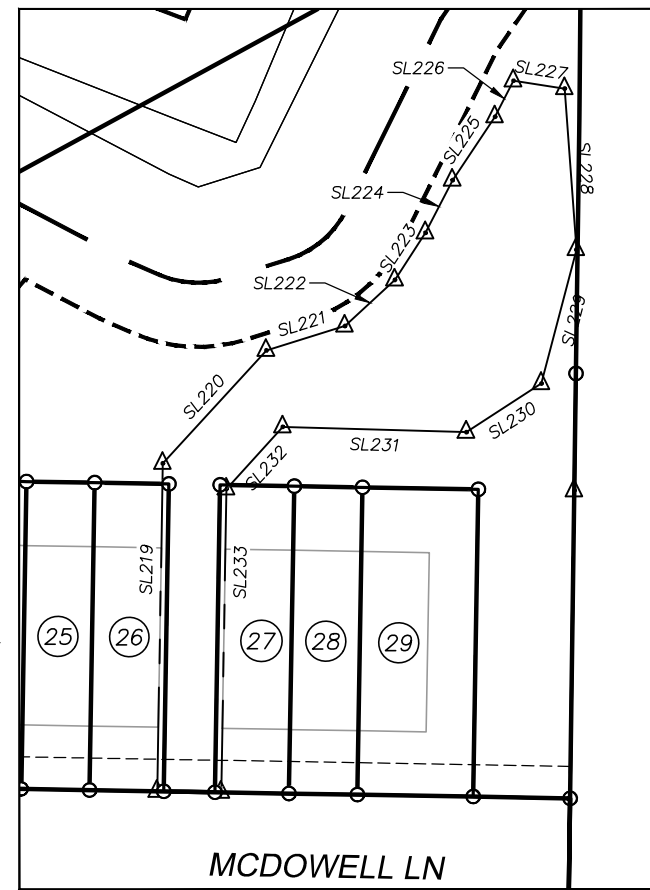
PROJECT NO.
16-0028
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16-0028_PH2B
 SHEET 3 OF 7

NOTE:
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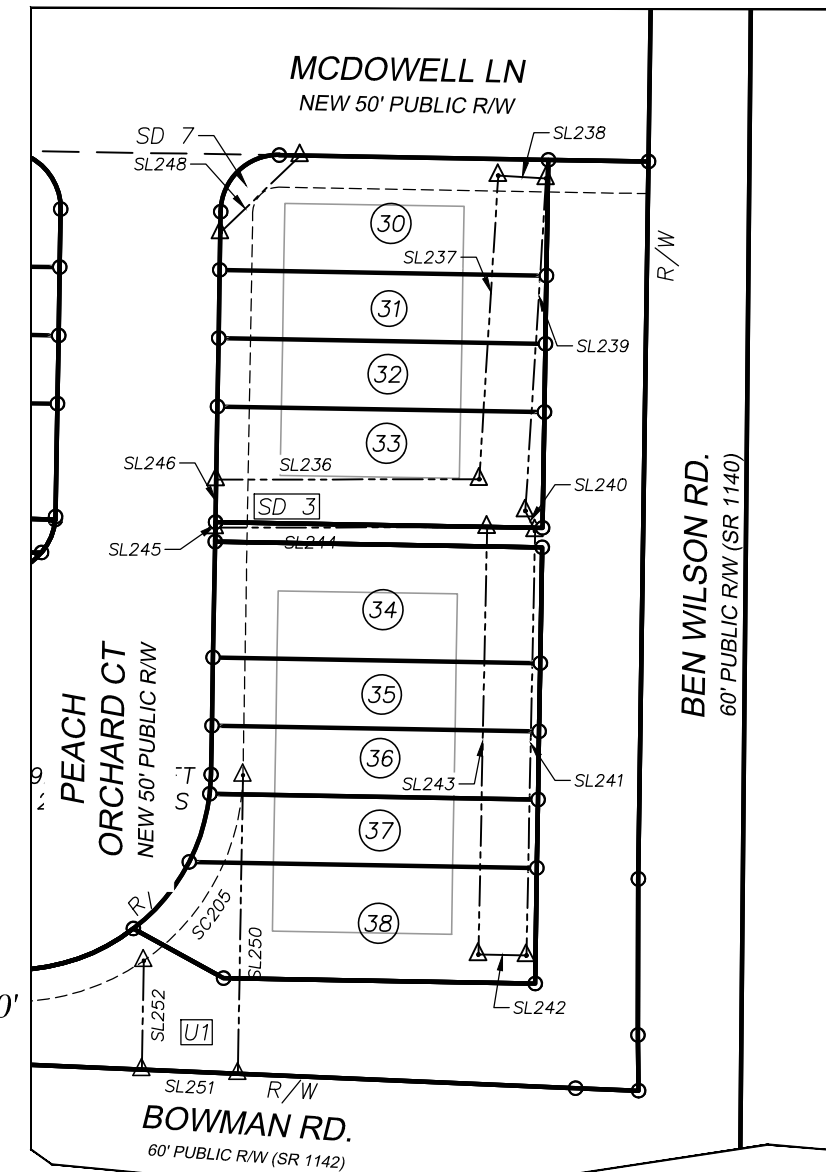
NEW PRIVATE
 STORM DRAINAGE
 MAINTENANCE & ACCESS
 EASEMENT [SD1]



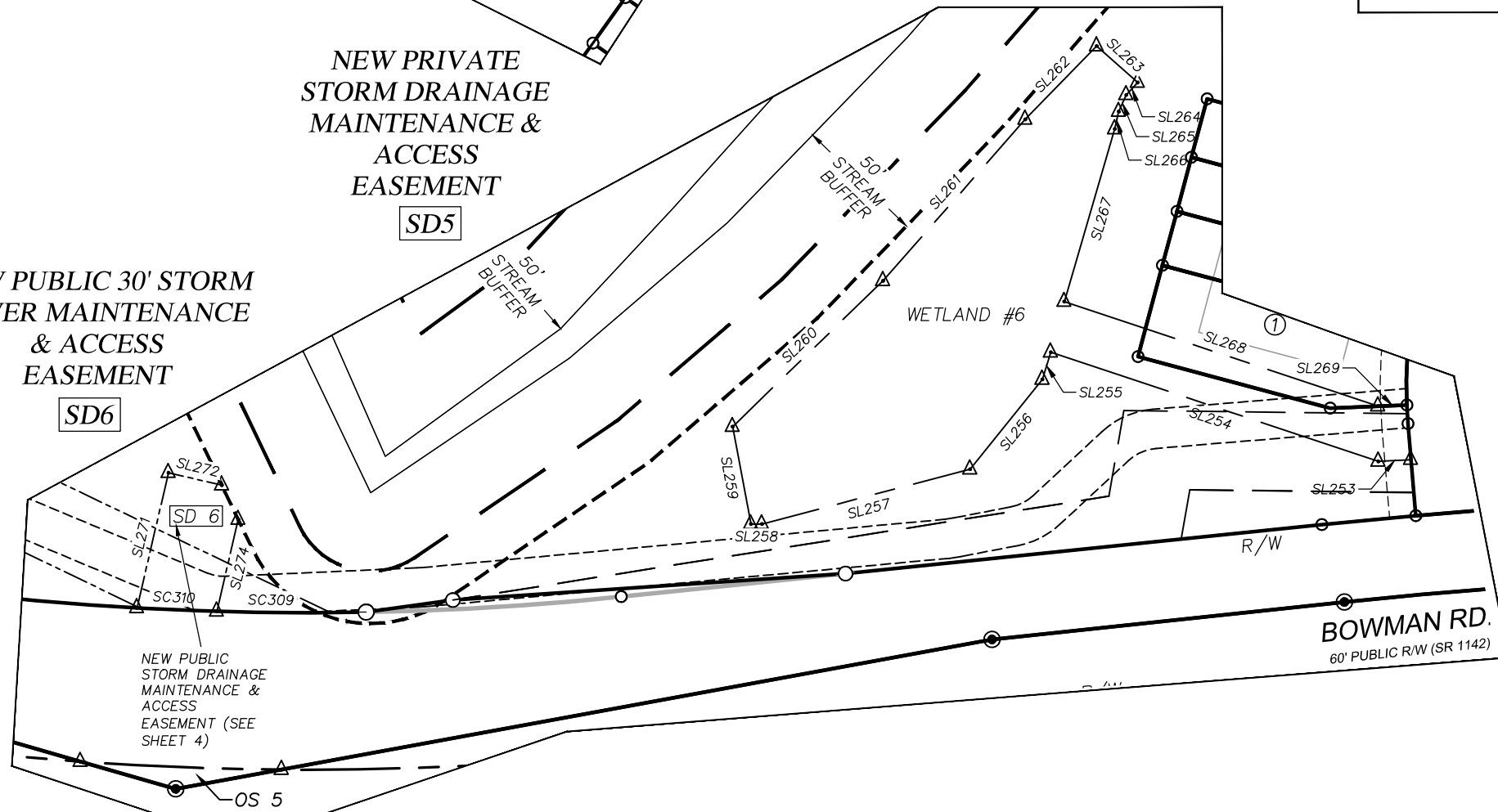
NEW PRIVATE
 STORM DRAINAGE
 MAINTENANCE & ACCESS
 EASEMENT [SD2]



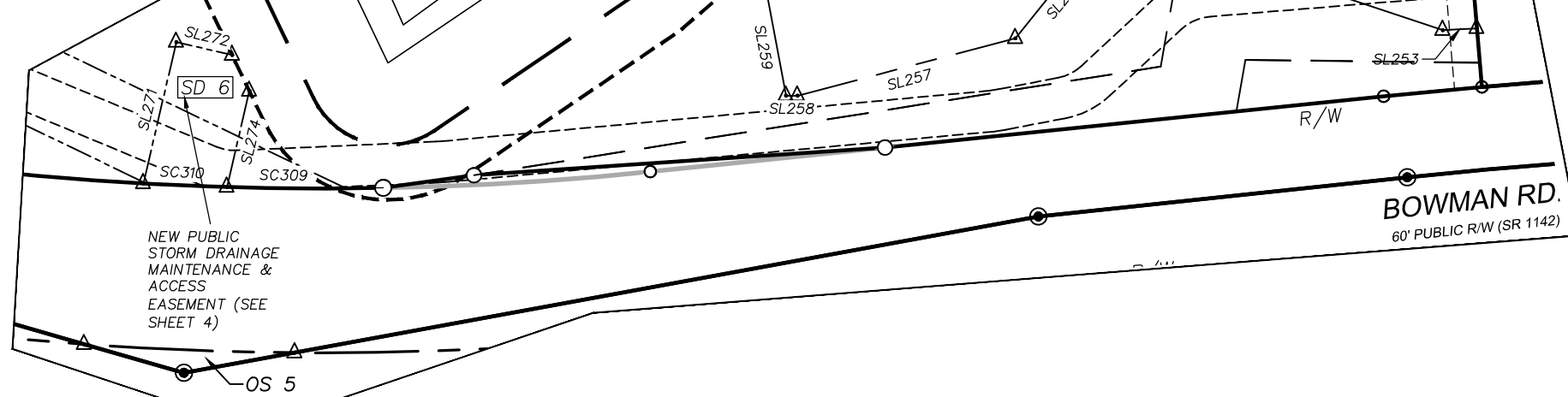
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 STORM DRAINAGE
 MAINTENANCE & ACCESS
 EASEMENT [SD3]



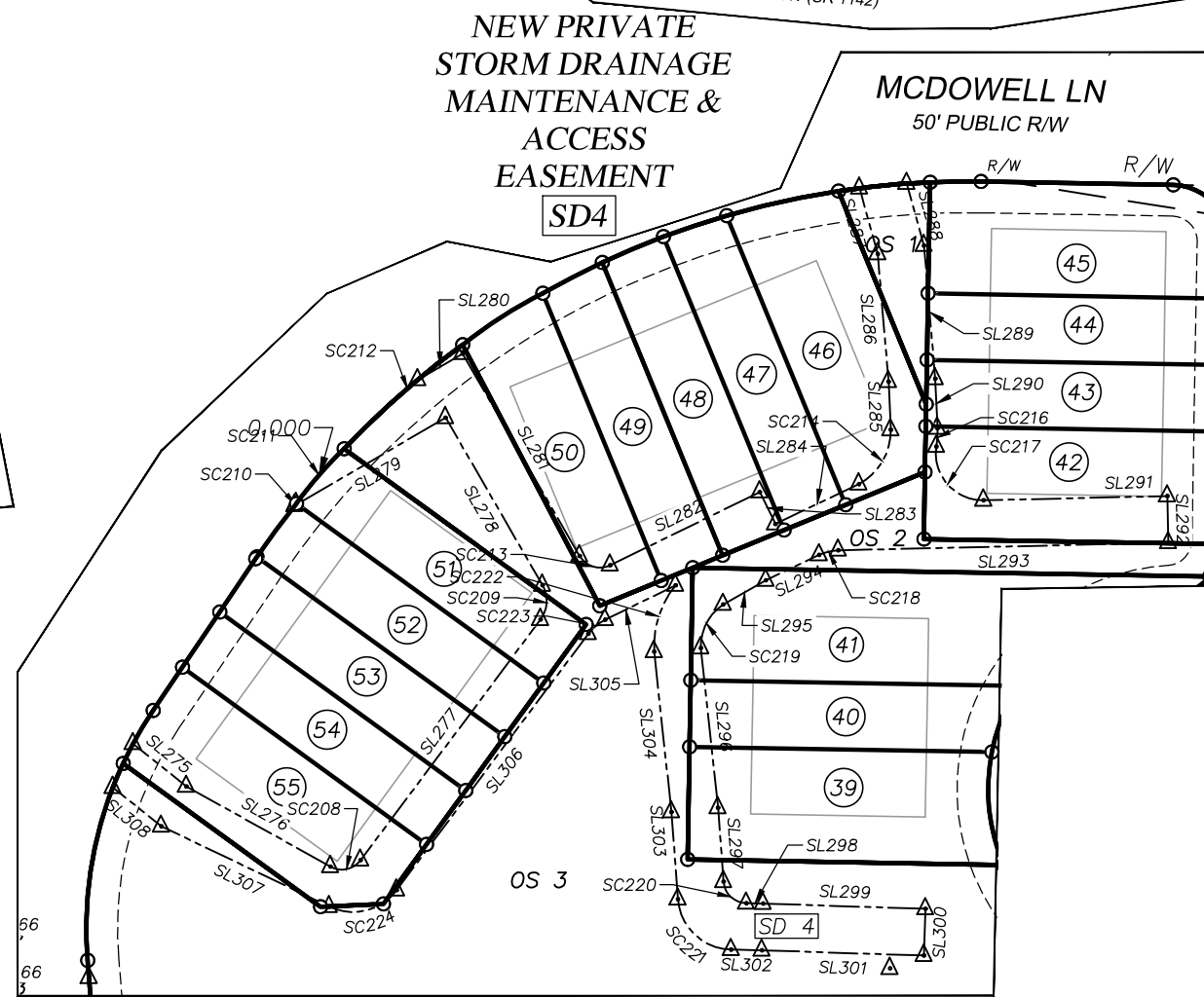
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 STORM DRAINAGE
 MAINTENANCE & ACCESS
 EASEMENT [SD5]



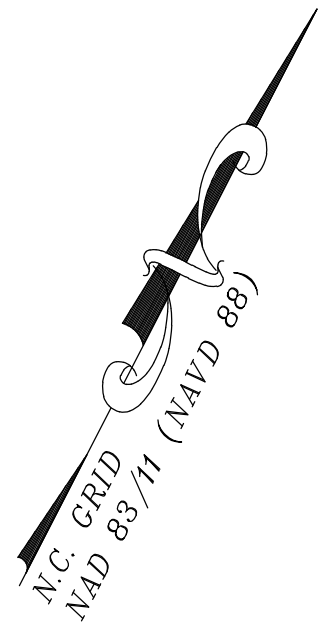
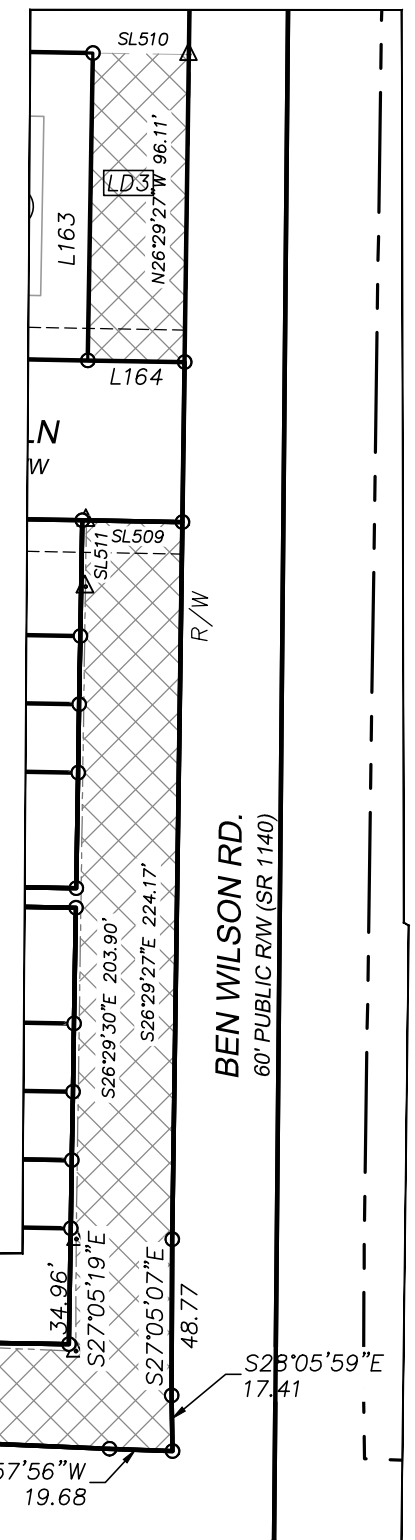
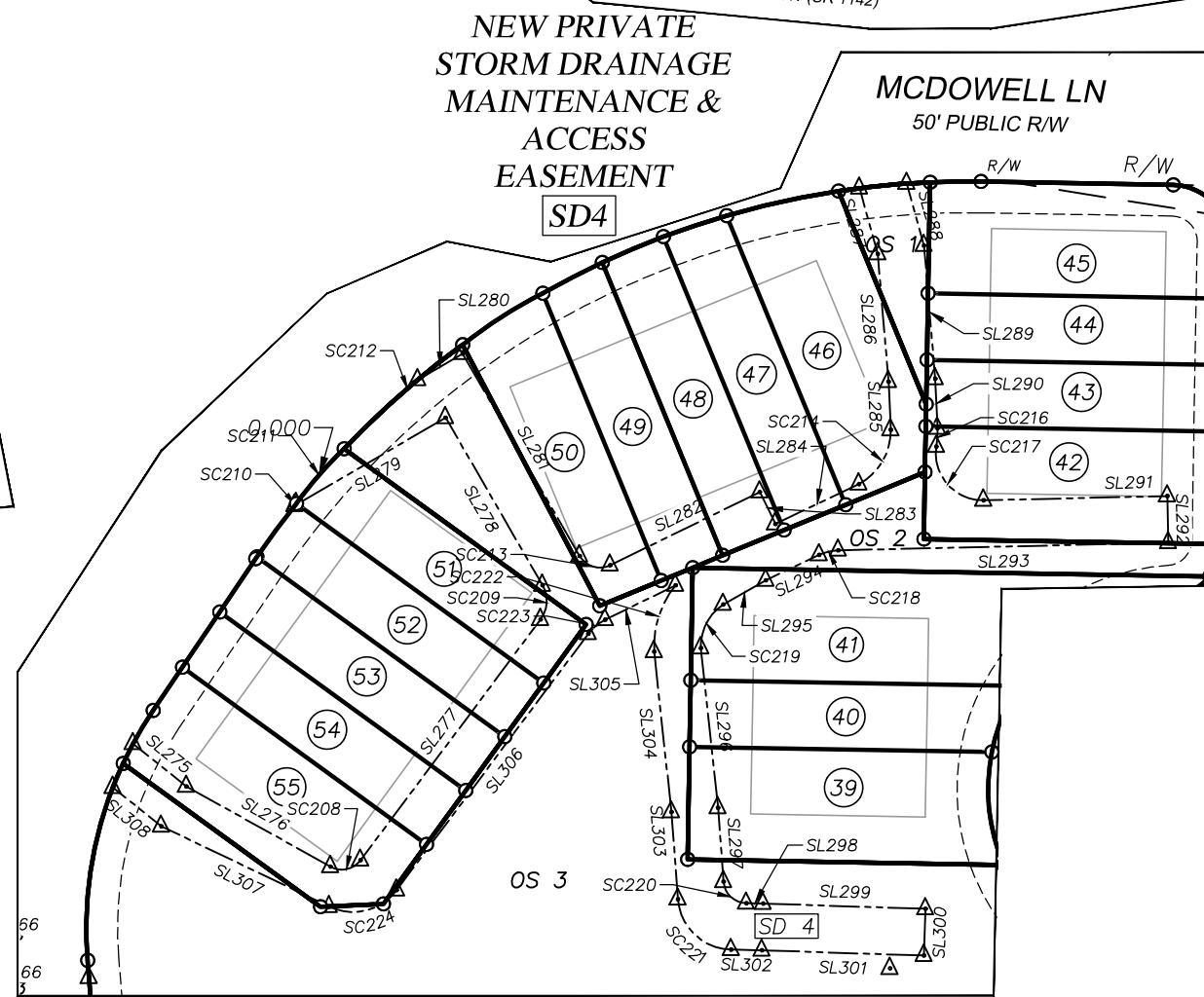
NEW PUBLIC 30'
 SEWER MAINTENANCE
 & ACCESS
 EASEMENT [SD6]



NEW PUBLIC 30'
 UTILITY
 EASEMENT [U1]

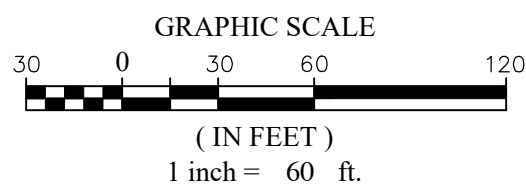


NEW PRIVATE
 STORM DRAINAGE
 MAINTENANCE & ACCESS
 EASEMENT [SD4]

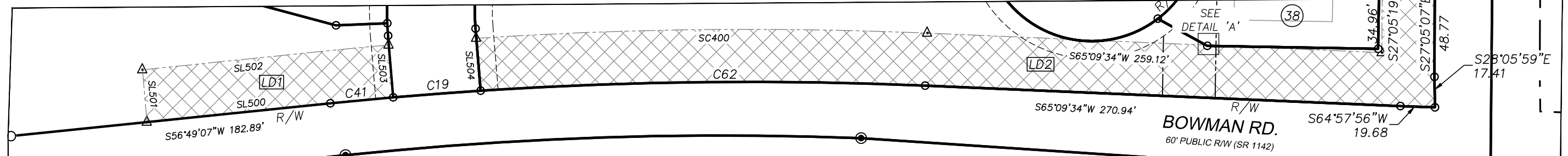


PRELIMINARY PLAT (5th SUBMITTAL)
 Not for Recordation, Conveyance or Sales

5/21/20
 PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544
 SUMMIT DESIGN AND ENGINEERING SERVICES
 LICENSE NUMBER P-0339



NEW
 LANDSCAPE BUFFERS
 [LD1 LD2 LD3]



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 ENGINEER, LANDSCAPE ARCHITECT, OR
 LAND SURVEYOR TO ALTER ANY ITEM ON
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 WHO ALTERS THIS DOCUMENT IS REQUIRED
 BY LAW TO AFFIX HIS OR HER SEAL AND THE
 NOTATION "ALTERED BY" FOLLOWED BY HIS
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 PH. 919-732-3883

PIN	9824423280 (ORANGE CO)
REFERENCES	SEE PLAT
PROJECT MANAGER	BWW
DRAWN BY	MJP/RAH

LEGEND:

○	IRON ROD OR PIPE SET
●	EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
△	MATHEMATICAL POINT; NO MONUMENT SET
■	CONCRETE MONUMENT
■	EXISTING IRON ROD
■	EXISTING IRON PIPE
■	EXISTING RAILROAD SPIKE
—	RIGHT OF WAY
—	UTILITY POLE

FINAL PLAT OF
THE MEADOWS - PHASE 2B
 CHEEKS TWP., ORANGE CO., NORTH CAROLINA
 FIELD WORK PERFORMED JUNE, 2020
 PROPERTY AS DESCRIBED IN DEED BOOK & PAGE SHOWN HEREON
 STANDING IN THE NAME OF
 BOWMAN ROAD PARTNERS LLC

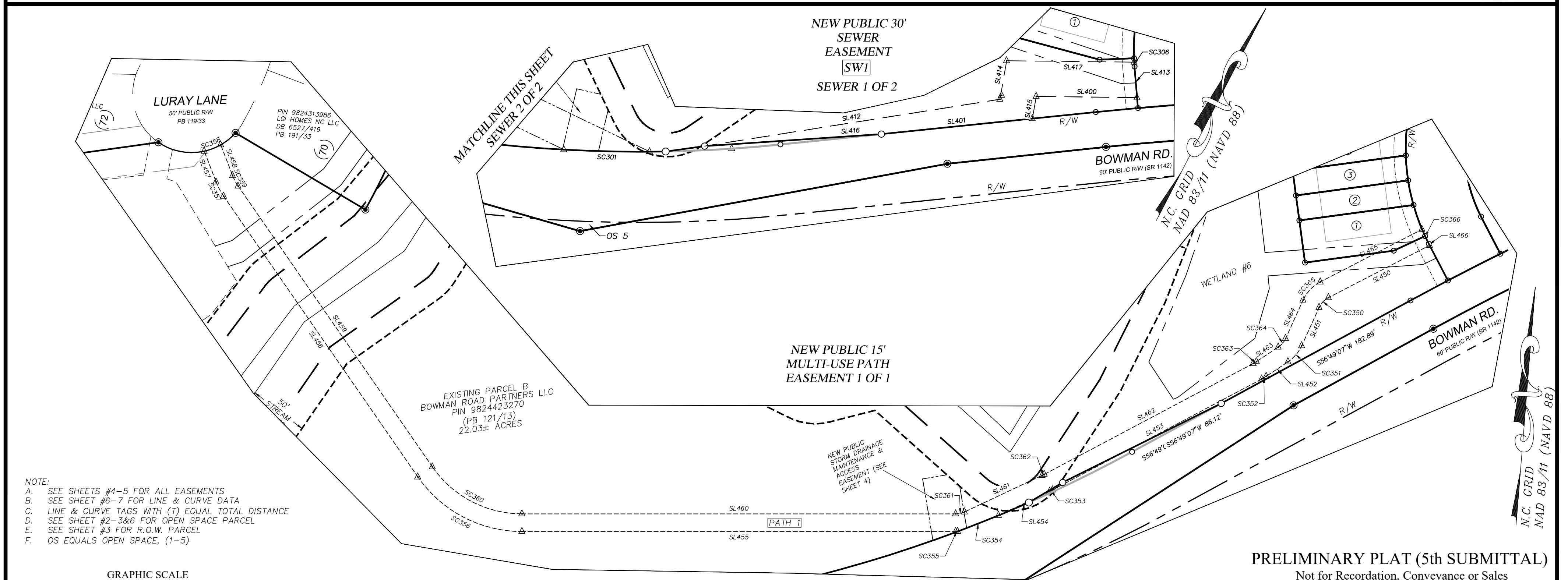
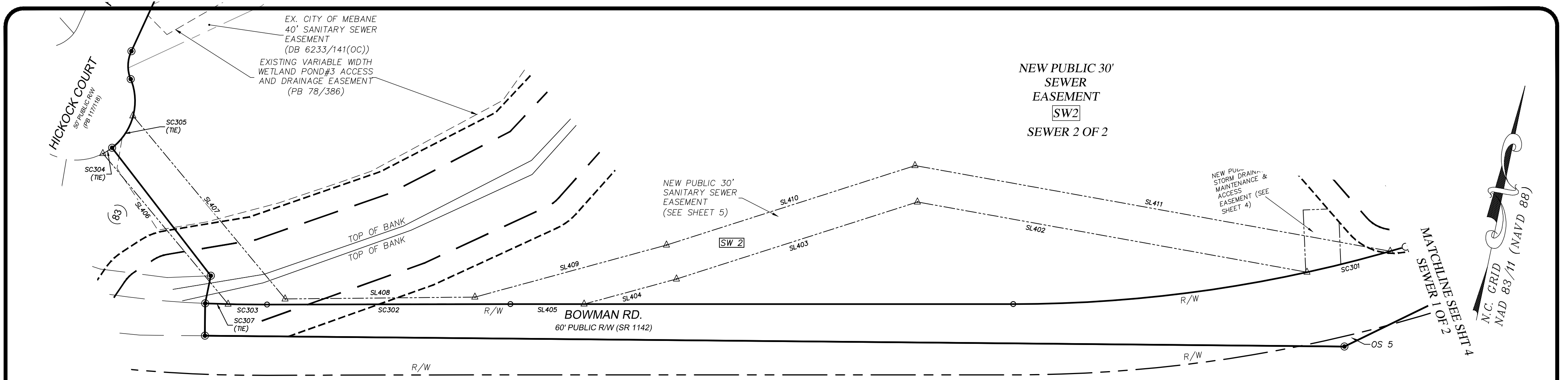
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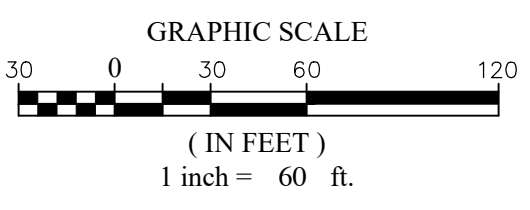
PROJECT NO.
16-0028

DRAWING
16-0028_PH2B

SHEET 4 OF 7



NOTE:
 A. SEE SHEETS #4-5 FOR ALL EASEMENTS
 B. SEE SHEET #6-7 FOR LINE & CURVE DATA
 C. LINE & CURVE TAGS WITH (T) EQUAL TOTAL DISTANCE
 D. SEE SHEET #2-3&6 FOR OPEN SPACE PARCEL
 E. SEE SHEET #3 FOR R.O.W. PARCEL
 F. OS EQUALS OPEN SPACE, (1-5)



PRELIMINARY PLAT (5th SUBMITTAL)
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 PH. 919-732-3883

PIN
 9824423280 (ORANGE CO)
 REFERENCES SEE PLAT
 PROJECT MANAGER BWW
 DRAWN BY MJP/RAH

LEGEND:
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 EIR EXISTING IRON ROD
 EIP EXISTING IRON PIPE
 ERRS EXISTING RAILROAD SPIKE
 R/W RIGHT OF WAY
 ○ UTILITY POLE

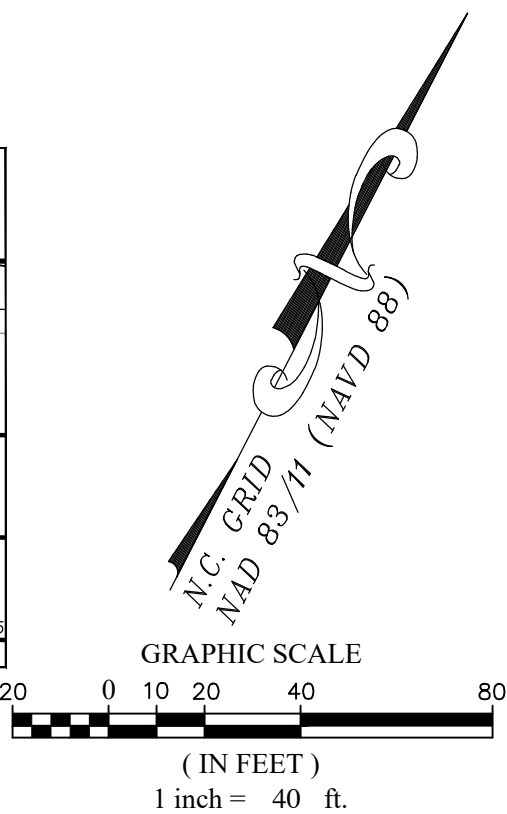
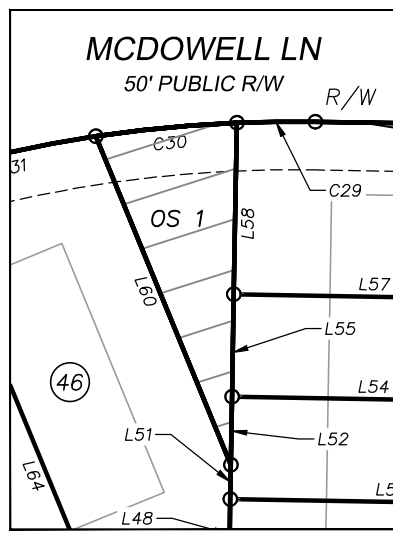
FINAL PLAT OF
THE MEADOWS - PHASE 2B
 CHEEKS TWP., ORANGE CO., NORTH CAROLINA
 FIELD WORK PERFORMED JUNE ,2020
 PROPERTY AS DESCRIBED IN DEED BOOK & PAGE SHOWN HEREON
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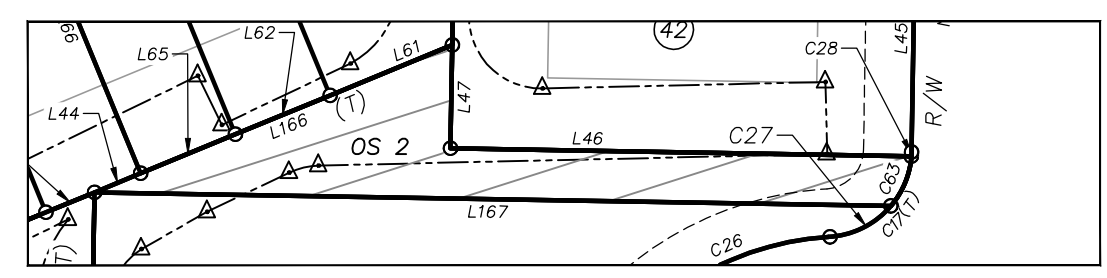
PROJECT NO.
16-0028
 DRAWING
16-0028_PH2B
 SHEET 5 OF 7

NOTE:
 A. SEE SHEETS #4-5 FOR ALL EASEMENTS
 B. SEE SHEET #6-7 FOR LINE & CURVE DATA
 C. LINE & CURVE TAGS WITH (T) EQUAL TOTAL DISTANCE
 D. SEE SHEET #2-3&6 FOR OPEN SPACE PARCELS
 E. SEE SHEET #3 FOR R.O.W. PARCEL
 F. OS EQUALS OPEN SPACE, (1-5)

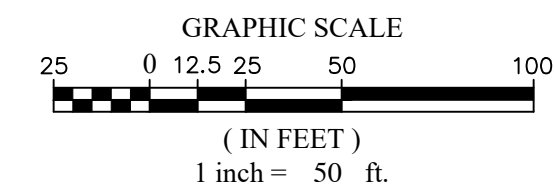
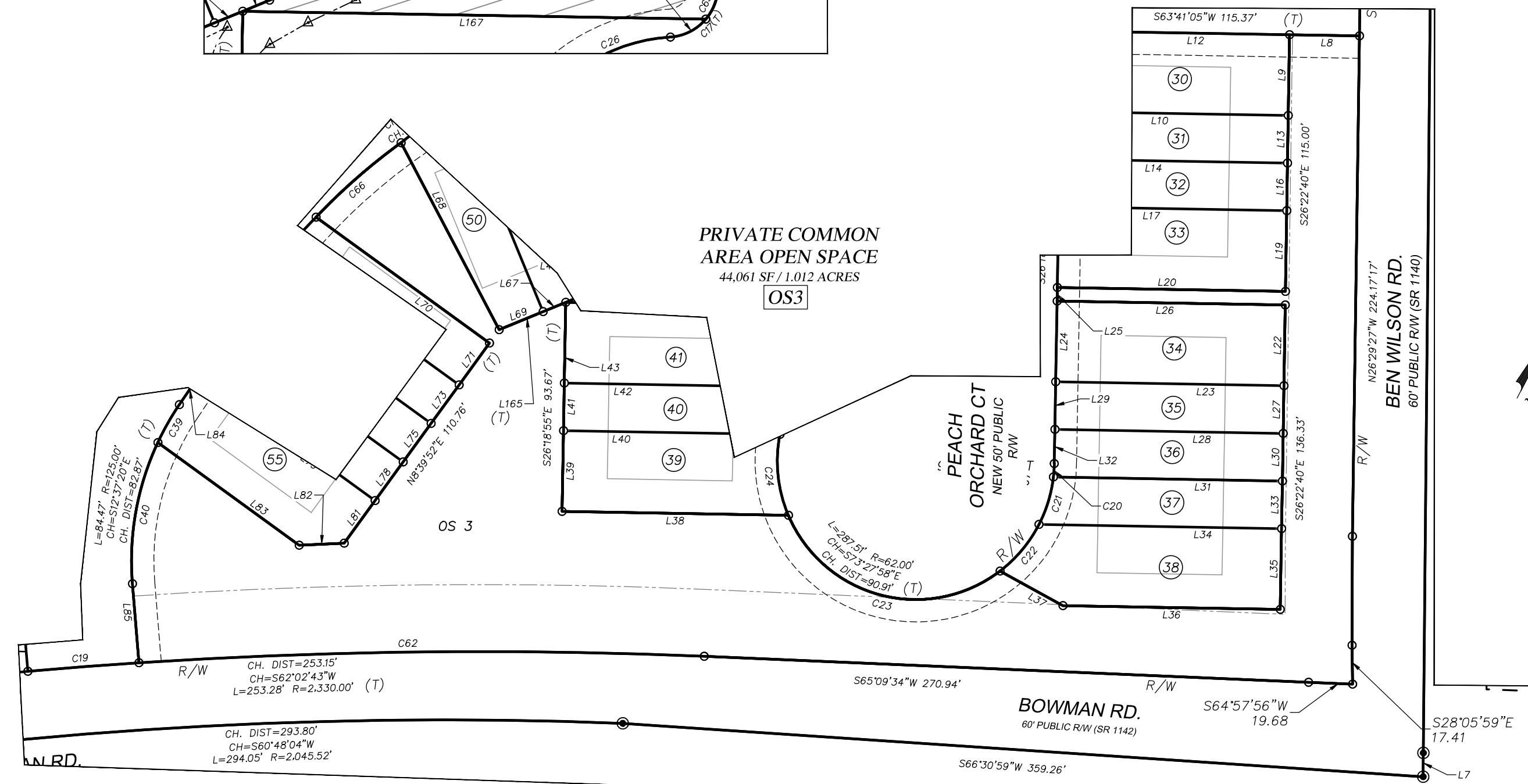
PRIVATE COMMON
 AREA OPEN SPACE
 1,052 SF / 0.024 ACRES
 OS1



PRIVATE COMMON
 AREA OPEN SPACE
 2,169 SF / 0.050 ACRES
 OS2



PRIVATE COMMON
 AREA OPEN SPACE
 44,061 SF / 1.012 ACRES
 OS3



PATH ANNOTATION TABLE

LINE TABLE			CURVE TABLE						
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SL450	S58°01'09"W	96.62'	SC350	17.50'	11.68'	38°13'35"	6.06'	S38°54'22"W	11.46'
SL451	S19°47'34"W	35.78'	SC351	32.50'	18.13'	31°57'39"	9.31'	S35°46'24"W	17.90'
SL452	S51°45'14"W	22.24'	SC352	57.50'	4.46'	4°26'54"	2.23'	S53°58'41"W	4.46'
SL453	S57°24'55"W	200.91'	SC353	57.50'	2.77'	2°45'49"	1.39'	S58°47'50"W	2.77'
SL454	S60°10'44"W	47.89'	SC354	1166.00'	37.36'	1°50'09"	18.68'	S63°54'07"W	37.36'
SL455	S85°21'33"W	368.11'	SC355	32.50'	1.65'	2°54'16"	0.82'	S83°54'26"W	1.65'
SL456	N39°18'32"W	289.83'	SC356	107.50'	103.82'	55°19'54"	56.36'	N66°58'29"W	99.83'
SL457	N25°42'03"W	27.99'	SC357	57.50'	13.66'	13°36'29"	6.86'	N32°30'18"W	13.62'
SL458	S25°42'03"E	27.99'	SC358	50.00'	15.06'	17°15'14"	7.59'	N64°18'12"E	15.00'
SL459	S39°18'32"E	289.83'	SC359	42.50'	10.09'	13°36'29"	5.07'	S32°30'18"E	10.07'
SL460	N85°21'33"E	368.11'	SC360	92.50'	89.33'	55°19'54"	48.49'	S66°58'29"E	85.90'
SL461	N60°10'44"E	72.85'	SC361	17.50'	7.69'	25°10'49"	3.91'	N72°46'09"E	7.63'
SL462	N57°24'55"E	200.74'	SC362	42.50'	2.05'	2°45'49"	1.03'	N58°47'50"E	2.05'
SL463	N51°45'14"E	22.24'	SC363	42.50'	3.15'	4°15'02"	1.58'	N53°52'45"E	3.15'
SL464	N19°47'34"E	35.78'	SC364	17.50'	9.76'	31°57'39"	5.01'	N35°46'24"E	9.64'
SL465	N58°01'09"E	97.13'	SC365	32.50'	21.68'	38°13'35"	11.26'	N38°54'22"E	21.28'
SL466	S32°07'15"E	1.59'	SC366	175.00'	13.42'	4°23'39"	6.71'	S29°47'02"E	13.42'

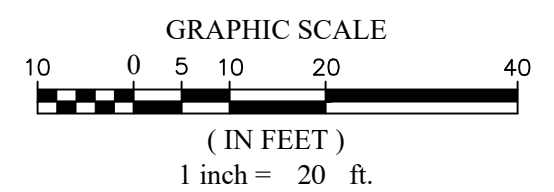
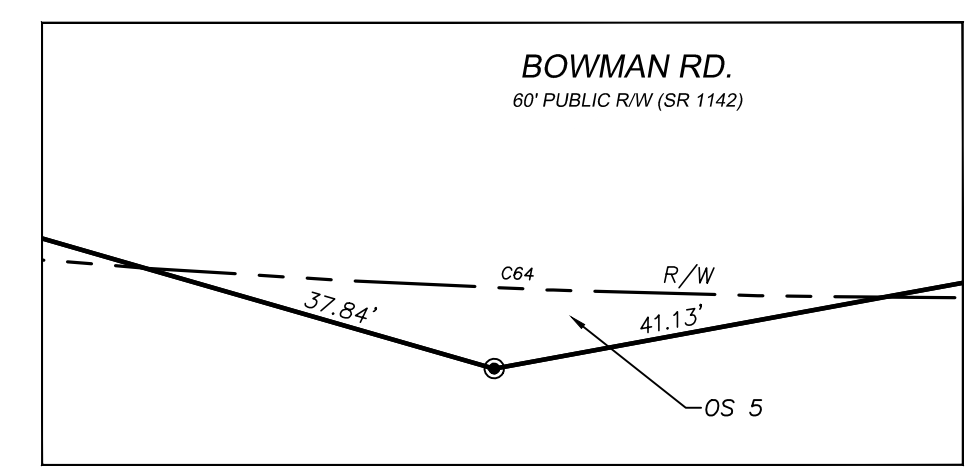
LANDSCAPE BUFFER ANNOTATION TABLE

LINE TABLE			CURVE TABLE						
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SL500	S56°49'07"W	104.93'	SC400	2360.00'	257.02'	6°14'23"	128.64'	S62°02'22"W	256.89'
SL501	S32°14'27"E	30.00'							
SL502	S56°49'07"W	104.44'							
SL503	N32°07'15"W	30.00'							
SL504	S31°58'51"E	30.00'							
SL509	N63°41'05"E	30.00'							
SL510	N63°30'33"E	30.00'							
SL511	S26°29'27"E	20.74'							

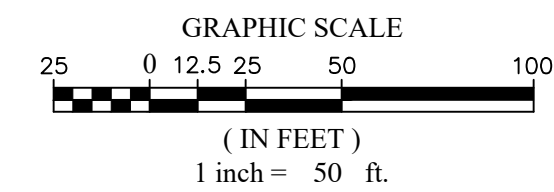
SEWER ANNOTATION TABLE

LINE TABLE			CURVE TABLE						
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SL400	S63°28'02"W	85.54'	SC301	1166.00'	72.78'	3°34'34"	36.40'	S64°04'16"W	72.77'
SL401	S56°49'07"W	128.88'	SC302	54655.92'	206.57'	0°13'00"	103.29'	S78°06'35"W	206.57'
SL402	S88°25'09"W	336.05'	SC303	1205.77'	32.89'	1°33'47"	16.45'	S78°46'59"W	32.89'
SL403	S60°31'08"W	214.63'	SC304	50.00'	9.09'	10°25'00"	4.56'	N45°42'56"E	9.08'
SL404	S63°02'08"W	81.27'	SC305	50.00'	32.97'	37°47'04"	17.11'	N21°36'54"E	32.38'
SL405	S78°13'05"W	62.68'	SC306	175.00'	3.74'	1°13'29"	1.87'	S31°22'07"E	3.74'
SL406	N51°34'43"W	166.14'	SC307	1205.77'	19.65'	0°56'01"	9.82'	S80°01'53"W	19.65'
SL407	S51°34'43"E	201.90'							
SL408	N77°39'46"E	161.10'							
SL409	N63°02'08"E	168.51'							
SL410	N60°31'08"E	221.42'							
SL411	N88°25'09"E	409.80'							
SL412	N53°41'39"E	253.73'							
SL413	S32°07'15"E	26.51'							
SL414	N17°23'38"W	33.25'							
SL415	N17°23'38"W	19.12'							

PRIVATE COMMON
 AREA OPEN SPACE
 316 SF / 0.007 ACRES
 OS5



PRELIMINARY PLAT (5th SUBMITTAL)
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 PH. 919-732-3883

PIN 9824423280 (ORANGE CO)
 REFERENCES SEE PLAT
 PROJECT MANAGER BWW
 DRAWN BY MJP/RAH

LEGEND:
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 ● EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
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 ■ CONCRETE MONUMENT
 EIR EXISTING IRON ROD
 EIP EXISTING IRON PIPE
 ERRS EXISTING RAILROAD SPIKE
 R/W RIGHT OF WAY
 ○ UTILITY POLE

FINAL PLAT OF
THE MEADOWS - PHASE 2B
 CHEEKS TWP., ORANGE CO., NORTH CAROLINA
 FIELD WORK PERFORMED JUNE ,2020
 PROPERTY AS DESCRIBED IN DEED BOOK & PAGE SHOWN HEREON
 STANDING IN THE NAME OF
 BOWMAN ROAD PARTNERS LLC

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PROJECT NO.
16-0028
 DRAWING
16-0028_PH2B
 SHEET 6 OF 7

BOUNDARY, LOT & OPEN SPACE ANNOTATION TABLE

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N11°4'30"W	27.40'	L66	N49°39'42"W	101.56'	L136	S26°18'55"E	96.30'
L2	N00°10'48"W	23.93'	L67	S40°20'18"W	10.93'	L137	S63°41'05"W	7.75'
L3	N01°02'30"W	33.59'	L68	S54°58'12"E	94.57'	L138	N63°41'05"E	21.33'
L4	S33°41'24"E	17.61'	L69	S40°20'18"W	21.32'	L139	S26°18'55"E	96.02'
L5	N53°32'13"E	55.56'	L70	N81°20'08"W	95.94'	L140	S63°41'05"W	21.33'
L6	N34°03'54"E	34.73'	L71	S08°39'52"W	23.17'	L141	N63°41'05"E	21.33'
L7	S26°53'10"E	10.67'	L72	N81°20'08"W	98.00'	L142	S26°18'55"E	96.02'
L8	S63°41'05"W	31.30'	L73	S08°39'52"W	21.33'	L143	S63°41'05"W	23.17'
L9	S26°22'40"E	36.17'	L74	N81°20'08"W	98.17'	L144	N63°41'05"E	23.17'
L10	S63°41'05"W	102.11'	L75	S08°39'52"W	21.33'	L145	N63°41'05"E	16.00'
L11	N26°18'55"W	18.17'	L76	N81°20'08"W	97.45'	L146	S63°41'05"E	23.17'
L12	N63°41'05"E	84.07'	L77	N06°44'12"E	20.66'	L147	N26°18'55"W	96.02'
L13	S26°22'40"E	21.33'	L78	S08°39'52"W	21.33'	L148	S63°41'05"W	21.33'
L14	S63°41'05"W	102.13'	L79	N81°20'08"W	96.73'	L149	S26°18'55"E	96.02'
L15	N26°18'55"W	21.33'	L80	N06°44'12"E	21.35'	L150	N63°41'05"E	21.33'
L16	S26°22'40"E	21.33'	L81	S08°39'52"W	23.59'	L151	S63°41'05"W	23.17'
L17	S63°41'05"W	102.16'	L82	S60°04'07"W	20.16'	L152	S26°18'55"E	96.02'
L18	N26°18'55"W	21.33'	L83	N81°20'08"W	78.23'	L153	N63°41'05"E	23.17'
L19	S26°22'40"E	36.17'	L84	N06°44'12"E	16.77'	L154	S63°41'05"W	23.17'
L20	S63°41'05"W	102.20'	L85	S31°58'51"E	35.54'	L155	N63°41'05"E	7.67'
L21	N26°18'55"W	36.17'	L86	N32°07'15"W	35.28'	L156	N26°18'55"W	96.02'
L22	S26°22'40"E	36.17'	L87	S60°21'28"W	29.26'	L157	S63°41'05"W	21.33'
L23	S63°41'05"W	102.24'	L88	S77°41'07"W	76.00'	L158	S26°18'55"E	96.02'
L24	N26°18'55"W	36.17'	L89	N12°18'53"W	36.17'	L159	N63°41'05"E	21.33'
L25	S26°18'55"E	6.09'	L90	N77°41'07"E	97.74'	L160	S63°41'05"W	36.17'
L26	N63°41'05"E	102.20'	L91	N12°18'53"W	21.33'	L161	S26°18'55"E	96.02'
L27	S26°22'40"E	21.33'	L92	N77°41'07"E	96.02'	L162	S26°18'55"E	96.02'
L28	S63°41'05"W	102.27'	L93	N12°18'53"W	21.33'	L163	S63°41'05"W	30.29'
L29	N26°18'55"W	21.33'	L94	N77°41'07"E	96.92'	L164	N40°20'18"E	32.25'
L30	S26°22'40"E	21.33'	L95	N12°18'53"W	23.17'	L165	N40°20'18"E	80.60'
L31	S63°41'05"W	102.58'	L96	N81°51'06"W	98.01'	L166	N63°41'05"E	165.86'
L32	N26°18'55"W	15.30'	L97	S06°44'12"W	14.01'	L167	N63°41'05"E	97.83'
L33	S26°22'40"E	21.33'	L98	S06°44'12"W	14.01'	L168	S81°51'06"E	97.83'
L34	S63°41'05"W	108.68'	L99	S81°51'06"E	97.20'			
L35	S26°22'40"E	36.17'	L100	N08°08'54"E	21.33'			
L36	S63°41'05"W	97.35'	L101	S81°51'06"E	96.68'			
L37	N88°29'29"W	32.14'	L102	S06°44'12"W	21.34'			
L38	S63°41'05"W	101.36'	L103	N08°08'54"E	21.33'			
L39	N26°18'55"W	36.17'	L104	S06°44'12"W	2.09'			
L40	N63°41'05"E	96.97'	L105	S81°51'06"E	96.15'			
L41	N26°18'55"W	21.33'	L106	N08°08'54"E	21.33'			
L42	N63°41'05"E	105.06'	L107	S81°51'06"E	96.19'			
L43	N26°18'55"W	36.17'	L108	N08°08'54"E	23.17'			
L44	S40°20'18"W	10.40'	L109	S81°51'06"E	96.19'			
L45	S26°18'55"E	35.28'	L110	N08°08'54"E	23.17'			
L46	S63°41'05"W	95.97'	L111	S64°11'51"E	101.00'			
L47	N26°18'55"W	21.50'	L112	N25°48'09"E	23.17'			
L48	N26°18'55"W	14.67'	L113	S64°11'51"E	97.74'			
L49	S26°18'55"E	21.33'	L114	N25°48'09"E	21.33'			
L50	N63°41'05"E	96.00'	L115	S64°11'51"E	96.12'			
L51	N26°18'55"W	7.12'	L116	N25°48'09"E	97.42'			
L52	N26°18'55"W	14.21'	L117	N25°48'09"E	21.33'			
L53	S26°18'55"E	21.33'	L118	S64°11'51"E	97.42'			
L54	N63°41'05"E	96.00'	L119	N25°48'09"E	23.21'			
L55	S26°18'55"E	21.33'	L120	N43°31'51"W	105.56'			
L56	S26°18'55"E	18.17'	L121	S43°31'51"E	102.26'			
L57	N63°41'05"E	96.00'	L122	N46°28'09"E	21.33'			
L58	N26°18'55"W	35.68'	L123	S43°31'51"E	100.71'			
L59	S63°41'05"W	61.66'	L124	S43°31'51"E	100.57'			
L60	S49°39'42"E	73.95'	L125	N46°28'09"E	21.33'			
L61	S40°20'18"W	27.53'	L126	N46°28'09"E	21.17'			
L62	S40°20'18"W	21.33'	L127	N64°49'09"E	2.11'			
L63	N49°39'42"W	101.76'	L128	N77°41'07"E	100.90'			
L64	N49°39'42"W	100.31'	L129	N26°18'55"W	98.10'			
L65	S40°20'18"W	21.33'						

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	50.00'	64.67'	74°06'40"	37.75'	N03°27'06"E	60.26'
C2	30.00'	24.38'	46°34'03"	12.91'	N10°19'12"W	23.72'
C3	528.64'	81.57'	8°50'27"	40.87'	N11°27'07"E	81.49'
C4	528.64'	27.17'	2°56'43"	13.59'	N05°33'33"E	27.17'
C5	350.00'	31.55'	5°09'54"	15.79'	S33°23'46"E	31.54'
C6	350.00'	72.28'	11°49'54"	36.27'	S41°53'40"E	72.15'
C7	350.00'	82.64'	13°31'40"	41.51'	S54°34'27"E	82.44'
C8	350.00'	82.64'	13°31'40"	41.51'	S68°06'07"E	82.44'
C9	350.00'	82.64'	13°31'40"	41.51'	S81°37'47"E	82.44'
C10	430.42'	84.17'	11°12'13"	42.22'	S88°53'56"E	84.03'
C11	409.90'	98.81'	13°48'43"	49.65'	N73°12'29"E	98.57'
C12	326.40'	117.87'	20°41'25"	59.58'	N46°07'51"E	117.23'
C13	350.00'	100.33'	16°25'26"	50.51'	N35°28'37"E	99.98'
C14	1020.00'	70.36'	3°57'08"	35.19'	N44°36'57"E	70.34'
C15	1020.00'	68.41'	3°50'34"	34.22'	N40°43'06"E	68.40'
C16	18.00'	28.27'	90°00'00"	18.00'	N18°41'05"E	25.46'
C17	18.27'	25.94'	81°18'59"	15.70'	N17°55'57"E	23.81'
C18	18.00'	28.27'	90°00'00"	18.00'	N71°18'55"W	25.46'
C19	2330.00'	49.92'	1°13'39"	24.96'	S58°19'03"W	49.91'
C20	62.00'	6.05'	5°35'12"	3.03'	N23°31'19"W	6.04'
C21	62.00'	22.30'	20°36'31"	11.27'	N10°25'28"W	22.18'
C22	62.00'	27.40'	25°19'29"	13.93'	N12°32'32"E	27.18'
C23	62.00'	113.05'	104°28'34"	80.04'	N77°26'34"E	98.03'
C24	62.00'	36.98'	34°10'28"	19.06'	S33°13'55"E	36.43'
C25	62.00'	22.94'	21°12'10"	11.60'	S05°32'36"E	22.81'
C26	62.00'	58.79'	54°19'32"	31.81'	S32°13'14"W	56.61'
C27	18.27'	14.53'	45°34'19"	7.68'	N35°48'17"E	14.15'
C28	18.27'	0.89'	2°47'49"	0.45'	S24°07'27"E	0.89'
C29	275.00'	16.35'	3°24'27"	8.18'	N61°58'51"E	16.35'
C30	275.00'	29.51'	6°08'54"	14.77'	S57°12'11"W	29.50'
C31	275.00'	36.75'	7°39'23"	18.40'	N50°18'03"E	36.72'
C32	275.00'	21.39'	4°27'22"	10.70'	N44°14'41"E	21.38'
C33	275.00'	21.34'	4°26'46"	10.68'	N39°47'37"E	21.33'
C34	275.00'	21.42'	4°27'46"	10.72'	N35°20'21"E	21.41'
C35	146.23'	30.63'	11°59'59"	15.37'	N29°55'17"E	30.57'
C36	136.38'	23.29'	9°46'58"	11.67'	N13°44'56"E	23.26'
C37	275.00'	0.69'	0°08'34"	0.34'	N06°48'29"E	0.69'
C38	275.00'	21.34'	4°26'45"	10.67'	N09°06'08"E	21.33'
C39	125.00'	19.55'	8°57'35"	9.79'	N02°15'24"E	19.53'
C40	125.00'	64.92'	29°45'28"	33.21'	S17°06'07"E	64.19'
C41	2330.00'	35.99'	0°53'06"	18.00'	S57°15'40"W	35.99'
C42	175.00'	7.14'	2°20'19"	3.57'	S30°48'41"E	7.14'
C43	175.00'	28.17'	9°13'26"	14.12'	S25°01'49"E	28.14'
C44	175.00'	21.42'	7°00'41"	10.72'	S16°54'45"E	21.40'
C45	175.00'	21.37'	6°59'42"	10.70'	S09°54'34"E	21.35'
C46	162.01'	23.53'	8°19'14"	11.78'	S02°33'39"E	23.51'
C47	108.95'	9.18'	4°49'40"	4.59'	S05°14'03"W	9.18'
C48	325.00'	19.24'	3°23'34"	9.63'	S08°25'59"W	19.24'
C49	265.25'	23.23'	5°01'05"	11.62'	S12°10'37"W	23.22'
C50	284.45'	23.40'	4°42'49"	11.71'	S17°47'55"W	23.39'
C51	325.00'	21.39'	3°46'16"	10.70'	S21°44'48"W	21.39'
C52	325.00'	21.34'	3°45'42"	10.67'	S25°30'47"W	21.33'
C53	325.00'	21.38'	3°46'07"	10.69'	S29°16'41"W	21.37'
C54	284.21'	23.36'	4°42'30"	11.68'	S33°13'15"W	23.35'
C55	294.29'	23.41'	4°33'25"	11.71'	S38°21'53"W	23.40'
C56	325.00'	21.39'	3°46'17"	10.70'	S42°18'48"W	21.39'
C57	325.00'	21.34'	3°45'42"	10.67'	S46°04'48"W	21.33'
C58	325.00'	21.37'	3°46'05"	10.69'	S49°50'42"W	21.37'
C59	288.10'	23.36'	4°38'47"	11.69'	S53°47'18"W	23.36'
C60	271.02'	23.24'	4°54'50"	11.63'	S59°14'26"W	23.24'

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C61	325.00'	13.59'	2°23'43"	6.79'	S62°29'13"W	13.59'
C62	2330.00'	253.28'	6°13'42"	126.76'	S62°02'43"W	253.15'
C63	18.27'	11.40'	35°44'41"	5.89'	N04°51'12"W	11.22'
C64	1228.60'	76.89'	3°35'36"	38.46'	N64°58'25"E	76.87'
C65	175.00'	7.46'	2°26'30"	3.73'	N02°30'39"E	7.46'
C66	275.00'	50.70'	10°33'46"	25.42'	S21°27'14"W	50.63'
C67	325.00'	5.80'	1°01'19"	2.90'	N35°47'26"E	5.80'
C68	325.00'	7.63'	1°20'40"	3.81'	N56°31'11"E	7.63'
C69	325.00'	8.57'	1°30'41"	4.29'	N14°58'49"E	8.57'

STORM DRAINAGE ANNOTATION TABLE

LINE TABLE			LINE TABLE			CURVE TABLE						
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SL200	N14°50'11"W	43.27'	SL261	N14°04'11"E	82.19'	SC201	325.00'	12.37'	2°10'50"	6.19'	S39°20'15"W	12.37'
SL201	N00°26'37"E	69.26'	SL262	N16°55'05"E	39.12'	SC202	405.84'	16.83'	2°22'35"	8.42'	S36°45'48"W	16.83'
SL202	N05°47'14"E	23.02'	SL263	S75°35'30"E	20.96'	SC203	162.39'	3.35'	1°10'54"	1.67'		



AGENDA ITEM #3E

Petition for Voluntary Non-Contiguous Satellite
Annexation- 6019 West Ten Road

Meeting Date

November 2, 2020

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Staff received a petition requesting voluntary non-contiguous satellite annexation from the Mann Family.

Background

The applicant is requesting the described property to be annexed into Mebane's Corporate Limits. This is a non-contiguous satellite annexation containing approximately 47.502 acres.

Financial Impact

The property will be added to the ad valorem tax base for the City once the property is annexed.

Recommendation

Staff recommends Council's acceptance of the petition, the Clerk's Certificate of Sufficiency and adoption of a Resolution setting a date of public hearing for December 7, 2020.

Suggested Motion

I make a motion to accept the petition, the Clerk's Certificate of Sufficiency and to adopt the resolution setting a date of public hearing for December 7, 2020.

Attachments

1. Petition
2. Clerk's Certificate of Sufficiency
3. Map
4. Resolution



PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Annexation Process – Approximately a 2 Month Process

1st Month- Submit a Petition for Annexation to the City Council, the Clerk reports to City Council the Sufficiency of the Annexation and the City Council adopts a Resolution to set a Public Hearing

2nd Month- A Public Hearing is held and normally that same night, the City Council will adopt an Ordinance to set the effective date as the same or the Council will deny the request

Date: 9/16/20

To the City Council of the City of Mebane:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Mebane.
2. The area to be annexed is non-contiguous to the City of Mebane and the boundaries of such territory are as follows:

**Please include a Description of Boundaries (Metes and Bounds) on a separate paper.*

- **3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Name	Address	Do you declare vested rights (Yes or No)	Signature
1. <i>Douglas Mann</i>	<i>410 Glendon Trail Dayton, TN 37321</i>	<i>NO</i>	<i>[Handwritten Signature]</i>
2.			
3.			

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

**This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.



PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Annexation Process – Approximately a 2 Month Process

1st Month- Submit a Petition for Annexation to the City Council, the Clerk reports to City Council the Sufficiency of the Annexation and the City Council adopts a Resolution to set a Public Hearing

2nd Month- A Public Hearing is held and normally that same night, the City Council will adopt an Ordinance to set the effective date as the same or the Council will deny the request

Date: _____

To the City Council of the City of Mebane:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Mebane.
2. The area to be annexed is non-contiguous to the City of Mebane and the boundaries of such territory are as follows:

**Please include a Description of Boundaries (Metes and Bounds) on a separate paper.*

****3.** We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Name	Address	Do you declare vested rights (Yes or No)	Signature
1. MARGARET MANN	1965 S Hwy 119 MEBANE, NC 27302	NO	Margaret Mann
2. NATHAN MANN	406 E JACKSON ST MEBANE NC 27302	NO	Nathan Mann
3. GRETCHEN SANDERS	1009 HANFORD RD GRAHAM, NC 27253	NO	Gretchen Sanders

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

**This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.

CERTIFICATE OF SUFFICIENCY

To the City Council of the City of Mebane, North Carolina:

I, Stephanie W. Shaw, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition has been signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.2.

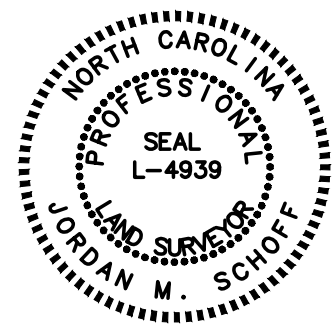
In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mebane, this 2nd day of November, 2020



Stephanie W. Shaw
Stephanie W. Shaw, City Clerk

SURVEYOR CERTIFICATION

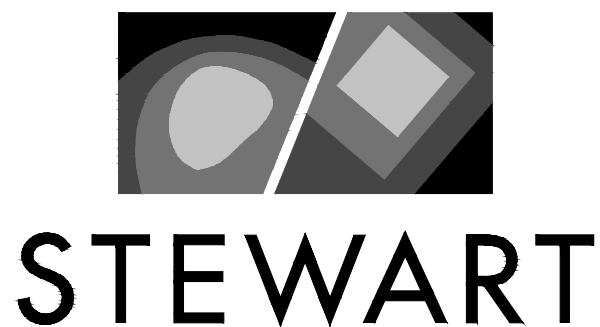
I, JORDAN M. SCHOFF, PLS. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6625, PAGE 582, etc); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 27TH DAY OF OCTOBER, A.D., 2020.



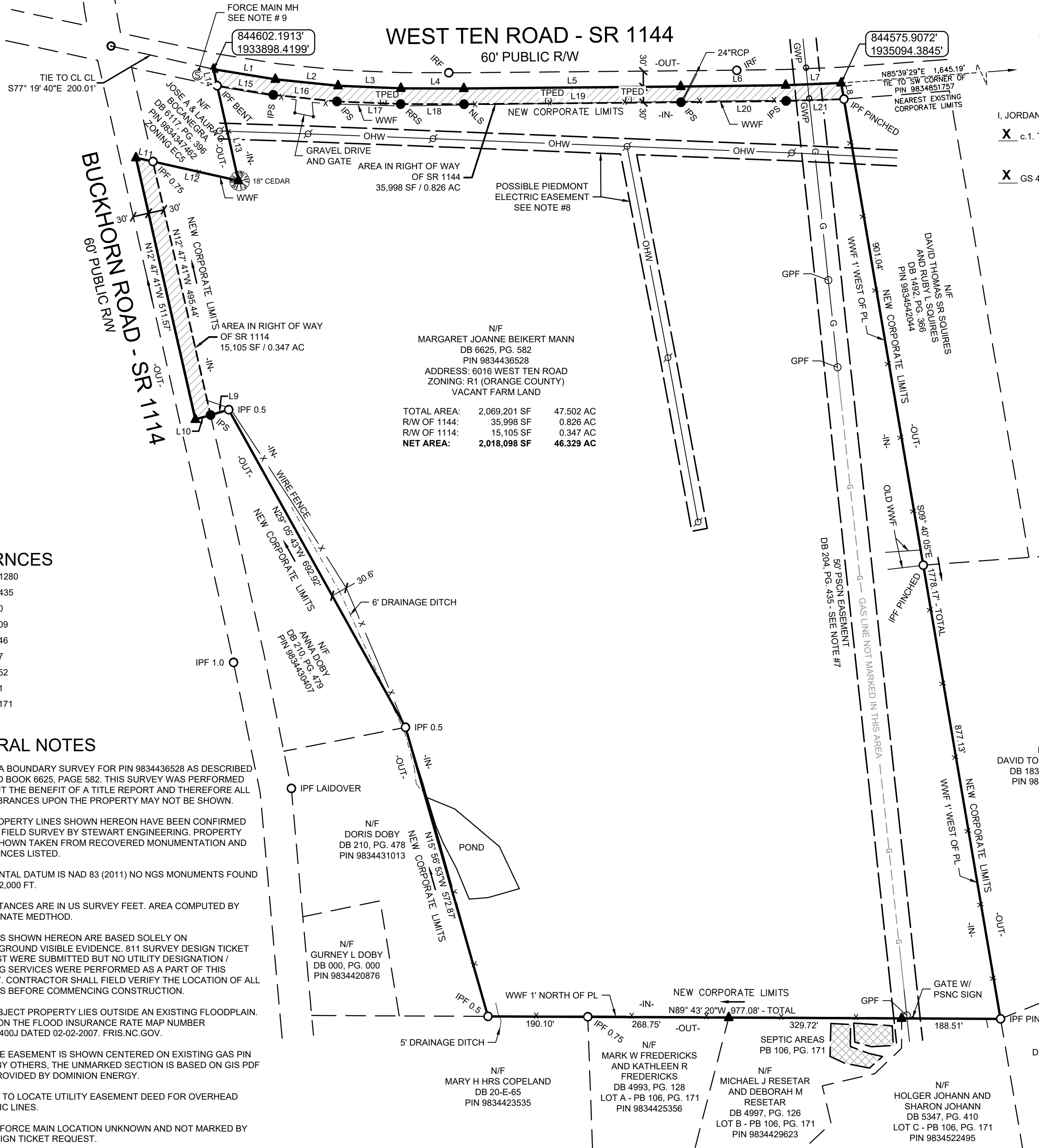
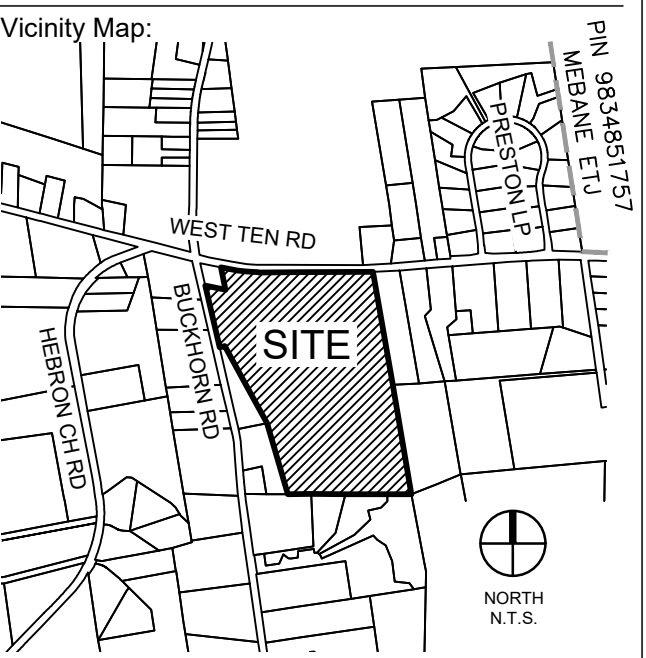
DocuSigned by:
 Jordan M. Schoff
 JORDAN M. SCHOFF
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-4939

I, JORDAN M. SCHOFF, PROFESSIONAL LAND SURVEYOR L-4939, HEREBY CERTIFY:
 c.1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 GS 47-30 (j)

DocuSigned by:
 Jordan M. Schoff
 JORDAN M. SCHOFF
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-4939



5410 OLD POOLE RD
 RALEIGH, NC 27610
 T 919.380.8750
 FIRM LICENSE #: C-1051
 www.stewartinc.com
 PROJECT #: C20047



N/F
 MARGARET JOANNE BEIKERT MANN
 DB 6625, PG. 582
 PIN 9834436528
 ADDRESS: 6016 WEST TEN ROAD
 ZONING: R1 (ORANGE COUNTY)
 VACANT FARM LAND
 TOTAL AREA: 2,069,201 SF 47.502 AC
 R/W OF 1144: 35,998 SF 0.826 AC
 R/W OF 1114: 15,105 SF 0.347 AC
 NET AREA: 2,018,098 SF 46.329 AC

LINE	BEARING	DISTANCE
L1	S80°43'47"E	119.69'
L2	S84°05'37"E	120.08'
L3	S87°41'03"E	119.99'
L4	S89°50'33"E	119.99'
L5	N89°29'03"E	413.49'
L6	N89°19'05"E	200.00'
L7	N87°39'25"E	105.78'
L8	S09°40'05"E	31.23'
L9	S73°40'10"W	36.02'
L10	S73°40'10"W	30.06'
L11	S77°20'44"E	33.22'
L12	S77°20'44"E	166.92'
L13	N12°37'38"W	185.45'
L14	N12°37'38"W	32.43'
L15	S80°46'40"E	108.48'
L16	S84°05'37"E	121.90'
L17	S87°41'03"E	121.50'
L18	S89°50'33"E	120.73'
L19	N89°29'03"E	413.71'
L20	N89°19'05"E	200.48'
L21	N88°09'58"E	110.20'

LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- RRS RR SPIKE SET
- NLS NAIL SET
- ▲ CALCULATED POINT
- GWP GAS MARKER
- GPF GAS PIN FLAG (BY OTHERS)
- UTILITY POLE
- TPED TEL-COM PEDESTAL
- ⊙ SEWER MANHOLE
- X— WIRE FENCE
- OHW— OVERHEAD WIRES
- G— UNDERGROUND GAS LINE
- WWF— WIRE FENCE

REFERENCES

- DB 254, PG. 1280
- DB 204, PG. 435
- PB 5, PG. 140
- PB 39, PG. 109
- PB 71, PG. 146
- PB 80, PG. 37
- PB 93, PG. 152
- PB 96, PG. 41
- PB 106, PG. 171

GENERAL NOTES

1. THIS IS A BOUNDARY SURVEY FOR PIN 9834436528 AS DESCRIBED BY DEED BOOK 6625, PAGE 582. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A FIELD SURVEY BY STEWART ENGINEERING. PROPERTY LINES SHOWN TAKEN FROM RECOVERED MONUMENTATION AND REFERENCES LISTED.
3. HORIZONTAL DATUM IS NAD 83 (2011) NO NGS MONUMENTS FOUND WITHIN 2,000 FT.
4. ALL DISTANCES ARE IN US SURVEY FEET. AREA COMPUTED BY COORDINATE METHOD.
5. UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE. 811 SURVEY DESIGN TICKET REQUEST WERE SUBMITTED BUT NO UTILITY DESIGNATION / MARKING SERVICES WERE PERFORMED AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
6. THE SUBJECT PROPERTY LIES OUTSIDE AN EXISTING FLOODPLAIN. BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 3710983400J DATED 02-02-2007. FRIS.NC.GOV.
7. GAS LINE EASEMENT IS SHOWN CENTERED ON EXISTING GAS PIN FLAGS BY OTHERS, THE UNMARKED SECTION IS BASED ON GIS PDF PLOT PROVIDED BY DOMINION ENERGY.
8. UNABLE TO LOCATE UTILITY EASEMENT DEED FOR OVERHEAD ELECTRIC LINES.
9. SEWER FORCE MAIN LOCATION UNKNOWN AND NOT MARKED BY 811 DESIGN TICKET REQUEST.
10. TELE-COMM LINES WERE NOT MARKED BY 811 DESIGN TICKET REQUEST.

Title:
NON-CONTIGUOUS VOLUNTARY ANNEXATION PLAT (SATELLITE) FOR CITY OF MEBANE: MARGARET JOANNE BEIKERT MANN
6019 WEST TEN ROAD
 CHEEKS TOWNSHIP, MEBANE
 ORANGE COUNTY, NORTH CAROLINA
 DATE: 09-08-2020 SCALE: 1" = 150'

Revisions:

No.	Date	Description
01	10-23-2020	MEBANE COMMENTS
02	10-27-2020	MEBANE COMMENTS

Project number: C20047 Sheet:
 Date: 09-08-2020
 Drawn by: JMS
 Checked by: CRD
1 of 1

RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2

WHEREAS, a petition requesting annexation of the non-contiguous area described herein has been received; and

WHEREAS, the Mebane City Council directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED, by the Mebane City Council of the City of Mebane, North Carolina that:

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at the Mebane Municipal Building at 6:00 p.m. on December 7, 2020.

Section 2. The area proposed for annexation is described as follows:

LYING AND BEING SITUATE IN CHEEKS TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COMPUTED POINT (POB) LOCATED IN THE CENTERLINE OF WEST TEN ROAD (SR 1144) HAVING NORTH CAROLINA GRID COORDINATES OF NORTH 844602.1913' EAST 1933898.4199' AND BEING LOCATED S77° 19' 40"E 200.01 FEET FROM THE CENTERLINE INTERSECTION WITH BUCKHORN ROAD (SR 1114); THENCE FROM THE POB ALONG THE CENTERLINE OF WEST TEN ROAD THE FOLLOWING SEVEN COURSES: (1) S80°43'47"E 119.69 FEET TO A COMPUTED POINT; (2) S84°05'37"E 120.08 FEET TO A COMPUTED POINT; (3) S87°41'03"E 119.99 FEET TO A COMPUTED POINT; (4) S89°50'33"E 119.99 FEET TO A COMPUTED POINT; (5) N89°29'03"E 413.49 FEET TO A COMPUTED POINT; (6) N89°19'05"E 200.00 FEET TO A COMPUTED POINT; (7) N87°39'25"E 105.78 FEET TO A COMPUTED POINT; THENCE LEAVING THE CENTERLINE OF THE ROAD S09°40'05"E 31.23 FEET TO A PINCHED IRON PIPE ON THE SOUTHERN 60' PUBLIC RIGHT OF WAY OF WEST TEN ROAD AND BEING THE COMMON CORNER WITH NOW OF FORMERLY DAVID THOMAS SR SQUIRES AND RUBY L SQUIRES DEED BOOK 1492, PAGE 366; THENCE ALONG THE COMMON LINE WITH SQUIRES S09° 40' 05"E 1,778.17 FEET TO A PINCHED IRON PIPE THE COMMON CORNER WITH THE HOLGER JOHANN SUBDIVISION AS SHOWN ON PLAT BOOK 106, PAGE 171; THENCE ALONG THE HOLGER COMMON LINE N89° 43' 20"W 977.08 FEET TO A 1/2" IRON PIPE THE COMMON CORNER WITH DORIS DOBY DEED BOOK 210, PG. 478 LOCATED IN THE COMMON LINE WITH MARY H HRS COPELAND; THENCE ALONG THE DORIS DOBY COMMON LINE N15° 56' 53"W 572.87 FEET TO A 1/2" IRON PIPE THE COMMON CORNER WITH ANNA DOBY DEED BOOK 210, PG. 479; THENCE ALONG THE ANNA DOBY COMMON LINE N29° 05' 43"W 692.92 FEET TO A 1/2" IRON PIPE; THENCE S73°40'10"W 36.02 FEET TO A 1/2" IRON PIPE A COMPUTED POINT ON THE EASTERN 60' PUBLIC RIGHT OF WAY OF BUCKHORN ROAD; THENCE S73°40'10"W 30.06 FEET TO A COMPUTED POINT LOCATED IN THE CENTERLINE OF BUCKHORN ROAD; THENCE ALONG THE CENTERLINE OF BUCKHORN ROAD N12° 47' 41"W 511.57 FEET TO A COMPUTED POINT; THENCE LEAVING THE CENTERLINE S77°20'44"E 33.22 FEET TO A 3/4" IRON PIPE LOCATED ON THE EASTERN RIGHT OF WAY OF BUCKHORN ROAD AND BEING THE COMMON CORNER WITH JOSE A BOCANEGRA DEED BOOK 6117, PAGE 396; THENCE ALONG THE BOCANEGRA COMMON LINE THE FOLLOWING TWO COURSES: (1) S77°20'44"E 166.92 FEET TO A COMPUTED POINT NEAR AN EXISTING 18" CEDAR TREE; (2) N12°37'38"W 185.45 FEET TO A BENT IRON PIPE LOCATED ON THE SOUTHERN RIGHT OF WAY WEST TEN ROAD; THENCE N12°37'38"W 32.43 FEET TO THE POB; CONTAINING 2,069,201 SQUARE FEET OR 47.502 ACRES.

Section 3. Notice of the public hearing shall be published once in the Mebane Enterprise, a newspaper having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk



AGENDA ITEM #3F

Petition for Voluntary Non-Contiguous Satellite Annexation – Chat Enterprises, LLC-
Signature Flooring

Meeting Date

November 2, 2020

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Staff received a petition requesting voluntary non-contiguous satellite annexation from Chat Enterprises, LLC.

Background

The applicant is requesting the described property to be annexed into Mebane's Corporate Limits. This is a non-contiguous satellite annexation containing approximately 2.19 acres.

Financial Impact

The property will be added to the ad valorem tax base for the City once the property is annexed.

Recommendation

Staff recommends Council's acceptance of the petition, the Clerk's Certificate of Sufficiency and adoption of a Resolution setting a date of public hearing for December 7, 2020.

Suggested Motion

I make a motion to accept the petition, the Clerk's Certificate of Sufficiency and to adopt the resolution setting a date of public hearing for December 7, 2020.

Attachments

1. Petition
2. Clerk's Certificate of Sufficiency
3. Map
4. Resolution



PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Annexation Process – Approximately a 2 Month Process

1st Month- Submit a Petition for Annexation to the City Council, the Clerk reports to City Council the Sufficiency of the Annexation and the City Council adopts a Resolution to set a Public Hearing

2nd Month- A Public Hearing is held and normally that same night, the City Council will adopt an Ordinance to set the effective date as the same or the Council will deny the request

Date: 10-27-20

To the City Council of the City of Mebane:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Mebane.
2. The area to be annexed is non-contiguous to the City of Mebane and the boundaries of such territory are as follows:

**Please include a Description of Boundaries (Metes and Bounds) on a separate paper.*

- **3.** We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Name	Address	Do you declare vested rights (Yes or No)	Signature
1. CHAT ENTERPRISES, LLC	1410 MEBANE OAKS RD	YES	
2.			
3.			

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

**This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.

CERTIFICATE OF SUFFICIENCY

To the City Council of the City of Mebane, North Carolina:

I, Stephanie W. Shaw, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition has been signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.2.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mebane, this 2nd day of November, 2020



Stephanie W. Shaw
Stephanie W. Shaw, City Clerk

SURVEYOR'S CERTIFICATE
 I, ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORD BOOK CLEARLY INDICATED AS BEING THE ORIGINAL RECORD BOOK CLEARLY INDICATED AS BEING THE ORIGINAL INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NC AC 1-100) THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

AND THAT I AM NOT PROVIDING ANY INFORMATION THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. (SEE ALSO NOS 47-30 (D))
 WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, 2020.

PROFESSIONAL LAND SURVEYOR

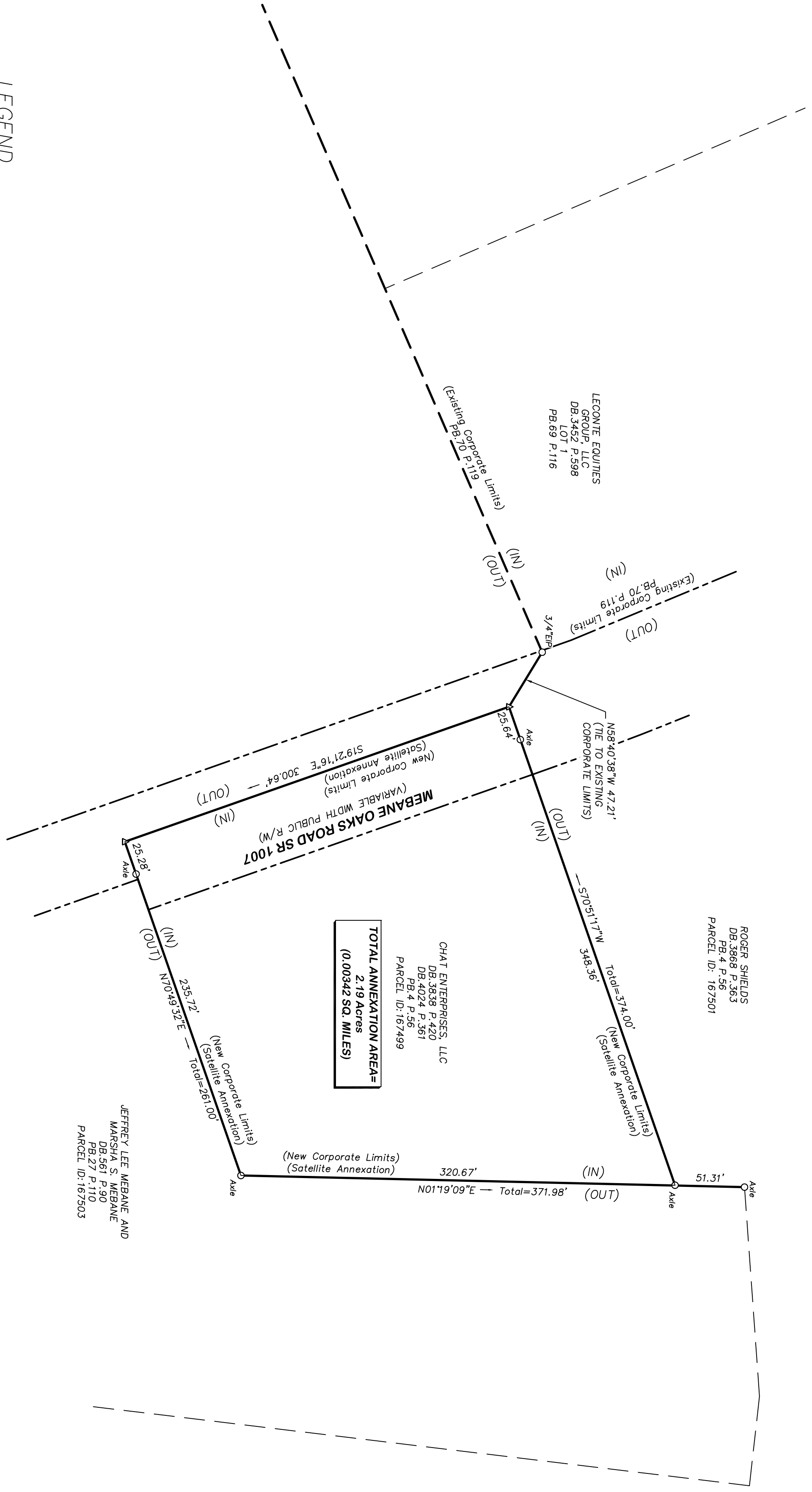
L-3839
 REGISTRATION NUMBER

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SITES.

PLANNING DIRECTOR CERTIFICATION

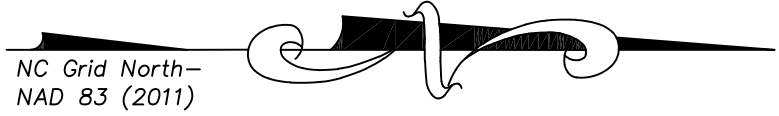
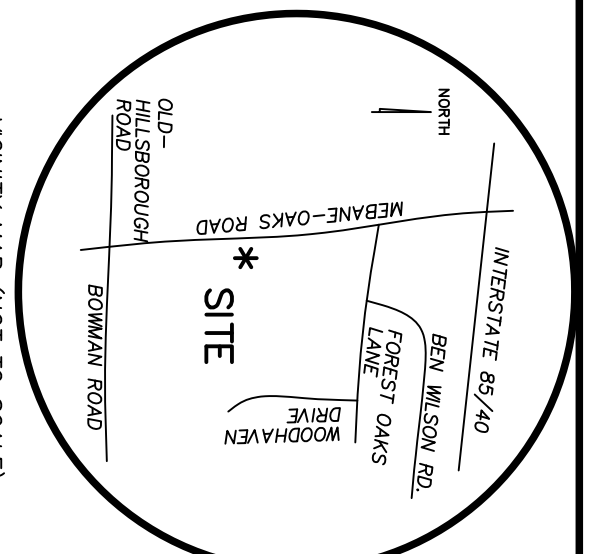
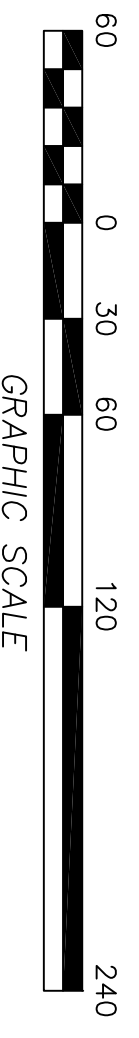
THIS TRACT OF LAND IS WITHIN THE CITY OF MEBANE'S JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING BOARD OR CITY COUNCIL.

AUTHORIZED STAFF _____ DATE _____



LEGEND

- These standard symbols will be found in the drawing:
- REBAR FOUND
 - PK NAIL
 - EXISTING IRON PIPE
 - ⊙ 5/8" REBAR SET
 - STONE FOUND
 - CONCRETE MONUMENT
 - △ COMPUTED POINT
 - RIGHT-OF-WAY



- NOTES:
- 1) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - 2) NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OTHER THAN THOSE SHOWN ABOVE OR BELOW GROUND.
 - 3) ALL AREAS BY COORDINATE COMPUTATION.
 - 4) NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

FINAL PLAT:
CITY OF MEBANE
CORPORATE LIMITS
EXTENSION
 NON-CONTIGUOUS (SATELLITE)
 VOLUNTARY ANNEXATION

SCALE: 1" = 60'
 MELVILLE TOWNSHIP—ALAMANCE COUNTY, NC
 DATE: OCTOBER 19, 2020

R.S. JONES & ASSOCIATES, INC.
 LAND SURVEYORS
 LICENSE NO.: C-2866
 201 WEST CLAY STREET MEBANE, N.C. 27302
 PH.: (919) 563-3623

RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2

WHEREAS, a petition requesting annexation of the non-contiguous area described herein has been received; and

WHEREAS, the Mebane City Council directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED, by the Mebane City Council of the City of Mebane, North Carolina that:

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at the Mebane Municipal Building at 6:00 p.m. on December 7, 2020.

Section 2. The area proposed for annexation is described as follows:

Beginning at a point in Mebane Oaks Road (SR 1007), said point being S58°40'38"E 47.21' from existing corporate limits of the City of Mebane, also the SE corner of Lot 1 Garrett Crossings Shopping Center (PB.69 P.116).thence from said beginning point with Mebane Oaks Road (SR 1007) S19°21'16"E a distance of 300.64'to a point in said SR 1007; thence N70°49'32"E a distance of 261.00' to an axle; thence N01°16'44"E a distance of 320.67'to an axle; thence S 70°51'17" W a distance of 374.00' to a point in said SR 1007; which is the point of beginning, having an area of 2.19 Acres, 0.00342 Square Miles.

Section 3. Notice of the public hearing shall be published once in the Mebane Enterprise, a newspaper having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk



AGENDA ITEM #3G

Petition for Voluntary Contiguous Annexation – Havenstone- Phase 1

Meeting Date

November 2, 2020

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Staff received a petition requesting voluntary contiguous annexation from Lebanon Road, LLC.

Background

The applicant is requesting the described property to be annexed into Mebane's Corporate Limits. This is a contiguous annexation containing approximately 34.283 acres.

Financial Impact

The property will be added to the ad valorem tax base for the City once the property is annexed.

Recommendation

Staff recommends Council's acceptance of the petition, the Clerk's Certificate of Sufficiency and adoption of a Resolution setting a date of public hearing for December 7, 2020.

Suggested Motion

I make a motion to accept the petition, the Clerk's Certificate of Sufficiency and to adopt the resolution setting a date of public hearing for December 7, 2020.

Attachments

1. Petition
2. Clerk's Certificate of Sufficiency
3. Map
4. Resolution



PETITION REQUESTING A CONTIGUOUS ANNEXATION

Annexation Process – Approximately a 2 Month Process

1st Month- Submit a Petition for Annexation to the City Council, the Clerk reports to City Council the Sufficiency of the Annexation and the City Council adopts a Resolution to set a Public Hearing

2nd Month- A Public Hearing is held and normally that same night, the City Council will adopt an Ordinance to set the effective date as the same or the Council will deny the request

Date: _____

To the City Council of the City of Mebane:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Mebane.
2. The area to be annexed is contiguous to the City of Mebane and the boundaries of such territory are as follows:

**Please include a Description of Boundaries (Metes and Bounds) on a separate paper.*

- **3.** We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Name	Address	Do you declare vested rights (Yes or No)	Signature
1. Havenstone Phase I	6817 LETHBRON RD.	YES	
2.			
3.			

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

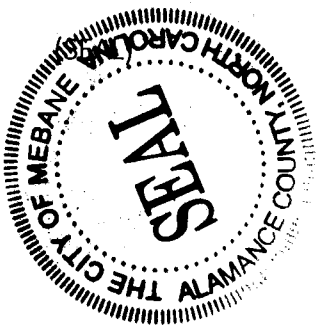
**This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.

CERTIFICATE OF SUFFICIENCY

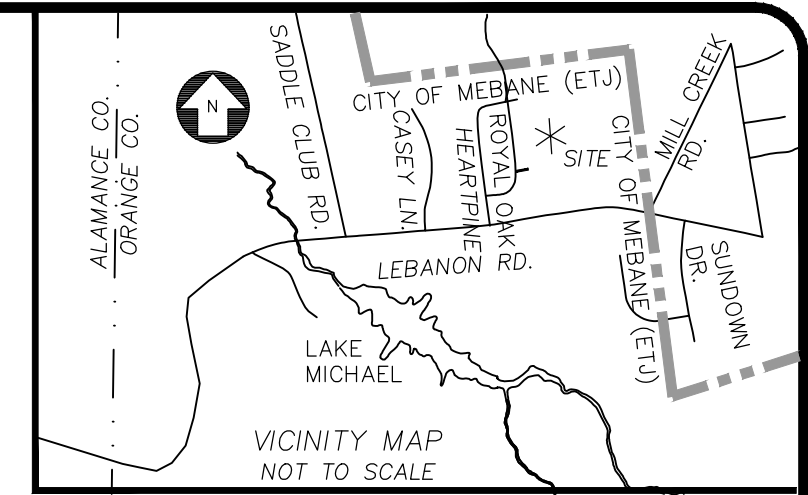
To the City Council of the City of Mebane, North Carolina:

I, Stephanie W. Shaw, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

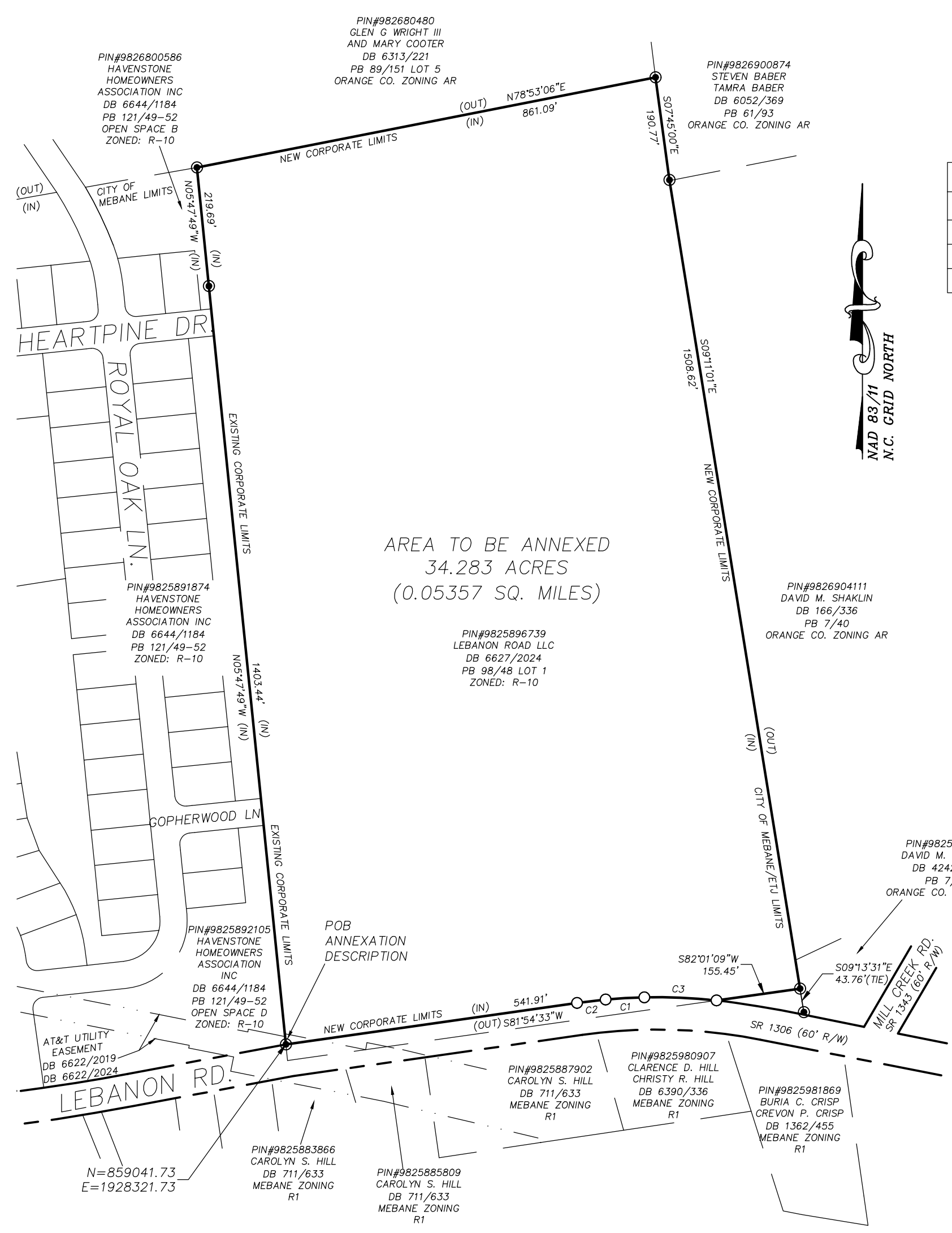
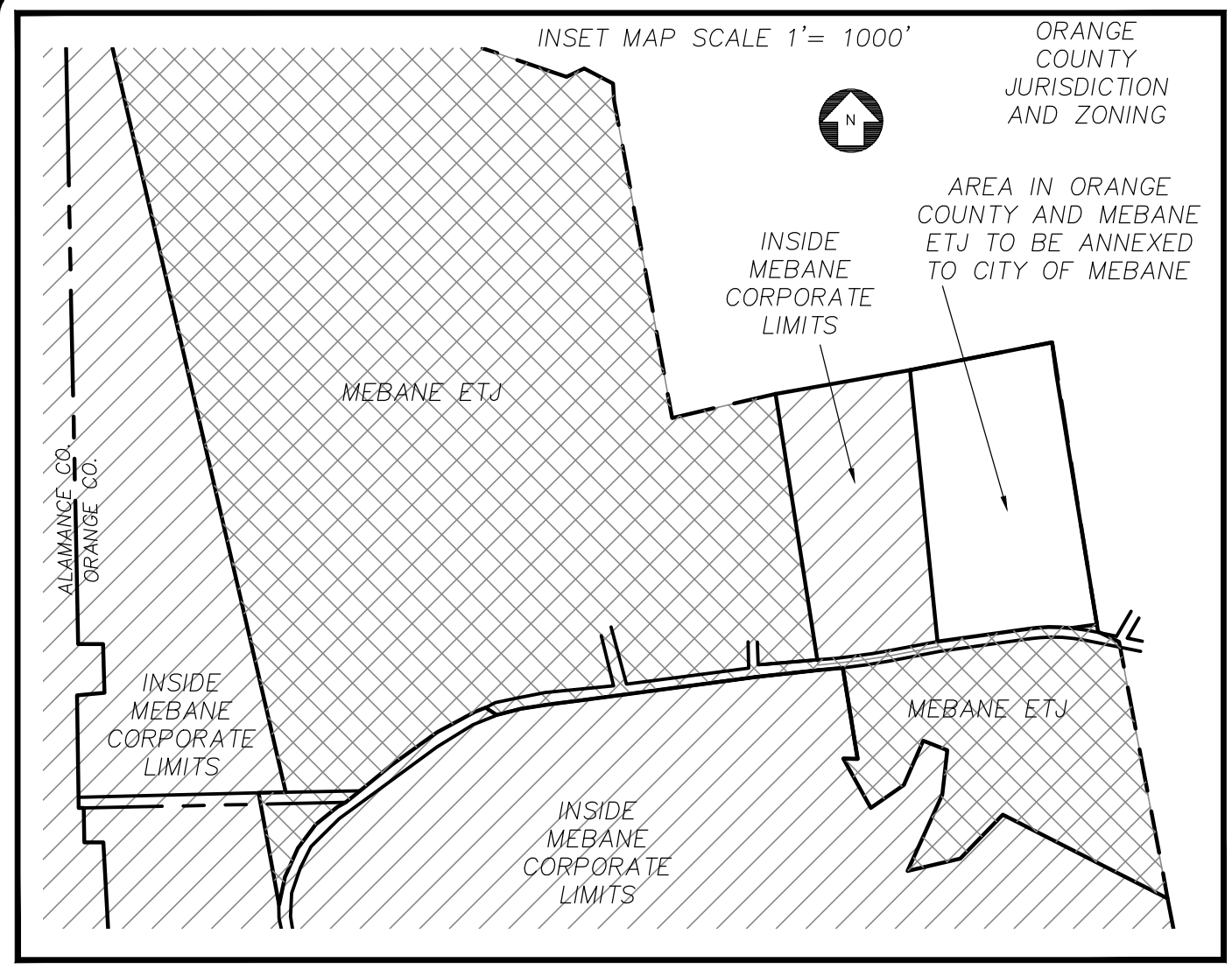
In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mebane, this 2nd day of November, 2020.



Stephanie W. Shaw
Stephanie W. Shaw, City Clerk



CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	1030.00'	71.43'	3°58'25"	35.73'	S86° 42' 57"W	71.42'
C2	1074.00'	53.06'	2°49'50"	26.53'	S83° 18' 50"W	53.05'
C3	1030.00'	133.26'	7°24'45"	66.72'	N87° 35' 29"W	133.16'



PLANNING DIRECTOR CERTIFICATION
 THIS TRACT OF LAND IS WITHIN THE CITY OF MEBANE'S JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING BOARD OR CITY COUNCIL UNDER SECTION 51 (C) OF THE CODE OF ORDINANCES.

 AUTHORIZED CITY OFFICIAL

 DATE

NOTE "A"
 ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "B"
 THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY

NOTE "C"
 FLOOD HAZARD AREAS WERE NOT INVESTIGATED FOR THIS SITE

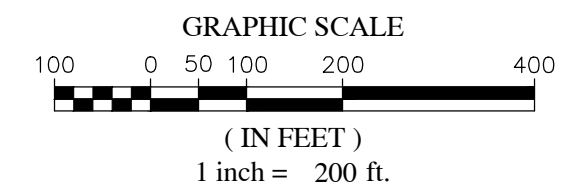
NOTE "D"
 NO NCGS MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.

NOTE "E"
 REFERENCES:
 SEE PLAT "FINAL PLAT CITY OF MEBANE CORPORATE LIMITS EXTENSION NON-CONTIGUOUS (SATELLITE) VOLUNTARY ANNEXATION" BY BRANTLEY W. WELLS, PLS, DATED FEBRUARY 4, 2020, AND RECORDED IN PB 120/51.

- I, BRANTLEY W. WELLS, N.C.P.L.S.#4544, CERTIFY THAT NC GRID TIE DATA SHOWN ON THIS PLAT WAS OBTAINED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- (1) CLASS OF SURVEY: "A"
 - (2) POSITIONAL ACCURACY: 0.07
 - (3) TYPE OF GPS FIELD PROCEDURE: VRS
 - (4) DATES OF SURVEY: 1/25/2018
 - (5) DATUM/EPOCH: 83/11
 - (6) PUBLISHED/FIXED CONTROL USED: HELD VRS
 - (7) GEOID MODEL: 2012A
 - (8) COMBINED GRID FACTOR: 0.999957661
 - (9) UNITS: US SURVEY FEET

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 G.S. 47-30 (f)(1)(c)(i). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, BRANTLEY W. WELLS, PLS, L-4544, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE:(S) AS NOTED HEREON) OR OTHER REFERENCE SOURCE (AS NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION IN BOOK/PAGE:(S) AS NOTED HEREON); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 27TH DAY OF OCTOBER, 2020.



PRELIMINARY PLAT
 Not for Recordation, Conveyance or Sales
 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4544
 SUMMIT DESIGN AND ENGINEERING SERVICES
 LICENSE NUMBER P-0339

COPYRIGHT © 2020
 SUMMIT
 DESIGN AND ENGINEERING
 DRAWING ALTERATION
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

OWNER ADDRESS:
 320 EXECUTIVE COURT
 HILLSBOROUGH, NC 27278
 CLIENT ADDRESS:
 320 EXECUTIVE COURT
 HILLSBOROUGH, NC 27278

PIN
 9825896739
 REFERENCES
 DB 6627/2024
 PB 98/48
 PROJECT MANAGER
 BWW
 DRAWN BY
 RAH

LEGEND
 ○ IRON ROD OR PIPE SET
 ● EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
 △ MATHEMATICAL POINT; NO MONUMENT SET
 ■ CONCRETE MONUMENT
 EIP EXISTING IRON PIPE
 ◡ UTILITY POLE

FINAL PLAT
CITY OF MEBANE
CORPORATE LIMITS EXTENSION
 CONTIGUOUS VOLUNTARY ANNEXATION
 CHEEKS TWP., ORANGE CO., NORTH CAROLINA
 CITY OF MEBANE
 PROPERTY AS DESCRIBED IN DEED BOOK 6627 PAGE 2024
 STANDING IN THE NAME OF LEBANON ROAD, LLC

License #: P-0339
 320 Executive Court
 Hillsborough, NC 27278-8551
 Voice: (919) 732-3883 Fax: (919) 732-6676
 www.summitde.net

PROJECT NO.
17-0385
 DRAWING
17-0385_ANNEX-PH1A
 SHEET 1 OF 1

RESOLUTION SETTING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

WHEREAS, a petition requesting annexation of the area described herein has been received;
and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mebane, North Carolina
that:

Section 1. A public hearing on the question of annexation of the area described herein will be
held at the Mebane Municipal Building at 6:00 p.m. on December 7, 2020.

Section 2. The area proposed for annexation is described as follows:

BEGINNING at an existing iron pin in the north right of way line of Lebanon Road, SR1306, in the
west line of Lebanon Road, LLC (see Deed Book 6627 page 2024, and Plat Book 98 page 48, Orange
County Registry) and also being the southeast corner of Havenstone Homeowners Association Inc.,
Plat Book 120, Page 122, Open Space D, Orange County Registry, and said point having NC Grid
Coordinates N. 859,041.73', E. 1,928,321.73' (NAD 83/11) as determined by a current GPS survey
(Combined Grid Factor 0.999957661), and said point also being in the existing City of Mebane
Corporate Limits Line; thence leaving the north right of way line of Lebanon Road and proceeding
with the west line of Lebanon Road, LLC with the existing City of Mebane Corporate Limits Line
along two (2) courses as follows with the east lines as shown on Plat Book 98, Page 48, Orange
County Registry: (1) N. 05°47'49" W. 1403.44' to an existing iron pin, (2) N. 05°47'49" W. 219.69'
to an existing iron pin at the northwest corner as shown on Plat Book 98, Page 48, and said point
also being the northeast corner of Havenstone Homeowners Association Inc., Plat Book 121, Page
49, Open Space B, Orange County Registry; thence leaving the existing City of Mebane Corporate
Limits Line and proceeding with the north line of Lebanon Road, LLC and the City of Mebane New
Corporate Limits Line N. 78°53'06" E. 861.09' to an existing iron pin at the northeast corner as
shown on Plat Book 98, Page 48, Orange County Registry; thence with east line of Lebanon Road,
LLC and continuing with the City of Mebane New Corporate Limits Line along two (2) courses as
follows: (1) S. 07°45'00" E. 190.77' to an existing iron pin, (2) S. 09°11'01" E. 1508.62' to an
existing iron pin at the southeast corner as shown on Plat Book 98, Page 48, Orange County
Registry; thence with the south line of Lebanon Road, LLC and continuing with City of Mebane
New Corporate Limits Line, S. 82°01'09" W. 155.45' to a new iron pin set in the north right of way
line of Lebanon Road, SR1306; thence with the north right of way line of Lebanon Road and
continuing with the City of Mebane New Corporate Limits Line along four (4) courses as follows:
(1) along a curve to the left having a radius of 1030.00', an arc length of 133.26' (Chord Bearing
and distance N. 87°35'29" W. 133.16') to a new iron pin set, (2) along a curve to the left having
a radius of 1030.00', an arc length of 71.43' (Chord Bearing and distance S. 86°42'57" W. 71.42'
) to iron pin set, (3) along a curve to the left having a radius of 1074.00', an arc length of 53.06'
(Chord Bearing and distance S. 83°18'50" W. 53.05') to an iron pin set, (4) S. 81°54'33" W. 541.91'
to the POINT AND PLACE OF BEGINNING, and being all of a contiguous City of Mebane Annexation
area, containing 34.283 acres, or 0.05357 square miles, more or less, as shown on a plat of survey
entitled "Final Plat, City of Mebane Corporate Limits Extension, Contiguous Voluntary Annexation."
as prepared by Brantley W. Wells., NC PLS #4544, dated October 27th, 2020, Summit Design and
Engineering Services Project No. 17-0385.

Section 3. Notice of the public hearing shall be published once in the Mebane Enterprise, a
newspaper having general circulation in the City of Mebane, at least ten (10) days prior to the date
of the public hearing.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk



AGENDA ITEM

Request to Appoint Audrey Vogel as Alamance County Review Officer

Presenter

Cy Stober, Development Director

Public Hearing

Yes No

Summary

The City of Mebane recently hired Audrey Vogel as a Planner. In this role, Ms. Vogel will be responsible for reviewing plats and plans on behalf of the City for conformance with the Unified Development Ordinance and sufficiency with statutory criteria in the State of North Carolina. Ms. Vogel holds a Master's Degree from the University of North Carolina – Chapel Hill in Urban and Regional Planning and brings nearly years of experience as a planner with Clarion Associates and Kimley-Horn & Associates. She is qualified to provide the aforementioned services.

Alamance County allows municipal staff to review plats for sufficiency with North Carolina's statutory criteria, at the request of the municipality. This staff request is for Council to make that request of the Alamance County Board of Commissioners.

Financial Impact

N/A. However, all annexation and subdivision plats require the signature of an appointed Review Officer.

Recommendation

Staff recommends that the Mebane City Council request that the Alamance County Board of Commissioners appoint Audrey Vogel, Planner, as a Plat Review Officer.

Suggested Motion

Motion to request that the Alamance County Board of Commissioners appoint Audrey Vogel, Planner, as a Plat Review Officer.



AGENDA ITEM #4A

Economic Incentive Agreement for Project Thunder

Presenter

David Cheek, City Manager

Public Hearing

Yes No

Summary

The City Council will consider a performance agreement with Project Thunder. The company is considering property at the North Carolina Industrial Center (NCIC) in the City of Mebane for a distribution facility.

Background

The economic development project has been a cooperative effort between the City of Mebane and Alamance County. Project Thunder will be requesting annexation into the Mebane City Limits with an estimated investment of \$52,000,000 in real and personal property. The company plans to employ 160 full-time jobs with an average wage of \$63,375. The County and the City are proposing combined incentive grants of \$930,000. The City's share of the proposed incentive grants is \$390,000 to be disbursed over five years (\$78,000 per year) and the waiver of up to \$150,000 in fees.

Financial Impact

This economic development project is estimated to generate \$4.7 million in property taxes over the next ten years. The City will also receive sales tax from the construction and the indirect benefits of 160 new jobs with an estimated annual full-time payroll of over \$10.1 million. The maximum incentive payout, including cash grants and waived fees, amounts to \$540,000.

Recommendation

Staff recommends approval of the agreement.

Suggested Motion

I move for approval of the performance agreement based upon findings that the company will be annexed, add \$52,000,000 to the tax base, create 160 new jobs, and generally benefit the City's taxpayers.

Attachments

1. Economic Incentive Agreement

STATE OF NORTH CAROLINA

COUNTY OF ALAMANCE

AGREEMENT

This AGREEMENT, made and entered into this ____day of _____2020, by and between PROJECT THUNDER (hereinafter sometimes referred to as the “Company”), and the CITY OF MEBANE, a North Carolina municipal corporation (hereinafter sometimes referred to as “City”) and ALAMANCE COUNTY, a North Carolina County (hereinafter sometimes referred to as “County”). (Mebane and County are sometimes referred to collectively as the “Units”).

RECITALS:

- A. The Company which is presently located nationwide, is considering locating a new distribution facility (hereinafter “Facility”) in the North Carolina Industrial Center (hereinafter sometimes referred to as “NCIC”), , and will construct a new building and install machinery, equipment and other personal property as part of said Facility to be located on approximately 78.85 acres of land (the “Property”) located within the corporate limits of Mebane, Alamance County, North Carolina. Absent any unavoidable delays, construction of the Facility is expected to be completed on or before December 31, 2022.
- B. The Facility will involve new capital investment to be incurred by the Company in connection with the construction of a distribution center containing approximately 182,625 square feet of space and certain other real estate improvements and the acquisition and installation of machinery, equipment and other personal property and operating assets (collectively, the “Investment”) at an estimated cost of approximately Fifty-Two Million Two Dollars (\$52,000,000.00) (the “Total Projected Investment”). For purposes of determining the Investment, all costs that could be capitalized under generally applicable accounting principles or any election under the Internal Revenue Code of 1986, as amended shall be included.
- C. Company estimates that the Facility will create One Hundred Sixty (160) full-time employment positions (the “Jobs”) with estimated average salaries of Sixty-Three Thousand Three Hundred Seventy Five Dollars (\$63,375) (the “Total Projected New Jobs”) in accordance with the following schedule (the “Jobs Schedule”):

Testing Year*	Incremental Projected New Jobs	Total Projected New Jobs	Average Annual Salary for Total Projected New Jobs
1	70	70	\$63,375
2	60	130	\$63,375
3	10	140	\$63,375
4	10	150	\$63,375

5	10	160	\$63,375
6	0	160	\$63,375

*The first Testing Year shall end on the first anniversary of the date the final certificate of occupancy with respect to the Facility has been received by the Company (the "Completion Date") and each subsequent Testing Year shall end on the anniversary of the Completion Date next succeeding the end of the immediately prior Testing Date.

- D. Some elements of said job creation and investment may be made by one or more affiliated entities or successors to the Company, but for the purposes of this Agreement, shall be deemed to have been made by the Company.
- E. [It is contemplated that the Facility will be located upon property upon which or through which the Units may need to construct, install, maintain and operate water and sewer utilities and transportation routes to serve other properties.]
- F. The County and Mebane find that in order to aid and encourage the proposed Investment in the NCIC, it is necessary and desirable to assist and reimburse the Company for a portion of such Investment.
- G. Pursuant to G.S. Section 160A-20.1, 158-7.1, and 158-7.2, as construed by the North Carolina Supreme Court in its opinion in Maready v. The City of Winston-Salem, et al, 342 N.C. 708 (1996), the Units may enter into an agreement with the Company in connection therewith.
- H. The Units find that conveyance of real property and reimbursing the Company for a portion of its Investment with respect to the Facility serves a public purpose and will increase the taxable property base for the County and City and help create an estimated One Hundred Sixty (160) new jobs in the County, all of which will result in an added and valued benefit to the taxpayers of the County and City.

NOW, THEREFORE, in consideration of the mutual provisions and covenants herein, and other good and valuable consideration which the parties hereby acknowledge, the Company, the County and the City agree as follows:

1. To assist the Company in connection with the planned Investment, and subject to the requirements hereinafter set forth, each Unit agrees to award an Incentive Grant to the Company for a portion of said Investment costs in the amount of Three Hundred Thousand Ninety Dollars (\$390,000), for a total of Seven Hundred Eighty Thousand Dollars (\$780,000) to be made by six annual payments to the Company (the "Annual Incentive Grant Payments") by each Unit of Seventy Eight Thousand Dollars (\$78,000). Said Annual Incentive Grant Payments (collectively, the "Incentive Funds") shall be subject to reduction as provided in Paragraph 1c hereof. The Company shall have full discretion to make all

decisions regarding the acquisition, construction and equipping of the Facility without the joinder or approval of the Units but agrees to comply with the requirements set forth in Paragraph 6 below in connection therewith. The Annual Incentive Payments from Alamance and Mebane to the Company shall be made as follows:

- a. The Annual Incentive Payments shall be paid to the Company commencing on the thirtieth (30th) day following the filing by the Company of the Annual Incentives Certificate (as hereinafter defined) after the first anniversary of the Completion Date (the "Incentives Payments Commencement Date") and shall continue on the thirtieth (30th) day following the filing by the Company of the Annual Incentives Certificate after the end of the next five subsequent anniversaries of the Completion Date (the "Annual Incentives Payment Date") until all Annual Incentives Payments have been paid, provided, however, as a condition to receiving any Annual Incentives Payment for any year the Company shall have paid all property tax liabilities on the with respect to the real and personal property included in the Facility due and payable with respect to the prior calendar year. In the event that there are any outstanding property tax liabilities on the above referenced Facility at the time such payment contemplated herein is due (other than any taxes that are being contested in accordance with applicable law), such payment shall be delayed until the date that is ten (10) days after such outstanding property tax liabilities have been paid. Notwithstanding the foregoing any reductions in the amount of the Incentives Payments received by the Company pursuant to Paragraph 14 hereof shall be subsequently paid as provided in such Paragraph.
- b. Prior to each Annual Incentives Payment Date, the Company agrees to provide to each of the Units a certificate (the "Annual Incentives Certificate") certifying (i) the total amount of the Investment made in connection with the Facility prior to the end of the applicable Testing Year (the "Actual Investment Total") and (ii) the total number of Jobs created in connection with the Facility prior to the end of the applicable Testing Year (the "Total Actual Jobs"). Any payment due hereunder shall be adjusted so that the total payments to the Company shall not exceed one and one half of one percent (1.5%) times the annual taxable value of the property (excluding land, but expressly including all improvements located thereon) maintained by the Company for ad valorem tax purposes during the year period beginning in the first calendar year following the Completion Date.
- c. Notwithstanding the foregoing, each Annual Incentives Payment shall be subject to reduction if the Incentives Certificate with respect to such Annual Incentives Payment shows that the average of the Actual Investment Percentage and the Actual Jobs Percentage (the "Facility Incentives Percentage") is less than 100%. For purposes of this calculation the Actual Investment Percentage shall mean the Total Projected Investment divided by the Actual Investment Total and expressed as a percentage, and the Actual Jobs Percentage shall mean the Total Projected New Jobs divided by the Total Actual Jobs for the applicable Testing Year (as shown in

column of the Jobs Schedule entitled "Total Projected New Jobs") and expressed as a percentage. Examples of such calculations are set forth on Exhibit A attached hereto. Provided however, if the Total Actual Jobs for the second or any later Testing Year is less than 100, the Total Actual Jobs shall be deemed to be zero for purposes of calculating the Facility Incentives Percentage.

- d. Mebane agrees to waive local impact and inspection fees, up to the amount of One Hundred Fifty Thousand Dollars (\$150,000).
2. Notwithstanding anything contained herein to the contrary, the parties hereto covenant and agree that the Incentive Funds (collectively, "Incentives") are a material consideration in the Company's decision to locate the Facility in Mebane, Alamance County, North Carolina, that the Company would not have located its Facility in Mebane, Alamance County, North Carolina without the Incentives and that the Company will be substantially harmed in the event that the Units obligations are not satisfied as provided herein.
 3. During the performance of the Agreement, the Company agrees to allow representatives of the Units to enter upon the grounds of the Facility during normal business hours upon one week prior notice for the purpose of confirming the Actual Investment Amount. All representatives of the Units visiting the Facility shall be accompanied by a representative of Company and shall be subject to all security, safety and confidentiality policies of Company.
 4. If prior to the Units expending monies, for any reason whatsoever the Company chooses not to make the Investment and to cancel this Agreement, it may do so by providing written notice. Upon such notification, this Agreement shall be cancelled and all of its terms and conditions shall become void. If, however, the Company chooses not to make the Investment and any one of the Units has paid any funds to the Company, the Company shall be liable for a return of the government funds so paid.
 5. The Company agrees, upon request of the Units, to make full and accurate accounting to the Units of all capital expenditures with respect to the acquisition, construction and equipping of the Facility. The parties understand that the Incentive Grant amounts are based upon the taxable value of the invested amounts as determined by law.
 6. The Company shall observe all federal, state and local laws, rules and regulations governing labor and employment and shall not discriminate against any person on the grounds of race, color, national origin, sex, age, or disability in the administration of this Agreement nor shall any person be excluded from participation in, or be denied the benefits of, any project constructed under this Agreement on the grounds of race, color, national origin, sex, age, or disability.

7. The Units respectively bind themselves, their successors, assigns, and legal representatives to other parties hereto and those parties' successors, assigns, and legal representatives, in respect to covenants, agreements, and obligations contained herein.
8. This Agreement may be modified only by a written agreement executed which must be approved by all parties hereto. The contractual commitments provided for herein and made by the parties hereto shall be deemed to continue into the future, survive and remain binding upon future elected and appointed officials to the full extent permitted under applicable law. This Agreement may be executed in counterparts separately with the resultant executed counterparts forming a single Agreement.
9. In the event of such cancellation of the Agreement pursuant to Paragraph 4 above, the Units shall have no further obligations to make any further payments as called for in this Agreement.
10. The parties and each person executing this Agreement on behalf thereof represent and warrant that they have the full right and authority to enter into this Agreement, which is binding, and to sign on behalf of the party indicated, and are acting on behalf of themselves, the constituent members and the successors and assigns of each of them. The parties agree to reasonably assist one another and cooperate in the defense (should any defense ever be necessary) of this Agreement and/or the incentives granted hereunder, so as to support and in no way undercut the same. In the event that any of the incentives or other assignments of the Units are determined to be invalid, the Units agree that they will, to the fullest extent permitted by law, provide the Company with any permitted incentives of substantial equal value pursuant to one more or more replacement incentive grant programs.
11. No provision of this Agreement may be invalidated, except by the Superior Court of Alamance County which shall have sole jurisdiction over any disputes which arise under this Agreement or otherwise regarding the parties hereto, and further, venue shall be proper and shall lie exclusively in the Superior Court of Alamance County, North Carolina. If any such court holds any provision of this Agreement, invalid or unenforceable, then:
 - a. Such holdings shall not invalidate or render unenforceable any other provision of this Agreement;
 - b. Such provision shall be construed as closely as possible to the Party's original intent in order to render such provision valid or enforceable, as applicable; and
 - c. The remaining terms here, together with such reconstructive provision, shall constitute the parties' entire agreement hereof.
12. This Agreement sets forth the entire agreement between Units and the Company and supersedes any and all other agreements on this subject between parties.

13. In the event that, prior to completion of the Facility, the Units make any Incentive Payments provided for in this Agreement, and the Company elects to cancel the Agreement or does not comply with its obligations to construct the Facility, the Company agrees to fully reimburse the Units for any amounts received from them through the date of such cancellation and the Company shall reimburse the Units within thirty (30) days of written demand. In the event that Company fails to re-pay such amounts, the Units may recover the funds advanced under this Agreement plus all the costs of collection, including without limitation reasonable attorney fees.
14. Company acknowledges that the Units are governmental entities, and that all or part of the Incentives Payments are intended to be paid with property taxes payable by the Company with respect to the Facility. If the Company shall fail to pay any property taxes with respect to the Facility when and as the same become due and payable with respect to any fiscal year, the Units may delay paying the applicable Annual Incentive Payment for such fiscal year until such property taxes have been paid. The Company acknowledges that the Units are governmental entities and has been informed by such Units that the validity of this Agreement is based upon the availability of public funding under the authority of their statutory mandate. Subject to the provisions of Paragraph 10, in the event that public funds are unavailable for the performance of a Unit's obligations under this Agreement, then this Agreement shall remain in full effect, provided, however, that the payment obligations of such Unit shall be temporarily suspended, without penalty to the Unit, immediately upon written notice to Company of the unavailability of public funds. At such time as such public funds are again available, the payment obligations of the Unit hereunder shall be deemed reinstated without necessity of a further written agreement or amendment hereto. It is expressly agreed that the Units shall not activate this "unavailability" provision for their convenience or to circumvent the requirements of this Agreement, but only as an emergency fiscal measure during a substantial financial crisis. In either event, the public parties agree that they will use best efforts to replace, through other sources available to them under law, funds due to the Company, as soon as practical. In the event of any future change in a Unit's statutory authority, mandate and/or mandated functions by State and/or Federal legislative or regulatory action, which adversely affects such Unit's authority to continue its obligations under this Agreement, then this Agreement shall be suspended without penalty to such Unit upon written notice to the Company of such limitations or change in the Unit's legal authority.
15. Company agrees that upon written request of the Units that the Company will grant to the requesting Unit(s), free of charge, easements that are, in the Company's sole discretion, reasonable and necessary for water and/or sewer utilities and for transportation services (including without limitation temporary construction and/or drainage easements) that serve the Facility. The easements shall be in mutually agreeable form and substance consistent with the Units' standard form agreements. Any such easements shall be located in areas of Company's property which will not unreasonably interfere with Company's intended use of Company's Facility. The Company commits that it will consider, on a case by case basis, any requests from such Units for similar easements to serve adjoining

properties provided that the Company has determined, in its sole discretion, that such requested easements will not have a detrimental impact upon the Company's property or Facility operations.

16. At or prior to the execution of this agreement, Company shall provide to the Units a current certificate of incumbency, a resolution of the Company evidencing the Company's authority to execute this Agreement, the Certificates of Good Standing from the appropriate government offices and such other documents as Units may reasonably request.
17. If the Company elects to assign its rights in whole or in part, to a third party purchaser of the real or personal property which is the basis of this Agreement, the third party shall be bound by this Agreement and shall execute an assignment confirming that it is a bound by the terms of this Agreement, including without limitation, the obligations if a default occurs. Such assignment shall relieve the Company of all of its obligations hereunder, other than any obligations to return any Incentive Payments received by the Company from the Units to the extent required hereunder or under G.S. Section 158-7.1 (h).
18. Notwithstanding anything to the contrary stated herein, 1) the Units shall have no obligation to make any payments until the Property is annexed into the City of Mebane, for which Company agrees to submit a petition for annexation with the submission of an application for a building permit; and 2) the obligations of the parties hereunder shall cease and terminate upon the payment to the Company of the final Annual Incentive Payment.
19. Any notices required by this Agreement shall be mailed to the following persons:

If to the County:

Alamance County
Attn: Bryan Hagood, Manager
124 West Elm Street
Graham, NC 27253

With a copy to:

Clyde B. Albright
Alamance County Attorney
124 West Elm Street
Graham, NC 27253

If to Mebane:

City of Mebane
Attn: David Cheek, Manager
106 E. Washington Street
Mebane, 27302

With Copy to:

The Vernon Law Firm
Attn: E. Lawson Brown, Jr.
P.O. Drawer 2958
Burlington, NC 27216-2958

If to Company:

Contact Person Title
Company Name

With a copy to
Attn:

20. In the event that Company should fail in whole or in part to fulfill its obligations under this Agreement as a consequence of a Force Majeure Event (as hereinafter defined), such failure to perform shall not be considered a breach of this Agreement following the occurrence and during the continuance of such Force Majeure Event. The term "Force Majeure Event" shall mean any event whose occurrence is beyond the reasonable control of, and without the fault or negligence of, the Company, including, but not limited to, acts of God; strikes and other labor disturbances; earthquake; storm; fire; lightning; epidemic; war; riot or civil disturbance; sabotage; the inability of Company to obtain from any jurisdictional governmental body, after making timely application therefor and diligent prosecution of such application, any permit, exemption, exception or approval necessary for the lawful performance by Company of any of its obligations under this Agreement. The Company agrees to promptly notify the Units in writing upon the occurrence of any Force Majeure Event and the expected duration thereof. Company shall use all commercially reasonable efforts to remedy the cause(s) and effect(s) of such Force Majeure Event w but shall not be obligated to undertake unreasonable or uneconomic costs or burdens, including the settlement of strikes or labor disturbances on terms other than are acceptable to Company in its sole discretion, in order to overcome the effects of the Force Majeure. The Company's obligations affected by any Force Majeure Event shall be tolled until the cause(s) and effect(s) of such Force Majeure Event have ended.

[Signatures Appear on Next Page]

DRAFT

IN WITNESS WHEREOF, the parties hereto have made and executed this agreement as of the day and year first above written.

"CITY"

CITY OF MEBANE

A municipal corporation of the State of North Carolina

By: _____
Ed Hooks,
Mayor, City of Mebane

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

Jeanne Tate, Mebane Finance Officer

Date

Approved as to Legal Form and Sufficiency

E. Lawson Brown, Jr., Mebane City Attorney

[Signatures Appear on Next Page]

IN WITNESS WHEREOF, the parties hereto have made and executed this agreement as of the day and year first above written.

"COUNTY"
ALAMANCE COUNTY

A political subdivision of the State of North Carolina

By: _____

Amy Scott Galey,
Chairman, Alamance County Board of Commissioners

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

Susan Roberts, Alamance County Finance Officer

Date

Approved as to Legal Form and Sufficiency

Clyde B. Albright, Alamance County Attorney

IN WITNESS WHEREOF, the parties hereto have made and executed this agreement as of the day and year first above written.

“COMPANY”

By: _____ (SEAL)

Name: _____

Title: _____

DRAFT

EXHIBIT A

CALCULATION OF GOAL PERCENTAGE

Example 1 – Annual Incentive Payment Reduction Required

An Annual Incentive Grant Payment of \$380,000 is payable to the Company. Under the Grant Agreement, the Total Projected Investment of the Company is \$52,000,000 and the Total Projected New Jobs of the Company existing as of the end of the applicable Testing Year is 140. The Incentives Certificate provided by the Company with respect to such Annual Incentives Grant Payment shows that the Actual Investment Total made by the Company was \$45,000,000 and the Total Jobs Created was 130. The Facility Incentives Percentage and the amount of the reduction in the Annual Incentives Grant Payment shall be calculated as follows:

- Total Projected Investment and Jobs – 140 jobs and \$52,000,000 new investment

Total Actual Jobs delivered – 130 (92.9% of 140)

Actual investment Total delivered - \$45,500,000 (87.5% of \$52,000,000)

- Facility Incentives Percentage – $92.9\% + 87.5\% = 180.4/2 = 90.2\%$
- Annual Incentive Payment Amount – 90.2% of \$380,000 = \$342,760
- Annual Incentive Payment Amount Reduction - $(\$380,000 - \$342,760) = \$37,240$

Example 2 – No Annual Incentive Payment Amount Reduction Necessary

An Annual Incentive Grant Payment of \$380,000 is payable to the Company. Under the Grant Agreement, the Total Projected Investment of the Company is \$52,000,000 and the Total Projected New Jobs of the Company existing as of the end of the applicable Testing Year is 140. The Incentives Certificate provided by the Company with respect to such Annual Incentives Grant Payment shows that the Actual Investment Total made by the Company was \$58,000,000 and the Total Jobs Created was 135. The Facility Incentives Percentage and the amount of the reduction in the Annual Incentives Grant Payment shall be calculated as follows:

- Total Projected Investment and Jobs – 140 jobs and \$52,000,000 new investment

Total Actual Jobs delivered – 135 (96.4% of 140)

Actual investment Total delivered - \$58,000,000 (111.5% of \$52,000,000)

- Facility Incentives Percentage – $96.4\% + 111.5\% = 207.9/2 = 103.9\%$
- Annual Incentive Payment Amount – \$380,000. No reduction required since the Facilities Incentives Percentage was more than 100% and the Total Actual Jobs were more than 100.

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AGENDA ITEM #4B

SUP 20-03

Special Use Permit –
Elementary/Secondary School for
Bradford Academy

Presenter

Cy Stober, Development Director

Applicant

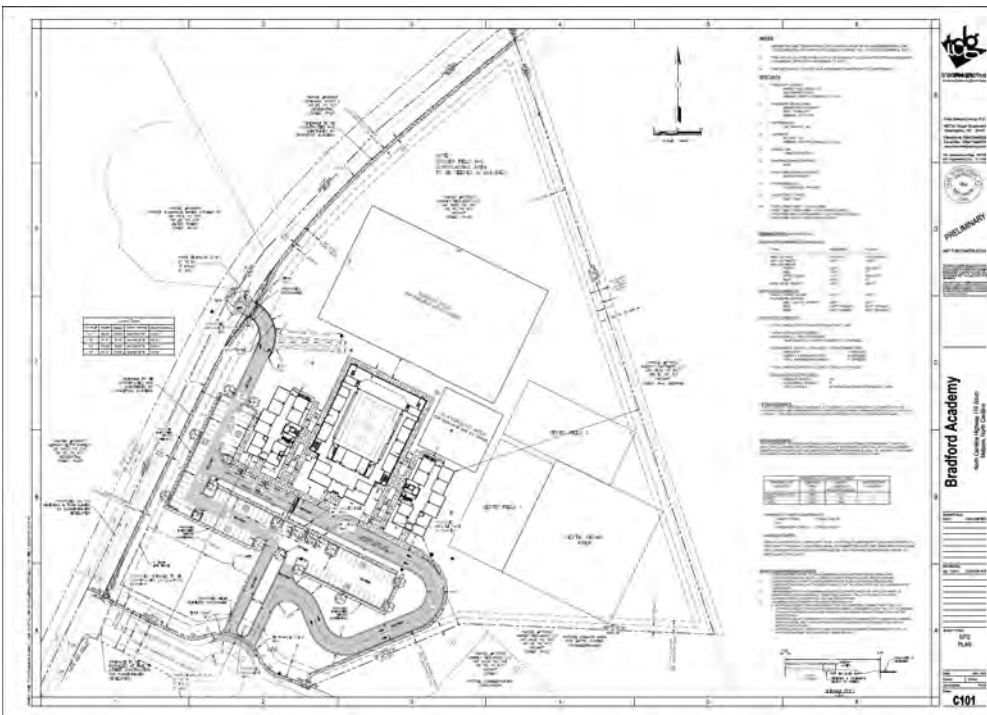
Bradford Academy
c/o Tony Fairchild
939 South Third Street
Mebane, NC 27302

Public Hearing

Yes No Quasi-Judicial, Board of Adjustment

Continued from the October 5, 2020 meeting

Site Plan



Property

NC Hwy 119 South,
Nereus Drive,
Alamance County
GPIN #9803578217

Proposed Zoning

N/A

Current Zoning

R-20

Size

+/-14.02 acres of
+/-54.12-ac parcel

Surrounding Zoning

R-20, M-2, B-2,
MHP

Surrounding Land Uses

Residential, Business

Utilities

To be extended at
developer's expense

Floodplain

No

Watershed

No

City Limits

No

Summary

Bradford Academy, c/o Tony Fairchild, is requesting approval of a special use request for an elementary/secondary school for a 450-student private school campus on a +/-14.02-ac portion of a +/-54.12-acre property off NC Highway 119 at Nereus Drive, a private unpaved road. The applicant is not seeking annexation into the City and will be providing on-site septic treatment for wastewater needs and using Orange Alamance Water System, Inc., services for water service needs.

The project was reviewed by the City's Technical Review Committee (TRC) and the submitted site plan reflects revision from staff feedback. The applicant is requesting one waiver from the architectural requirements of Article 6-1, which prohibit the use of metal as an exterior building material. Further details on this request are available in the project packet.

The applicant was responsible for a Traffic Impact Analysis by NC General Statute, and reviewed by the NC Department of Transportation (NCDOT) Municipal School Transportation Assistance staff. The findings of satisfaction by both the NCDOT staff as well as the City's transportation engineering consultant are in the project packet. The applicant will be using Orange-Alamance Water, Inc., for water service, and an onsite septic system for wastewater treatment. The adequacy of these utility services is addressed in the agenda packet, including a technical memorandum and letter from the Mebane City Engineer Franz Holt.

Bradford Academy has the property under contract to purchase, contingent upon approval of the rezoning.

Financial Impact

The developer will be required to make all improvements at his own expense.

Recommendation

The Planning staff has reviewed the request for satisfaction with the development and subdivision standard of the Mebane Unified Development Ordinance, harmony with the zoning of the surrounding area, and consistency with the City's adopted plans and recommends approval.

Suggested Motion

1. Motion to approve special use request for an Elementary/Secondary School as presented

and

2. Motion to find that the request is both reasonable and in the public interest because it finds that it:
 - a. Will not materially endanger the public health or safety;
 - b. Will not substantially injure the value of adjoining or abutting property;
 - c. Will be in harmony with the area in which it is located; and
 - d. Will be consistent with the objectives and goals in the City's adopted plans, including its Comprehensive Land Development Plan *Mebane Bu Design*. Specifically, the request meets:
 - ❑ The goals and objectives of the G-2 Primary Residential (VI) Growth Area (Jones Drive & South Mebane Oaks Road)

3. Motion to deny the special use permit as presented due to a failure to satisfy any one of the four criteria required for approval (**NOTE: criterion for failure must be specified**)

Attachments

1. Special Use Permit Application
2. Zoning Map
3. Site Plan
4. Waiver Request – Exterior Building Materials
5. Planning Project Report
6. Traffic Impact Analysis Executive Summary
7. Traffic Impact Analysis (click to view entire TIA)
8. NC Department of Transportation TIA findings letter
9. Memorandum from Ramey, Kemp, and Associates, TIA findings letter on behalf of the City
10. Letter from Orange-Alamance Water, Inc., regarding water service to site
11. Improvement Permit, Alamance County Department of Environmental Health RE: onsite septic
12. Water and Sewer Letter of Approval
13. Technical Memorandum – City Engineering Review
14. Details on Architectural Materials Waiver Request



APPLICATION FOR A SPECIAL USE PERMIT

Application is hereby made for an amendment to the Mebane Zoning Ordinance as follows:

Name of Applicant: Tony Fairchild/ Chairman of the Board, Bradford Academy

Address of Applicant: 939 South Third Street, Mebane, NC 27320

Address and brief description of property: NC 119, just south of the NC 119/Kimrey Road intersection. 14.02 acres portion of Tax Parcel No. 172462

Applicant's interest in property: (Owned, leased or otherwise) Buyer, plan to purchase property upon approval of Special Use Permit

*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?

Yes ___ Explain: _____ No X

Type of request: Construct an Elementary and Secondary School in the R-20 Zoning District

Sketch attached: Yes X No _____

Reason for the request: Special Use Permit approval is required in order to develop the property for the proposed use of Elementary and Secondary School.

Signed: *Tony Fairchild*

Date: 8/19/2020

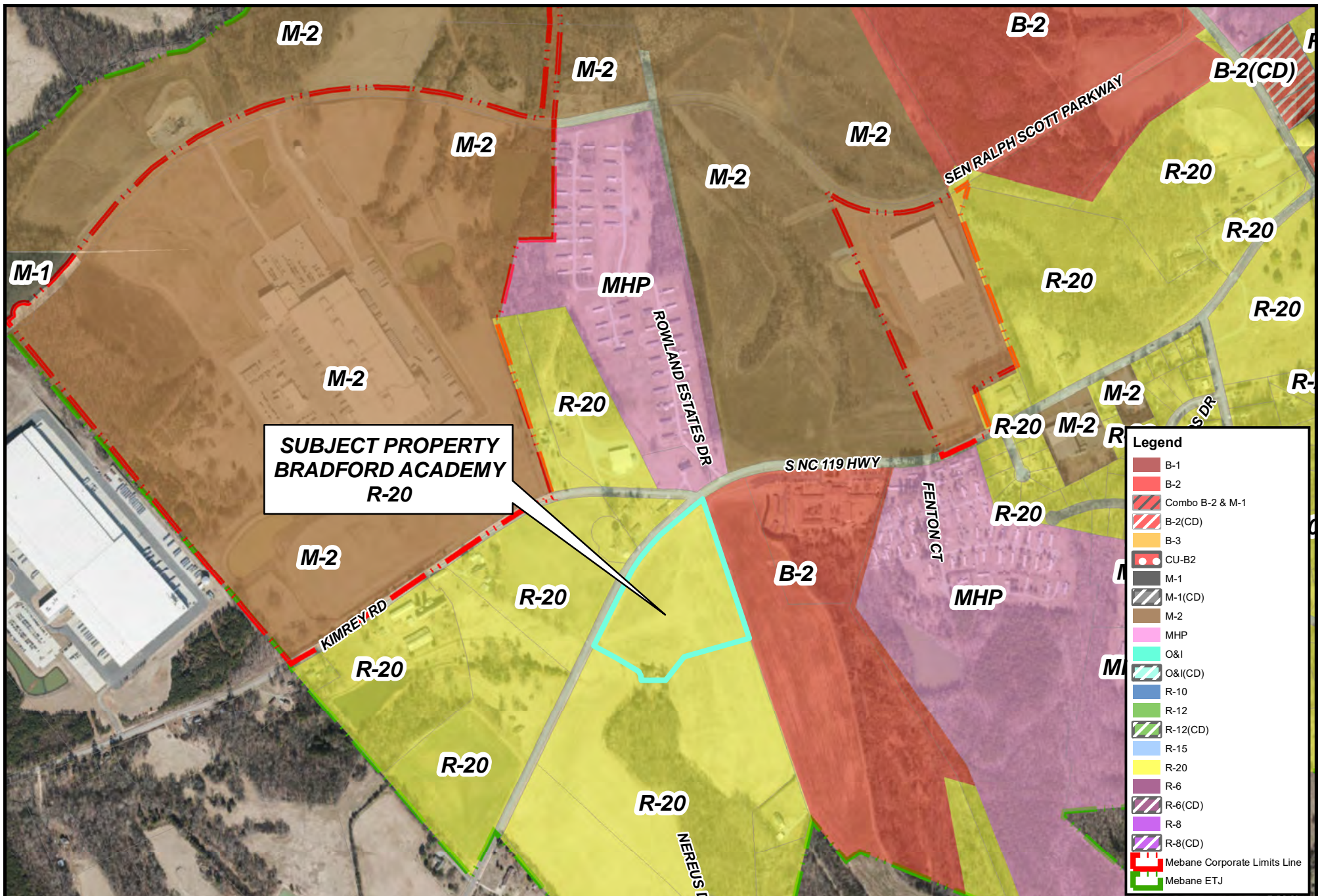
Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

The following items should be included with the application for rezoning when it is returned:

1. Tax Map showing the area that is to be considered.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$400.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2nd Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1st Monday of each month at 6:00 p.m.



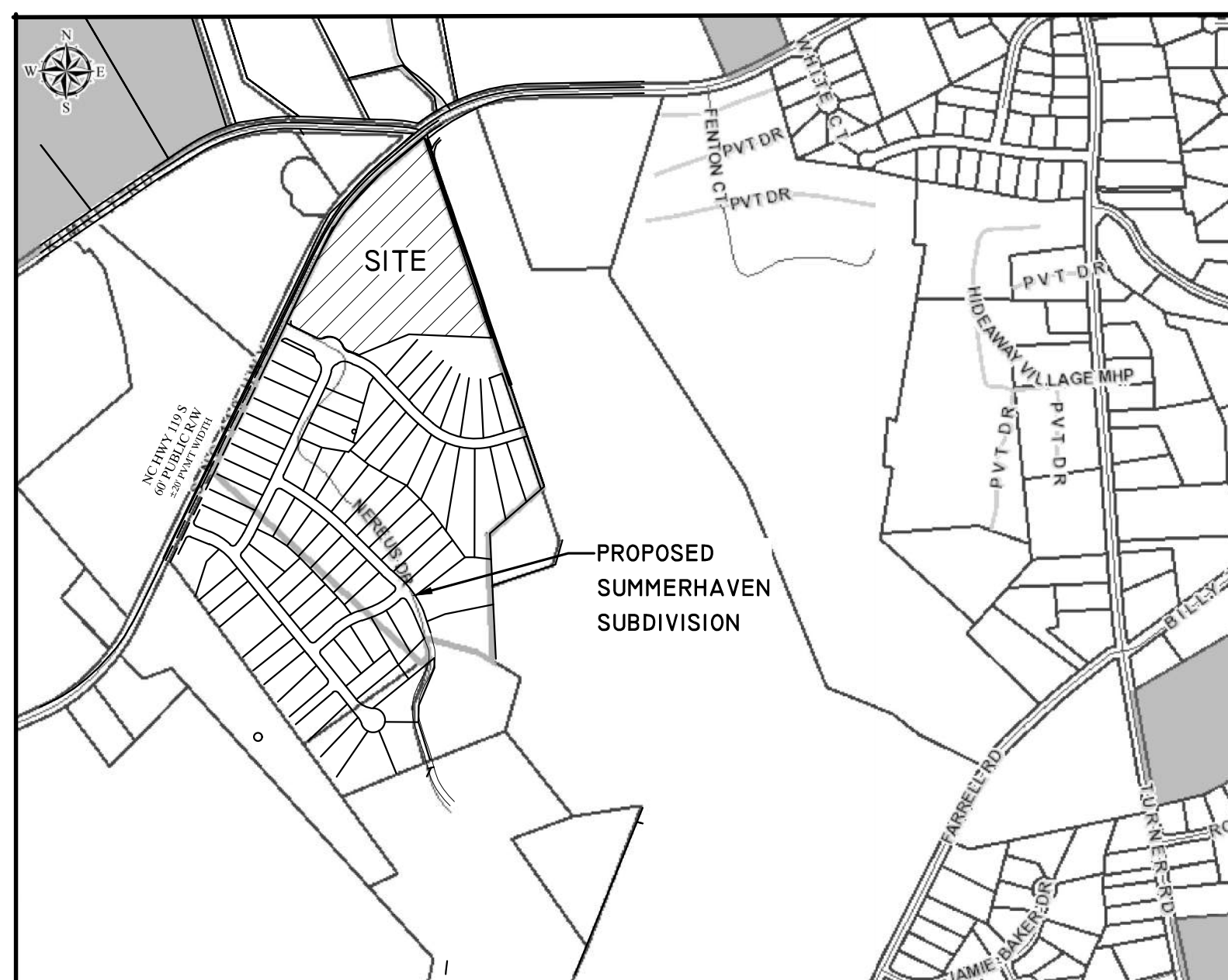
CITY OF MEBANE
ZONING MAP

**SUBJECT PROPERTY
BRADFORD ACADEMY**

1 inch = 800 feet

DATE: 9/8/2020

DRAWN BY: SKS



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- C000 COVER
- C001 INDEX SHEET
- C002 EXISTING CONDITIONS SURVEY
- C101 SITE PLAN
- C102 UTILITY PLAN
- C103 GRADING & DRAINAGE PLAN
- C104 CIRCULATION/STUDENT DROP OFF PLAN
- C105 DRY POND DETAILS
- C201 SITE DETAILS
- C202 UTILITY DETAILS
- C203 STORMWATER DETAILS
- EC101 EROSION CONTROL PHASE 1
- EC102 EROSION CONTROL PHASE 2
- EC201 EROSION CONTROL DETAILS
- NCG01 NPDES (NCG01) REQUIREMENTS

NOTES

1. GEOMETRIC AND TOPOGRAPHIC DATA FROM SURVEY BY EVANS ENGINEERING, INC. TITLED EXISTING TOPO MAP FOR DESCO HOLDINGS, INC., DATED DECEMBER 9, 2019.
2. THIS SITE IS LOCATED ZONE X, AREA OF MINIMAL FLOOD RISK PER FIRM MAP NUMBER 3710980300K, EFFECTIVE NOVEMBER 17, 2017.
3. THIS SITE IS NOT LOCATED IN A DESIGNATED WATER SUPPLY WATERSHED.

SITE DATA

1. PROPERTY OWNER
KIMREY REDLANDS, LLC
2425 KIMREY ROAD
MEBANE, NORTH CAROLINA 27302
2. PROPERTY DEVELOPER
BRADFORD ACADEMY
939 S. THIRD ST
MEBANE, NC 27302
3. REFERENCES
D.B. 3409 PG. 343
4. ADDRESS
NC HWY 119
MEBANE, NORTH CAROLINA 27302
5. PARCEL ID#
172462 (PORTION)
6. EXISTING ZONING DISTRICT
R-20
7. PROPOSED ZONING DISTRICT
R-20 (WITH SUP)
8. PROPOSED USE
K-12 SCHOOL, PRIVATE
9. ON-SITE SOIL TYPES
CnB2, CnC2
10. TOTAL TRACT SIZE = 14.02 ACRES
EXIST. BUILT UPON AREA = 0.00 ACRES (0.00%)
PROPOSED BUILT UPON AREA = 3.224 ACRES (23.00%)
DISTURBED AREA = 9.05 ACRES (64.55%)

ZONING DATA (EXISTING R-20)

SETBACK REQUIREMENTS (TABLE 4-2-1):

ITEM	REQUIRED	ACTUAL
MIN. LOT SIZE	3 ACRES	14.02 ACRES
MIN. LOT WIDTH	50 FT	127 FT
MIN. SETBACKS		
FRONT	30 FT	324.16 FT
SIDE	10 FT	FT
STREET SIDE	18 FT	106.81 FT
REAR	25 FT	FT
MAX. BLDG. HEIGHT.	40 FT	≤40 FT

BUFFER REQUIREMENTS

FRONT STREETScape	30 FT	30 FT
PERIMETER BUFFER		
SIDE - ADJ TO STREET	30 FT	30 FT
SIDE	20 FT OPAQUE	20 FT OPAQUE
REAR	30 FT SHARED	30 FT SHARED

PARKING REQUIREMENTS

TOTAL PROJECTED STUDENT POPULATION = 450
 PARKING SPACES REQUIRED
 HIGH SCHOOL (1 SPA/4 STUDENTS)
 128 STUDENTS x 1 SPA/4 STUDENTS = 32 SPACES
 ELEM/MIDDLE SCHOOL (5 SPACES + 1 SPACE/EMPLOYEE)
 5 SPACES = 5 SPACES
 40 EMP x 1 SPA/EMPLOYEE = 40 SPACES
 TOTAL PARKING REQUIRED = 77 SPACES
 TOTAL PARKING SPACES ALLOWED (120%) = 92 SPACES
 PARKING SPACES PROVIDED
 REGULAR SPACES 86
 ACCESSIBLE SPACES 6
 TOTAL SPACES 92 SPACES(REQUIRED SPACES x 120%)
 SHORT TERM PARKING/DROP-OFF = 5 SPACES

SURVEY LEGEND

- ⊕ BENCHMARK
- ⊗ CATCH BASIN
- ⊖ CLEAN OUT
- ⊚ DROP INLET
- ⊕ ELECTRIC MANHOLE
- ⊕ GAS MANHOLE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ HYDRANT
- ⊕ EXISTING IRON PIPE
- ⊕ JUNCTION BOX
- ⊕ LAMP
- ⊕ MAILBOX
- ⊕ MONUMENT
- ⊕ ADJOINER LINE
- ⊕ UTILITY EASEMENT
- ⊕ FENCE LINE
- ⊕ LINE SURVEYED
- ⊕ OVERHEAD POWER
- ⊕ RAILROAD TRACKS
- ⊕ RIGHT OF WAY
- ⊕ SANITARY SEWER
- ⊕ STORM SEWER
- ⊕ TREE LINE
- ⊕ WATER LINE
- ⊕ NEW IRON PIPE
- ⊕ POWER PEDESTAL
- ⊕ POLE
- ⊕ SANITARY MANHOLE
- ⊕ SHRUB
- ⊕ SIGN
- ⊕ STORM DRAINAGE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ TREE
- ⊕ WATER METER
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ WELL
- COMPUTED POINT

PROPOSED LEGEND

- MANHOLE
- HYDRANT
- WATER METER
- WATER VALVE
- CLEANOUT
- INLET
- TEE
- ┌ 90° BEND
- └ 45° BEND
- ▬ GUARDRAIL
- ▬ STORM PIPE

PAVEMENT HATCHING LEGEND

- ▬ HEAVY DUTY PAVEMENT
- ▬ LIGHT DUTY PAVEMENT
- ▬ CONCRETE
- ▬ GRAVEL
- ▬ REINFORCED CONCRETE

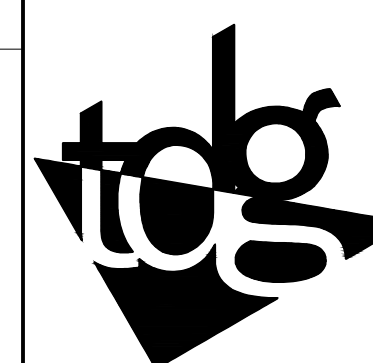
EROSION CONTROL LEGEND

- SF — CLEARING LIMITS
- TD — TEMPORARY SILT FENCE
- TSD — TEMPORARY DIVERSION DITCH
- TSD — TEMPORARY SLOPE DRAIN
- ▬ MATTING MATERIAL
- ⊕ TEMPORARY CONSTRUCTION ENTRANCE
- ⊕ TEMPORARY INLET PROTECTION
- ⊕ TEMPORARY ROCK CHECK DAM
- ⊕ TEMPORARY SILT FENCE STONE OUTLET
- ⊕ DISSIPATOR
- ⊕ DOUGHNUT INLET/OUTLET PROTECTION

Ground Stabilization*		
Site Area Description	Stabilization Time Frame	Stabilization Time Frame Exceptions
Perimeter Dikes, Swales, Ditches and Slopes	7 Days	None
High Quality Water (HQW) Zones	7 Days	None
Slopes Steeper than 3:1	7 Days	If Slopes are 10' or Less in Length and are Not Steeper than 2:1, 14 Days are Allowed
Slopes 3:1 or Flatter	14 Days	7 Days for Slopes Greater than 50 Feet in Length
All Other Areas with Slopes Flatter than 4:1	14 Days	None (Except for Perimeter and HQW Zones)

Extensions of time may be approved by the permitting authority based on weather or other site specific conditions that make compliance impracticable (Section 11.B(2)(b))

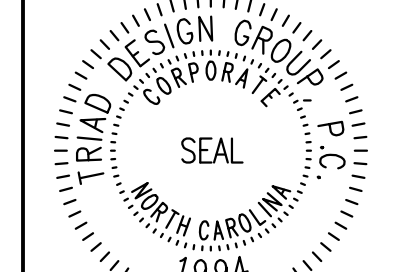
Self Inspection report for Land Disturbing Activity as Required by NCGS 113A-54.1	
Phase of Approved Erosion & Sedimentation Control Plan	Signature (Landowner, Financially Responsible Party or Agent)
Installation of Erosion Control Devices and Seeding	
Fill and Slopes Completed (Fine Grades Established)	
Stabilization of Building Pad and Parking Areas	
Final Grades Achieved, Obtained Building s/s	
Vegetation Established, Removal of Erosion Control Measures	
Closing of Permit; Final Inspection	



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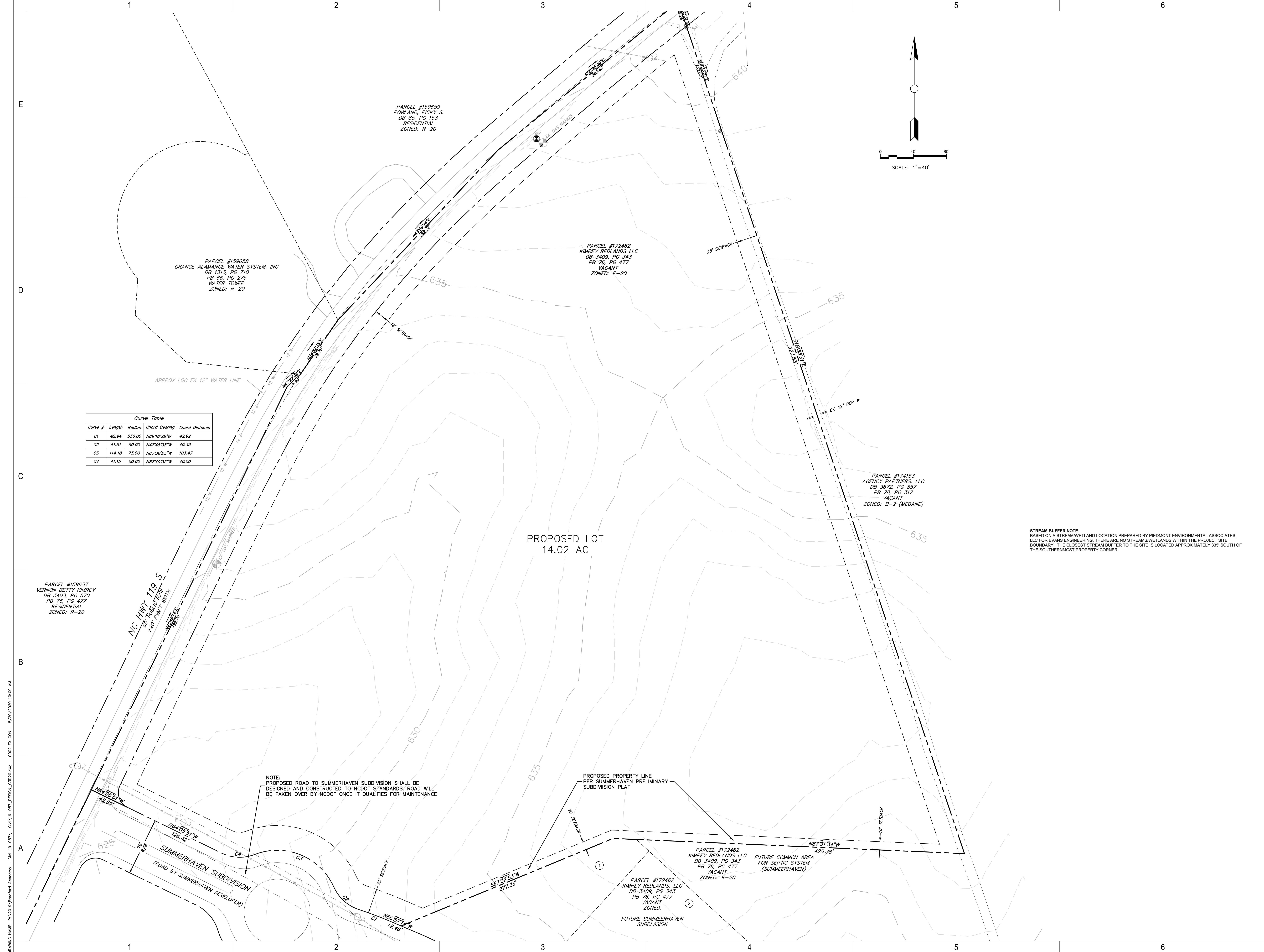
SUBMITTALS:
DATE DESCRIPTION

REVISIONS:
NO DATE DESCRIPTION

SHEET TITLE:
INDEX

Date: MAY 2020
Drawn: Check
Job Number: 19-057
Sheet:

C001



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	42.94	530.00	N69°16'28"W	42.92
C2	41.51	50.00	N47°48'58"W	40.33
C3	114.18	75.00	N67°38'23"W	103.47
C4	41.15	50.00	N87°40'32"W	40.00

NOTE: PROPOSED ROAD TO SUMMERHAVEN SUBDIVISION SHALL BE DESIGNED AND CONSTRUCTED TO NCDOT STANDARDS. ROAD WILL BE TAKEN OVER BY NCDOT ONCE IT QUALIFIES FOR MAINTENANCE

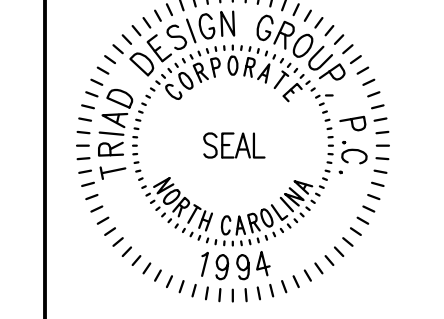
PROPOSED PROPERTY LINE PER SUMMERHAVEN PRELIMINARY SUBDIVISION PLAT

STREAM BUFFER NOTE
 BASED ON A STREAM/WETLAND LOCATION PREPARED BY PIEDMONT ENVIRONMENTAL ASSOCIATES, LLC FOR EVANS ENGINEERING, THERE ARE NO STREAMS/WETLANDS WITHIN THE PROJECT SITE BOUNDARY. THE CLOSEST STREAM BUFFER TO THE SITE IS LOCATED APPROXIMATELY 330' SOUTH OF THE SOUTHERNMOST PROPERTY CORNER.

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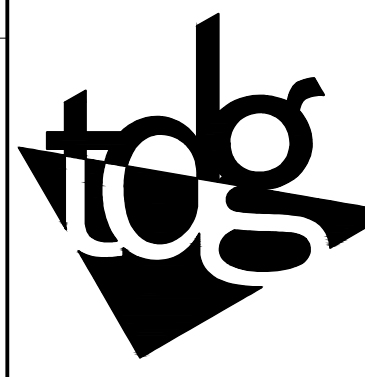
REVISIONS:	
NO	DATE DESCRIPTION

SHEET TITLE:
EXISTING TOPOGRAPHIC SURVEY

Date: MAY 2020
 Drawn: Check
 Job Number: 19-057
 Sheet:

C002

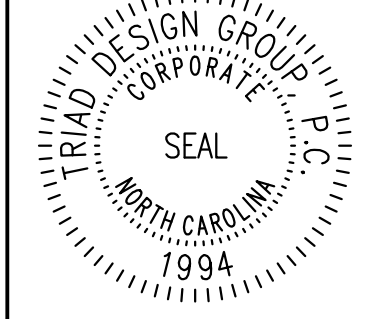
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SUBMITTALS:
DATE DESCRIPTION

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NO DATE DESCRIPTION

SHEET TITLE:
SITE PLAN

Date: MAY 2020
Drawn: Check
Job Number: 19-057
Sheet:

C101

NOTES

1. GEOMETRIC AND TOPOGRAPHIC DATA FROM SURVEY BY EVANS ENGINEERING, INC. TITLED EXISTING TOPO MAP FOR DESCO HOLDINGS, INC., DATED DECEMBER 9, 2019.
2. THIS SITE IS LOCATED ZONE X, AREA OF MINIMAL FLOOD RISK PER FIRM MAP NUMBER 3710980300K, EFFECTIVE NOVEMBER 17, 2017.
3. THIS SITE IS NOT LOCATED IN A DESIGNATED WATER SUPPLY WATERSHED.

SITE DATA

1. PROPERTY OWNER
KIMREY REDLANDS, LLC
2425 KIMREY ROAD
MEBANE, NORTH CAROLINA 27302
2. PROPERTY DEVELOPER
BRADFORD ACADEMY
939 S. THIRD ST
MEBANE, NC 27302
3. REFERENCES
D.B. 3409 PG. 343
4. ADDRESS
NC HWY 119
MEBANE, NORTH CAROLINA 27302
5. PARCEL ID#
172462 (PORTION)
6. EXISTING ZONING DISTRICT
R-20
7. PROPOSED ZONING DISTRICT
R-20 (WITH SUP)
8. PROPOSED USE
K-12 SCHOOL, PRIVATE
9. ON-SITE SOIL TYPES
CnB2, CnC2
10. TOTAL TRACT SIZE = 14.02 ACRES
EXIST. BUILT UPON AREA = 0.00 ACRES (0.00%)
PROPOSED BUILT UPON AREA = 3.224 ACRES (23.00%)
DISTURBED AREA = 9.05 ACRES (64.55%)

ZONING DATA (EXISTING R-20)

SETBACK REQUIREMENTS (TABLE 4-2-1):

ITEM	REQUIRED	ACTUAL
MIN. LOT SIZE	3 ACRES	14.02 ACRES
MIN. LOT WIDTH	50 FT	127 FT
FRONT SETBACKS		
FRONT	30 FT	324.16 FT
SIDE	10 FT	FT
REAR	18 FT	106.81 FT
MAX. BLDG. HEIGHT.	25 FT	FT
FRONT	40 FT	540 FT
SIDE		
REAR		

BUFFER REQUIREMENTS

BUFFER TYPE	REQUIRED	ACTUAL
FRONT STREETScape	30 FT	30 FT
PERIMETER BUFFER	30 FT	30 FT
SIDE - ADJ TO STREET	30 FT	30 FT
SIDE	20 FT OPAQUE	20 FT OPAQUE
REAR	30 FT SHARED	30 FT SHARED

PARKING REQUIREMENTS

TOTAL PROJECTED STUDENT POPULATION = 450
PARKING SPACES REQUIRED
HIGH SCHOOL (1 SP/4 STUDENTS)
128 STUDENTS x 1 SPA/4 STUDENTS = 32 SPACES
ELEM/MIDDLE SCHOOL (5 SPACES + 1 SPACE/EMPLOYEE)
5 SPACES
40 EMP x 1 SPA/EMPLOYEE = 40 SPACES
TOTAL PARKING REQUIRED = 77 SPACES
TOTAL PARKING SPACES ALLOWED (120%) = 92 SPACES
PARKING SPACES PROVIDED
REGULAR SPACES 86
ACCESSIBLE SPACES 6
TOTAL SPACES 92 SPACES (REQUIRED SPACES x 120%)

SITE LIGHTING NOTE

A SITE LIGHTING PLAN IS NOT AVAILABLE AT THIS TIME. SITE LIGHTING SHALL COMPLY WITH THE OUTDOOR LIGHTING STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 6.5. OUTDOOR LIGHTING. THE SITE LIGHTING PLAN SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS.

SITE LIGHTING NOTE

THE LOCATION OF OUTDOOR MECHANICAL EQUIPMENT HAS NOT BEEN DETERMINED AT THIS TIME. ONCE THE LOCATIONS ARE DETERMINED, ADEQUATE SCREENING COMPLYING WITH THE EQUIPMENT SCREENING STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCE SHALL BE PROVIDED. OUTDOOR EQUIPMENT SCREENING SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS.

PARKING LOT LOCATION	PARKING LOT LANDSCAPE TABLE		
	SURFACE AREA (SF)	CANOPY (1/2500 SF) REQ'D/PROVIDED	UNDERSTORY (1/1400 SF)
SOUTH (MAIN LOT)	19,840	8/10	---
WEST	12,032	5/5	---
TOTAL	31,872	13/15	---

PARKING LOT TREE REQUIREMENTS

CANOPY TREE = 1 TREE/2,500 SF
OR
UNDERSTORY TREE = 1 TREE/1,400 SF

LANDSCAPE NOTES

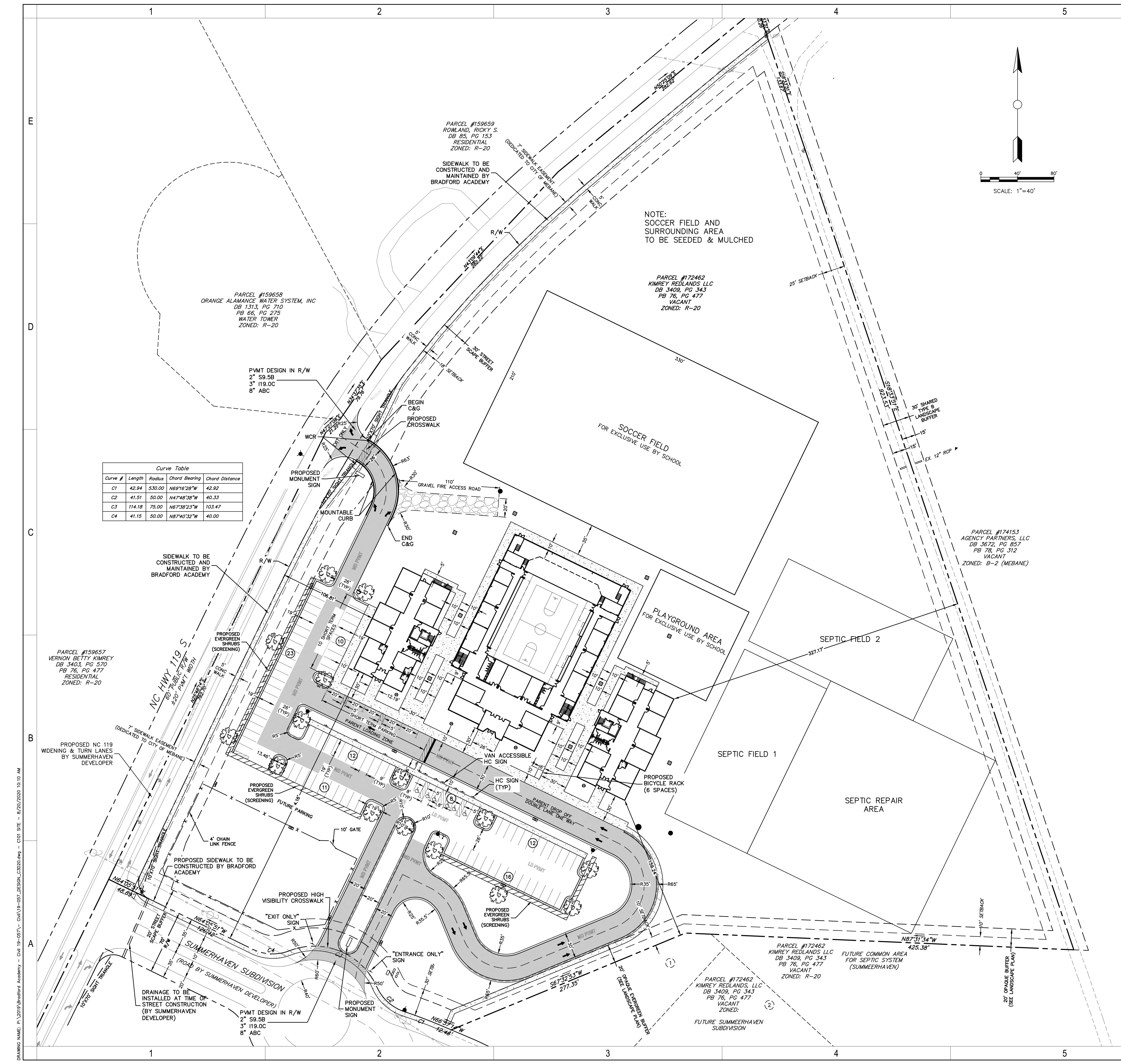
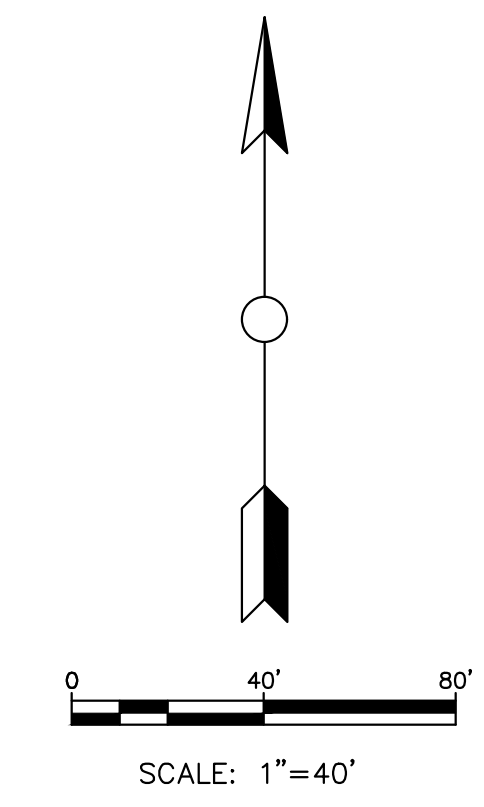
THIS IS A CONCEPTUAL LANDSCAPE PLAN. A DETAILED LANDSCAPE PLAN WHICH DEPICTS THE PLANT TYPES AND LOCATIONS SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS. THE LANDSCAPE PLAN MUST BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLING THE PLANTS.

NC DOT ROAD IMPROVEMENTS NOTES

1. ROAD WIDENING ON NC 119 AND SUMMERHAVEN SUBDIVISION ROAD DESIGN AND CONSTRUCTION SHALL BE TO CURRENT NC DOT STANDARDS AND SPECIFICATIONS.
2. ROAD WIDENING ON NC 119 AND SUMMERHAVEN SUBDIVISION ROAD DESIGN AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OF THE SUMMERHAVEN SUBDIVISION.
3. IMPROVEMENTS BY THE SUMMERHAVEN DEVELOPER ARE TO BE IN PLACE PRIOR TO BRADFORD ACADEMY OPENING. BRADFORD ACADEMY WILL COORDINATE WITH THE SUMMERHAVEN DEVELOPER TO ENSURE THIS HAPPENS.
4. REQUIRED NC DOT PERMITS FOR BRADFORD ACADEMY:
 - a. APPROVED NC DOT DRIVEWAY PERMIT FOR THE PROPOSED CONNECTION TO NC 119.
 - b. APPROVED NC DOT THREE-PARTY ENCROACHMENT AGREEMENT WITH THE CITY OF MEBANE FOR ANY PROPOSED/STIPULATED SIDEWALK AND SEWER CONNECTIONS WITHIN NC DOT RIGHT-OF-WAY.
 - c. APPROVED NC DOT THREE-PARTY ENCROACHMENT AGREEMENT WITH ORANGE-ALAMANCE WATER SYSTEM, INC. FOR ANY PROPOSED/STIPULATED WATER CONNECTIONS WITHIN NC DOT RIGHT-OF-WAY.
 - d. APPROVED NC DOT TWO-PARTY NON-UTILITY ENCROACHMENT AGREEMENT FOR THE 15" PIPE DISCHARGING INTO THE NC DOT RIGHT-OF-WAY.



SIDEWALK (TYP.)
N.T.S.



Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	42.94	530.00	N69°16'28"W	42.92
C2	41.51	50.00	N47°48'38"W	40.33
C3	114.18	75.00	N67°38'23"W	103.47
C4	41.15	50.00	N87°40'32"W	40.00

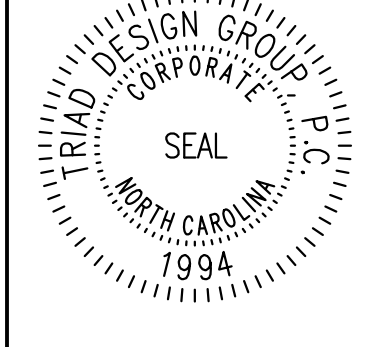
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Bradford Academy
North Carolina Highway 119 South
Mebane, North Carolina

SUBMITTALS:
DATE DESCRIPTION

REVISIONS:
NO DATE DESCRIPTION

SHEET TITLE:
UTILITY PLAN

Date: MAY 2020
Drawn: Check
Job Number: 19-057
Sheet:

C102

ZONING DATA (EXISTING R-20)

ITEM	REQUIRED	ACTUAL
MIN. LOT SIZE	3 ACRES	14.02 ACRES
MIN. LOT WIDTH	50 FT	127 FT
MIN. SETBACKS		
FRONT	30 FT	324.16 FT
SIDE	10 FT	10 FT
STREET SIDE	18 FT	106.81 FT
REAR	25 FT	25 FT
MAX. BLDG. HEIGHT.	40 FT	540 FT
BUFFER REQUIREMENTS		
FRONT STREETScape	30 FT	30 FT
PERIMETER BUFFER		
SIDE - ADJ TO STREET	30 FT	30 FT OPAQUE
SIDE	20 FT	20 FT OPAQUE
REAR	30 FT SHARED	30 FT SHARED

PARKING REQUIREMENTS

TOTAL PROJECTED STUDENT POPULATION = 450	
PARKING SPACES REQUIRED	
HIGH SCHOOL (1 SP/4 STUDENTS)	113 SPACES
128 STUDENTS x 1 SP/4 STUDENTS	32 SPACES
ELEM/MIDDLE SCHOOL (5 SPACES + 1 SPACE/EMPLOYEE)	
5 SPACES = 5 SPACES	
40 EMP x 1 SPA/EMPLOYEE = 40 SPACES	
TOTAL PARKING REQUIRED = 185 SPACES	
TOTAL PARKING SPACES ALLOWED (120%) = 92 SPACES	
PARKING SPACES PROVIDED	
REGULAR SPACES = 86	
ACCESSIBLE SPACES = 6	
TOTAL SPACES = 92 SPACES (REQUIRED SPACES x 120%)	

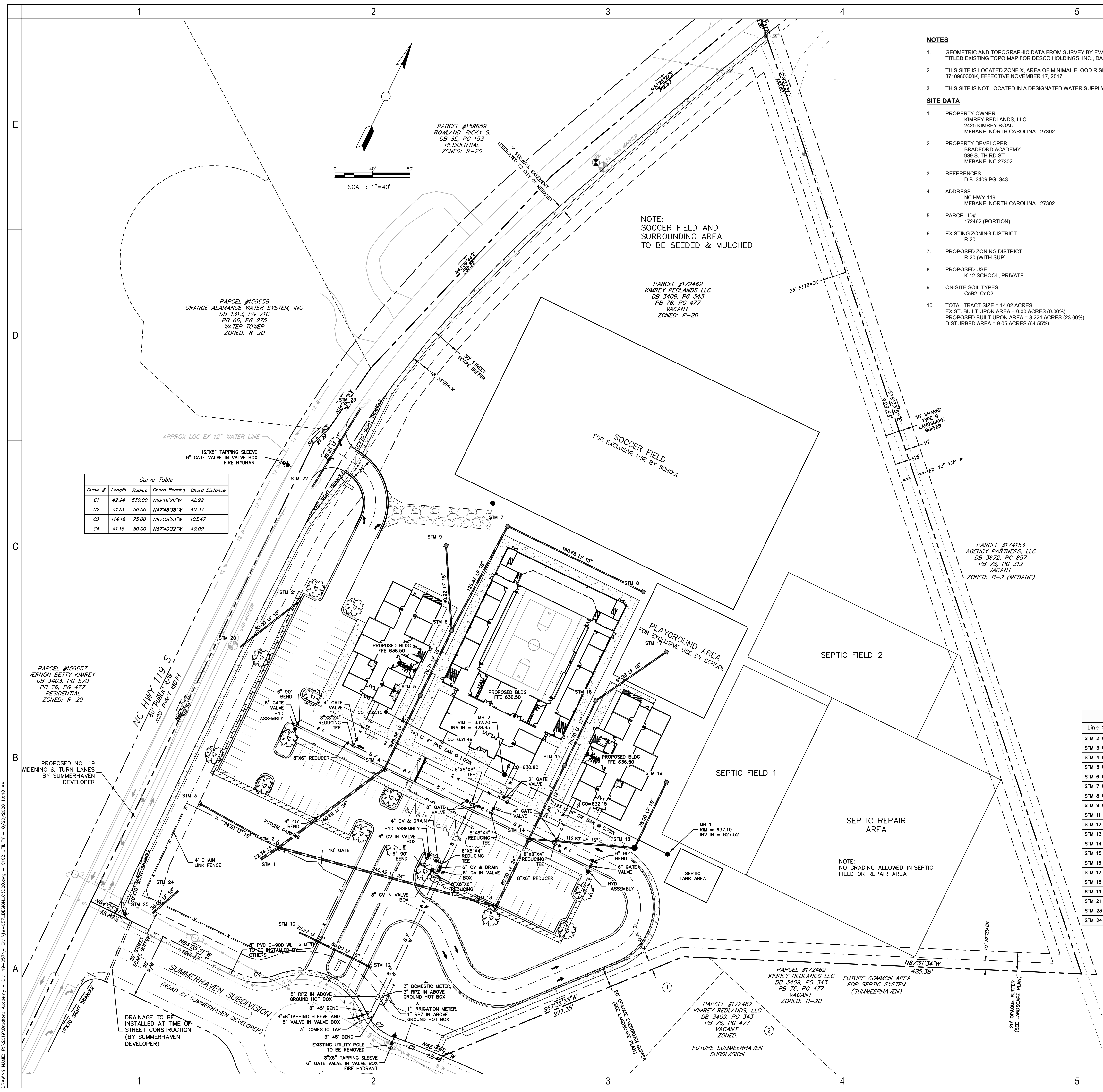
NOTES

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 - THIS SITE IS LOCATED ZONE X. AREA OF MINIMAL FLOOD RISK PER FIRM MAP NUMBER 3710880300K, EFFECTIVE NOVEMBER 17, 2017.
 - THIS SITE IS NOT LOCATED IN A DESIGNATED WATER SUPPLY WATERSHED.
- SITE DATA**
- PROPERTY OWNER: KIMREY REDLANDS, LLC, 2425 KIMREY ROAD, MEBANE, NORTH CAROLINA 27302
 - PROPERTY DEVELOPER: BRADFORD ACADEMY, 939 S. THIRD ST, MEBANE, NC 27302
 - REFERENCES: D.B. 3409 PG. 343
 - ADDRESS: NC HWY 119, MEBANE, NORTH CAROLINA 27302
 - PARCEL ID#: 172462 (PORTION)
 - EXISTING ZONING DISTRICT: R-20
 - PROPOSED ZONING DISTRICT: R-20 (WITH SUP)
 - PROPOSED USE: K-12 SCHOOL, PRIVATE
 - ON-SITE SOIL TYPES: CnB2, CnC2
 - TOTAL TRACT SIZE = 14.02 ACRES
EXIST. BUILT UPON AREA = 0.00 ACRES (0.00%)
PROPOSED BUILT UPON AREA = 3.224 ACRES (23.00%)
DISTURBED AREA = 9.05 ACRES (64.55%)

STRUCT NUMBER	STRUCT TYPE	STRUCT. AREA (AC)	BASIN AREA (AC)	C	INTENSITY (IN/HR)	INFLOW (CFS)	TOTAL FLOW (CFS)	PIPE SIZE (IN)	PIPE SLOPE	CAPACITY (CFS)
8	YI	0.41	0.41	0.80	7.04	2.31	2.31	15 RCP	0.005	4.55
7	YI	0.36	0.77	0.80	7.04	2.04	4.35	18 RCP	0.0124	11.97
6	DI (840.15)	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW
9	YI	0.41	0.41	0.80	7.04	2.31	2.31	15 RCP	0.0073	5.65
6	DI (840.15)	0.26	1.44	0.80	7.04	1.45	8.11	18 RCP	0.005	7.39
5	DI (840.15)	0.27	1.71	0.80	7.04	1.52	9.63	18 RCP	0.0095	10.50
4	CI (840.02)	0.21	1.92	0.80	7.04	1.18	10.81	24 RCP	0.005	16.03
2	CI (840.02)	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW
3	CI (840.02)	0.26	0.26	0.80	7.04	1.45	1.45	15 RCP	0.0077	5.66
2	CI (840.02)	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW
17	YI	0.59	0.59	0.80	7.04	3.32	3.32	15 RCP	0.005	4.55
16	DI (840.15)	0.27	0.86	0.80	7.04	1.52	4.84	15 RCP	0.005	4.60
15	DI (840.15)	0.27	1.13	0.80	7.04	1.52	6.36	18 RCP	0.005	7.47
14	CI (840.02)	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW
19	YI	0.76	0.76	0.80	7.04	4.28	4.28	15 RCP	0.0054	4.57
18	MH	0.06	0.82	0.80	7.04	0.34	4.62	15 RCP	0.005	5.00
14	CI (840.02)	0.56	2.51	0.80	7.04	3.15	14.13	24 RCP	0.0075	20.23
13	CI (840.02)	0.54	3.05	0.80	7.04	3.04	17.17	24 RCP	0.0086	21.16
2	CI (840.02)	0.42	5.65	0.80	7.04	2.37	31.80	30 RCP	0.0139	38.31
1	PIPE OUTLET									
12	CI (840.02)	0.36	0.36	0.80	7.04	2.03	2.03	15 RCP	0.005	4.57
11	CI (840.02)	0.14	0.50	0.80	7.04	0.79	2.82	15 RCP	0.0054	4.57
10	PIPE OUTLET									
21	CI (840.02)	0.41	0.41	0.80	7.04	2.31	2.31	15 RCP	0.0126	7.96
20	PIPE OUTLET									

Storm Pipe Table						Storm Structure Table				
Line Segment	Size	Length	Slope	Up Inv	Dn Inv	Structure	Type	Elev at Flowline	Inv(s) In	Inv(s) Out
STM 2 to STM 1	30"	22.34	1.79%	625.90	625.50	STM 1	PIPE END	629.96	(STM 2) 625.50	
STM 3 to STM 2	15"	94.61	0.77%	627.90	627.17					
STM 4 to STM 3	24"	140.89	0.50%	627.18	626.48	STM 2	NC DOT CI	631.26	(STM 4) 626.48 (STM 3) 627.17 (STM 13) 626.44	(STM 1) 625.90
STM 5 to STM 4	18"	86.96	0.95%	628.51	627.68	STM 3	NC DOT CI	631.44		(STM 2) 627.90
STM 6 to STM 5	18"	76.71	0.50%	629.09	628.71	STM 4	NC DOT CI	633.40	(STM 5) 627.68	(STM 2) 627.18
STM 7 to STM 6	18"	126.43	1.24%	630.86	629.29	STM 5	DI	636.03	(STM 6) 628.71	(STM 4) 628.51
STM 8 to STM 7	15"	160.65	0.50%	631.91	631.11	STM 6	DI	636.30	(STM 7) 629.29 (STM 9) 629.34	(STM 5) 629.09
STM 9 to STM 8	15"	90.92	0.73%	630.00	629.34	STM 7	YI	634.90	(STM 8) 631.11	(STM 6) 630.86
STM 11 to STM 10	15"	22.27	0.54%	628.00	625.88	STM 8	YI	634.90	(STM 7) 631.91	
STM 12 to STM 11	15"	60.00	0.50%	628.50	626.20	STM 9	YI	633.00	(STM 8) 630.00	(STM 6) 630.00
STM 13 to STM 12	24"	240.42	0.86%	628.51	626.44	STM 10	PIPE END	628.82	(STM 11) 625.88	
STM 14 to STM 13	18"	86.99	0.49%	630.24	629.81	STM 11	NC DOT CI	629.55	(STM 12) 626.20	(STM 10) 626.00
STM 16 to STM 15	15"	76.70	0.50%	630.87	630.49	STM 12	NC DOT CI	629.60		(STM 11) 626.50
STM 17 to STM 16	15"	91.28	0.50%	631.53	631.07	STM 13	NC DOT CI	632.46	(STM 14) 628.71	(STM 12) 628.51
STM 18 to STM 17	15"	112.87	0.50%	630.74	630.18	STM 14	NC DOT CI	633.42	(STM 15) 629.81 (STM 18) 630.18	(STM 13) 629.31
STM 19 to STM 18	15"	78.00	0.54%	631.36	630.94	STM 15	DI	636.03	(STM 16) 630.49	(STM 14) 630.24
STM 21 to STM 20	15"	80.00	1.26%	630.31	629.30	STM 16	DI	636.30	(STM 17) 631.07	(STM 15) 630.87
STM 23 to STM 22	15"	98.35	0.85%	632.84	632.00	STM 17	YI	634.53	(STM 18) 631.53	
STM 24 to STM 23	18"	36.00	0.50%	625.50	625.32	STM 18	MH	636.05	(STM 19) 630.94	(STM 14) 630.74
						STM 19	YI	634.30	(STM 18) 631.36	
						STM 20	PIPE END	632.41	(STM 21) 629.30	
						STM 21	NC DOT CI	633.81		(STM 20) 630.31
						STM 22	PIPE END	634.34	(STM 23) 632.00	
						STM 23	PIPE END	634.43		(STM 22) 632.84
						STM 24	PIPE END	630.04		(STM 25) 625.50
						STM 25	PIPE END	629.86	(STM 24) 625.32	

WATER UTILITY NOTE
ALL WATER IMPROVEMENTS ARE TO MEET NC PUBLIC WATER SUPPLY, NC PLUMBING CODES, SWEPSONVILLE FIRE DEPARTMENT, AND ORANGE-ALAMANCE WATER SYSTEM, INC. REQUIREMENTS.



NOTE:
SOCCER FIELD AND SURROUNDING AREA TO BE SEEDED & MULCHED

PARCEL #172462
KIMREY REDLANDS, LLC
DB 3409, PG 343
PB 76, PG 477
VACANT
ZONED: R-20

PARCEL #174153
AGENCY PARTNERS, LLC
DB 3672, PG 857
PB 78, PG 312
VACANT
ZONED: B-2 (MEBANE)

PARCEL #159657
VERNON BETTY KIMREY
DB 3403, PG 570
PB 76, PG 477
RESIDENTIAL
ZONED: R-20

PARCEL #159658
ORANGE ALAMANCE WATER SYSTEM, INC
DB 1313, PG 710
PB 66, PG 275
WATER TOWER
ZONED: R-20

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	42.94	530.00	N89°16'28"W	42.92
C2	41.51	50.00	N47°48'58"W	40.33
C3	114.18	75.00	N67°38'23"W	103.47
C4	41.15	50.00	N87°40'32"W	40.00

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DRAWING NUMBER: C102 UTILITY - 8/20/2020 10:10 AM
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Bradford Academy
North Carolina Highway 119 South
Mebane, North Carolina

SUBMITTALS:
DATE DESCRIPTION

REVISIONS:
NO DATE DESCRIPTION

SHEET TITLE:
GRADING PLAN

Date: MAY 2020
Drawn: Check
Job Number: 19-057
Sheet:

C103

- NOTES**
- GEOMETRIC AND TOPOGRAPHIC DATA FROM SURVEY BY EVANS ENGINEERING, INC. TITLED EXISTING TOPO MAP FOR DESCO HOLDINGS, INC., DATED DECEMBER 9, 2019.
 - THIS SITE IS LOCATED ZONE X, AREA OF MINIMAL FLOOD RISK PER FIRM MAP NUMBER 3710980300K, EFFECTIVE NOVEMBER 17, 2017.
 - THIS SITE IS NOT LOCATED IN A DESIGNATED WATER SUPPLY WATERSHED.

- SITE DATA**
- PROPERTY OWNER: KIMREY REDLANDS, LLC, 2425 KIMREY ROAD, MEBANE, NORTH CAROLINA 27302
 - PROPERTY DEVELOPER: BRADFORD ACADEMY, 939 S. THIRD ST, MEBANE, NC 27302
 - REFERENCES: D.B. 3409 PG. 343
 - ADDRESS: NC HWY 119, MEBANE, NORTH CAROLINA 27302
 - PARCEL ID#: 172462 (PORTION)
 - EXISTING ZONING DISTRICT: R-20
 - PROPOSED ZONING DISTRICT: R-20 (WITH SUP)
 - PROPOSED USE: K-12 SCHOOL, PRIVATE
 - ON-SITE SOIL TYPES: CnB2, CnC2
 - TOTAL TRACT SIZE = 14.02 ACRES
EXIST. BUILT UPON AREA = 0.00 ACRES (0.00%)
PROPOSED BUILT UPON AREA = 3.224 ACRES (23.00%)
DISTURBED AREA = 9.05 ACRES (64.95%)

ZONING DATA (EXISTING R-20)

SETBACK REQUIREMENTS (TABLE 4-2-1):

ITEM	REQUIRED	ACTUAL
MIN. LOT SIZE	3 ACRES	14.02 ACRES
MIN. LOT WIDTH	50 FT	127 FT
MIN. SETBACKS:		
FRONT	30 FT	324.16 FT
SIDE	10 FT	106.81 FT
STREET SIDE	18 FT	106.81 FT
REAR	25 FT	FT
MAX. BLDG. HEIGHT	40 FT	540 FT

BUFFER REQUIREMENTS

FRONT STREETScape	30 FT	30 FT
PERIMETER BUFFER	30 FT	30 FT
SIDE - ADJ TO STREET	30 FT	30 FT
SIDE	20 FT OPAQUE	20 FT OPAQUE
REAR	30 FT SHARED	30 FT SHARED

PARKING REQUIREMENTS

TOTAL PROJECTED STUDENT POPULATION = 450

PARKING SPACES REQUIRED
HIGH SCHOOL (1 SP/4 STUDENTS)
128 STUDENTS x 1 SP/4 STUDENTS = 32 SPACES

ELEM/MIDDLE SCHOOL (5 SPACES + 1 SPACE/EMPLOYEE)
5 SPACES = 5 SPACES
40 EMP x 1 SP/EMPLOYEE = 40 SPACES
TOTAL PARKING REQUIRED = 77 SPACES

TOTAL PARKING SPACES ALLOWED (120%) = 92 SPACES

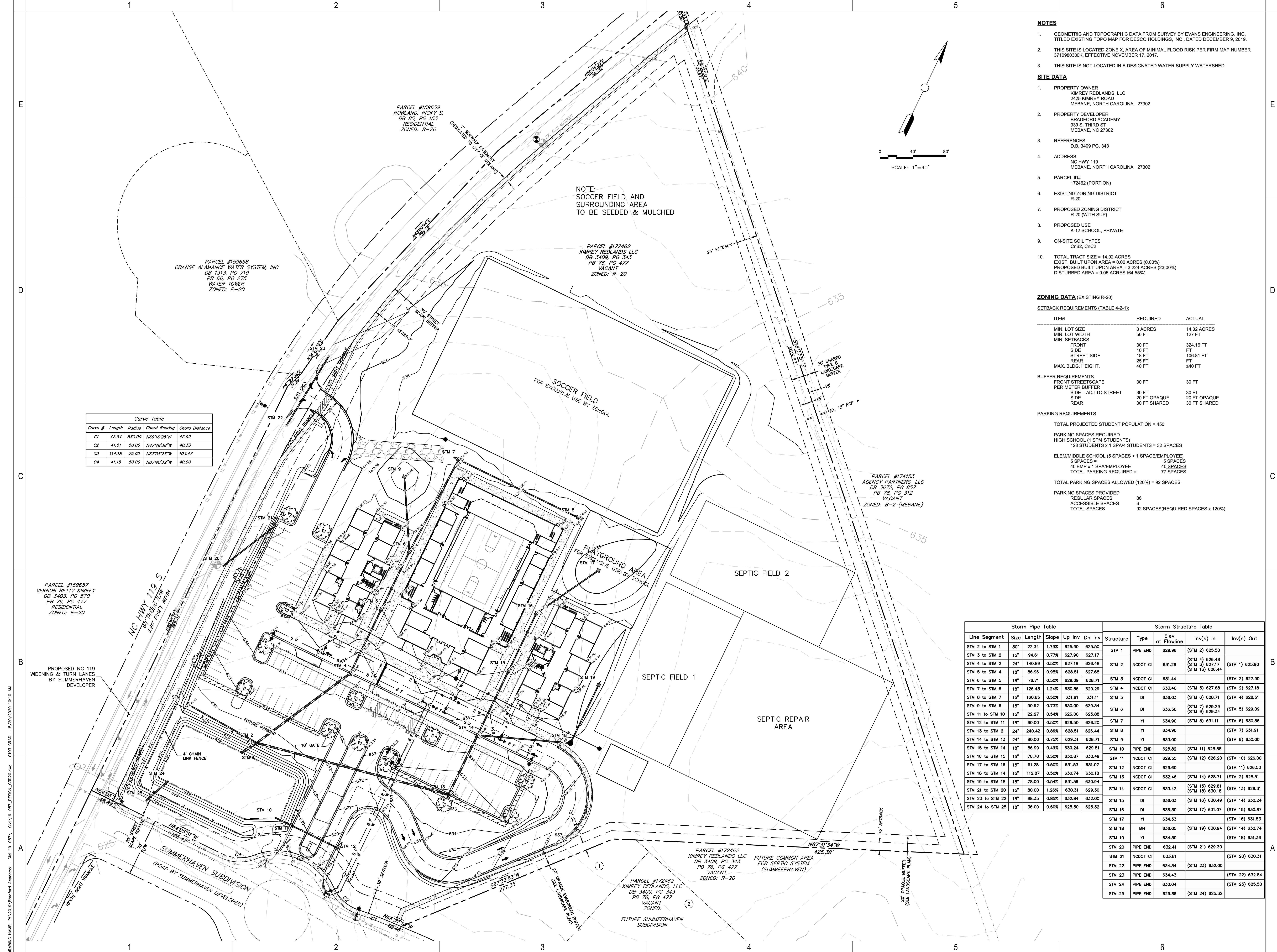
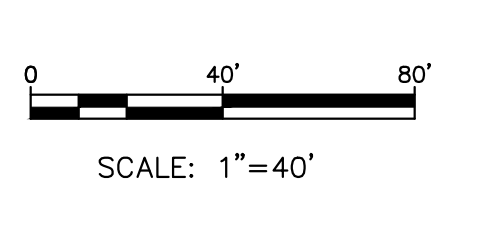
PARKING SPACES PROVIDED

REGULAR SPACES	6
ACCESSIBLE SPACES	6
TOTAL SPACES	92 SPACES (REQUIRED SPACES x 120%)

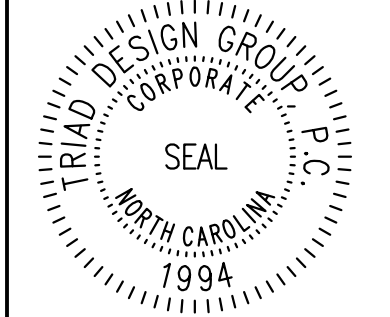
Storm Pipe Table						Storm Structure Table				
Line Segment	Size	Length	Slope	Up Inv	Dn Inv	Structure	Type	Elev at Flowline	Inv(a) In	Inv(a) Out
STM 2 to STM 1	30"	22.34	1.78%	625.90	625.50	STM 1	PIPE END	629.96	(STM 2) 625.50	
STM 3 to STM 2	15"	94.61	0.77%	627.90	627.17				(STM 4) 626.48 (STM 5) 627.17 (STM 13) 626.44	(STM 1) 625.90
STM 4 to STM 2	24"	140.89	0.50%	627.18	626.48	STM 2	NCDDOT CI	631.26		
STM 5 to STM 4	18"	86.96	0.95%	628.51	627.66	STM 3	NCDDOT CI	631.44		(STM 2) 627.90
STM 6 to STM 5	18"	76.71	0.50%	629.09	628.71	STM 4	NCDDOT CI	633.40	(STM 5) 627.68 (STM 6) 628.71	(STM 2) 627.18
STM 7 to STM 6	18"	126.43	1.24%	630.86	629.29	STM 5	DI	636.03	(STM 6) 628.71	(STM 4) 628.51
STM 8 to STM 7	15"	160.65	0.50%	631.91	631.11	STM 6	DI	636.30	(STM 7) 629.29 (STM 9) 629.34	(STM 5) 629.09
STM 9 to STM 6	15"	90.92	0.73%	630.00	629.34	STM 7	YI	634.90	(STM 8) 631.11	(STM 6) 630.86
STM 11 to STM 10	15"	22.27	0.54%	626.00	625.88	STM 8	YI	634.90	(STM 7) 631.11	(STM 6) 630.86
STM 12 to STM 11	15"	60.00	0.50%	626.50	626.20	STM 9	YI	633.00	(STM 11) 625.88	(STM 6) 630.00
STM 13 to STM 2	24"	240.42	0.86%	628.51	626.44	STM 10	PIPE END	628.82	(STM 12) 626.20	(STM 10) 626.00
STM 14 to STM 13	24"	80.00	0.75%	629.31	628.71	STM 11	NCDDOT CI	629.55		(STM 11) 626.50
STM 15 to STM 14	18"	86.99	0.49%	630.24	629.81	STM 12	NCDDOT CI	629.60		(STM 12) 626.50
STM 16 to STM 15	15"	76.70	0.50%	630.87	630.49	STM 13	NCDDOT CI	632.46	(STM 14) 628.71	(STM 2) 628.51
STM 17 to STM 16	15"	91.28	0.50%	631.53	631.07	STM 14	NCDDOT CI	633.42	(STM 15) 629.81 (STM 18) 630.18	(STM 13) 629.31
STM 18 to STM 14	15"	112.87	0.50%	630.74	630.18	STM 15	DI	636.03	(STM 16) 630.49	(STM 14) 630.24
STM 19 to STM 18	15"	76.00	0.54%	631.36	630.94	STM 16	DI	636.30	(STM 17) 631.07	(STM 15) 630.87
STM 21 to STM 20	15"	80.00	1.26%	630.31	629.30	STM 17	YI	634.53	(STM 18) 631.11	(STM 16) 631.53
STM 23 to STM 22	15"	98.35	0.85%	632.84	632.00	STM 18	MH	636.05	(STM 19) 630.94	(STM 14) 630.74
STM 24 to STM 25	18"	36.00	0.50%	625.50	625.32	STM 19	YI	634.30	(STM 19) 630.94	(STM 18) 631.36
						STM 20	PIPE END	632.41	(STM 21) 629.30	
						STM 21	NCDDOT CI	633.81		(STM 20) 630.31
						STM 22	PIPE END	634.34	(STM 23) 632.00	
						STM 23	PIPE END	634.43		(STM 22) 632.84
						STM 24	PIPE END	630.04		(STM 25) 625.50
						STM 25	PIPE END	629.86	(STM 24) 625.32	

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	42.94	530.00	N69°16'28"W	42.92
C2	41.51	50.00	N47°48'38"W	40.33
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C4	41.15	50.00	N87°40'32"W	40.00



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DRAWING NUMBER: C103 GRAD - 8/20/2020 10:10 AM
DRAWING DATE: 8/20/2020 10:10 AM
DRAWING TIME: 8/20/2020 10:10 AM



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Mebane, North Carolina

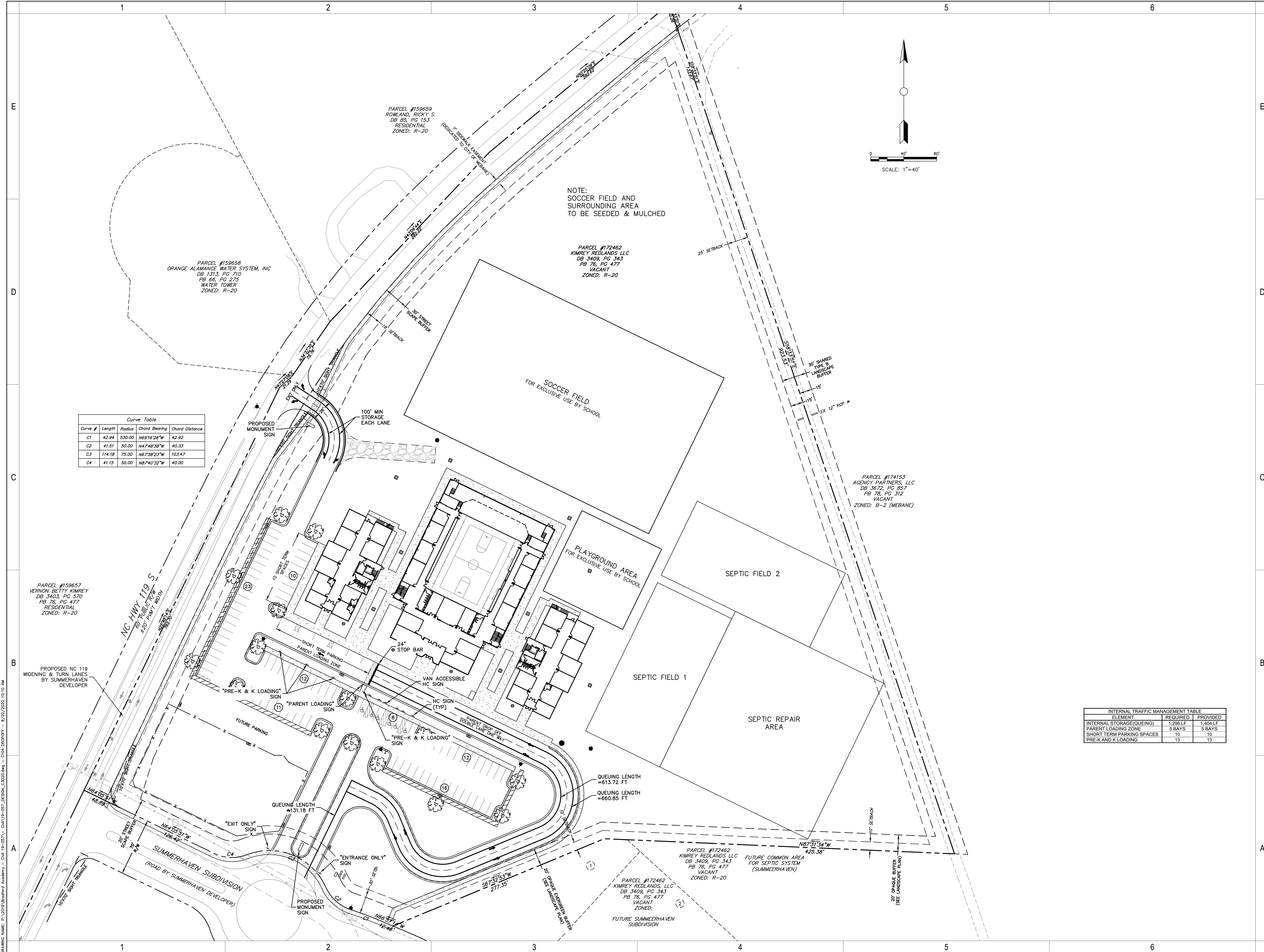
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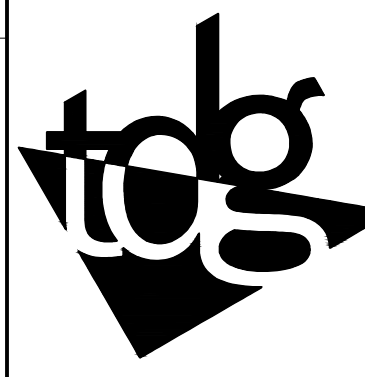
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SHEET TITLE:
**CIRCULATION /
STUDENT
DROP OFF
PLAN**

Date: MAY 2020
Drawn: Check
Job Number: 19-057
Sheet:

C104

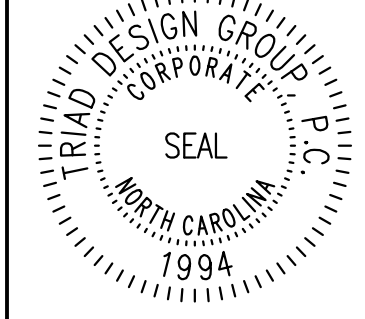




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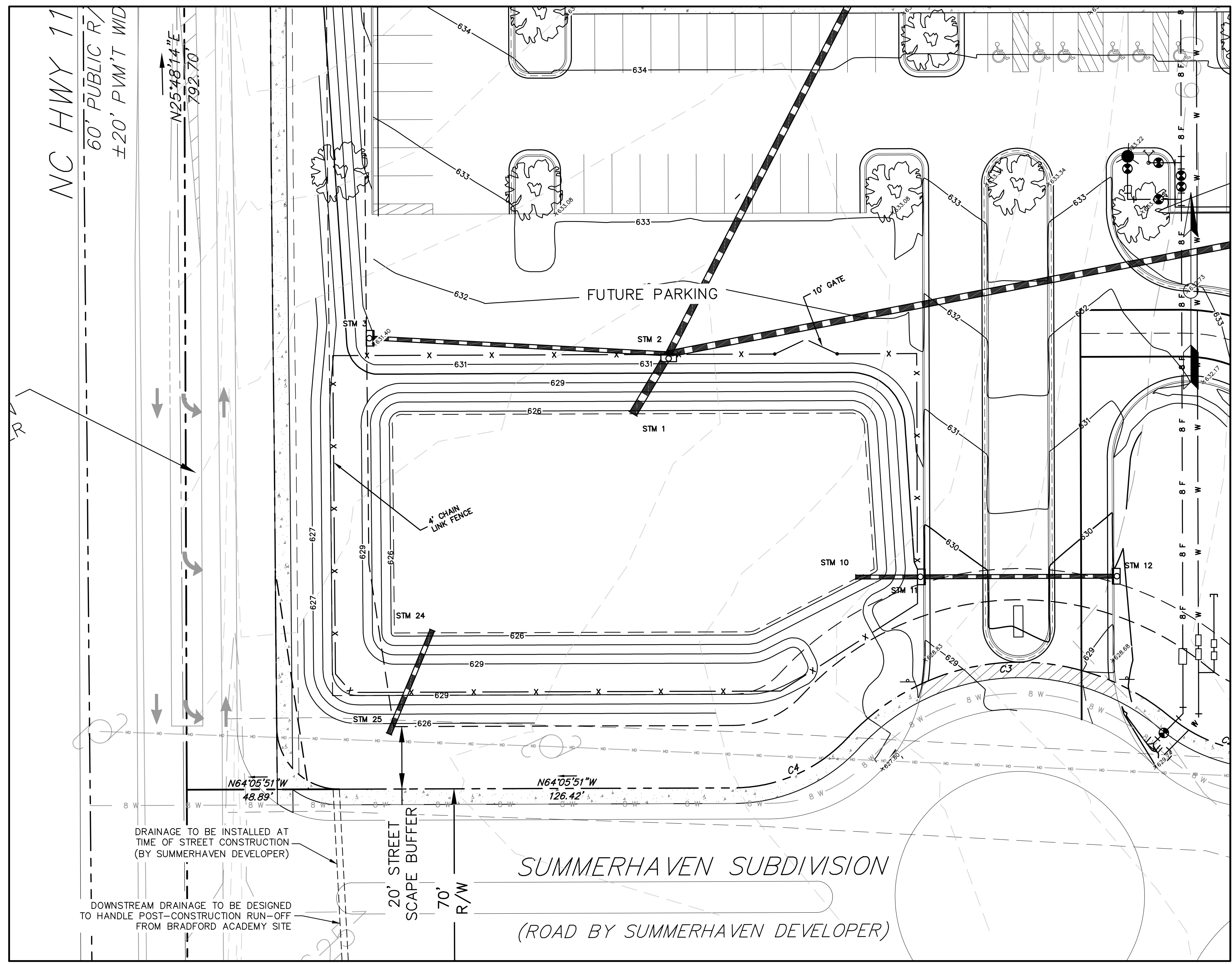


PRELIMINARY

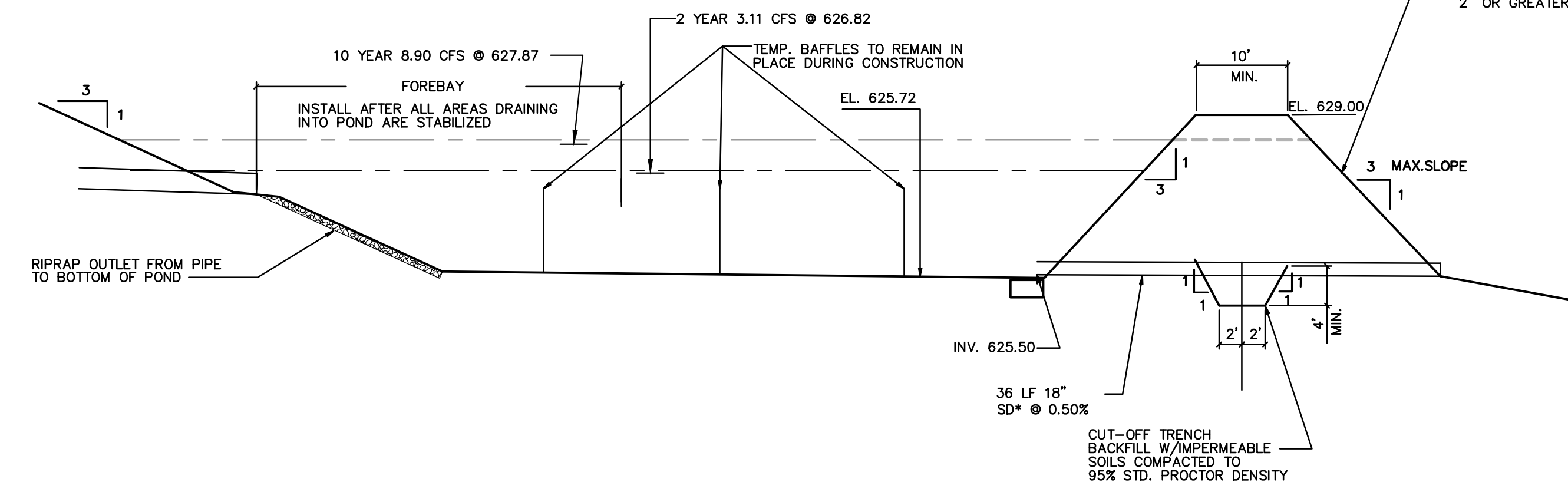
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DRY POND A
SCALE: 1"=20'



CONSTRUCT DAM WITH IMPERMEABLE SOILS, COMPACTED TO 98% STD. PROCTOR DENSITY W/ A MOISTURE CONTENT OF -1% TO +3% OF OPTIMUM. SOILS SHALL BE UNIFORM IN CHARACTER & INSTALLED IN 6" MAXIMUM LIFTS. SOILS SHALL BE FREE OF ORGANICS & PARTICLES OF 2" OR GREATER.

10 YEAR 8.90 CFS @ 627.87
FOREBAY
INSTALL AFTER ALL AREAS DRAINING INTO POND ARE STABILIZED

2 YEAR 3.11 CFS @ 626.82
TEMP. BAFFLES TO REMAIN IN PLACE DURING CONSTRUCTION

36 LF 18"
SD @ 0.50%
OUT-OFF TRENCH
BACKFILL WITH IMPERMEABLE SOILS COMPACTED TO 95% STD. PROCTOR DENSITY

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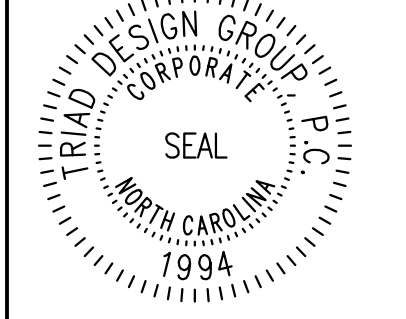
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DATE DESCRIPTION

REVISIONS:
NO DATE DESCRIPTION

SHEET TITLE:
**DRY POND
DETAILS**

Date: MAY 2020
Drawn: Check
Job Number: 19-057
Sheet:

C105



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Mebane, North Carolina

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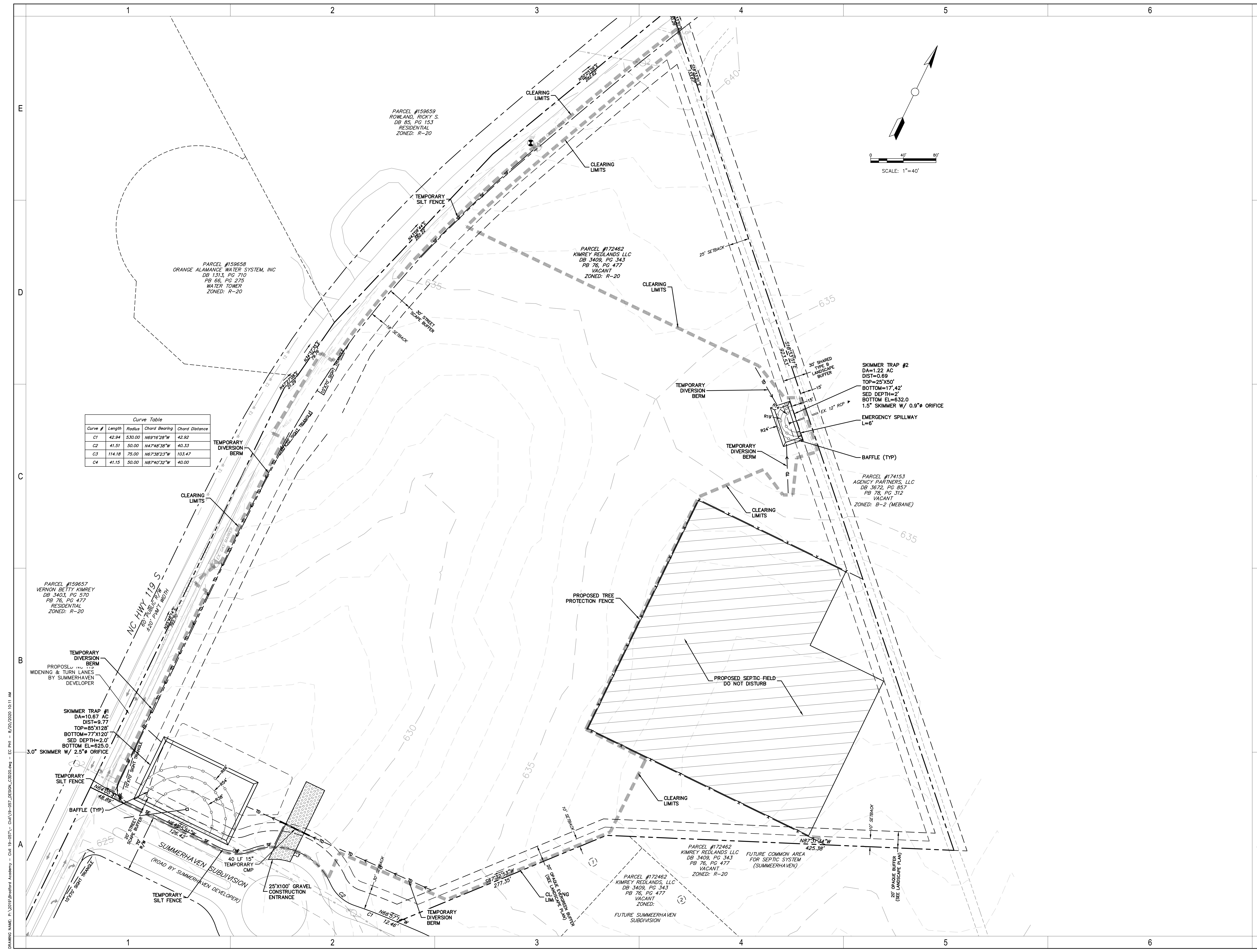
REVISIONS:

NO	DATE	DESCRIPTION

SHEET TITLE:
EROSION CONTROL PHASE 1 PLAN

Date: MAY 2020
Drawn: [] Check: []
Job Number: 19-057
Sheet:

EC101



Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	42.94	530.00	N69°16'28"W	42.92
C2	41.51	50.00	N47°48'38"W	40.33
C3	114.18	75.00	N67°38'23"W	103.47
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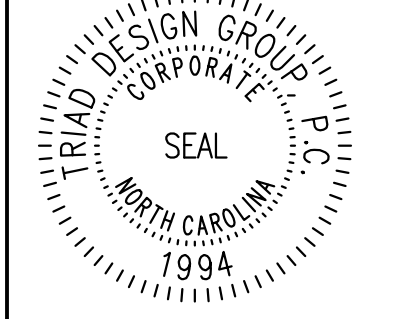
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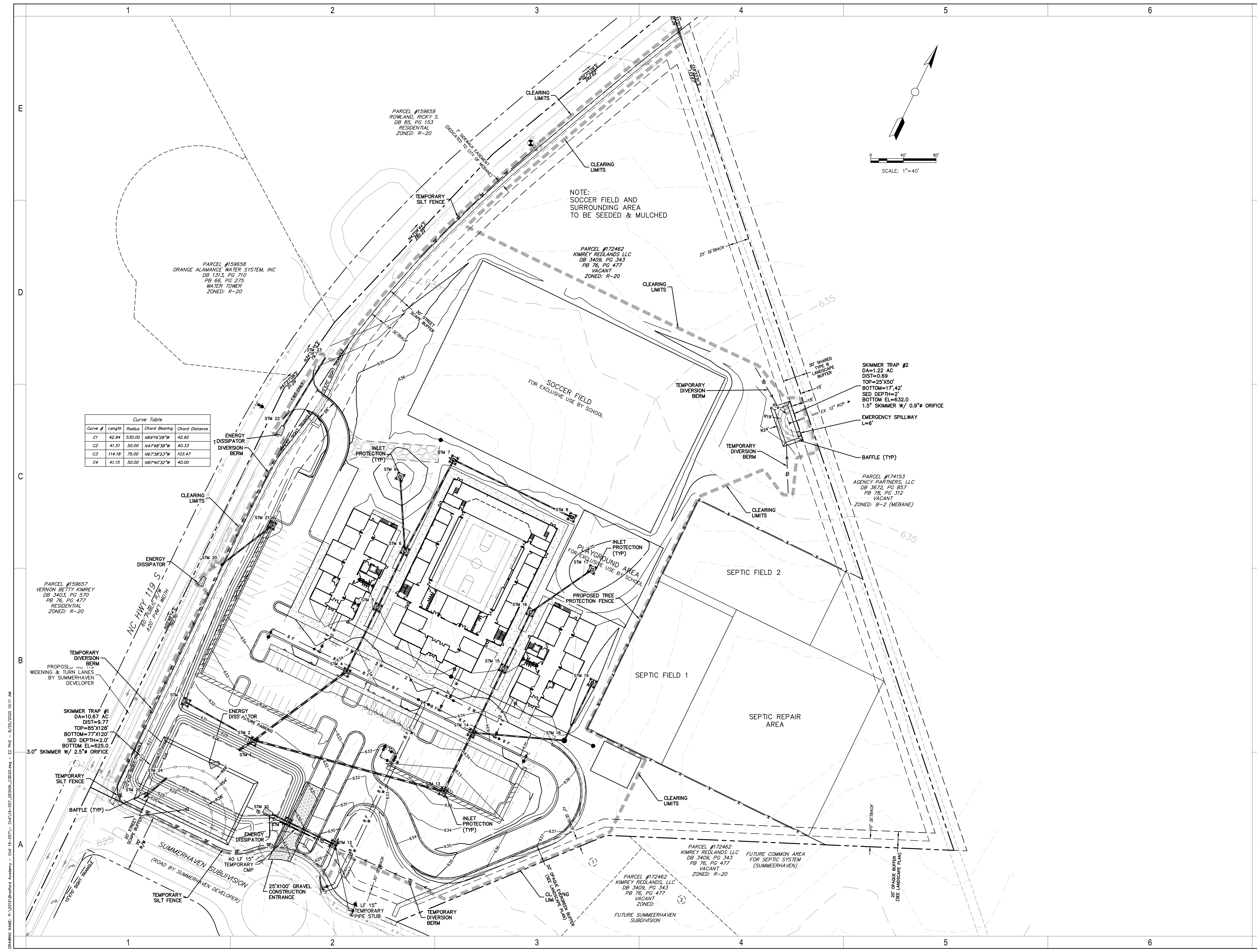
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DATE DESCRIPTION

REVISIONS:
NO DATE DESCRIPTION

SHEET TITLE:
EROSION CONTROL PHASE 2 PLAN

Date: MAY 2020
Drawn: Check:
Job Number: 19-057
Sheet:

EC102



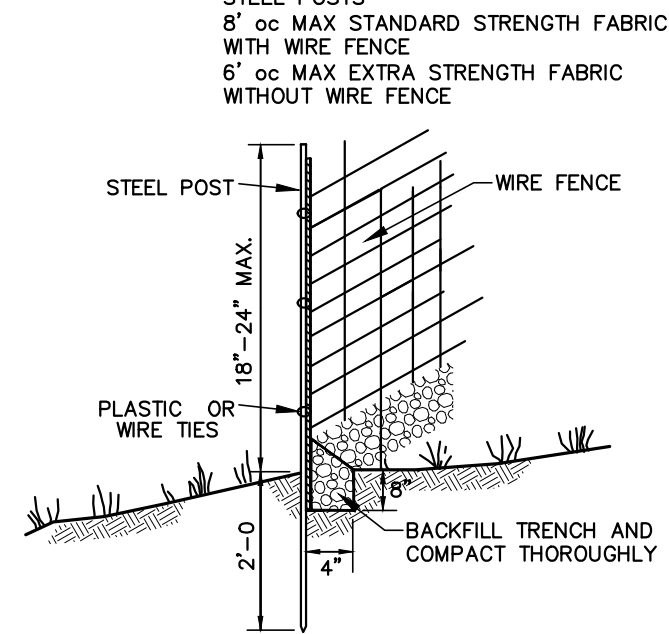
Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
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C2	41.51	50.00	N47°48'38"W	40.33
C3	114.18	75.00	N67°38'23"W	103.47
C4	41.15	50.00	N87°40'32"W	40.00



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CONSTRUCTION SPECIFICATIONS

1. CONSTRUCT THE SEDIMENT BARRIER OF STANDARD STRENGTH OR EXTRA STRENGTH STONE FILTER FABRIC.
2. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 24" ABOVE THE GROUND SURFACE. (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
3. CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH 4" MINIMUM OVERLAP TO THE NEXT POST.
4. SUPPORT STANDARD STRENGTH FILTER FABRIC BY WIRE MESH FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS. EXTEND THE WIRE MESH SUPPORT TO THE BOTTOM OF THE TRENCH. FASTEN THE WIRE REINFORCEMENT, THEN FABRIC ON THE UPSLOPE SIDE OF THE FENCE POST. WIRE OR PLASTIC ZIP TIES SHOULD HAVE A MINIMUM 50 LB TENSILE STRENGTH.
5. WHEN A WIRE MESH SUPPORT FENCE IS USED, SPACE POSTS A MAXIMUM OF 8' APART. SUPPORT POSTS SHOULD BE DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24".
6. EXTRA STRENGTH FILTER FABRIC WITH 6" POST SPACING DOES NOT REQUIRE WIRE MESH SUPPORT FENCE. SECURELY FASTEN THE FILTER FABRIC DIRECTLY TO POSTS. WIRE OR PLASTIC ZIP TIES SHOULD HAVE MINIMUM 50 LB TENSILE STRENGTH.
7. EXCAVATE A TRENCH APPROXIMATELY 4" WIDE AND 8" DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIERS.
8. PLACE 1/2" OF THE FABRIC ALONG THE BOTTOM AND THE SIDE OF THE TRENCH.
9. BACKFILL THE TRENCH WITH SOIL PLACED OVER THE FILTER FABRIC AND COMPACT. THOROUGH COMPACTION OF THE BACKFILL IS CRITICAL TO SILT FENCE PERFORMANCE.
10. DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.



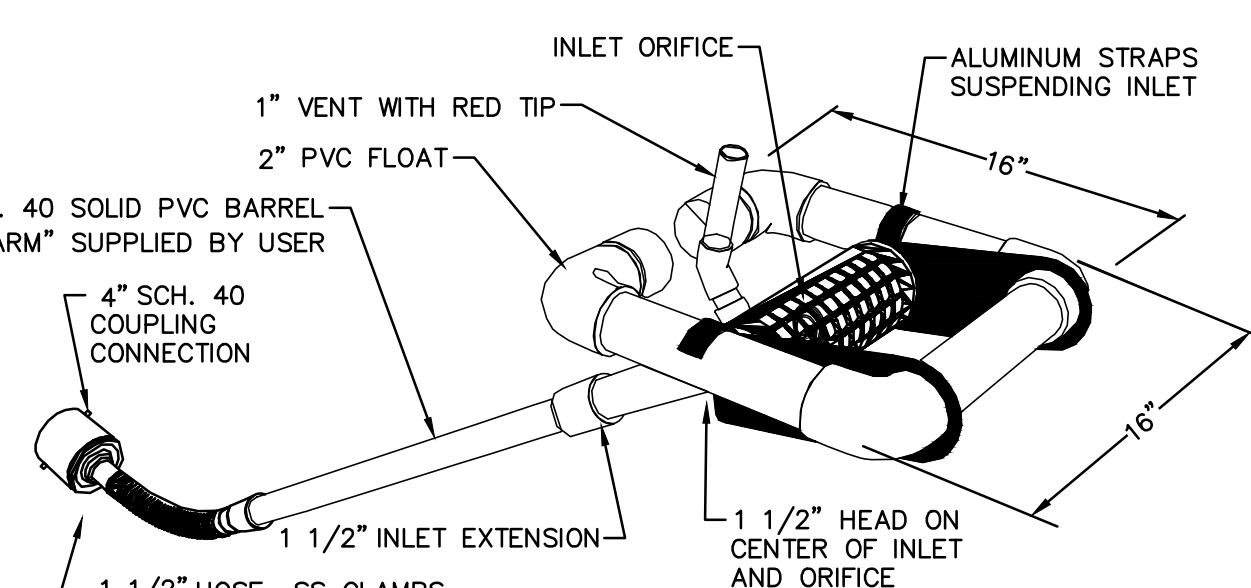
- MAINTENANCE**
1. INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
 2. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
 3. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
 4. REMOVE ALL TRAPPING MATERIALS 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

N.T.S.

1 1/2" FAIRCLOTH SKIMMER DETAIL

NOT TO SCALE

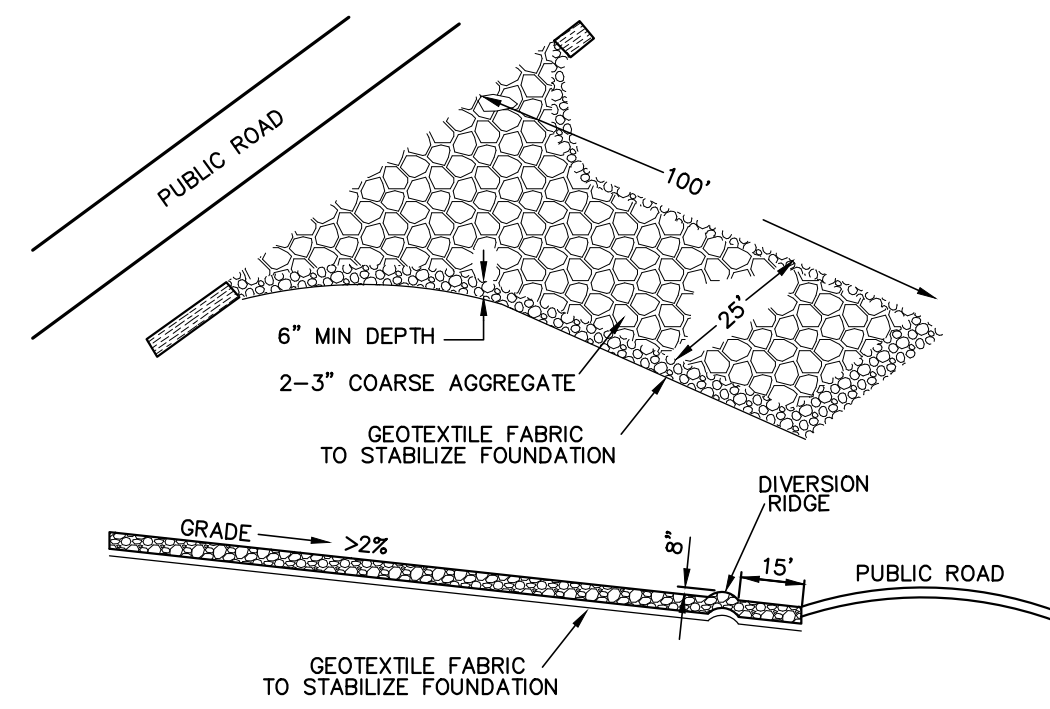
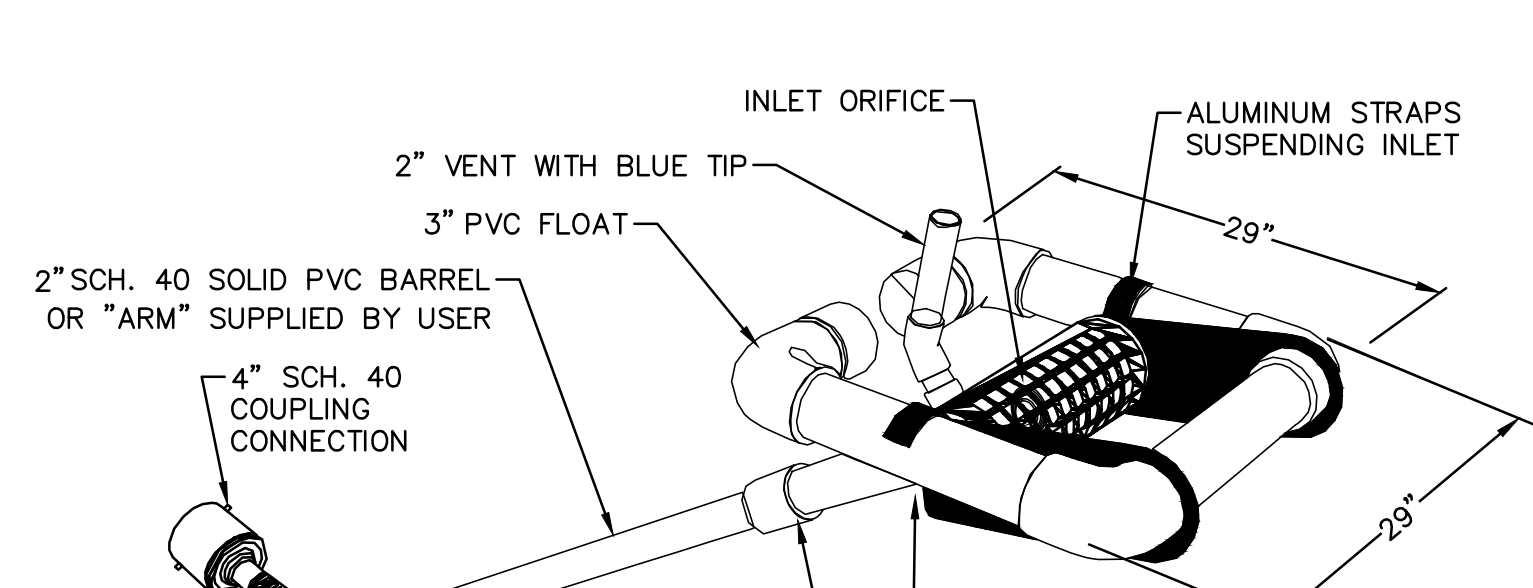


MAINTENANCE REQUIREMENTS:

1. INSPECT SKIMMER SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FIRST BAFFLE. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.
2. REPAIR THE BAFFLES IF THEY ARE DAMAGED. RE-ANCHOR THE BAFFLES IF WATER IS FLOWING UNDERNEATH OR AROUND THEM.
3. IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE ROPE WILL MAKE THE SKIMMER BOB UP AND DOWN AND DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER TO SEE IF IT IS CLOGGED. IF SO, REMOVE THE DEBRIS.
4. IF THE SKIMMER ARM AND BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE TO REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.
5. CHECK THE FABRIC LINER SPILLWAY FOR DAMAGE AND MAKE ANY REQUIRED REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE SKIMMER AND POOL AREAS.
6. FREEZING WEATHER CAN RESULT IN ICE FORMING IN THE BASIN. SOME SPECIAL PRECAUTIONS SHOULD BE TAKEN IN THE WINTER TO PREVENT THE SKIMMER FROM PLUGGING WITH ICE.

3" FAIRCLOTH SKIMMER DETAIL

NOT TO SCALE

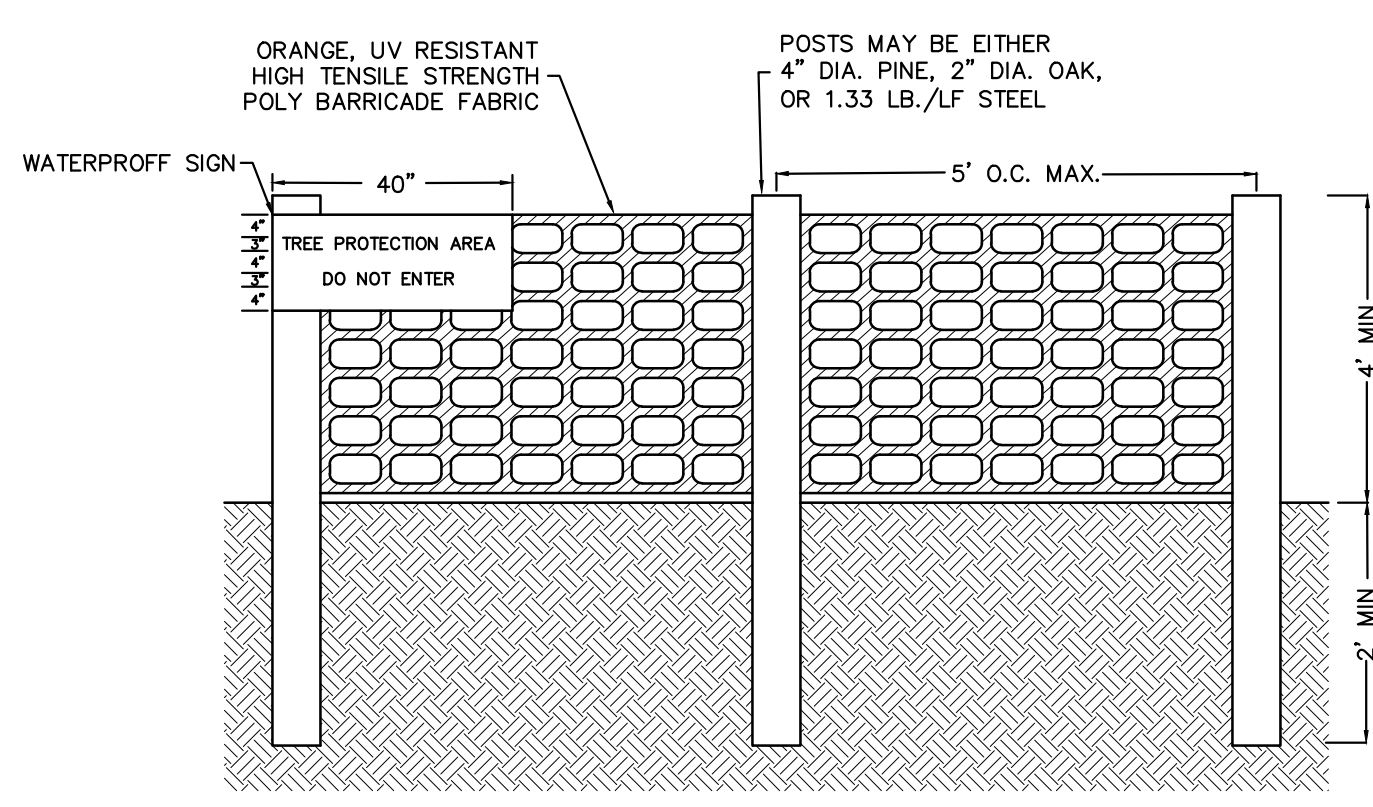


- INSTALLATION:**
1. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE AND CROWN FOUNDATION FOR POSITIVE DRAINAGE.
 2. IF THE SLOPE TOWARDS THE ROAD EXCEEDS 2% CONSTRUCT A RIDGE, 6-8" HIGH WITH 3:1 SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FT FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.
 3. PLACE GEOTEXTILE FABRIC ON GRADED FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WEATHER CONDITIONS ARE ANTICIPATED.
 4. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
 5. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.
 6. INSTALL PIPE UNDER PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

- MAINTENANCE:**
1. INSPECT ENTRANCE/DIRT PAD AND SEDIMENT DISPOSAL AREA AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2" OR GREATER) RAIN EVENT OR HEAVY USE.
 2. IF STONE PAD FAILS TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE, RESHAPE TO ORIGINAL PLAN DIMENSIONS FOR DRAINAGE AND RUNOFF CONTROL.
 3. TOPRESSURE WITH CLEAN STONE IF STONE HAS BECOME CONTAMINATED.
 4. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD.
 5. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

TEMPORARY CONSTRUCTION ENTRANCE

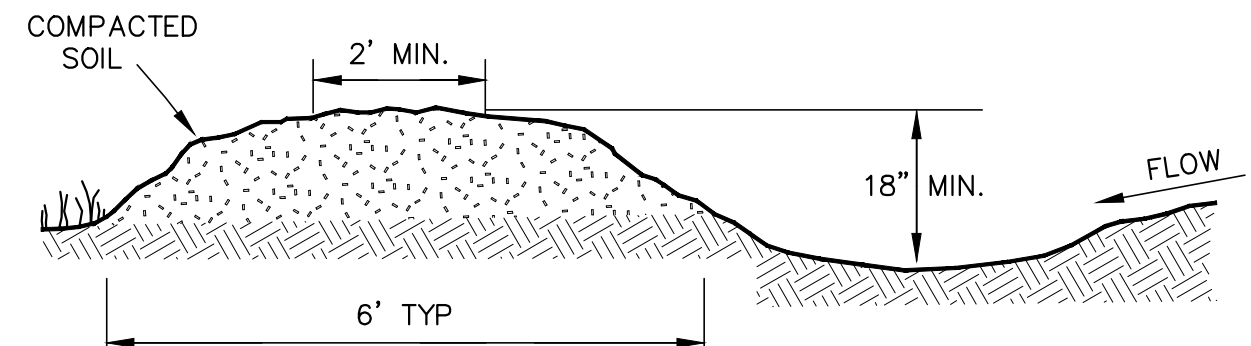
N.T.S.



- NOTES:**
- WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
 - LETTERS TO BE 3" Ht. MIN. CLEARLY LEGIBLE AND SPACED AS DETAILED.
 - SIGNS TO BE PLACED 200' O.C. MAX.
 - SIGNS TO BE PLACED AT EACH END OF LINEAR TREE PROTECTION AREA AND 200' O.C. THEREAFTER.
 - FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
 - ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
 - MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
 - ADDITIONAL SIGNS MAY BE REQUIRED BY INSPECTION DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.

TREE PROTECTION FENCING

N.T.S.



- CONSTRUCTION SPECIFICATIONS**
1. REMOVE AND PROPERLY DISPOSE OF ALL TREES, BRUSH, STUMPS, AND OTHER OBJECTIONABLE MATERIAL.
 2. ENSURE THAT THE MINIMUM CONSTRUCTED CROSS SECTION MEETS ALL DESIGN REQUIREMENTS.
 3. ENSURE THAT THE TOP OF THE DIKE IS NOT LOWER AT ANY POINT THAN THE DESIGN ELEVATION PLUS THE SPECIFIED SETTLEMENT.
 4. PROVIDE SUFFICIENT ROUND AROUND DIVERSIONS TO PERMIT MACHINE REGADING AND CLEANOUT.
 5. 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 EACH 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 BERM

N.T.S.

PIPE OUTLET CONTROL DEVICE SCHEDULE

Structure	Type	Width W _u	Width W _o	Length	d Max.	d 50	d Min.	Thickness (t)	'Q' (cfs)	Velocity (fps)
STM 3	2	4'	8'	7.5'	12"	8"	5"	18"	2.69	2.19
FLUME 1	1	3'	7'	6'	12"	8"	5"	18"	0.57	9.40
SKIMMER BASIN #1	1	3'	7'	6'	12"	8"	5"	18"	4.81	6.13
FLUME 2	1	3'	7'	6'	12"	8"	5"	18"	1.08	11.87
FLUME 3	1	6'	14'	12'	12"	8"	5"	18"	2.55	11.98

NOTES:

1. L_o IS THE LENGTH OF RIP-RAP APRON
2. d=1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6"
3. IN A WELL-DEFINED CHANNEL, EXTEND UNDISTURBED MATERIAL LOW AREAS IN THE SUB-GRADE TO AN ELEVATION OF 6" ABOVE THE MAXIMUM WATER DEPTH OR TOP OF THE BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP-RAP AND SOIL FOUNDATION.

MAINTENANCE

- INSPECT RIPRAP OUTLET STRUCTURES WEEKLY AND AFTER SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

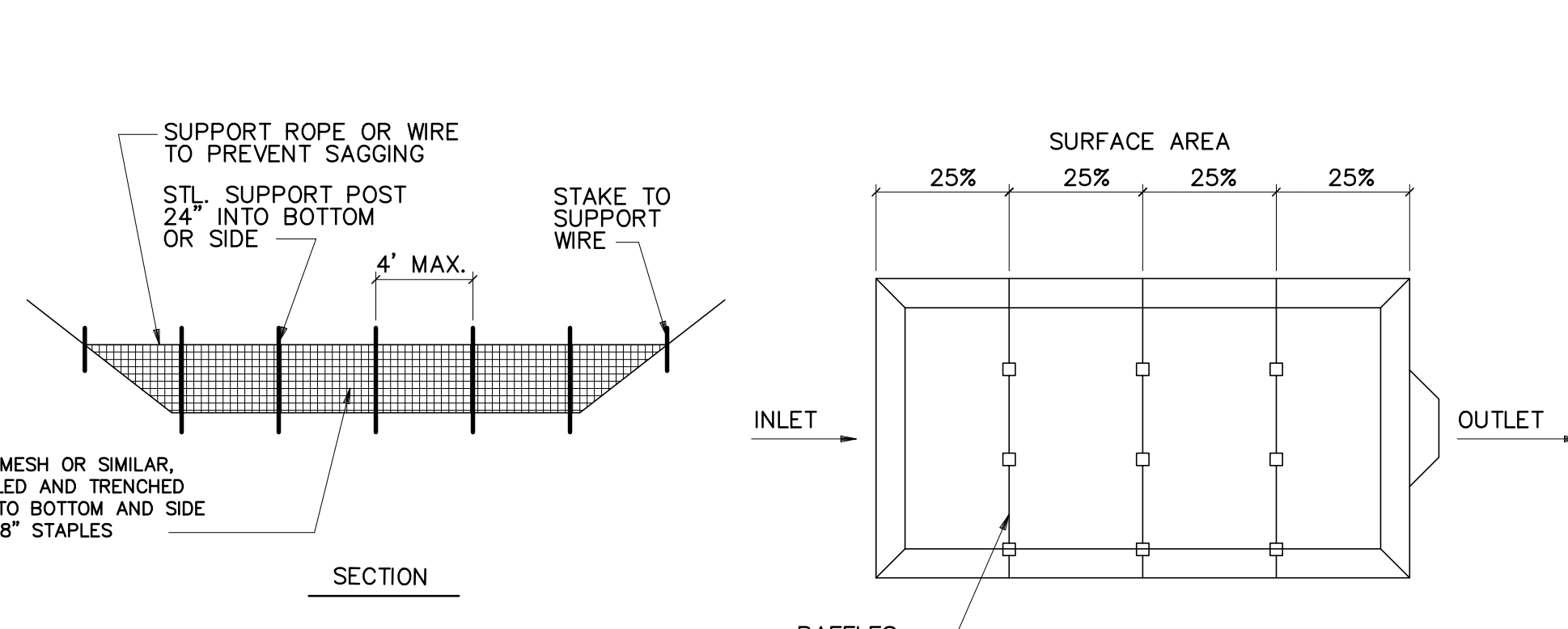
ENERGY DISSIPATOR

CONSTRUCTION SPECIFICATIONS

1. ENSURE THAT THE SUB-GRADE FOR THE FILTER AND RIP-RAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN ON THE PLAN. COMPACT ANY FILL REQUIRED IN THE SUB-GRADE TO THE DENSITY OF THE SURROUNDING UNDISTURBED MATERIAL. LOW AREAS IN THE SUB-GRADE ON UNDISTURBED SOIL MAY ALSO BE FILLED BY INCREASING THE RIP-RAP THICKNESS.
2. THE RIP-RAP AND GRAVEL FILTER MUST CONFORM TO THE SPECIFIED GRADING LIMITS SHOWN ON THE PLAN.
3. FILTER CLOTH, WHEN USED, MUST MEET DESIGN REQUIREMENTS AND BE PROPERLY PROTECTED FROM PINCHING OR TEARING DURING INSTALLATION. REPAIR ANY DAMAGE BY REMOVING THE RIP-RAP AND PLACING ANOTHER PIECE OF FILTER CLOTH OVER THE DAMAGED AREA. ALL CONNECTING JOINTS SHOULD OVERLAP SO THE TOP LAYER IS ABOVE THE DOWNSTREAM LAYER A MINIMUM OF 1 FOOT. IF THE DAMAGE IS EXTENSIVE, REPLACE THE ENTIRE FILTER CLOTH.
4. RIP-RAP MAY BE PLACED BY EQUIPMENT, BUT TAKE CARE TO AVOID DAMAGING THE FILTER.
5. THE MINIMUM THICKNESS OF THE RIP-RAP SHOULD BE 1.5 TIMES THE MAXIMUM STONE DIAMETER.
6. RIP-RAP MAY BE FIELD STONE OR ROUGH QUARRY STONE. IT SHOULD BE HARD, ANGULAR, HIGHLY WEATER-RESISTANT AND WELL GRADED.
7. CONSTRUCT THE APRON ON A ZERO GRADE WITH NO OVERSILL AT THE END. MAKE THE TOP OF THE RIP-RAP AT THE DOWNSTREAM END LEVEL WITH THE RECEIVING AREA OR SLIGHTLY BELOW IT.
8. ENSURE THAT THE APRON IS PROPERLY ALIGNED WITH THE RECEIVING STREAM AND PREFERABLY STRAIGHT THROUGHOUT ITS LENGTH. IF A CURVE IS NEEDED TO FIT SITE CONDITIONS, PLACE IT IN THE UPPER SECTION OF THE APRON.
9. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION (PRACTICES 6.10 TEMPORARY SEEDING, AND 6.11 PERMANENT SEEDING).

MODIFIED TYPE 1 PIPE OUTLET EROSION CONTROL DEVICE (SPREADER)

N.T.S.



BAFFLES

N.T.S.

CONSTRUCTION SPECIFICATIONS

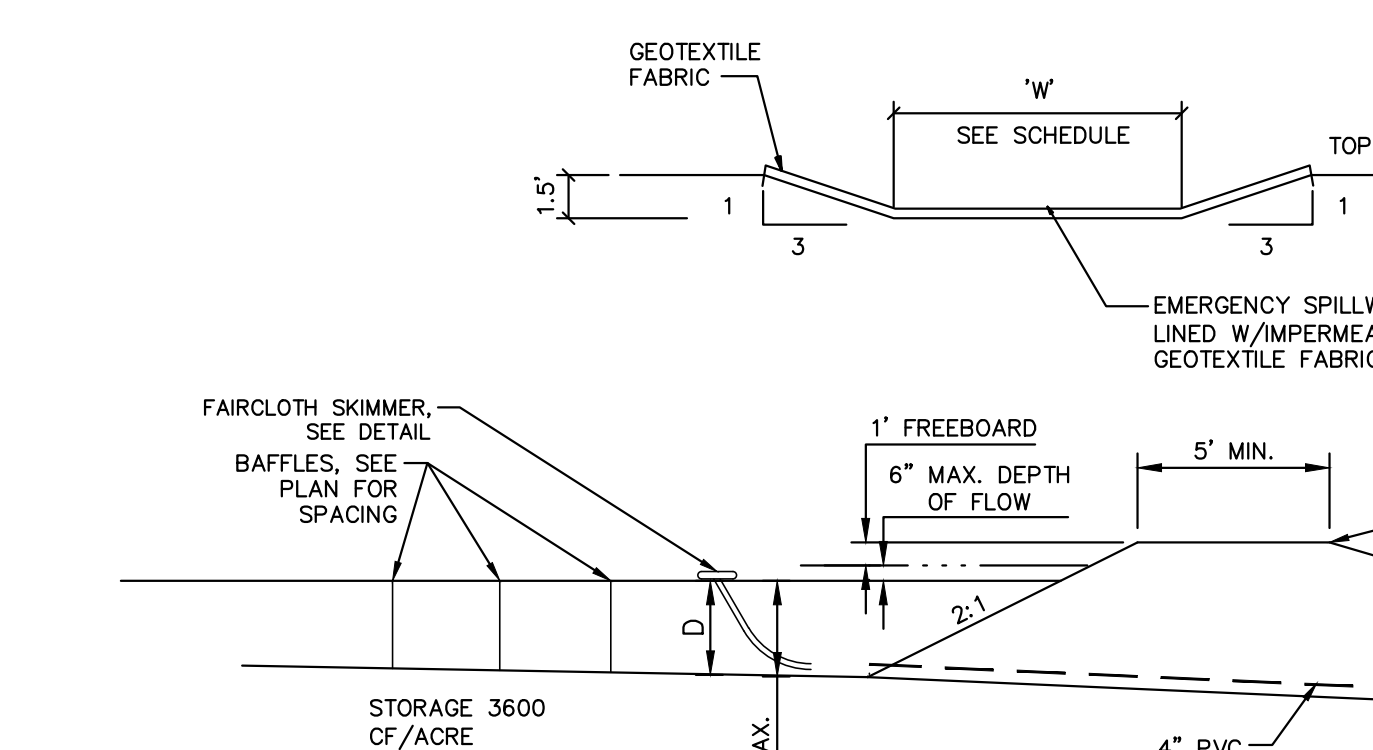
1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM, PLACING A 2-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (NCDOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 1 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE ARE PROPERLY AND STABILIZE IT WITH GROUND COVER.

MAINTENANCE

- INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING REMOVAL. REPLACE STONE AS NEEDED.

STANDARD CATCH BASIN / YARD INLET WIRE AND STONE INLET PROTECTION

N.T.S.



SKIMMER SEDIMENT TRAP (10 YR. STORM, C=0.45, I=7.08 IN./HR.)

TRAP	DRAINAGE AREA	DISTURBED AREA DESIGN	SED. STORAGE REDUCED (CF)	SED. STORAGE PROVIDED (CF)	SURFACE AREA REDUCED (SQ. FT)	SED. SURFACE PROVIDED (SQ. FT)	BOTTOM DM (IN.)	TOP DM (IN.)	W' W/ER LENGTH	W'ER TYPE	SKIMMER	DEWATERING TIME (TARGET 3-5 DAYS)	BOTTOM ELEVATION
1	8.44 AC.	7.13 AC.	12834	15300	8739	8757	2.0	SEE PLAN	SEE PLAN		2.5" w/ 2.3" ORIFICE	3 DAYS	725.5
2	5.03 AC.	4.35 AC.	7830	9408	5208	5304	2.0	44 X 94	52 X 102	12 FT.	2.0" w/ 1.9" ORIFICE	3 DAYS	732.0

SKIMMER SEDIMENT TRAP DETAIL

N.T.S.

SPECIFICATIONS

- A. Earthwork**
1. Satisfactory soils - unified soil classifications GW, GP, GM, GC, SW, SM, ML, CL.
 2. Compaction - Compact soils to the following percentages of Maximum Dry Density as determined by ASTM D698.
 - Subgrade of Buildings & Pavement 100%
 - Fill at Buildings 95%
 3. Perform a compaction test in subgrade or lift of fill or backfill for each 5000 sf of building or pavement area or 10000 sf of lawn area.
- B. Pavements**
1. All work shall conform to NCDOT standards.
- C. Concrete**
1. All work shall conform to ACI standards.
 2. Concrete for Curb & Gutter, Walks, Wier Wall, etc. shall be f'c=3500 psi @ 28 days, air-entrained.
 3. Concrete for pavements shall have min. flexural strength of 550 psi.
 4. All reinforcing shall be held securely in position with standard accessories in accordance with CRSI Manual of Standard Practice and ACI 315 during the placing of concrete.
 5. All hooks in reinforcing bars shall be ACI standard hooks, U.O.N.
 6. Ready mixed concrete shall conform to ASTM C-94.
 7. If bottom footing elevations shown occur in a disturbed, unstable or unsuitable soil, the engineer shall be notified.
 8. All reinforcing steel ASTM A615 grade 60.
- D. Storm Drainage**
1. All work shall conform to NCDOT standards.
 2. Concrete Pipe - ASTM C76 Class 3 with Butylmastic joints PER ASTM C-990.
 3. Aluminum Pipe - AASHTO M-196 and M-197 with Gasketed joints.
 4. Filter Fabric - NCDOT Section 1056 - Type 2.
 5. Rip Rap - NCDOT Section 968.

TEMPORARY SEEDING NOTES

Definition - seeding disturbed areas with annual grasses or legumes to provide temporary ground cover to lessen soil erosion.

Purpose - to temporarily stabilize graded cut and fill slopes that cannot be seeded with permanent vegetation within thirty days after completion. To temporarily stabilize graded areas of loose soil where permanent vegetative cover is not needed or where grading has not been completed and permanent seeding will be done later.

Conditions where practice applies - where bare soil has been exposed by grading, and vegetative cover is needed for one year or less. May include such areas as temporary sediment pond, diversions, soil stockpiles, building pads, rough-graded road banks, etc.

Preparation - prepare seedbed by ripping, chiseling, harrowing, or plowing to depth of at least six inches so as to produce a loose, friable surface. Incorporate 750-1,000 pounds 10-10-10 fertilizer and up to 5 tons of dolomitic lime per acre. (note: lime may not be needed if a soil test indicates a pH of 6.5 or higher) mulching is required according to the same specifications as for permanent seeding unless wolver by soil scientist. Select seeding mixture and best planting dates from table below.

TEMPORARY SEEDING TABLE

SEEDING MIXTURE	SEEDING RATE (LBS/ACRE)	PLANTING DATES
RYE GRASS	120 LBS	Jan 1 - May 1
KOBE LESPEDEZA	50 LBS	Jan 1 - May 1
GERMAN MILLET	40 LBS	May 1 - Aug 15
RYE (GRASS)	120 LBS	Aug 15 - Dec 30

PERMANENT SEEDING NOTES

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.

Incorporate 800-1,000 pounds 10-10-10 fertilizer plus 500 pounds of 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 2 tons of grain straw per acre and topk with liquid asphalt at 400 gallons per acre or emulsified asphalt at 200 gallons per acre.

PERMANENT SEEDING TABLE

SEEDING MIXTURE	SEEDING RATE (LBS/ACRE)	PLANTING DATES
TALL FESCUE	200 - 250 LBS	AUG 15 - OCT 15
WATERWAYS AND LAWNS (HIGH MAINTENANCE)	200 - 250 LBS	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
COMMON BERMOUDA GRASS (UNLIMLLED)	8 LBS (HULLED) 15 - 20 (LBS)	APR 15 - MAY 30
		FEB 1 - MAR 30

* For spring seedings, use scarified lespedeza seed. For late fall and winter seedings, use unscarified seed.

** Annuals such as Millet, Sudangrass and Ryegrass must be kept at 10' - 12' maximum height.

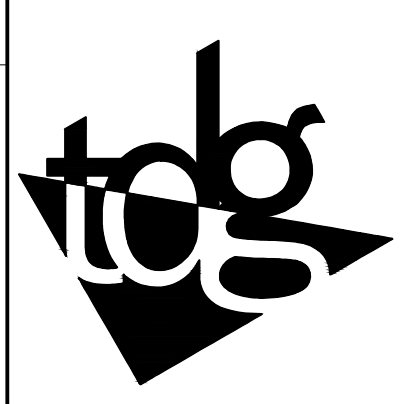
Ground Stabilization*

Site Area Description	Stabilization Time Frame	Exceptions
Perimeter Dikes, Swales, Ditches and Slopes	7 Days	None
High Quality Water (HOW) Zones	7 Days	None
Slopes Steeper than 3:1	7 Days	If Slopes are 10' or Less in Length and are Not Steeper than 2:1, 14 Days are Allowed.
Slopes 3:1 or Flatter	14 Days	7 Days for Slopes Greater than 50 Feet in Length
All Other Areas with Slopes Flatter than 4:1	14 Days	None (Except for Perimeter and HOW Zones)

* Extensions of time may be approved by the permitting authority based on weather or other site specific conditions that make compliance impracticable (Section 11B(2)(b)).

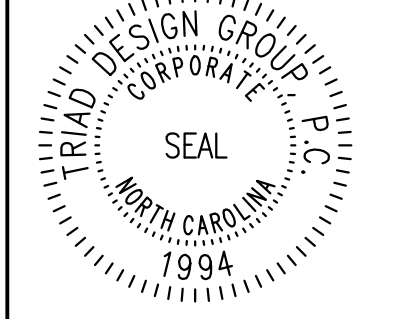
Self Inspection report for Land Disturbing Activity as Required by NCGS 113A-54.1

Phase of Approved Erosion & Sedimentation Control Plan	Date	Signature (Landowner, Financially Responsible Party, or Agent)
Installation of Erosion Control Devices and Seeding		
Final Grades Completed (Fine Grades Established)		
Stabilization of Building Pad and Parking Area		
Final Grades Achieved, Obtained Building c/o		
Vegetation Establishment, Removal of Erosion Control Measures		
Closing of Permit; Final Inspection		



Architecture | Engineers | Interior Design

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PRELIMINARY

NOT FOR CONSTRUCTION

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Self Inspection report for Land Disturbing Activity as Required by NCGS 113A-54.1

Phase of Approved Erosion & Sedimentation Control Plan	Date	Signature (Landowner, Financially Responsible Party, or Agent)
Installation of Erosion Control Devices and Seeding		
Final Grades Completed (Fine Grades Established)		
Stabilization of Building Pad and Parking Area		
Final Grades Achieved, Obtained Building c/o		



PRELIMINARY
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Bradford Academy
 North Carolina Highway 119 South
 Mebane, North Carolina

SUBMITTALS:

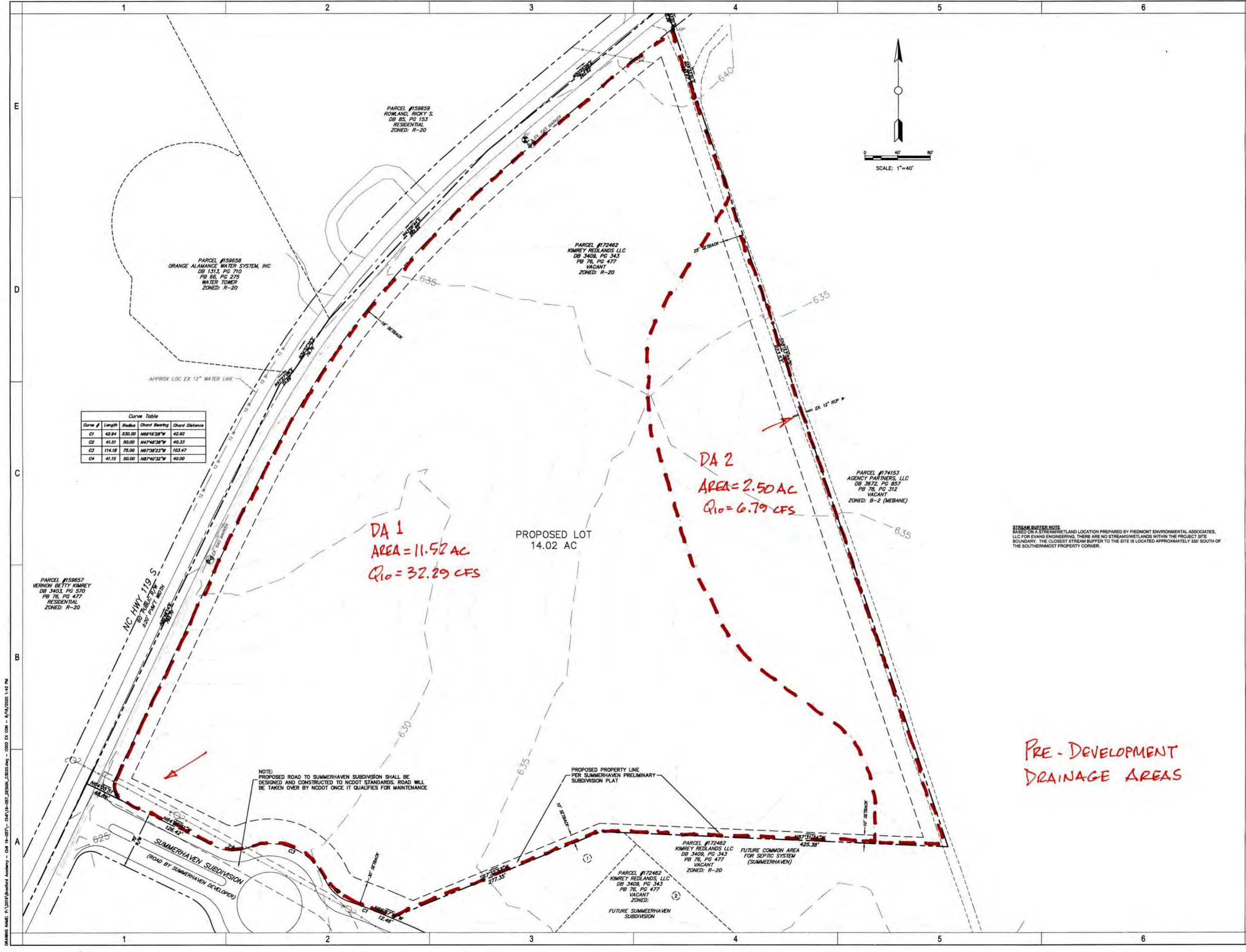
DATE	DESCRIPTION

REVISIONS:

NO	DATE	DESCRIPTION

SHEET TITLE:
EXISTING TOPOGRAPHIC SURVEY
 Date: MAY 2020
 Drawn: Check
 Job Number: 19-057
 Sheet:

C002



DRAWING NAME: P:\2019\Bradford Academy - C002 - C002.DWG - DATE: 05/19/2020 1:42 PM



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SUBMITTALS:
DATE DESCRIPTION

REVISIONS:
NO DATE DESCRIPTION

SHEET TITLE:
GRADING PLAN

Date: MAY 2020
Drawn: Check:
Job Number: 19-057
Sheet:

- NOTES**
- GEOMETRIC AND TOPOGRAPHIC DATA FROM SURVEY BY EVANS ENGINEERING, INC. TITLED EXISTING TOPO MAP FOR DESCO HOLDINGS, INC. DATED DECEMBER 9, 2019.
 - THIS SITE IS LOCATED ZONE X, AREA OF MINIMAL FLOOD RISK PER FIRM MAP NUMBER 3710980300K, EFFECTIVE NOVEMBER 17, 2017.
 - THIS SITE IS NOT LOCATED IN A DESIGNATED WATER SUPPLY WATERSHED.
- SITE DATA**
- PROPERTY OWNER
KIMREY REDLANDS, LLC
2425 KIMREY ROAD
MEBANE, NORTH CAROLINA 27302
 - PROPERTY DEVELOPER
BRADFORD ACADEMY
939 S. THIRD ST
MEBANE, NC 27302
 - REFERENCES
D.B. 3409 PG. 343
 - ADDRESS
NC HWY 119
MEBANE, NORTH CAROLINA 27302
 - PARCEL ID#
172462 (PORTION)
 - EXISTING ZONING DISTRICT
R-20
 - PROPOSED ZONING DISTRICT
R-20 (WITH SUP)
 - PROPOSED USE
K-12 SCHOOL, PRIVATE
 - ON-SITE SOIL TYPES
CnB2, CnC2
 - TOTAL TRACT SIZE = 14.02 ACRES
EXIST. BUILT UPON AREA = 0.00 ACRES (0.00%)
PROPOSED BUILT UPON AREA = 3.224 ACRES (23.00%)
DISTURBED AREA = 9.05 ACRES (64.55%)

ZONING DATA (EXISTING R-20)

SETRBACK REQUIREMENTS (TABLE 4-2-1):

ITEM	REQUIRED	ACTUAL
MIN. LOT SIZE	3 ACRES	14.02 ACRES
MIN. LOT WIDTH	50 FT	127 FT
MIN. SETBACKS		
FRONT	30 FT	324.16 FT
SIDE	10 FT	FT
STREET SIDE	18 FT	106.81 FT
REAR	25 FT	FT
MAX. BLDG. HEIGHT	40 FT	440 FT

BUFFER REQUIREMENTS

PERIMETER BUFFER	REQUIRED	ACTUAL
FRONT STREETScape	30 FT	30 FT
SIDE - ADJ TO STREET	30 FT	30 FT
REAR	20 FT OPAQUE	20 FT OPAQUE
	30 FT SHARED	30 FT SHARED

PARKING REQUIREMENTS

TOTAL PROJECTED STUDENT POPULATION = 450

PARKING SPACES REQUIRED
HIGH SCHOOL (1 SP/4 STUDENTS)
128 STUDENTS x 1 SP/4 STUDENTS = 32 SPACES

ELEM/MIDDLE SCHOOL (5 SPACES + 1 SPACE/EMPLOYEE)
5 SPACES = 5 SPACES
40 EMP x 1 SPA/EMPLOYEE = 40 SPACES
TOTAL PARKING REQUIRED = 77 SPACES

TOTAL PARKING SPACES ALLOWED (120%) = 92 SPACES

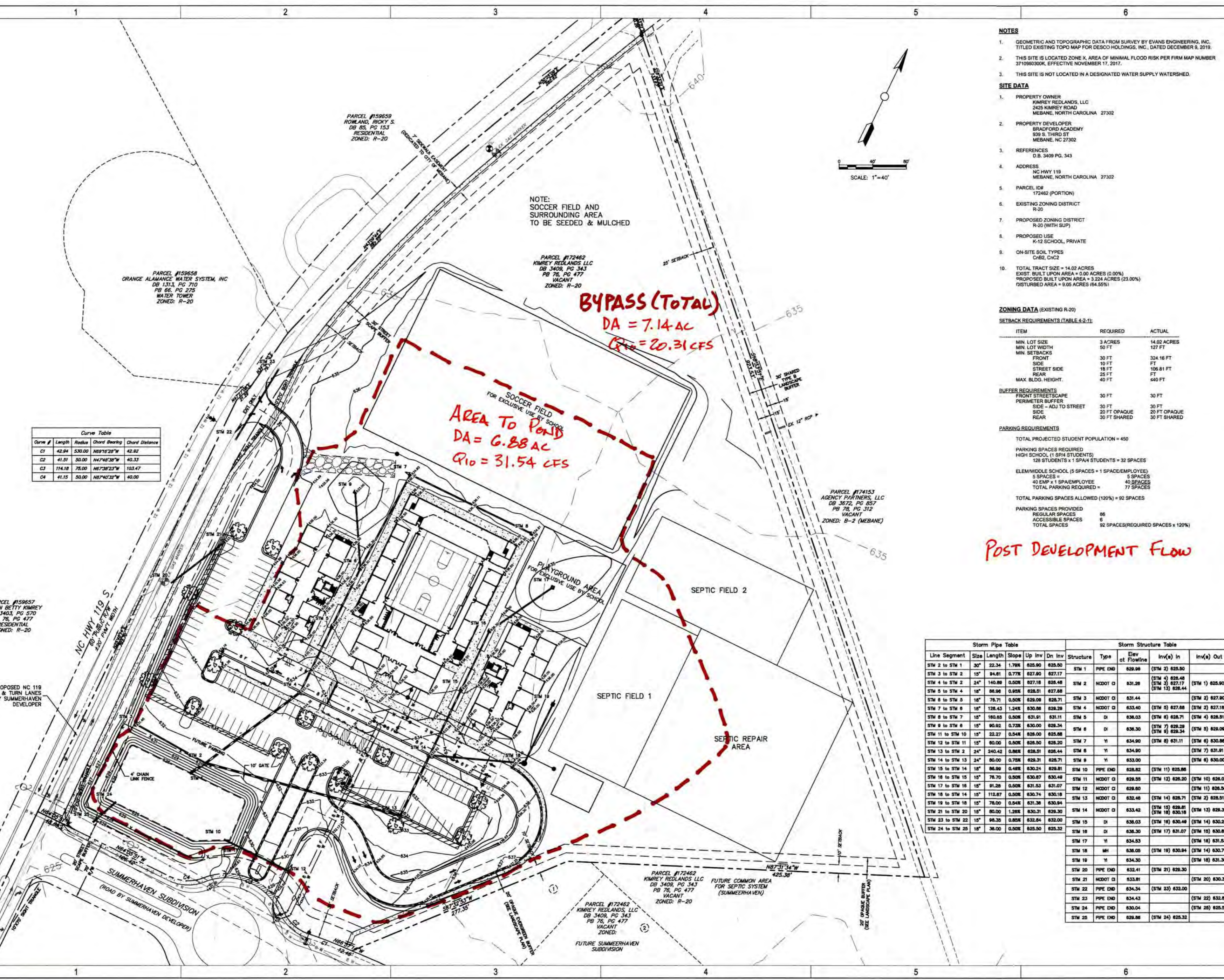
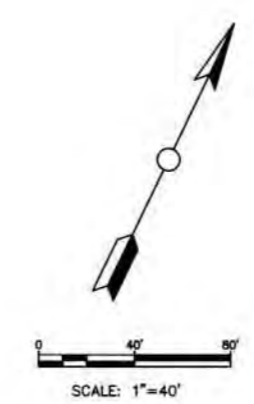
PARKING SPACES PROVIDED
REGULAR SPACES 86
ACCESSIBLE SPACES 6
TOTAL SPACES 92 (92 SPACES/REQUIRED SPACES x 120%)

POST DEVELOPMENT FLOW

Storm Pipe Table						Storm Structure Table				
Line Segment	Size	Length	Slope	Up Inv	On Inv	Structure	Type	Elev at Flowline	Inv(a) In	Inv(a) Out
STM 2 to STM 1	30"	22.34	1.78%	825.90	825.50	STM 1	PIPE END	829.96	(STM 2) 829.50	
STM 3 to STM 2	15"	94.81	0.77%	827.80	827.17				(STM 4) 828.48 (STM 3) 827.17 (STM 13) 828.44	(STM 1) 829.90
STM 4 to STM 2	24"	140.89	0.50%	827.18	828.48	STM 2	HCDDT CI	831.26		
STM 5 to STM 4	18"	86.96	0.80%	828.01	827.68	STM 3	HCDDT CI	831.44		(STM 2) 827.60
STM 6 to STM 5	18"	78.71	0.50%	829.09	828.71	STM 4	HCDDT CI	833.40	(STM 5) 827.68	(STM 2) 827.18
STM 7 to STM 6	18"	128.43	1.24%	830.86	829.29	STM 5	DI	838.03	(STM 6) 828.71	(STM 4) 828.51
STM 8 to STM 7	15"	190.65	0.50%	831.91	831.11	STM 6	DI	838.03	(STM 7) 829.29	(STM 5) 829.09
STM 9 to STM 8	15"	90.62	0.73%	830.00	829.34	STM 7	DI	838.03	(STM 8) 831.11	(STM 6) 830.86
STM 10 to STM 9	15"	22.27	0.54%	828.00	828.88	STM 8	DI	834.90	(STM 9) 831.11	(STM 7) 831.01
STM 11 to STM 10	15"	90.00	0.50%	828.50	828.20	STM 9	DI	833.00	(STM 10) 829.50	(STM 8) 830.00
STM 12 to STM 11	24"	240.42	0.88%	828.51	828.44	STM 10	PIPE END	828.82	(STM 11) 828.88	
STM 13 to STM 12	24"	240.42	0.88%	828.51	828.44	STM 11	HCDDT CI	829.55	(STM 12) 828.20	(STM 10) 828.00
STM 14 to STM 13	24"	80.00	0.75%	829.21	828.71	STM 12	HCDDT CI	829.80		(STM 11) 828.50
STM 15 to STM 14	15"	86.99	0.48%	830.24	829.81	STM 13	HCDDT CI	832.46	(STM 14) 828.71	(STM 12) 828.51
STM 16 to STM 15	15"	78.70	0.50%	830.67	830.49	STM 14	HCDDT CI	833.42	(STM 15) 829.55	(STM 13) 829.31
STM 17 to STM 16	15"	91.28	0.50%	831.53	831.07	STM 15	DI	838.03	(STM 16) 830.49	(STM 14) 830.24
STM 18 to STM 17	15"	112.87	0.50%	830.74	830.18	STM 16	DI	838.03	(STM 17) 831.07	(STM 15) 830.87
STM 19 to STM 18	15"	78.00	0.54%	831.36	830.94	STM 17	DI	834.53		(STM 16) 831.53
STM 20 to STM 19	15"	90.00	1.28%	830.31	829.30	STM 18	DI	838.03	(STM 19) 830.94	(STM 17) 831.07
STM 21 to STM 20	15"	94.30	0.80%	832.84	832.00	STM 19	DI	834.30		(STM 18) 831.36
STM 22 to STM 21	15"	38.00	0.50%	829.50	829.32	STM 20	PIPE END	832.41	(STM 21) 829.50	
STM 23 to STM 22	15"	86.99	0.48%	830.24	829.81	STM 21	HCDDT CI	833.81		(STM 20) 830.31
STM 24 to STM 23	15"	86.99	0.48%	830.24	829.81	STM 22	PIPE END	834.34	(STM 23) 832.00	
STM 25 to STM 24	15"	86.99	0.48%	830.24	829.81	STM 23	PIPE END	834.43		(STM 22) 832.84
STM 26 to STM 25	15"	86.99	0.48%	830.24	829.81	STM 24	PIPE END	830.04		(STM 23) 832.00
STM 27 to STM 26	15"	38.00	0.50%	829.50	829.32	STM 25	PIPE END	829.96	(STM 26) 829.32	

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	42.84	530.00	N89°10'28"W	42.82
C2	41.51	50.00	N47°48'39"W	40.33
C3	114.18	75.00	N87°38'23"W	103.47
C4	41.15	50.00	N87°40'33"W	40.00



DRAWING NAME: P:\2019\Bradford Academy - C103 - 19-057 - C103 (1) - 057 - 2550 - C103.dwg - C103 BRAD - 6/19/2020 1:43 PM

RECEIVED
08/21/2020

BRADFORD ACADEMY – SPECIAL USE PERMIT

Waiver Request from the required external building materials identified in Article 6-1 of the Mebane UDO to allow prefabricated metal, as shown on the attached exhibit.

PLANNING PROJECT REPORT

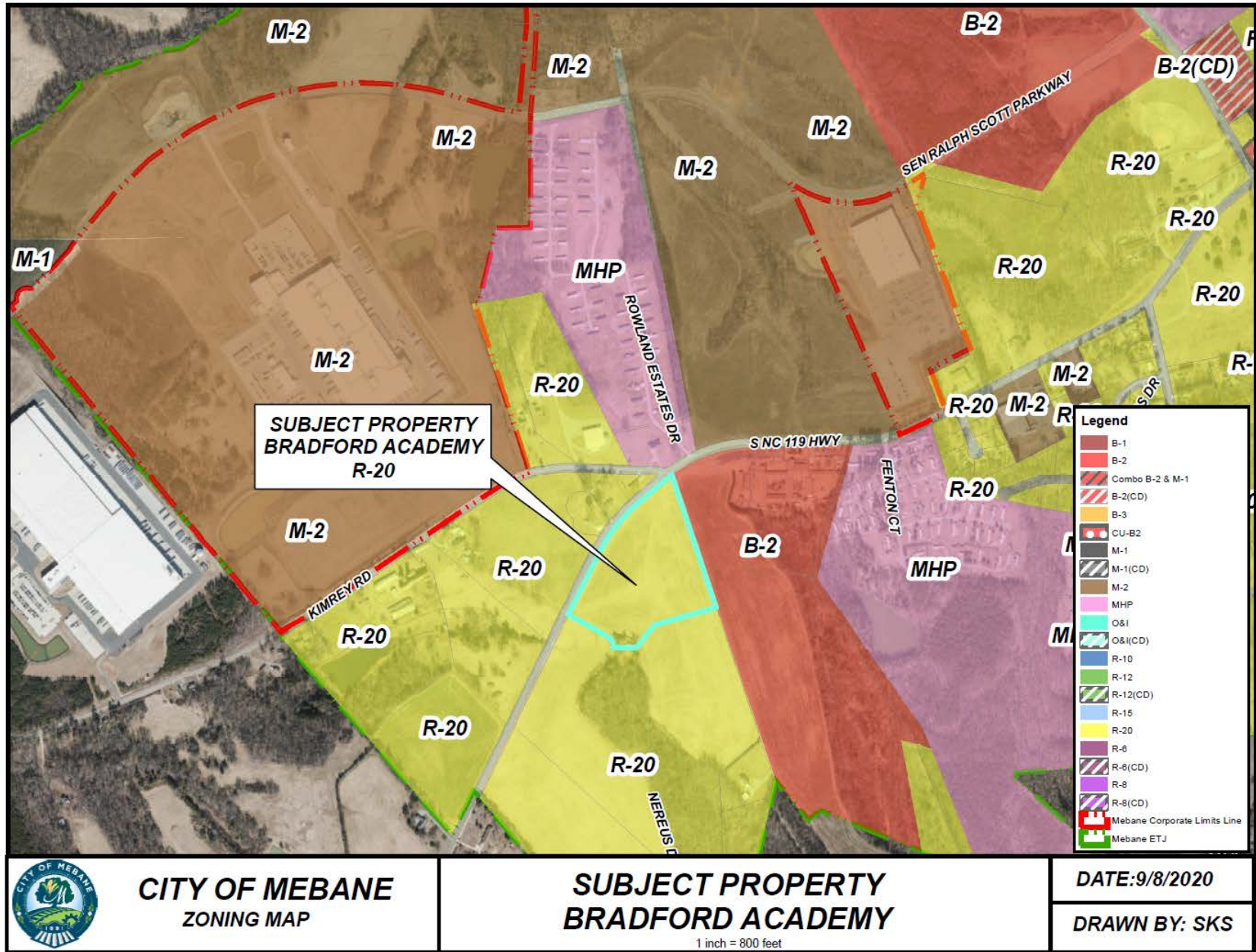
DATE	09/08/20
PROJECT NAME	Bradford Academy Campus
PROJECT NUMBER	SUP 20-03
APPLICANT	Bradford Academy c/o Tony Fairchild 939 South Third Street Mebane, NC 27302

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
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UTILITIES REPORT	PAGE 7
STAFF SPECIAL USE PERMIT CONSISTENCY FINDINGS	PAGE 9

ZONING REPORT

EXISTING ZONE	R-20
REQUESTED ACTION	Special Use Permit to allow an Elementary/Secondary School
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Agriculture (General Farm)
PARCEL SIZE	+/-76.14 acres.
PROPERTY OWNERS	Kimrey Redlands, LLC 2425 Kimrey Road Mebane, NC 27302 GPINs 9803578217
LEGAL DESCRIPTION	A +/-14.02-ac portion of a +/-54.12-acre property on NC Highway 119 and Nereus Drive, a private unpaved road, is proposed for a K-12 private school that, at completion, will serve 450 students and their educational staff.
AREA ZONING & DISTRICTS	The properties to the west of the project site are all outside the City of Mebane extraterritorial jurisdiction (ETJ) and are not zoned, as are the properties immediately to the southeast. The properties immediately south of the project site, including the parent parcel, are within the ETJ and zoned R-20. They are proposed to host a 78-home subdivision Summerhaven. They are all presently used for rural residential purposes. The properties north across NC 119 are zoned R-20 with the exception of the mobile home park on Rowland Estates Drive. The property immediately to the east is zoned B-2 and has historically supported a nursing and convalescent home and an agricultural lot. The proposed project lies within the City's G-2 Residential Primary Growth Area (Jones Drive & Mebane Oaks Road).
SITE HISTORY	The property us a "General Farm Use" parcel that has historically been farmed.
STAFF ANALYSIS	
CITY LIMITS?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
EXISTING UTILITIES?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	N/A – Use permitted as a special use in this zoning district

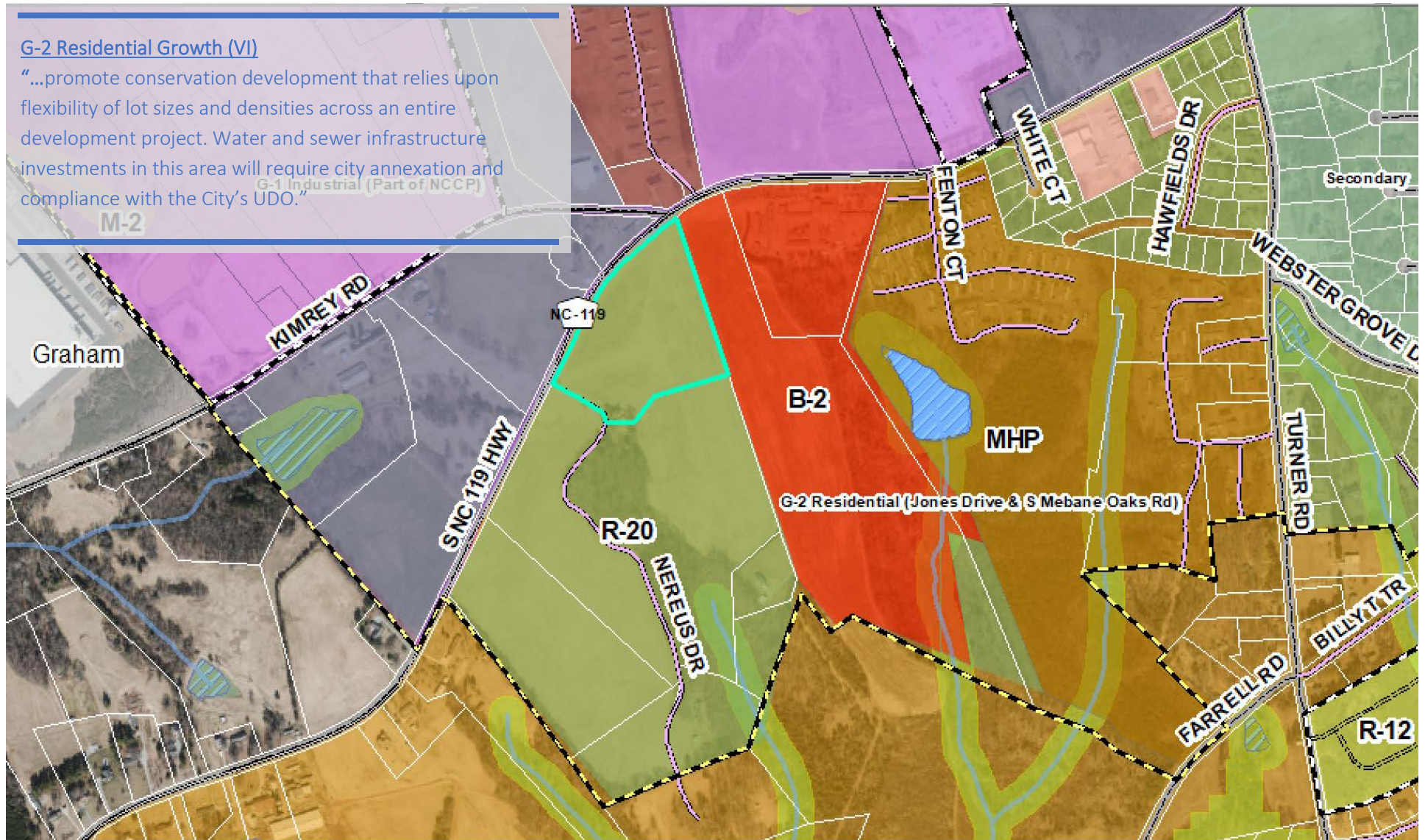


LAND USE REPORT

EXISTING LAND USE	Agriculture
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting approval of a special use request for an elementary/secondary school for a 450-student private school campus on a +/-14.02-ac portion of a +/-54.12-acre property off NC Highway 119 at Nereus Drive, a private unpaved road.
PROPOSED ZONING	N/A
PARCEL SIZE	+/-14.02 ac, to be subdivided from a +/-54.12-ac parent parcel
AREA LAND USE	The project site is completely surrounded by large-lot rural residential and agricultural properties. The parent parcel and two adjacent R-20-zoned parcels were approved a 78-home subdivision "Summerhaven" at the March 2, 2020, City Council meeting. Caddy-corner to the northeast of the property is a mobile home park. Another mobile home park is close by to the east. Both the Lidl and Walmart Distribution Centers in the NC Commerce Park lie approximately 1,200 feet to the north, backing up to Kimrey Road.
ONSITE AMENITIES & DEDICATIONS	The applicant proposes to construct an internal driveway and parking area that will also realize high-visibility pedestrian crossings at all driveways. The 5' sidewalk within the NC 119 right of way will also be constructed by the applicant. The applicant will also be providing a 5' sidewalk meeting City standards that parallels its main entrance for pedestrians and cyclists. None of the onsite recreation facilities will be open to the public.
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	Applicant is requesting a waiver to Article 6-1, which does not allow the use of metal as an exterior building material. Details on the material they will commit to with their waiver request are available in the architecture sheets in the packet.
CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-2 Secondary Residential Growth Area VI (Jones Dr. & Mebane Oaks Rd.)
OTHER LAND USE CONSIDERATIONS	
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	PUBLIC FACILITIES AND INFRASTRUCTURE 2.1 Improve safety and confidence of pedestrian access across major streets, including I-40/85, US-70, NC-119, Mebane-Oaks Road and other highly-traveled roadways.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	N/A

G-2 Residential Growth (VI)

“...promote conservation development that relies upon flexibility of lot sizes and densities across an entire development project. Water and sewer infrastructure investments in this area will require city annexation and compliance with the City’s UDO.”



UTILITIES REPORT

AVAILABLE UTILITIES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The project requires water and sewer service to support a school of 450 students and associated faculty and staff but will not be served by the City.
UTILITIES PROVIDED BY APPLICANT	Applicant has pledged to provide all on-site utilities. An Orange Alamance Water System Inc., 12" service line on NC 119 will serve 8" PVC water lines to provide adequate supply and pressure. On-site septic systems will treat the sewage needs. A preliminary evaluation of the soils made by a soil scientist shows soils appropriate for this purpose.
MUNICIPAL CAPACITY TO ABSORB PROJECT	N/A – the utilities will not be maintained or operated by the City.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
TRANSPORTATION NETWORK STATUS	
CURRENT CONDITIONS	NC 119 is a NC DOT route with a 2015 average traffic volume of 6,700 trips per day and a Level Of Service (LOS) C. NC 119 north of its intersection with Trollingwood Hawfields Road is funded for widening by STIP project U-6013 which should improve local conditions.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	The applicant conducted a TIA for a student population of 450 that will not use busses. The TIA had to be reviewed by the Municipal School Transportation Assistance division of NC DOT, per NC General Statute. The City also retained the service of Ramey, Kemp, and Associates, to evaluate the TIA. Both the NCDOT and the City determined that the on- and offsite transportation improvements provided by the applicant and the developer of the Summerhaven subdivision will address safety and congestion concerns and meet City and State standards.
CONSISTENCY WITH MEBANE'S TRANSPORTATION PLANS?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	Sidewalks will be provided along the NC 119 frontage of the project site and along the main driveway in such a way that pedestrians and cyclists may avoid the roundabout. The applicant will install bicycle racks on campus.

Bradford Academy
 450 Future School Population
 1296 Feet Projected Queue

This Design Provides
 1300 Feet Total Queue Storage

NOTES:
 A - DENOTES LOADING ZONE OF (5) SPACES @ 8' x 20'
 B - DENOTES SHORT TERM VISITOR PARKING (10) SPACES
 C - DENOTES (2) LANE BEGINNING OF PARENT VEHICLE QUEUE PATTERN
 D - NEW EXIT PATTERN ON TO HIGHWAY

LEGEND

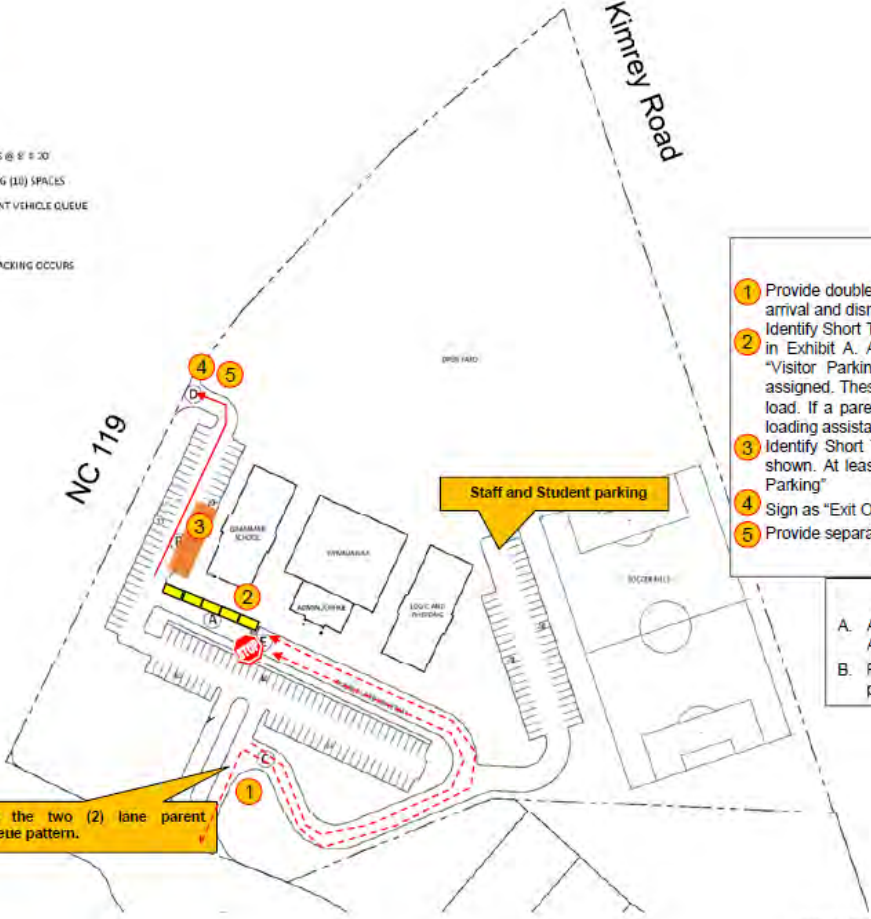
- Recommendation
- - - Entering Parent Traffic
- Exiting Parent Traffic



- NOTES**
- 1 Provide double stacking where indicated on Exhibits during the peak hours of arrival and dismissal
 - 2 Identify Short Term / Visitor Parking Spaces past the loading zone, as shown in Exhibit A. At least 10 parking spaces should be identified by installing "Visitor Parking" signs and/or pavement markings at the spaces to be assigned. These spaces are for parents requiring extended periods of time to load. If a parent stops in the loading zone, to wait to load their student, a loading assistant should direct that parent to the Visitor Parking.
 - 3 Identify Short Term / Visitor Parking Spaces near the vehicle exit lane, as shown. At least 10 parking spaces should be identified by installing "Visitor Parking"
 - 4 Sign as "Exit Only"
 - 5 Provide separate left and right egress lanes

- OTHER COMMENTS**
- A. All sidewalks, crosswalks, and curb cuts should comply with ADA standards.
 - B. Parking lots should be designed to safely accommodate pedestrians.

Implement the two (2) lane parent vehicle queue pattern.



CONCEPT PLAN
 NOT FOR CONSTRUCTION

		Exhibit A Bradford Academy On-site Recommendations	
		Division 7	Alamance County
DATE:	10/18/2018	BY:	DCE
PROJECT:	TRANSPORTATION	APPROVED BY:	TRANSPORTATION DIVISION
REVISION:		APPROVED BY:	ABILITY AND SAFETY DIVISION

STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION APPROVE DISAPPROVE

STAFF SPECIAL USE FINDING CONSISTENT NOT CONSISTENT.....WITH *MEBANE BY DESIGN*

RATIONALE
 The proposed development “Bradford Academy” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan, is in harmony with the surrounding zoning of the area, and, excepting one waiver request, meets all development and subdivision standards for an Elementary/Secondary School in the Mebane UDO.

PUBLIC INTEREST CONFORMANCE?

ENDANGER PUBLIC HEALTH OR SAFETY? YES NO

SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY? YES NO

HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED? YES NO

CONSISTENT WITH *MEBANE BY DESIGN*, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?

- The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for approval.
- The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
- The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for denial.



Transportation Impact Analysis

Bradford Academy
Mebane, NC

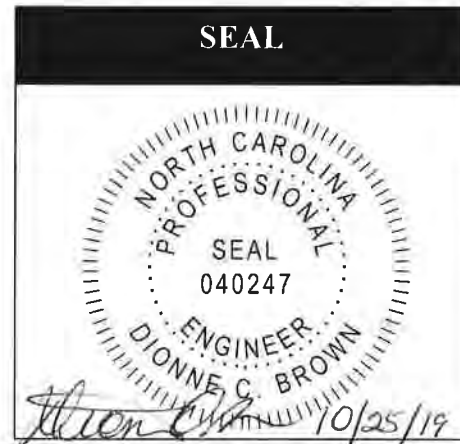
Prepared for Bradford Academy
October 18, 2019

Analysis by: Dionne C. Brown, P.E.

Drafting/Graphics by: Dionne C. Brown, P.E.

Reviewed by: Nick Liguori, P.E.
Frank Amenya, P.E, PTOE

Sealed by: Dionne Brown, P.E.



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Wilmington, NC 28403
Main: 910.251 8912; Fax: 336.458.9377

Serving the Southeast since 2002



**Bradford Academy – Transportation Impact Analysis
Mebane, NC
Prepared for Bradford Academy
October 18, 2019**

Executive Summary

Site Overview

The existing Bradford Academy is located at 919 South Third Street in Mebane, NC. It is proposed to relocate a location south of I-40, on to Highway NC 119 between Kimrey Road and Nereus Drive with approximately 450 students from grade levels Pre-K to 12th grade by 2023. The new school will be located along NC 119 in front of a proposed subdivision, Summerhaven, that was completed by DAVENPORT in November 2018. The two developments will share one (1) full site access located on NC 119 and the school will have an additional exit only access on NC 119. The site is expected to be built out by 2023.

The proposed school will be in close proximity to the Summerhaven subdivision; therefore, it is required by North Carolina Department of Transportation (NCDOT) and City of Mebane to study two scenarios: with and without the Summerhaven subdivision.

Since the submittal of the Transportation Impact Analysis (TIA) of Summerhaven, the intensity of units has decreased. The TIA analyzed 244 single family homes, while now it is proposed to have 81 single family homes. **Scenario 1** analyzes the proposed school only and describes any recommended improvements from this development only. **Scenario 2** analyzes the Summerhaven subdivision in the background traffic while incorporating the proposed school, then describing any improvements needed for both of the developments.

Trip Generation

The MSTA calculator estimated that there would be 449 trips in the AM peak and 326 trips in the Dismissal peak. This would include parents, staff and student drivers. This school will not have any buses. The calculator determined that the school would need to provide at least 1,297 feet of queue on campus to accommodate the school traffic. The site plan is expected to provide 1,300 feet of queue on campus which will satisfy the MSTA requirement. To achieve the queue, it is recommended to have double stacking on campus. Other recommendations can be found on Exhibit A.

Summary and Conclusion

Based on the analysis there is expected queueing and capacity issues along NC 119 in future no build conditions and build conditions. Some mitigations were recommended as background improvements but it should be noted that queueing is still an issue along NC 119.

Based on the analysis, Summerhaven Subdivision is proposed to construct a 100 foot northbound right turn lane and 100 foot southbound lane with appropriate tapers at Site Access 1. It is recommended that the proposed Bradford Academy provide a southbound left turn lane of 150 feet of storage and a northbound right turn lane of 100 feet of storage with appropriate tapers. It should be noted that the Bradford Academy's recommendation is 50 feet longer than the Summerhaven Subdivision. Though all school traffic will enter through the internal roundabout, the traffic will exit to the north from a separate access point onto NC 119. Therefore, the internal roundabout is not expected to be an operational issue. The subdivision also proposes to construct a southern access on NC 119 that can serve as a relief valve if deemed necessary. **The continuation of the subdivision's approval process should not be an issue as long as the auxiliary lanes at Site Access 1 are constructed to 100 feet of storage for northbound right turn lane and 100 feet of storage for southbound left turn lane on NC 119 prior to the school opening.**

Table A summarizes the recommended improvements.

In conclusion, this study has reviewed the impacts of both background traffic and this development traffic, and has determined that with the recommended improvements in place, there will be adequate capacity to accommodate future traffic. Please note that all accesses to the site are required to be constructed to NCDOT and City of Mebane standards.

Table A – Recommended Improvements

INTERSECTION	RECOMMENDATIONS
NC 119 at Trollingwood Hawfields Road / Old Hillsborough Road	These improvements are suggested regardless of Bradford Academy: <ul style="list-style-type: none"> • Modify signal • Provide a northbound right turn lane of 150 feet storage with appropriate taper
NC 119 at Turner Road	No improvements recommended.
NC 119 at Kimrey Road	These improvements are suggested for the Hawfield Development: <ul style="list-style-type: none"> • Provide a northbound right turn lane of 100 feet storage with appropriate taper • Provide a southbound left turn lane of 100 feet storage with appropriate taper • Provide a westbound right turn lane of 100 feet storage with appropriate taper
NC 119 at Jim Minor Road	These improvements are suggested regardless of Bradford Academy: <ul style="list-style-type: none"> • Provide a signal
NC 54 at Jim Minor Road	No improvements recommended.
NC 119 at Site Access 1	<ul style="list-style-type: none"> • Provide a northbound right turn lane on NC 119 with 100 feet of storage and appropriate taper. • Provide a southbound left turn lane on NC 119 with 150 feet of storage and appropriate taper.
NC 119 at Site Access 2	<ul style="list-style-type: none"> • Provide a separate egress lane with left lane of 100 feet storage with appropriate taper.

Bradford Academy
 450 Future School Population
 1296 Feet Projected Queue

This Design Provides
 1300 Feet Total Queue Storage

LEGEND

- Recommendation
- - - Entering Parent Traffic
- ← Exiting Parent Traffic

NOTES:

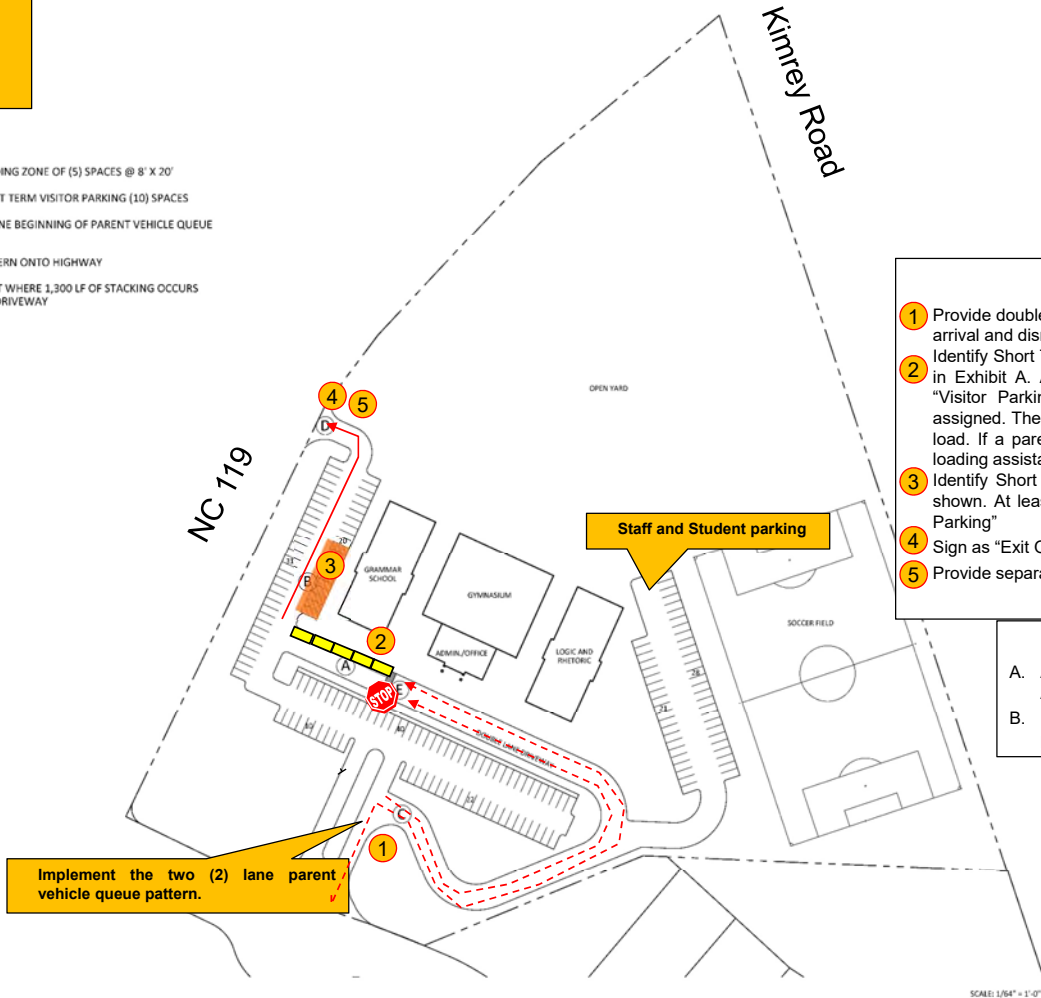
- A = DENOTES LOADING ZONE OF (5) SPACES @ 8' X 20'
- B = DENOTES SHORT TERM VISITOR PARKING (10) SPACES
- C = DENOTES (2) LANE BEGINNING OF PARENT VEHICLE QUEUE PATTERN
- D = NEW EXIT PATTERN ONTO HIGHWAY
- E = DENOTES POINT WHERE 1,300 LF OF STACKING OCCURS ALONG TWO LANE DRIVEWAY

NOTES

- 1 Provide double stacking where indicated on Exhibits during the peak hours of arrival and dismissal
- 2 Identify Short Term / Visitor Parking Spaces past the loading zone, as shown in Exhibit A. At least 10 parking spaces should be identified by installing "Visitor Parking" signs and/or pavement markings at the spaces to be assigned. These spaces are for parents requiring extended periods of time to load. If a parent stops in the loading zone, to wait to load their student, a loading assistant should direct that parent to the Visitor Parking.
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OTHER COMMENTS

- A. All sidewalks, crosswalks, and curb cuts should comply with ADA standards.
- B. Parking lots should be designed to safely accommodate pedestrians.



Implement the two (2) lane parent vehicle queue pattern.

CONCEPT PLAN
 NOT FOR CONSTRUCTION

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

	Exhibit A Bradford Academy On-site Recommendations		
	Division 7	Alamance County	Mebane, NC
SCALE:	N. C. DEPARTMENT OF TRANSPORTATION		REVIEWED BY:
DATE:	10/18/2019		REVISIONS:
PREPARED BY:	DCB		TRANSPORTATION MOBILITY AND SAFETY DIVISION



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

September 5, 2019

Mr. David Cheek
City Manager
City of Mebane
106 E. Washington Street
Mebane, NC 27302

Subject: Proposed Summerhaven Development Located on NC 119
Review of Preliminary Plan

Dear Mr. Cheek,

District staff has reviewed the plan submittal received on August 29, 2019. We offer the following comments.

Trip Generation and Traffic Impacts:

The development, as currently proposed, consists of a 78-lot single family residential subdivision and a future school site. The site directly accesses NC 119 via two proposed subdivision street connections served by exclusive left and right turn lanes on NC 119 at each of the accesses. Based upon information provided in the plan and the traffic study dated November 21, 2018, the proposed access configuration is expected to adequately accommodate the trips generated by the residential component of the development and is expected to operate acceptably with installation of the proposed turn lanes. The submittal received does not provide detailed information on the proposed school and it is presumed that this component will be developed at a future time yet to be determined. Pursuant to NCGS 136-18(29a), and in accordance with 19A NCAC 02C.0116 Reimbursement of Schools for Transportation Improvements Completed on the State Highway System, a traffic study will be required prior to development of the school to assess traffic operations and determine any additional improvements required to ensure safe access.

Internal Subdivision Streets:

It is our understanding that the proposed development will remain outside of the City of Mebane Corporate limits and that the Applicant intends to pursue addition of the proposed streets to the State Highway System. Based upon review of the information provided, the streets as configured, would be eligible for addition to the State Highway System for maintenance subject to compliance with all requirements of the current

Mailing Address:
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DIVISION 7, DISTRICT 1
PO BOX 766
GRAHAM, NC 27253-0766

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Customer Service: 1-877-368-4968

Location:
115 EAST CRESCENT SQUARE DRIVE
GRAHAM, NC 27253

Website: www.ncdot.gov

edition of the NCDOT Subdivision Roads Minimum Construction Standards publication. As an exception, to the above, the proposed unnamed street terminating at the shared property line to the southwest of the development is not eligible for addition as configured due to an insufficient number of lots served. A minimum of 4 lots with frontage on the road are required. The road can be considered for future addition upon further extension and sufficient lot count to meet minimum requirements. We are amenable to the proposed street typical section provide in the plan which indicates 26' pavement width, and 8" ABC, 3" of Asphalt pavement design as stipulated by the City of Mebane

Required Permitting and Approvals:

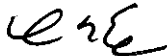
Prior to beginning work, the Applicant will need to obtain the following:

- Approved NCDOT Driveway Permit
- Approved NCDOT Three-Party Encroachment Agreement with City of Mebane for proposed/stipulated sidewalk and appurtenances
- Approved NCDOT Three-Party Encroachment Agreement with Orange-Alamance Water System for water extension and connections
- NCDOT approval of final subdivision street design

Prior to issuance of the above, the Applicant will need to submit complete and detailed plans meeting NCDOT and City of Mebane requirements as applicable.

Feel free to contact me if you have any questions or if we can be of further assistance.

Sincerely,



C. N. Edwards Jr., PE
District Engineer

Cc: J. M. Mills, PE, Division Engineer
Bob Dischinger, PE, Evans Engineering, Inc.



January 23, 2020

TO: Cy Stober, AICP
Development Director – City of Mebane
E: cstober@cityofmebane.com

FROM: Jessica McClure, PE
Ramey Kemp and Associates, Inc.
E: jmclure@rameykemp.com

SUBJECT: **Bradford Academy TIA Review Comments**

Mr. Stober:

Ramey Kemp and Associates, Inc. (RKA) has reviewed the subject TIA and issues the following comments.

Study Summary

The subject development is a relocation of the existing Bradford Academy (919 South Third St, Mebane, NC) to NC 119 south of Kimrey Road. The maximum enrollment of the school (Pre-K to 12th grade) will be approximately 450 students by 2023. Access is provided via a shared driveway with the Summerhaven residential development on NC 119 and an exit-only driveway on NC 119. Two analysis scenarios were considered – Scenario 1: without Summerhaven traffic; Scenario 2: with Summerhaven traffic; to determine impacts specific to the school development.

A roundabout is proposed at the school driveway on the shared access with Summerhaven. The roundabout is anticipated to operate without significant queuing or delay based on conservative traffic assumptions reviewed by RKA. Egress from the school is allowed at the roundabout based on the site plan in the traffic study. However, preferred operations during the school AM and dismissal peak hours is that no traffic uses this egress point. Steps should be taken to reinforce this during school operations (cones restricting access to the parking lot, etc.).

Significant queuing and delay are present at several study area intersection, regardless of the construction of the school or Summerhaven development. The TIA indicates improvements that would be needed to address these issues. NCDOT is reviewing the feasibility of improvements at NC 119 and Trollingwood Hawfields Rd due to existing historic properties and Hawfields Cemetery.

The Summerhaven residential development is required to construct a 100' southbound left-turn lane on NC 119 and 100' northbound right-turn lane on NC 119 at the shared access. **Based on the review of the Bradford Academy TIA, no additional improvements within the study area are required to accommodate anticipated school traffic.**

The following comments relate to deviations from various NCDOT and/or City analysis guidelines. However, these variations have either been approved by NCDOT or are not anticipated to significantly impact the analysis results. A revised TIA based on these comments is not requested.

MSTA Guidelines / Internal Analysis Review

Per a conference call held between MSTA, NCDOT District, and RKA staff on 1/15/2020, the following deviations from typical MSTA guidelines were noted as approved and allowable by MSTA staff for this study.

1. Zero (0) volume movements were modelled within the site in Synchro on allowable movements. Typically, zero (0) volume movements are modelled with a volume of '4' per NCDOT CM guidelines.
2. Site plan shows both ingress and egress at the school's driveway from the roundabout, but egress was not modelled in Synchro or SIDRA. Recommended lane configurations also show egress at this location. RKA reviewed the operations of the roundabout with consideration for exiting traffic at this location and anticipate the roundabout will function acceptably under future build conditions.
3. Synchro shows ~1,650' of available stacking length whereas the site plan and report show 1,300'. Per the internal stacking analysis, 1,300' of stacking is sufficient.
4. Loading/Unloading zone is modelled with 152' in length resulting in 5 or 6 vehicles to load/unload per cycle (typically 130' for 5 loading bays per NCDOT MSTA Guidelines).
5. TIA report indicates the proposed Bradford Academy will consist of approximately 450 students and the analysis was prepared for a total of 448 students. This difference is not anticipated to significantly impact the analysis results.
6. Number of staff and student trips utilized for analysis purposes does not match the output from the MSTA School Traffic Calculator based on the proposed student population. The TIA assumes lower numbers of staff members and student drivers, as provided in the school information sheet in the Appendix.
7. Total number of parents utilizing the unloading zone during the AM peak scenarios in Synchro (196 vph) does not match Table 4.2 in the TIA for number of entering/exiting parent trips during the AM peak (197 vph). This difference is not anticipated to significantly impact the analysis results.
8. Total number of staff and student trips entering the designated parking lot during the AM peak scenarios in Synchro (56 vph) does not match Table 4.2 in the TIA for the number of staff and student entering AM peak hour trips (60 vph). This difference is not anticipated to significantly impact the analysis results.
9. Staff and student trips leaving the site should have a bypass lane or alternative access to/from the parking lot so that they do not need to traverse through the designated loading/unloading zone with parent vehicles. This assumption during the dismissal peak scenarios provides for conservative analysis of dismissal loading operations.
10. Peak hour traffic volumes in Synchro show pre-K/K traffic utilizing the loading/unloading zone whereas the TIA explains there will be parking provided for parents of pre-K/K students to park and walk into the

building with their students. This assumption provides for conservative analysis of loading/unloading operations.

11. Table 4.1 indicates that a PHF of 0.75 was utilized for movements affected by both school and background traffic. It may be more appropriate to calculate a weighted average of school and non-school trips to determine an adjusted PHF for the specific movements that have a combination of school and non-school trips.

TIA Report

12. The trip distribution is reasonable. The percentages listed on Pages 12 and 13 for Trollingwood Hawfields and Old Hillsborough Road should be switched. The analysis considers 12% of the trips to/from the east on Old Hillsborough Road and 8% to/from the west on Trollingwood Hawfields Road.
13. Figure 7 School Trips – the entering and exiting trips into the analysis network are imbalanced by one trip. This is likely due to rounding in a spreadsheet used to distribute the trips. This will not significantly impact the results of the analysis as the number of trips entering / exiting the school site itself are correct.
14. Figure 4 Existing Traffic Volumes – a volume of 4 vehicles is shown for movements at which no vehicles or a volume less than 4 was counted. Though Congestion Management requires a minimum volume of 4 on any allowable movement in the analysis, the count values should be shown on the Figures. This is not expected to significantly impact the analysis results.
15. The trip generation for the Summerhaven development is unclear as the trips generated are not consistent with the single-family unit count per TRC plans (78 units) nor the unit count described in the original TIA for Summerhaven. However, the volumes generated by the Summerhaven development are anticipated to be low enough that moderate changes in volume are not anticipated to significantly impact the analysis results.

Synchro Analyses

16. Southbound left-turn storage on NC 119 at the intersection of NC 119 & Trollingwood Hawfields Rd / Old Hillsborough Rd modelled in Synchro (125') does not match the Existing Lane Configurations Figure (100') under AM and dismissal existing conditions. Under future conditions, this turn lane is proposed to be extended by the Cambridge Park development and is modeled at a correct extended length in those files.
17. The provided signal plan at the intersection of NC 119 & Trollingwood Hawfields Rd / Old Hillsborough Rd shows Dallas protected + permitted left-turn phasing whereas this intersection in Synchro was modelled with protected + permitted left-turn phasing under AM and dismissal existing conditions. Protected + permitted left-turn phasing provides for a more conservative analysis.
18. The provided signal plan at the intersection of NC 54 and Jim Minor Rd shows this intersection being a part of the Burlington-Graham signal system. Signal timings from the signal plan were modelled in Synchro under all analysis scenarios. Actual timings operating in the field as part of the signal system

may differ slightly from those modelled in Synchro; however, this is not expected to significantly change the capacity analysis results at this intersection.

19. There are inconsistencies regarding lost time adjustment factors between analysis scenarios / peak hours for the following movements at the study intersections (not expected to significantly change capacity analysis results):
 - Westbound right-turn movement at NC 119 & Trollingwood Hawfields Rd / Old Hillsborough Rd
 - Westbound right-turn movement at NC 54 and Jim Minor Rd
20. Improvements associated with the Cambridge Park Residential Development were analyzed under FNB, FB, and FB+imp analysis scenarios (shown in green on Figure 12 – Recommended Improvements); however, potential improvements associated with the Hawfield Development were only analyzed under the FB+imp analysis scenario (also shown in green on Figure 12). The Hawfield Development has not yet been approved and improvements will be recommended based on a traffic study for that development.
21. The exclusive westbound right-turn lane improvement at the intersection of NC 119 & Trollingwood Hawfields Rd / Old Hillsborough Rd associated with Cambridge Park was analyzed under FNB, FB, and FB+imp analysis scenarios but a right-turn overlap phase was only considered under FB+imp conditions. It should be noted that with the addition of an exclusive northbound right-turn lane at this intersection under FB+imp conditions, a right-turn overlap phase was also considered under FB+imp conditions. NCDOT is currently reviewing the feasibility of several improvements at this intersection.
22. There are two improvements identified as “Improvements needed due to background traffic” in the TIA: 150’ northbound right-turn lane on NC 119 at Trollingwood Hawfields Rd / Old Hillsborough Rd and the installation of a signal at NC 119 and Jim Minor Rd (shown in purple in Figure 12). Per NCDOT Congestion Management Guidelines, “Mitigation dependent on unfunded or uncommitted improvements provided by others are not acceptable” and typically not allowable in analysis scenarios. NCDOT is currently reviewing the feasibility of several improvements at these intersections.

General

23. Two NCDOT TIP Projects are in the study area. U-5538C consists of adding turn lanes at NC 119 and Trollingwood Hawfields Rd and is under evaluation. U-6013 consists of widening NC 119 from Trollingwood Hawfields Rd to Lowes Blvd – right-of-way is scheduled for 2021 and construction in 2023. These improvements will help address queuing and delays expected in the network regardless of the proposed development.
24. The development is generally consistent with City of Mebane long-range plans.



September 3, 2020

Mr. L. Allan Hill, PE
Triad Design Group
4807-C Koger Boulevard
Greensboro, NC 27407

Subject: Bradford Academy – Water and Sewer System Improvements

Dear Mr. Hill:

In accordance with paragraph 7-4.3 A.3.a. in the UDO, this letter is provided to indicate that I have reviewed the preliminary water and sewer system layout for the subject project and find that it meets City standards based on the following:

1. Water system – The School will connect to an 8 inch developer installed water extension from Orange-Alamance Water System’s 12 inch water main in NC 119. Bradford Academy has obtained a letter (enclosed) from Orange-Alamance Water System, Inc. indicating that they will provide adequate water service (fire and domestic) to the school.
2. Sanitary Sewer system – The school has obtained an Alamance County Environmental Health Improvement Permit (enclosed) for an on-site subsurface treatment system (flow equalization/with conventional septic system) with sufficient repair area for a projected daily flow of 4,500 gallons per day.

Should you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Franz K. Holt".

Franz K. Holt, P.E. City Engineer

CC: Ashley Hadley, Planner
Cy Stober, Development Director
Kyle Smith, Utilities Director
Chris Rollins, Assistant City Manager



ORANGE-ALAMANCE WATER SYSTEM, INC.

POST OFFICE BOX 187

MEBANE, NORTH CAROLINA 27302

TELEPHONE: (919) 563-6212

July 28, 2020

Triad Design Group
4807-C Koger Boulevard
Greensboro, North Carolina 27407

Attn: Mr. L. Allan Hill

Re: Bradford Academy

Dear Mr. Hill:

Please be advised that Orange-Alamance Water System, Inc. can provide adequate water service (domestic and fire) to the Bradford Academy Project located on the east side of NC 119S, Mebane, North Carolina. This project is located across the street from our Kimrey water tank.

We appreciate the opportunity to serve water to your project and look forward to working with you in the near future.

Sincerely,

ORANGE-ALAMANCE WATER SYSTEM, INC.

George Workman, Jr.
Interim Manager



**ALAMANCE COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SECTION**



Improvement Permit- New

A Construction Authorization must be purchased to obtain a building permit (This is not a Construction Authorization)

Tax Map Number 10-16-209	GPIN 9803578217	Application Date 4/22/2020	Permit Number 5690IMPR20
------------------------------------	---------------------------	--------------------------------------	------------------------------------

Site Address 0 S NC 119 HWY. MEBANE, NC 27302

Directions I-40E/I-85N EXIT 148 FOR NC-54, RT ON 54 LT ON JIM MINOR RD LEFT ON KIMREY RD

Requestee HUGH CREED ASSOCIATES 1306 WEST WENDOVER AVE GREENSBORO , NC 27408 (336) 669-9190	Owner KIMREY REDLANDS LLC 2425 KIMREY RD. MEBANE, NC 27302 (336) 269-2709
Phone	Phone
Fax	Fax
Other	Other
Email HCA@HUGHCREEDASOOCIATES.COM	Email LEETVERNON@GMAIL.COM

Type of Structure	BUSINESS	Business Type	Schools
Pump Required	No	Business Sub-Type	Day School - with neither Cafeteria nor showers
Grease Trap Required	No	Number of students	450
Projected Daily Flow	4500 GPD		
Permit Valid For	Expires 7/1/2025	Type of Water Supply	Well

Wastewater System Type	Type V
System Description	Flow Equalization / Conventional Septic System
System Distribution	PRESSURE MANIFOLD
Repair System Type	Type V
Repair Description	Flow Equalization / Conventional Septic System
Repair System Distribution	SERIAL

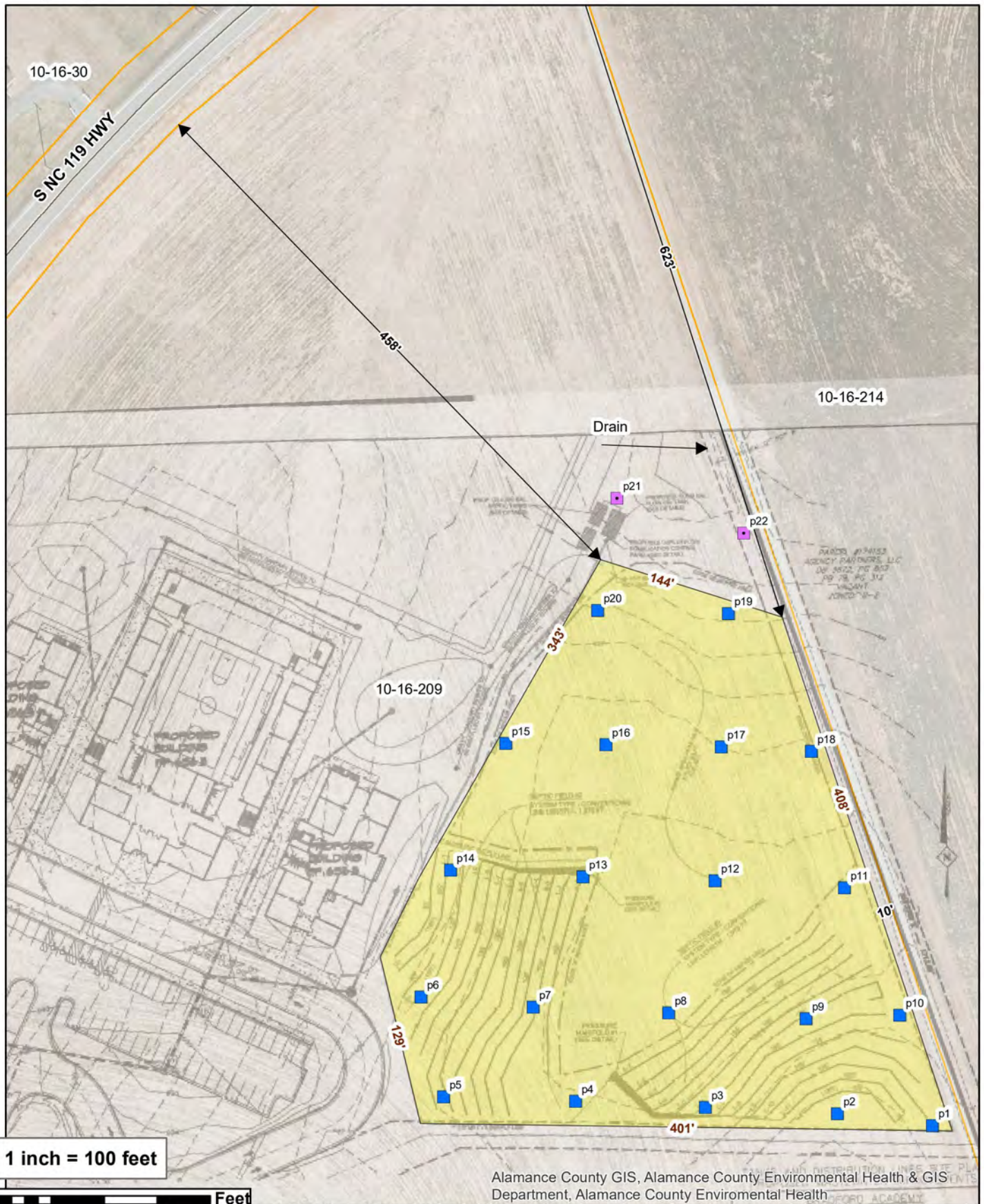
Permit Conditions:
Other: DO NOT CUT OR FILL PERMITTED SEPTIC SYSTEM AREA DURING SITE GRADING.

See Attached Site Sketch

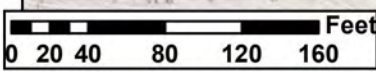
The issuance of this permit by the Health Department in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements. This permit is subject to revocation if the site plan, plat, or the intended use changes. The Improvement Permit shall not be affected by a change in ownership of the site. This permit is subject to compliance with the provisions of the Laws and Rules for Sanitary Sewage Collection, Treatment and Disposal of the North Carolina Administrative Code and to conditions of this permit.

Authorized State Agent Rob Snow

Date 7/1/2020



1 inch = 100 feet



Scale is approximate and may not be accurate on emailed, scanned, and faxed copies of this drawing.

This Map is the best representation of field data based on information supplied to ACHD and is accurate within the limits of our equipment. This is not a survey map. Property Lines must be clearly marked in the field by the property owner prior to work on the well and septic system.

Drawn By: RES

Date Printed: 7/1/2020



**ALAMANCE COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SECTION**



Improvement Permit- New

A Construction Authorization must be purchased to obtain a building permit (This is not a Construction Authorization)

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Requestee	HUGH CREED ASSOCIATES 1306 WEST WENDOVER AVE GREENSBORO , NC 27408 (336) 669-9190	Owner	KIMREY REDLANDS LLC 2425 KIMREY RD. MEBANE, NC 27302 (336) 269-2709
Phone		Phone	(336) 269-2709
Fax		Fax	
Other		Other	(336) 578-2141
Email	HCA@HUGHCREEDASOOCIATES.COM	Email	LEETVERNON@GMAIL.COM

Type of Structure	BUSINESS	Business Type	Schools
Pump Required	No	Business Sub-Type	Day School - with neither Cafeteria nor showers
Grease Trap Required	No	Number of students	450
Projected Daily Flow	4500 GPD		
Permit Valid For	Expires 7/1/2025	Type of Water Supply	Well

Wastewater System Type	Type V
System Description	Flow Equalization / Conventional Septic System
System Distribution	PRESSURE MANIFOLD
Repair System Type	Type V
Repair Description	Flow Equalization / Conventional Septic System
Repair System Distribution	SERIAL

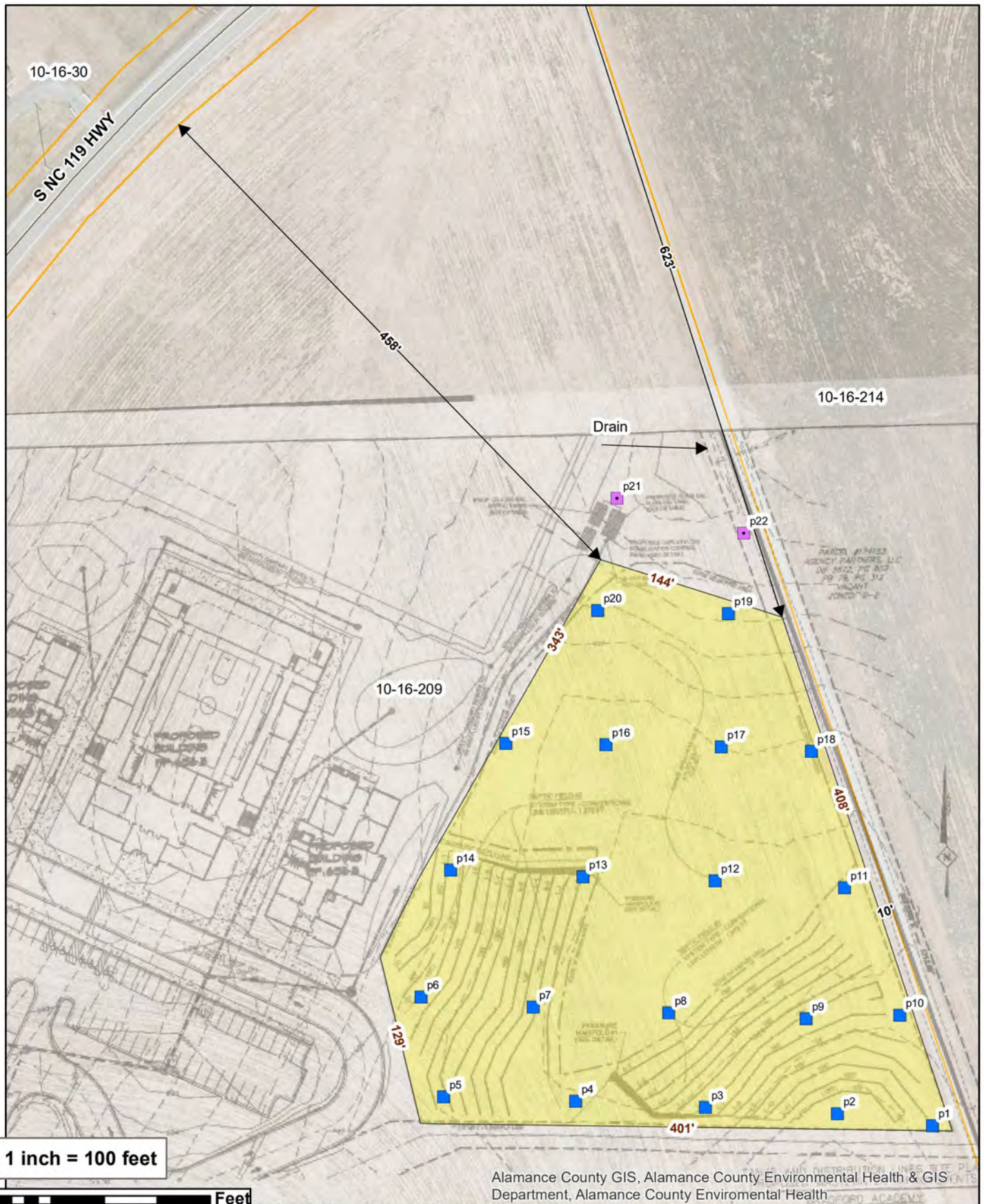
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See Attached Site Sketch

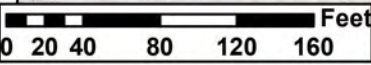
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Authorized State Agent Rob Snow

Date 7/1/2020



1 inch = 100 feet



Alamance County GIS, Alamance County Environmental Health & GIS
Department, Alamance County Environmental Health

Scale is approximate and may not be accurate on emailed, scanned, and faxed copies of this drawing.

This Map is the best representation of field data based on information supplied to ACHD and is accurate within the limits of our equipment.
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Drawn By: RES
Date Printed: 7/1/2020



ORANGE-ALAMANCE WATER SYSTEM, INC.

POST OFFICE BOX 187

MEBANE, NORTH CAROLINA 27302

TELEPHONE: (919) 563-6212

July 28, 2020

Triad Design Group
4807-C Koger Boulevard
Greensboro, North Carolina 27407

Attn: Mr. L. Allan Hill

Re: Bradford Academy

Dear Mr. Hill:

Please be advised that Orange-Alamance Water System, Inc. can provide adequate water service (domestic and fire) to the Bradford Academy Project located on the east side of NC 119S, Mebane, North Carolina. This project is located across the street from our Kimrey water tank.

We appreciate the opportunity to serve water to your project and look forward to working with you in the near future.

Sincerely,

ORANGE-ALAMANCE WATER SYSTEM, INC.

George Workman, Jr.
Interim Manager

RECEIVED
08/21/2020

BRADFORD ACADEMY – SPECIAL USE PERMIT

Waiver Request from the required external building materials identified in Article 6-1 of the Mebane UDO to allow prefabricated metal, as shown on the attached exhibit.



a **NUCOR** company

INNOVATIVE. ADAPTABLE. ENERGY EFFICIENT.

INSULATED METAL PANELS



INSULATED METAL PANELS



Leading the industry in technology, design flexibility, quality, and value, Nucor Building Systems is one of the largest and most experienced manufacturers of custom engineered steel building systems. In addition to offering a full line of custom products, our insulated panels rank as one of the most energy-efficient, well-made, cost-effective building solutions on the market today.

Innovative • Adaptable • Energy Efficient

Our insulated metal panels embody attractive styling and cutting edge energy efficiency. Designed with the latest scientific breakthroughs, our panels are lightweight, durable and still maintain their ease of installation and visual appeal. Now is the best time to build with NBS insulated metal panels because the benefits have never been greater.

Attractive & Lightweight

One of the most sophisticated building products on the market today, insulated panels offer a clean, consistent and high-quality appearance that immediately adds value to any building. Insulated panels enhance the visual appearance of your buildings, and their remarkable light weight reduces structural requirements and installation costs.

Sturdy & Durable

The panels incorporate a finished interior liner, factory applied air and vapor shield, and insulated foam core finished exterior weathering surface into a single cladding unit. The composite action resulting from a chemical bond between the injected-in-place foam core and steel skins creates a lightweight, rigid unit with exceptional spanning capacity.

Easy to Install & Affordable

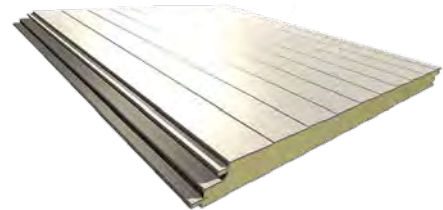
Lightweight and simplified fastening systems deliver quick installation and reduce labor costs. The panels themselves are very affordable, in part because of their lowered shipping costs attributed to their light weight. Panels can even be installed in adverse weather conditions.

Superior Thermal Performance

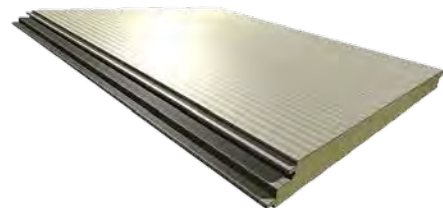
You get 100% reliable thermal performance and insulation continuity – no cavities, no gaps, no crushed insulation and no thermal bridges. No change of R-value occurs when purlin and girt center dimensions are varied. The insulated core is the most thermally effective insulant commonly available today. Insulation values can be easily increased by simply increasing the thickness of the panels.

Insulated Wall Panels

Double Mesa Profile (DM40)



Striated Profile (ST40)

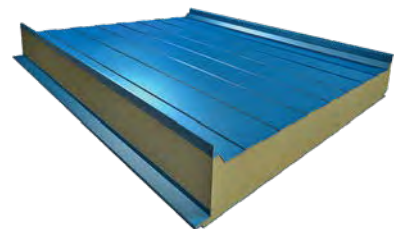


Heavy Embossed Profile (HE40)

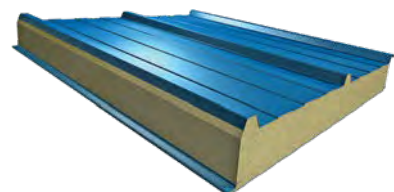


Insulated Roof Panels

Standing Seam Roof Profile (SR2)



High Rib Roof Profile (HR3)



INSULATED WALL PANELS

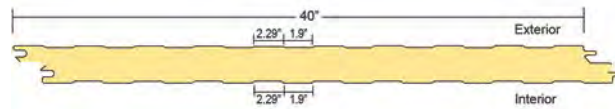


Each project follows a different set of parameters and as such, may require a different set of wall panels. We offer a selection of panels to accommodate the needs of any project. Each of our three wall panel profiles detailed below is ideally suited for commercial and industrial applications. The 40" wide panels install quickly and easily. Fasteners are concealed within the panel side joint, and the attractive profiles break up the flat expanse of metal on large projects such as manufacturing plants or warehouses. Trim for all three panel types is smooth as a standard.



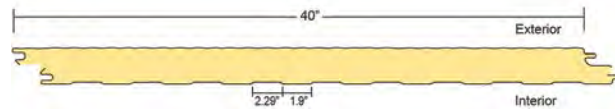
Double Mesa Profile (DM40)

Exterior Texture: Light Embossed • Interior Texture: Light Embossed



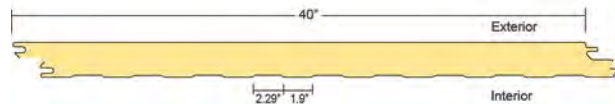
Striated Profile (ST40)

Exterior Texture: Light Embossed • Interior Texture: Light Embossed



Heavy Embossed Profile (HE40)

Exterior Texture: Heavy Embossed • Interior Texture: Light Embossed



Features & Benefits

- The double tongue & groove is self-aligning and weathertight. This allows for sealant application at either the interior or exterior side of the panel joinery, depending on the direction of the vapor drive.
- Hidden/concealed fasteners give the panel a clean and aesthetically appealing appearance.
- Removable film prevents damage to the exterior of the panel during shipping and installation.
- Panels arrive on-site in one piece, requiring a simple one-step installation, reducing construction time and costs.
- Standard exterior and interior steel surface is 26 gauge, with 24ga and 22ga optional for some profiles.
- Panels are available in 2", 2.5", 3", and 4" thickness, 5" & 6" are available as special order. Lengths can range from 8'-0" to 50'-0", depending on solar loading.

Wall Systems Specifications

Double Mesa, Striated & Heavy Embossed Profiles

Thickness	2"	2.5"	3"	4"
R-Values*	R16	R20	R24	R32
U-Factors	U0.063	U0.049	U0.041	U0.031
Width	40"			
Length	8'0" minimum to 50'0" maximum, depending on solar loading			
Coatings	Exterior: PVDF Interior: Imperial White (polyester)			
Interior Texture	Light Embossed			
Insulation	CFC-free foamed-in-place Polyisocyanurate foam @ 2.2 to 2.5 pcf density			
Metal Facings	Exterior: 26 ga galvanized steel 24 & 22 ga are optional for some profiles Interior: 26 ga galvanized steel 24 & 22 ga are optional for some profiles			
Joint Configuration	Off-set tongue & groove with concealed fastener			

*R-values are derived from thermal testing per ASTM C518 @ 40°F mean and ASTM C1363 @ 35°F mean. For project specific values, please contact your sales representative.

Structural Load Table

Allowable load for all wall panels (PSF) is based on L/180 deflection

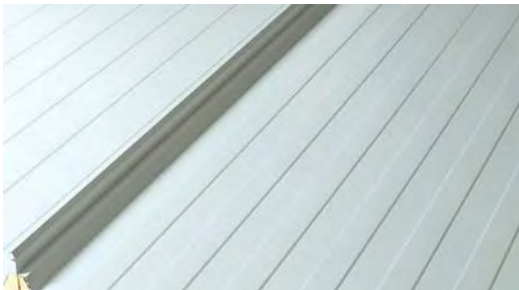
Thickness	Weight	Simple Span								Two or More Spans							
		Inches	PSF	5'	6'	7'	8'	9'	10'	11'	12'	5'	6'	7'	8'	9'	10'
2"	2.22	65	49	38	30	24	19	15	13	70	55	44	36	30	25	21	18
2.5"	2.34	85	65	51	41	33	27	22	18	90	72	58	48	40	34	29	24
3"	2.41	106	82	65	53	43	35	29	25	111	89	72	60	51	43	37	32
4"	2.62	147	116	94	77	64	53	45	38	153	123	101	85	72	62	54	47

Notes: Spans shown are based on a transverse load testing of panels per ASTM E-72. Thermal effect due to temperature differentials have not been considered. Loads shown do not include a check of the attachment to the supports. Attachment requirements will vary based on the project wind load requirements. Loads shown are based on panels with 26 gauge interior and exterior facings.

INSULATED ROOF PANELS

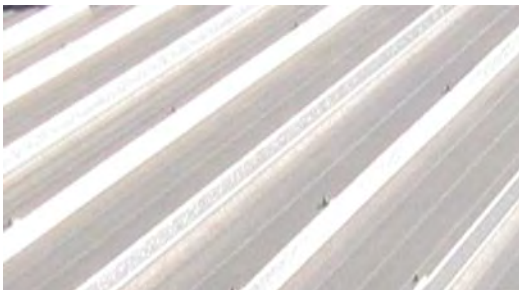
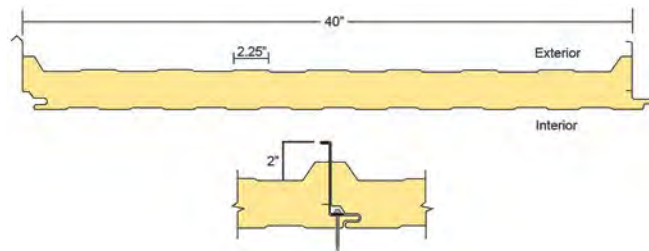


Nucor's SR2 brings the look of a traditional standing seam roof with all the benefits of an insulated metal panel. Field seamed with a hidden fastener, the SR2 offers maximum protection against the elements. Our HR3 is the economical solution to field assembled metal roofing and installs quickly by through fastening at the standing ribs into supporting structural members.



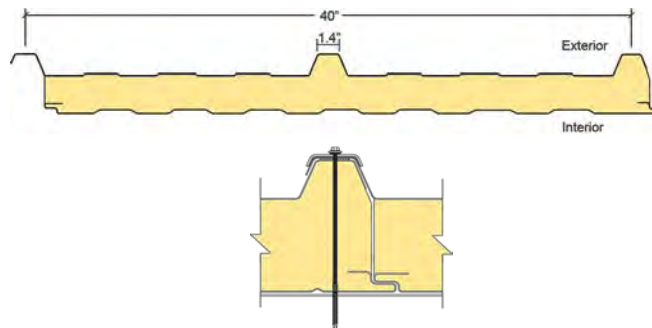
Standing Seam (SR2)

Exterior Texture: Smooth • Interior Finish: Light Embossed



High Rib (HR3)

Exterior Texture: Smooth • Interior Finish: Light Embossed



Features & Benefits

- Panels arrive on-site in one piece, requiring a simple one-step installation, reducing construction time and costs.
- The HR3 panels have an overlapping joint that is self-aligning, which allows for easy sealant application at the panel joinery.
- SR2 panels arrive with factory applied sealant on the topside rib of all panels as a standard. Some restrictions will apply.
- High level of thermal R-Value leads to energy cost savings for your facility.
- Standard metal surface is 26 gauge G-90 galvanized steel, with a PVDF coating providing fade-resistant, energy efficient exterior.
- HR3 Roof Panels are available in 2.5", 4", 5", and 6" thickness and install quickly and easily by through fastening at the standing ribs into supporting structural members.
- The SR2 trapezoidal rib design provides added strength against potential foot traffic damage compared to other standing seam products.

Roof Systems Specifications

SR2 Standing Seam and HR3 High Rib

Thickness	2.5" (HR3 only)	3.25" (SR2 only)	4"	5"	6"
R-Value*	R21	R26	R33	R42	R50
U-Factors	.050	.038	.031	.024	.020
Width	40"				
Length	8'0" minimum to 50'0" maximum depending on solar loading				
Coatings	Exterior: PVDF Interior: Imperial White (polyester)				
Interior Texture	Light Embossed				
Insulation	CFC-free foamed-in-place Polyisocyanurate foam @ 2.2 to 2.5 pcf density				
Metal Facings	Exterior: 26 ga galvanized steel (24 & 22 optional) Interior: 26 ga galvanized steel				
Joint Configuration	SR2: Off-set tongue & groove with concealed fastener. 90° field seamed HR3: Overlapping with through fastening at standing rib				
Min. Roof Pitch	SR2: 1/2 : 12 HR3: 1:12				

*R-values are derived from thermal testing per ASTM C518 @ 40°F mean and ASTM C1363 @ 35°F mean. For project specific values, please contact your sales representative.

Structural Load Table

Allowable load for SR2 standing seam and HR3 High Rib roof panels (PSF) is based on L/240 deflection

Thickness	Weight	SR2 Panel Spans						HR3 Panel Spans					
		4'	4.5'	5'	5.5'	6'	7'	4'	4.5'	5'	5.5'	6'	7'
2.5"	2.33	n/a	n/a	n/a	n/a	n/a	n/a	83	73	65	59	54	45
3.25"	2.48	90	79	70	62	56	46	n/a	n/a	n/a	n/a	n/a	n/a
4"	2.65	112	98	87	78	71	59	116	102	90	81	73	61
5"	2.86	142	125	111	100	90	75	146	128	114	102	93	77
6"	3.12	172	151	135	121	110	92	175	155	138	124	112	94

Notes: Spans shown are based on a transverse load testing of panels per ASTM E-72. Thermal effect due to temperature differentials have not been considered. Loads shown do not include a check of the attachment to the supports. Attachment requirements will vary based on the project wind load requirements. Loads shown are based on panels with 26 gauge interior and exterior facings.

ADVANTAGES



Safer & More Cost-Effective Than Tilt-Wall

Insulated metal panels offer a much safer and cost effective solution to tilt wall construction. Not to mention, IMPs are recyclable. Both costly and time consuming, tilt wall construction also requires the use of heavy equipment. Insulated Metal Panels offer sustainable construction, with far less construction time and higher insulation values.

- Insulation R-values are higher with insulated metal panels than tilt wall construction
- Installation of insulated metal panels is faster, easier and safer for crews, as the panels are much lighter and easier to handle
- Fewer trades are required for the installation of insulated metal panels, which means less heavy equipment and fewer crews
- Insulated metal panels can be installed in virtually any weather condition, as opposed to tilt wall which leaves you at the mercy of unpredictable climatic conditions which can make construction schedules difficult to meet
- Concrete walls may require an interior liner, where insulated metal panels include a finished interior
- Insulated panels support LEED® and green building design



Insulated Metal Panels Are Green

Designed to offer superior thermal capabilities, our insulated metal panels minimize the use of the energy necessary to heat and cool your building. By using recyclable materials to manufacture these panels, they become 100% recyclable products, with finishes that are engineered for a reduced carbon footprint, maximum solar reflectance, and thermal emissivity.

NBS Insulated Panels can also contribute significantly towards LEED® certification of your building. The blowing agents used in our panels meet or exceed the regulatory standards which contributes to the reduction of global warming potential (GWP). Our panels have no ozone depleting potential, nor do they produce volatile organic compounds.

- Insulated metal panels contain a minimum of 30% recycled steel content
- 100% recyclable and reusable at the end of its service life
- Contribute to LEED® credits and net-zero energy targets

AdobeTexture™ Finish Option

AdobeTexture™ factory finish coated wall panels offer a multi-textured profile with a matte finish that simulates a troweled stucco appearance. This unique patented process eliminates the need for additional or factory applied stucco coatings.

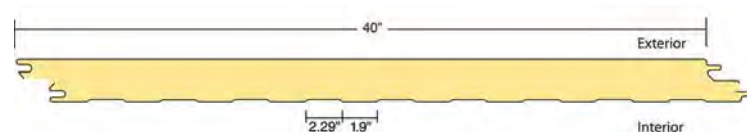
The panel's exterior stucco-like surface is a hard aggregated fiber-reinforced polymer finish. This factory-rolled texture combines an attractive appearance with durability, resisting the effects of impact, abrasion and weather. The light embossed interior panel face can act as a finished interior wall. The AdobeTexture™ insulated wall panels deliver excellent energy efficiency.

- Eliminates need for field coatings
- Breakthrough technology brings stucco look and texture to insulated wall panels
- Same easy installation as standard insulated wall panels
- Eliminates multi-step field assembly currently needed for stud and stucco systems
- Self-aligning double tongue and groove with concealed fastener joints



AdobeTexture™ Wall Panels

Exterior Texture: AdobeTexture • Interior Texture: Light Embossed



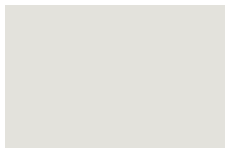
COLOR SELECTION



Our insulated panels feature vivid, fade-resistant color, incredible durability and environmentally friendly cool technology originally developed for stealth aircrafts in the U.S. military. This is by far the best paint system available on the market for commercial buildings.

To be considered cool, products must have a solar reflectance of at least 25%. Solar reflectance is the measure of a panel's ability to not absorb certain wavelengths of the sun. Another important factor is thermal emittance, the measure of a panel's ability to release heat that it has absorbed. Put these two factors together and you get the solar reflectance index, the measure of a panel's ability to reflect solar heat. Using insulated wall and roof panels as part of your whole cool-coated metal system can reduce energy consumption by more than 40% (as reported by the Oak Ridge National Laboratory).

PVDF Cool Exterior Coatings



Regal White
IR .72 SRI 88



Warm White
IR .63 SRI 76



Surrey Beige
IR .50 SRI 56



Pearl Gray
IR .47 SRI 54

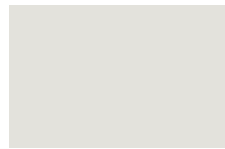


Royal Blue
IR .30 SRI 30



Cypress Green
IR .31 SRI 31

AdobeTexture™ Wall Panels



Regal White Adobe



Sandstone Adobe

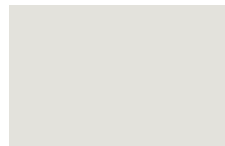


Surrey Beige Adobe



Pearl Gray Adobe

Interior Color - Polyester



Imperial White

NOTE: When using field-applied coatings, always order Imperial White Polyester for the exterior coating.



TESTING & APPROVALS

Our insulated wall and roof panels have been extensively tested under a variety of North American Standards to ensure compliance with various building codes and industry standards.

Insulated Wall Panels

- ASTM C518: Thermal Transmission
- ASTM D1929: Ignition Properties
- ASTM E72: Structural Strength
- ASTM E84: Flame Spread
- ASTM E283: Air Infiltration
- ASTM E119: Fire Endurance (1hr test with fire panel)
- ASTM E331: Water Infiltration
- ASTM E711: Heat of Combustion
- FM 4880: Class 1 Fire Rating
- FM4881: Wall System
- Florida (FL) Approved
- Miami-Dade Approved

CAN/ULC Testing

- S101 Fire Endurance (1hr test with fire panel)
- S138 Fire Endurance
- S102, S126 Flame Spread
- S127 Flammability
- S134 Fire Test of Exterior

Insulated Roof Panels

- ASTM C518: Thermal Transmission
- ASTM D1929: Ignition Properties
- ASTM E72: Structural Strength
- ASTM E84: Flame Spread/Smoke Index
- ASTM E108: Fire Testing
- ASTM E1646: Water Infiltration
- ASTM E1680: Air infiltration
- FM 4471: Class A Fire Rating
- FM 4471: Class 1-SH Severe Hail Damage
- FM 4471: Wind Uplift Approvals
- FM 1-60: Fire Testing
- FM 1-90, FM 1-105, FM 1-135: (SR2 only)
- FM 4880: Class 1 Fire Rating
- FM 4881: Class 1 Ext Wall System
- Florida (FL) Approved

CAN/ULC Testing

- S138 Fire Endurance
- S102, S126 Flame Spread
- S127 Flammability
- S134 Fire Test of Exterior



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Waterloo, IN 46793
(260) 837-7891

SOUTH CAROLINA

200 Whetstone Road
Swansea, SC 29160
(803) 568-2100

TEXAS

600 Apache Trail
Terrell, TX 75160
(972) 524-5407

UTAH

1050 N. Watery Lane
Brigham City, UT 84302
(435) 919-3100



Technical Memorandum

Date: September 3, 2020

To: Ashley Ownbey, Planner

From: Franz K. Holt, P.E. *FH*

Subject: Bradford Academy – City Engineering review

City Engineering has reviewed the site plans for Bradford Academy received August 20th, 2020 prepared by L. Allan Hill, P.E. Chief Civil Engineer with Triad Design Group, P.C. and has the following comments.

A. General Summary

1. Bradford Academy Private School (450 students Pre-K thru grade 12) is proposed to be located along the frontage of NC 119 on approximately 14 acres.
2. No permanent stormwater quality control measures are required due to the impervious surface being less than 24%. However, a fenced dry detention basin is provided that can be converted to a water quality pond with future expansion of the school.
3. Water service (domestic and fire) is to be provided by Orange-Alamance Water System, Inc. per letter.
4. Sewer service is on-site subsurface treatment as permitted by the Alamance County Health Department Environmental Health Section.
5. A traffic impact analysis was completed for the proposed school and reviewed by the City's traffic consultant. In addition, NDCOT has reviewed the TIA and provided their requirements internal and external to the site. External improvements include right and left turn lanes with 100' of storage along NC 119 at the main private road entrance. A second connection to NC 119 is exit only.
6. The developer of Summerhaven will construct the related NC 119 right/left turn lanes and main private access drive with roudabout serving the proposed school.
7. The site is located in Swepsonville Fire District.

B. Availability of City Water and Sewer

Regarding the site plan and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo is provided to indicate that I have reviewed the water and sewer system layout and find that it adequately meets the proposed use as follows:



1. Water system – The School will connect to an 8 inch developer installed water extension from Orange-Alamance Water System’s 12 inch water main in NC 119. Bradford Academy has obtained a letter from Orange-Alamance Water System, Inc. indicating that they will provide adequate water service (fire and domestic) to the school.
2. Sanitary Sewer system – The school has obtained an Alamance County Environmental Health Improvement Permit for an on-site subsurface treatment system (flow equalization/with conventional septic system) with sufficient repair area for a projected daily flow of 4,500 gallons per day.

C. Watershed Overlay District and Phase II Stormwater Requirements

1. Watershed Overlay District requirements are provided under Sec. 5.2 of the UDO.

These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. The project is tributary to the Little Haw Creek; a Class V watershed and the Watershed Overlay District requirements do not apply to this project. This type of watershed classification (Class V) does not have density restrictions or built upon restrictions as required for the Graham Mebane Lake watershed.

2. Phase II Stormwater Post Construction Ordinance

Sec. 5.4 in the UDO provides standards for Storm Water Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO)). The standards in the UDO are general standards as the Ordinance itself provide detailed standards. While the standard is applicable, the threshold of impervious surface (24%) exempts the project for any new stormwater quality control requirements and is considered low density.

D. Storm Drainage System

Sec. 5-4. D. in the UDO provides requirements for storm drainage systems. Drainage improvements are proposed which drain the site buildings and parking lots to a proposed dry detention basin before it discharges off-site.



E. Street Access and Traffic Analysis

A traffic impact analysis was completed for the proposed school and reviewed by the City's traffic consultant. In addition, NCDOT has reviewed the TIA and provided a letter with their requirements internal and external to the site. External improvements include right and left turn lanes with 100' of storage along NC 119 at the main private road entrance. A second connection to Hwy. 119 is exit only. The developer of Summerhaven will construct the related right/left turn lanes and main private access drive with a roundabout serving the proposed school. The main access drive and roundabout is shared with the Summerhaven development and will remain private until the subdivision is developed further meeting NCDOT requirements for ownership/maintenance. NCDOT driveway permits will be required for both connections.

F. Construction Plan Submittal – TRC has reviewed and approved the preliminary stamped site construction drawings.



AGENDA ITEM #5

Facilities Assessment & Capital Plan

Presenter

David Cheek, City Manager

Public Hearing

Yes No

Summary

The City Council will consider a fee proposal to engage CPL to perform a Facilities Assessment and Capital Plan (FACP) for \$94,880. CPL will make a short presentation giving an overview of their scope of services and deliverables.

Background

The 2020-2021 budget included an appropriation for the FACP of \$110,000. The City Council approved a Request for Qualifications process to seek an architectural/engineering firm to perform a comprehensive facilities assessment on September 14th. We received four proposals by the October 16th deadline and the FACP Committee interviewed the top two firms on October 21st, and selected CPL as their choice to perform the study. The FACP Committee includes the City Manager, Assistant City Manager, Police Chief, Fire Chief and Utilities Director.

CPL and staff have agreed to a fee of \$94,880 for the project. CPL provided two alternates that staff is not recommending at this point. CPL has also agreed to the quick schedule to have the plan completed by February with a presentation to the City Council at a Budget Work Session on February 17, 2021.

Financial Impact

The proposed fee is \$94,880 and within the estimated budget amount of \$110,000.

Recommendation

Staff recommends approval of the proposed agreement with CPL for \$94,880.

Suggested Motion

Motion to approve the agreement with CPL to perform the Facilities Assessment and Capital Plan.

Attachments

1. Professional Fee Proposal

EXHIBIT A

October 26, 2020
Revised October 27, 2020

Via Email

David Cheek (DCheek@cityofmebane.com)
City Manager
City of Mebane
106 E. Washington St.
Mebane, NC, 27302

RE: **PROFESSIONAL FEE PROPOSAL**
City of Mebane - Comprehensive Facility Plan
Mebane, NC

Dear Mr. Cheek:

On behalf of **CPL**, we are pleased to submit the following design fee proposal for the architectural and engineering services necessary for the City of Mebane – Comprehensive Facility Plan – (the project). The project scope described below is based on the City of Mebane RFQ, and further discussions with city staff.

The project will begin with an organizational kickoff meeting and include introductions, discussion of approach, and schedule.

SCOPE OF SERVICES

Task I – Assessment of Current State

Part A: Buildings

- Document building current conditions pertaining to exterior envelope integrity, structural components, mechanical, electrical and plumbing infrastructure conditions, life safety and building code deficiencies and interior finishes. CPL anticipates a team doing building and site assessments over several days. The team would include at minimum an architect, interior designer, mechanical engineer, electrical engineer, and civil engineer. CPL anticipates using matterport to 3D scan: former bank, administration building, police building, old fire station, and old recreation center.
- CPL will conduct a meeting prior to onsite review of buildings and sites to discuss known deferred maintenance or known deficiencies. One (1) virtual meeting is anticipated and will be held prior to the onsite review. One of the steering committee meetings will be to review the findings of the building and site assessments.

Part B: Departments

- Obtain current department organizational charts.
- Survey departments to understand current use of space, current FTE's, future FTE growth, and operating efficiencies.



- Determine current space use of departments.
- CPL will conduct one (1) virtual work session with the steering committee to review survey template(s) and one (1) virtual work session to review findings of department organizational charts and current space use prior to department meetings.

Part C: Sites

- Gather available information to access each facility/site from online services such as GIS as well as a site visit.
- Identify the key site issues for each facility/site from a zoning/infrastructure and a general engineering perspective.
- Identify location and sizing of existing infrastructure with available data as it relates existing potable waterlines and sanitary sewer infrastructure
- Document site conditions at existing facilities pertaining to storm water drainage, utilities, and parking lots.

Task II - Analyze

Part A: Buildings

- Assist City of Mebane in establishing criteria for renovation vs. replacement of the existing facility and determining new construction needs.
- Determine the total square feet and total underutilized square feet of space available within City of Mebane's building portfolio. Plan on how to consolidate operations in order to increase the buildings utilization. (How many square feet is needed and how many square feet will be needed in the future?)
- Provide recommendations on aging buildings; are they worth investing in and is there an opportunity to improve customer service?
- Provide recommendations on how to reallocate the buildings that could be abandoned if operations were consolidated.

Part B: Departments

- Project future building needs based on data collected, programming needs and population growth.
- Conduct interviews with occupants/departments in each facility. A total of five (5) meetings are anticipated. At interviews, discuss alternative work environments, shared spaces, workflows, synergies with other departments and other strategic space needs drivers and potential impact of pandemic(s).
- Compare findings of space utilization with benchmarks to be determined.
 - Benchmarking will include: interviewing Fuquay-Varina and Morrisville on their growth and lessons learned, reviewing service changes and population growth, comparing growth with other corridor cities in NC.
- The information gathered at the interviews will then be reviewed with the steering committee and assumptions adjusted as needed.
- Conduct a second round of interviews to share findings with the occupants/departments. A total of five (5) meetings are anticipated for this second round.
- CPL will develop the following documents summarizing projected space needs:
 - Spreadsheet summary and comparative space utilization analysis between departments



- Generic blocking plans for each department incorporating future space needs, operational adjacencies, shared spaces and other synergy opportunities between departments where appropriate.
- Updated organizational charts with projected future staffing/personnel profiles

Part B: Departments - Fire

- Items noted above and:
- Project future building needs based on data collected, programming needs and population growth.
- Review selected sites for future growth

Part B: Departments - Police

- Items noted above and:
- Project future building needs based on data collected, programming needs and population growth.

Part C: Sites

- Develop quantity take off and preliminary cost estimate for site work items.
- Provide a list of expected next steps and associated approval timeframes based upon development & programming concepts as applicable
- Provide summary report of our findings indicating key obstacles and significant variables to make an informed decision on direction to proceed forward.

Task III – Deliver (All Facilities)

- Determine the cost of renovations, replacements and new construction, and priority schedule for the next 15 years broken into 5-year increments. One of the steering committee meetings will be dedicated to prioritization of proposed renovations and new construction for development of the capital plan.
- From the investigations, together with the City of Mebane, a 15-year capital plan will be developed.
- Prioritize needs based on; identified space deficit, the most significant need and functionality, responsibilities assigned, and efficient of operations.
- Bluebeam linked dashboard with drawings, surveys, organizational charts, buildings generic information will be provided.
- Present findings to city council, and other senior leadership. A total of one (1) presentation and one (1) workshop with city council are assumed.

ALTERNATES

Site Analysis: Assist the City of Mebane in determining potential sites for construction of new facilities based on best land use parameters and City needs. Fee will be determined by the size and complexity of the site(s).

- Identify opportunities and constraints associated with each facility/site depending on proposed programming.

OTHER TASKS

- CPL will provide a schedule with planned site visits for specific buildings.



PROFESSIONAL FEE PROPOSAL

Comprehensive Facility Plan

City of Mebane

October 26, 2020

Revised October 27, 2020

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- CPL will give monthly progress reports detailing progress on completion of the study and planned work, any issues or barriers CPL has encountered requiring resolution by the city, will be included in the monthly progress report.
- CPL will participate in two (2) briefings with City senior leadership, elected or appointed officials, and other stakeholders during the project and / or at its conclusion, if required.
- Submit a comprehensive report, in both hard copy and electronic formats acceptable to the city, summarizing the study, plans and findings at the end of the project.
- Participate in meetings with the public, city managers, other senior leadership, and city council to present the findings.
- The Planning and Inspections Departments have a critical and imminent need for space.
- City Hall will be evaluated for renovation to improve the efficiency of space, add windows to office environments, and determine departments best suited for occupancy. Currently, Administration (including City Manager, Legal, Human Resources), Finance, Information Technology, the City Engineer, and Public Facilities Manager occupy the space.
- The Old Recreation Center will be evaluated for other potential uses or expansion of its existing programs. It currently houses the Train Group and the Mebane Historical Museum and a practice gym.
- Recreation and Parks will only be evaluated for office facilities. A separate Recreation and Parks Master Plan has been completed for recreational and park capital plans.
- The Water Resource and Recovery Facility will only be evaluated for office facilities.
- The coronavirus pandemic has introduced the potential for remote work, platooning, and virtual meetings. Creative ideas for reducing space needs are welcome.

SCHEDULE

CPL anticipates delivering the study to Mebane in February with a presentation to City Council on or about February 17, 2021.

CLIENT RESPONSIBILITIES

The Client shall appoint an “Owner’s Representative” to act as the point of contact for CPL. It shall be the responsibility of the client to provide the following:

- Access to the project sites and facilities during the assessment phase.
- Arrangement of all department meetings with needed personnel.
- Reasonable advance notice of scheduled meetings.
- Decisions on critical issues in a timely manner.
- Payment of all invoices in accordance with this agreement.
- Provide CPL with digital copies of all known existing drawings for facilities to be assessed.

ASSUMPTIONS

1. Building Assessment will utilize four categories for current state; Excellent/Like New, Good, Poor, Unacceptable.
2. The team will assess approx. nine (9) buildings with an estimated square footage of 113,714 and ten (10) departments identified by the City of Mebane.
3. Department interview sessions and progress meetings with City of Mebane will be held virtually.
4. City of Mebane will assemble a Steering Committee to provide feedback and direction on an ongoing basis.



PROFESSIONAL FEE PROPOSAL

Comprehensive Facility Plan

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- 5. Steering Committee Meetings: we have assumed a total of four (4) meetings. Two (2) of the coordination meetings will be held virtually via MS Teams.
- 6. Pre-Walkthrough Meetings: we have assumed a total of one (1) virtual meeting.
- 7. Department Meetings: we have assumed a total of ten (10) virtual meetings.
- 8. Presentations to City Leadership: we have assumed a total of two (2) presentations.

COMPENSATION

CPL agrees to provide the professional design services listed in the Scope of Services. Our fee proposal is based upon work-effort projections and applicable billing rates for the scope of work anticipated for this project. We propose to provide the scope of services for a not-to-exceed base fee of \$94,880.00.

FEE SCHEDULE	FEE
All Facilities	
Part I: Assess	\$29,220.00
Part II: Analyze	\$44,000.00
Part III: Deliver	\$21,660.00
Comprehensive Plan Total	\$94,880.00
Alternates	
Face to Face Trip for Police Consultant	\$2,500.00
Civil Expansion Capacity Analysis/New Sites	\$5,000.00

CONCLUSION

This document serves as a design fee proposal. The proposed fee is valid for 90 days from the date of this proposal. If these terms are acceptable, we will proceed with negotiating a Standard Design Contract. We look forward to working with you on the successful completion of this project.

Sincerely,

CPL

Rachel F. Nilson, AIA

Senior Associate

cc: Mr. Kenneth C. Mayer, FAIA (KMayer@cplteam.com)
Mr. William Moser, AIA (WMoser@cplteam.com)



PROFESSIONAL FEE PROPOSAL

Comprehensive Facility Plan

City of Mebane

October 26, 2020

Revised October 27, 2020

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AGENDA ITEM #6

Request to Amend City Ordinance Article 25-02

Presenter

Cy Stober, Development Director

Public Hearing

Yes No

Summary

The Mebane City Council amended its City Ordinance at its September 11, 2017, meeting to create the Bicycle and Pedestrian Advisory Commission (BPAC). Article 25, Section 02, specifies the appointment of members to the BPAC, including five (5) members representing the City and two members preferably representing the unincorporated extraterritorial jurisdictions (ETJs) in both Alamance and Orange Counties. One of the 5 City members was identified as being a City Council delegate. The BPAC is currently the only appointed body that has a City Council delegate as a voting member. The proposed amendment will remove that delegate and replace them with an at-large position of a resident from anywhere within the City's planning jurisdiction: City limits or the ETJs.

Financial Impact

N/A

Recommendation

The Mebane Bicycle and Pedestrian Advisory Commission recommends that Article 25, Section 02, of the Mebane City Ordinance be amended as presented.

Suggested Motion

Motion to request that Article 25, Section 02, of the Mebane City Ordinance be amended as presented.

Attachments

1. Article 25, Section 02, with proposed amendments in red

ARTICLE 25. – BICYCLE AND PEDESTRIAN ADVISORY COMMISSION ^[2]

Cross reference— Board, commissions and committees, § 2-131 et seq.

Sec. 25-01. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commission means the advisory bicycle and pedestrian body to the Planning Department, Public Works Department, City Manager and the City Council.

Structures and areas mean the outdoor and indoor areas and structures on or in which people derive opportunities for the pursuit of happiness through recreation, whether or not these areas and structures are owned, leased, borrowed, controlled or operated within or outside of the corporate limits or boundary of the City.

City means the City of Mebane.

Cross reference— Definitions generally, § 1-2.

Sec. 25-02. - Membership; terms; vacancies.

- (a) The Bicycle and Pedestrian Advisory Committee shall be composed of ~~five (5)~~ **four (4)** members who reside within the City of Mebane; one member who resides in the Alamance County part of the city, preferably from the extraterritorial jurisdiction (ETJ); ~~and~~ one member who resides in the Orange County part of the city, preferably from the ~~extraterritorial jurisdiction~~; ~~and one member representing the City and its ETJ at-large~~. The members shall be appointed by the City Council, ~~and include at least one delegate from the City Council~~;
- (b) For the initial term, members of the Bicycle and Pedestrian Advisory Commission shall serve staggered terms of one (1), two (2), and three (3) years as designated by the City Council. Thereafter members appointed shall serve for a term of three years and until their successors are appointed and qualify.
- (c) Vacancies in the Bicycle and Pedestrian Advisory Commission shall be filled for the unexpired term by the City Council. The members of the Bicycle and Pedestrian Advisory Commission shall serve without compensation.
- (d) A member of the Commission may be removed by the City Council for any of the following reasons:
 1. Violation of the attendance, ethics, or conflict of interest provisions found herein;
 2. Moving out of the City of Mebane's zoning and taxing jurisdiction; or
 3. Non-payment of obligations to the City, including, without limitation, municipal taxes; or
 4. Contribution of a felony or a misdemeanor which entails moral turpitude.

Sec. 25-03. - Powers and duties.

- (a) The Commission shall serve as an advisory body for the Planning Department, Public Works Department, City Manager and the City Council. The Commission shall make recommendations and suggest policies to the department, the manager and the city council in matters affecting bicycle and pedestrian needs in the city. Input shall be guided, but not defined by, the City of Mebane *Bicycle and Pedestrian Transportation Plan*, originally adopted by the Mebane City Council in January 2015, as the *Plan* shall change with time and needs.

- (b) The Commission shall assume duties for the City's bicycle and pedestrian needs. The Commission shall make recommendations:
- (1) That advise the public and the City on matters affecting the relationship between bicycle and pedestrian transportation and parks, schools, recreation sites, and other major facilities;
 - (2) That ensure that the City's *Bicycle and Pedestrian Transportation Plan* as well as other City plans and ordinances are maintained as relevant and informed planning document for bicycle and pedestrian applications, with amendments to ensure their use;
 - (3) That engage and educate the public to advocate for implementing bicycle and pedestrian options throughout the City;
 - (4) That facilitate cooperation among governmental agencies and nonprofit partners for the development of networks that serve bicycle and pedestrian needs;
 - (5) That assist in the acceptance by the City and, with the approval of the City Council, grant, gift, bequest or donation, any personal or real property offered or made available for bicycle and pedestrian purposes and which is deemed to be of relevant present or possible future use. (Any gift, bequest of money or other property, any grant, devise of real or personal property so acquired shall be held by the City, used and finally disposed of in accordance with the terms under which such grant, gift or devise is made and accepted.); and
 - (6) That plan, design, construct, and/or operate and maintain infrastructure serving a bicycle and pedestrian need.
- (c) It is the basic function of the City Commission to promote bicycling and pedestrian activities for citizens. In so doing, the Planning Department and Public Works Department and their Commissions are authorized to aid and assist agencies (in line with reasonable and legally correct policies recommended by the Bicycle and Pedestrian Advisory Commission and accepted by the City Council, which assistance may include public; private, commercial; those which are quasipublic in character, and which, although public in nature, are not under the City's direct jurisdiction (such as schools, churches, hospitals, military installations, orphanages, commercial recreation, business and industrial agencies); as well as civic, neighborhood and service groups in their recreation interests and needs.

Sec. 25-04. - Meetings.

Commission meetings shall be held on a quarterly basis unless when determined otherwise by the Commission. All meetings of the Committee shall be conducted in an informal manner unless otherwise specified herein. The Chair of the Commission or, in his absence, the Vice-Chair, may call a special meeting of the Commission at any time by giving each member 24 hours' notice. Special meetings will be scheduled upon request by four or more Commission members. A quorum of the Commission shall be in attendance before action of an official nature can be taken. A quorum is a majority of the appointed members of the Commission.

Sec. 25-05. - Attendance of members.

An appointed Commission member with unapproved absences from more than three (3) regular meetings loses his or her status as a member of the Commission until reappointed or replaced by the City Council. Notification of absence at least twenty-four (24) hours prior to the meeting shall be considered approved. Absences due to sickness, death or other emergencies of like nature shall be regarded as approved absences and shall not affect the member's status on the Commission except that in the event of a long illness, or other such cause for prolonged absence, the member may be replaced.

Sec. 25-06. – Conflicts of Interest

Commission members hold their positions for the benefit of the public. Pursuant to the requirements of NCGS 160A-388 (e1), a member of the City Council shall not participate in or vote on a matter in which a Commission member's duty to act in the public interest conflicts with a potential desire to advance his or her own personal interest. Impermissible conflicts include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change; undisclosed *ex parte* communications; a close familial, business, or other associational relationship with an affected person; or a financial interest in the outcome of the matter. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection.

Sec. 25-07. - Compensation.

Commission members shall serve without monetary compensation. Members shall be reimbursed for travel and subsistence to professional recreation meetings, conferences and workshops, with such reimbursement being made in compliance with budgeted amounts under the general policies of the City.

Sec. 25-08. - Officers.

There shall be a Chair, Vice-Chair and Secretary of the Commission. An annual election of the Chair and Vice-Chair shall be held by the Commission members and shall occur at the regular monthly meeting in June. Officers shall serve for one year from election with eligibility for reelection. New officers shall take office at the subsequent regular meeting in July. In the event an officer's appointment to the Commission is terminated, a replacement to this office shall be elected by the Commission, from its membership, at the meeting following the termination. The Secretary position will be fulfilled by staff from the City Planning Department.

Cross reference— Officers and employees, § 2-71 et seq.

Sec. 25-09. - Duties of officers.

The Commission Chair shall preside at all meetings and sign all documents relative to action taken by the Commission. The Chair shall appoint all subcommittees and designate their chairmen. When the chair is absent the Vice-Chair shall perform the duties of the Chair. When both the Chair and Vice-Chair are absent a Temporary Chair shall be selected by those members who are present. All meeting minutes shall be recorded and maintained by the Secretary, and shall available for review with the City. The Secretary shall mail to all members copies of official reports and the official minutes of all regular and special meetings prior to the next scheduled meeting.

Secs. 25-10 — 25-25. - Reserved.



AGENDA ITEM #7

Recreation and Parks Advocacy Commission Restructure

Meeting Date –

November 2, 2020

Presenter –

Aaron Davis, Recreation and Parks Director

Public Hearing

Yes No

Summary

Recreation and Parks Advocacy Commission Restructure.

Background

The previous Recreation and Parks Advisory Committee has not been consistently active since the planning stages of the Mebane Community Park. The new structure asks for Board Members to not only advise, but also be “Champions” for Recreation and Parks in our community. Since all former board member’s terms have expired, six new members will need to be selected to the board along with a Board Chair, Vice-Chair and Secretary, which will be voted in by the members at the first meeting in January 2021. City Council will also need to appoint a liaison to act as the boards, 7th member.

Financial Impact

None

Recommendation

We recommend the Council approve the Restructure of the Recreation and Parks Advocacy Board

Suggested Motion

Motion to adopt the Restructure of the Recreation and Parks Advocacy Board as written below

Attachments

1. Recreation and Parks Advocacy Board MuniCode Update
2. Recreation and Parks Advocacy Board Application Information Update

Secs. 24-1—24-30. - Reserved. (Revised - July 10, 2020 AD)

ARTICLE II. - RECREATION AND PARKS COMMISSION^[2]

Sec. 24-31. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- *Commission* means the **advocacy** recreation and parks body to the Department of recreation and parks, city manager and the city council.
- *Recreation activities* mean those activities which fall within the general classification areas of the arts; drama; crafts; athletics; sports and games; dance; hobbies; music; nature and outings; reading; writing; linguistics, social recreation; special community events and special activities; volunteer services; and recreation travel.
- *Structures and areas* mean the outdoor and indoor areas and structures on or in which people derive opportunity for the pursuit of happiness through recreation, whether or not these areas and structures are owned, leased, borrowed, controlled or operated within or outside of the corporate limits or boundary of the city.
- *Unit* means the city.

(Code 1952, ch. L, art. II, §§ II, III)

Cross reference— Definitions generally, [§ 1-2](#).

Sec. 24-32. - Membership; terms; vacancies.

- a) The recreation and parks commission shall be composed of five members to be appointed by the city council as follows:
 - 1) One member to be selected from the Mebane City Council
 - 2) One member appointed from the personnel of **a** local school system.
 - 3) **Five** members shall be chosen at large.
- b) For the initial term, members of the recreation and parks commission shall serve staggered terms and thereafter members appointed shall serve for a term of three years and until their successors are appointed and qualify, except that the terms of those members who represent the Mebane City Council and the local school system shall automatically terminate at any time their affiliation with such units ends.
- c) Vacancies in the recreation and parks commission shall be filled for the unexpired term by the Mebane City Council. The members of the recreation and parks commission shall serve without compensation.

(Code 1952, ch. L, art. I, § 2)

Sec. 24-33. - Powers and duties.

- a) The Recreation and Parks Advocacy Commission shall guide the Mebane City Council and the Recreation and Parks Department regarding matters related to Recreation and Parks programs, facilities, policies, and its long-range plan. These members also must be a "Champion" of Recreation and Parks by promoting parks, programs, and events to other citizens, legislators, and others to understand, first hand, the essential value that Recreation and Parks has to its community, within its powers and responsibilities as stated in this section.
- b) The recreation and parks commission shall assume duties for recreation and parks purposes. The recreation and parks commission shall make recommendations:
 - 1) To set apart for use as parks, playgrounds, recreation centers, water areas or other recreation areas and structures, and lands or buildings owned by or leased to the unit, and for approval by the unit's authorized body, and may suggest improvements of such lands and for the construction and for the equipment and staffing of such buildings and structures, through gifts, purchase, lease or loan, or by condemnation by the unit as provided by G.S. ch. 40, and as approved by the city council.
 - 2) Advise in the acceptance by the unit and, with the approval of the governing body, may accept any grant, gift, bequest, or donation, any personal or real property offered or made available for recreation purposes and which is judged to be of present or possible future use for recreation. Any gift, bequest of money or other property, any grant, devise of real or personal property so acquired shall be held by the Department, used and finally disposed of in accordance with the terms under which such grant, gift or devise is made and accepted.
 - 3) Advise in the construction, equipping, operation and maintenance of parks, playgrounds, recreation centers and all buildings and structures necessary or useful to department function, and will advise in regard to other recreation facilities which are owned or controlled by the city or leased or loaned to the city.
 - 4) It is not the duty of the Commission to make requests to the Recreation and Parks Director to make specific changes to the overall operations of the Department. It is also inappropriate to assume that any or all suggestions or changes to programs, facilities, parks, etc. will come to fruition.
- c) It is the essential function of the recreation and parks commission to advocate recreation for its citizens and, in so doing, the Department of recreation and parks and its Commission are authorized to aid and assist agencies (in line with reasonable and legally correct policies recommended by the recreation and parks commission and accepted by the city council, which include public; private, commercial; those which are quasipublic in character, and which, although public in nature, are not under the unit's governing body (such as schools, churches, hospitals, military installations, orphanages, commercial recreation, business and industrial agencies); as well as civic, neighborhood and service groups in their recreation interests and needs.

(Code 1952, ch. L, art. II, §§ IV, VI)

Sec. 24-34. - Meetings.

Recreation and parks commission meetings shall be held on a **Bi-monthly** basis unless when determined otherwise by the Recreation and Parks Director. The chair of the Commission or, in his absence, the vice-chair, may call a special meeting of the Commission at any time by giving each member 24 hours' notice. Special meetings will be scheduled upon request by four or more commission members. A quorum of the Commission shall be in attendance before the action of an official nature can be taken. A quorum is at least one more than the number of the appointed members absent. **The Advocacy Commission meets every other month on the 2nd Monday of those months at 6:00 pm, for approximately 2 hours, at The Mebane Arts and Community Center.**

(Code 1952, ch. L, art. II, § X)

Sec. 24-35. - Attendance of members.

Dedicated attendance at the meetings of the Recreation and Parks Advocacy Commission is a requirement for membership on the Commission to maintain continuity and cohesion in the deliberation and recommendations. This attendance policy is intended to encourage the regular attendance of its members. The City Council may remove a member with a pattern of absenteeism or partial participation in regular or special meetings.

Absences due to sickness, death or other emergencies of like nature shall be regarded as approved absences and shall not affect the member's status on the Commission except that in the event of a long illness or other such cause for the prolonged absence, the member may be replaced.

(Code 1952, ch. L, art. II, § XI)

Sec. 24-36. - Compensation.

Recreation and parks commission members shall serve without monetary compensation. Members shall be reimbursed for travel and subsistence to professional recreation meetings, conferences and workshops, with such reimbursement being made in compliance with budgeted amounts under the general policies of the city.

(Code 1952, ch. L, art. II, § XII)

- **Sec. 24-37. - Officers.**

There shall be a chair, vice-chair, and secretary of the recreation and parks commission. An annual election of the chair and secretary shall be held by the commission members and shall occur at the regular monthly meeting in **January**. The previous Vice-Chair will assume the role. Officers shall serve for one year from the election with eligibility for reelection. New officers shall take office at the subsequent regular meeting in **March**. In the event an officer's appointment to the Commission is terminated, a replacement to this office shall be elected by the Commission, from its membership, at the meeting following the termination.

(Code 1952, ch. L, art. II, § XIV)

Cross reference— Officers and employees, [§ 2-71](#) et seq.

- **Sec. 24-38. - Duties of officers.**

The recreation and parks commission chair shall preside at all meetings and sign all documents relative to action taken by the Commission. When the chair is absent, the vice-chair shall perform the duties of the chair. When both the chair and vice-chair are absent, a temporary chair shall be selected by those members who are present. The secretary shall e-mail the Recreation and Parks Director all meeting notes, documents and reports no more than one week after the completion of each meeting. The Recreation and Parks Director will e-mail the final draft of meeting minutes to all members at least one week prior to the next meeting. Once meeting minutes are approved, they will be posted to the City of Mebane website

(Code 1952, ch. L, art. II, § XV)

- **Sec. 24-39. - Committees.**

The executive committee of the recreation and parks commission shall consist of the chair, vice-chair, secretary, recreation director, and a representative from the governing body of the unit. The commission chair is authorized to appoint such committees as, in the opinion of the Commission, are needed. Committee suggestions are programs and activities, parks and facilities, budget, and policies and procedures. Temporary and project committees shall be appointed as needed.

(Code 1952, ch. L, art. II, § XVI)

- **Sec. 24-40. - Bylaws.**

Operational policies and procedures may be incorporated into a set of bylaws as developed and approved by the recreation and parks commission in line with this article and the policies of the city.

(Code 1952, ch. L, art. II, § XVII)



City of Mebane

Recreation and Parks Advocacy Commission

Application Information



The City of Mebane is recruiting members for the Recreation and Parks Advocacy Commission to guide the City Council and the Recreation and Parks Department regarding matters related to Recreation and Parks programs, facilities, policies, and its long-range plan. These members also must be a “Champion” of Recreation and Parks by promoting parks, programs, and events to other citizens, legislators, and others to understand, first hand, the essential value that Recreation and Parks has to our positively charming community.

Advocacy Commission Purpose

- Serve as a liaison between city officials and the citizens on Recreation and Parks matters;
- Provide guidance and feedback to the Recreation and Parks Department and City Council in matters affecting programs, facilities, policies, and long-range plans for Recreation and Parks;
- Inform and educate the general public about the importance and need for Recreation and Parks programs, facilities and services;
- Volunteer to work with leaders in Recreation and Parks facilities, programs and activities;
- Assist in developing an updated master plan to meet the present and future needs for programs, services, park facilities, open spaces and to advise in establishing priorities for each of these;
- Recommend changes, updates, and the approval of rules, policy and procedures pertaining to the use of public parks and facilities, including fees and charges.

Applications are Accepted

Annually from September 1 – October 31 and/or when any vacancies occur.
Full-term appointments are for three-years
Official terms begin on January 1 the following year.
Applications will be accepted on-line only using the Recreation and Parks Registration Software “Civic Rec”
www.tinyurl.com/cityofmebanerec

For more information or questions,
please e-mail the Recreation and Parks Director
adavis@cityofmebane.com

Appointment Process

Applicants must reside in Mebane City Limits or the Extraterritorial Jurisdiction (ETJ) of Mebane and must submit an application to the Recreation and Parks Director online using the Recreation and Parks Software by the deadline date for consideration. The Mebane City Council will make appointments for three-year terms each November and partial terms when vacancies occur. The Mebane City Council will initially select five Commission members along with a sixth member, a liaison from City Council and seventh member from a local school. Members will vote on a Commission Chair, Vice-Chair and Secretary at the first meeting each year. Positions will be held for one year. Following the one-year term, the Vice-Chair will assume the role of Commission Chair and a Vice-Chair and Secretary will be voted in.

Meeting Information

The Advocacy Commission meets every other month on the 2nd Monday of those months at 6:00 pm, for approximately 2 hours, at The Mebane Arts and Community Center. Special meetings may be called at any time as needed.

Attendance Requirements

Faithful attendance at the meetings of the Recreation and Parks Advocacy Commission is a requirement for membership on the Commission to maintain continuity and cohesion in the deliberation and recommendations. This attendance policy is intended to encourage the regular attendance of its members. The City Council may remove a member with a pattern of absenteeism or partial participation in regular or special meetings



MEMO

DATE: November 2, 2020
TO: Mayor and Council
FROM: Lawson Brown, City Attorney
SUBJECT: RACIAL EQUITY ADVISORY COMMITTEE

Pursuant to Council's directive, staff has reviewed various racial equity materials, including a few ordinances from other municipalities. One of the best sources on the subject which was discovered, is the "Racial Equity Toolkit, An Opportunity to Operationalize Equity" through the RacialEquityAlliance.org, or the Local and Regional Government Alliance on RACE & EQUITY.

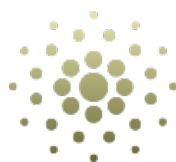
The subject of racial equity encompasses a multitude or plethora of considerations, subjects and ramifications, including not only education, employment, housing, police protection, and utility availability, essentially permeating the very essence of community. While the Council has given a directive to staff, staff recommends that the Council determine and articulate the mission and objectives of the Committee. This will involve more discussion and focus on the mission and objectives. Once the mission and objectives are articulated, the Council will need to determine the composition of the Committee including race or other demographic factors, the number of persons on the Committee and the selection criteria and process.

While Council has made a commitment to achieving racial equity, staff recommends that the Committee be given direction on its role in achieving racial equity--- how to harness the power and influence of City government. The Council will also need to consider the Committee and City's collaborative or partnership with others, both individuals and groups.

Mebane enjoys a community free of abuses by law enforcement; has no public housing authority (and very few government subsidized housing units); and no public funded educational institutions so the more obvious subjects become City recreational options; supplemental education, both academic and trade; contracting equity; City practices regarding planning and development and related matters; and partnering with individuals and organizations to advance racial equity. We attach a copy of the noted publication for your consideration.

Racial Equity Toolkit

An Opportunity to Operationalize Equity



LOCAL AND REGIONAL
GOVERNMENT ALLIANCE ON
RACE & EQUITY



LOCAL AND REGIONAL
**GOVERNMENT ALLIANCE ON
RACE & EQUITY**

This toolkit is published by the
Government Alliance on Race and Equity,
a national network of government working to
achieve racial equity and advance opportunities for all.

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GARE IS A JOINT PROJECT OF



RACIALEQUITYALLIANCE.ORG

UPDATED DEC 2016

ABOUT THE GOVERNMENT ALLIANCE ON RACE & EQUITY



The Government Alliance on Race and Equity (GARE) is a national network of government working to achieve racial equity and advance opportunities for all. Across the country, governmental jurisdictions are:

- making a commitment to achieving racial equity;
- focusing on the power and influence of their own institutions; and,
- working in partnership with others.

When this occurs, significant leverage and expansion opportunities emerge, setting the stage for the achievement of racial equity in our communities.

GARE provides a multi-layered approach for maximum impact by:

- supporting jurisdictions that are at the forefront of work to achieve racial equity. A few jurisdictions have already done substantive work and are poised to be a model for others. Supporting and providing best practices, tools and resources is helping to build and sustain current efforts and build a national movement for racial equity;
- developing a “pathway for entry” into racial equity work for new jurisdictions from across the country. Many jurisdictions lack the leadership and/or infrastructure to address issues of racial inequity. Using the learnings and resources from jurisdictions at the forefront will create pathways for the increased engagement of more jurisdictions; and,
- supporting and building local and regional collaborations that are broadly inclusive and focused on achieving racial equity. To eliminate racial inequities in our communities, developing a “collective impact” approach firmly grounded in inclusion and equity is necessary. Government can play a key role in collaborations for achieving racial equity, centering community, and leveraging institutional partnerships.

To find out more about GARE, visit www.racialequityalliance.org.

TOOLKIT

Racial Equity Toolkit: An Opportunity to Operationalize Equity

Government
Alliance on
Race and Equity

I. What is a Racial Equity Tool?

Racial equity tools are designed to integrate explicit consideration of racial equity in decisions, including policies, practices, programs, and budgets. It is both a product and a process. Use of a racial equity tool can help to develop strategies and actions that reduce racial inequities and improve success for all groups.

Too often, policies and programs are developed and implemented without thoughtful consideration of racial equity. When racial equity is not explicitly brought into operations and decision-making, racial inequities are likely to be perpetuated. Racial equity tools provide a structure for institutionalizing the consideration of racial equity.

A racial equity tool:

- proactively seeks to eliminate racial inequities and advance equity;
- identifies clear goals, objectives and measurable outcomes;
- engages community in decision-making processes;
- identifies who will benefit or be burdened by a given decision, examines potential unintended consequences of a decision, and develops strategies to advance racial equity and mitigate unintended negative consequences; and,
- develops mechanisms for successful implementation and evaluation of impact.

Use of a racial equity tool is an important step to operationalizing equity. However, it is not sufficient by itself. We must have a much broader vision of the transformation of government in order to advance racial equity. To transform government, we must normalize conversations about race, operationalize new behaviors and policies, and organize to achieve racial equity.

For more information on the work of government to advance racial equity, check out GARE's "Advancing Racial Equity and Transforming Government: A Resource Guide for Putting Ideas into Action" on our website. The Resource Guide provides a comprehensive and holistic approach to advancing racial equity within government. In addition, an overview of key racial equity definitions is contained in Appendix A.

II. Why should government use this Racial Equity Tool?

From the inception of our country, government at the local, regional, state, and federal level has played a role in creating and maintaining racial inequity. A wide range of laws and policies were passed, including everything from who could vote, who could be a citizen, who could own property, who was property, where one could live, whose land was whose and more. With the Civil Rights movement, laws and policies were passed that helped to create positive changes, including making acts of discrimination illegal. However, despite progress in addressing explicit discrimination, racial inequities continue to be deep, pervasive, and persistent across the country. Racial inequities exist across all indicators for success, including in education, criminal justice, jobs, housing, public infrastructure, and health, regardless of region.

Many current inequities are sustained by historical legacies and structures and systems that repeat patterns of exclusion. Institutions and structures have continued to create and perpetuate inequities, despite the lack of explicit intention. Without intentional intervention, institutions and structures will continue to perpetuate racial inequities. Government has the ability to implement policy change at multiple levels and across multiple sectors to drive larger systemic change. Routine use of a racial equity tool explicitly integrates racial equity into governmental operations.

Local and regional governmental jurisdictions that are a part of the GARE are using a racial equity tool. Some, such as the city of Seattle in Washington, Multnomah County in Oregon, and

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the city of Madison in Wisconsin have been doing so for many years:

- The Seattle Race and Social Justice Initiative (RSJI) is a citywide effort to end institutionalized racism and race-based disparities in City government. The Initiative was launched in 2004. RSJI includes training to all City employees, annual work plans, and change teams in every city department. RSJI first started using its Racial Equity Tool during the budget process in 2007. The following year, in recognition of the fact that the budget process was just the “tip of the ice berg,” use of the tool was expanded to be used in policy and program decisions. In 2009, Seattle City Council included the use of the Racial Equity Tool in budget, program and policy decisions, including review of existing programs and policies, in a resolution (Resolution 31164) affirming the City’s Race and Social Justice Initiative. In 2015, newly elected Mayor Ed Murray issued an Executive Order directing expanded use of the Racial Equity Tool, and requiring measurable outcomes and greater accountability.

See Appendix B for examples of how Seattle has used its Racial Equity Tool, including legislation that offers protections for women who are breastfeeding and use of criminal background checks in employment decisions.

Multnomah County’s Equity and Empowerment Lens is used to improve planning, decision-making, and resource allocation leading to more racially equitable policies and programs. At its core, it is a set of principles, reflective questions, and processes that focuses at the individual, institutional, and systemic levels by:

- deconstructing what is not working around racial equity;
- reconstructing and supporting what is working;
- shifting the way we make decisions and think about this work; and,
- healing and transforming our structures, our environments, and ourselves.

Numerous Multnomah County departments have made commitments to utilizing the Lens, including a health department administrative policy and within strategic plans of specific departments. Tools within the Lens are used both to provide analysis and to train employers and partners on how Multnomah County conducts equity analysis.

Madison, Wisconsin is implementing a racial equity tool, including both a short version and a more in-depth analysis. See Appendix D for a list of the types of projects on which the city of Madison has used their racial equity tool.

For jurisdictions that are considering implementation of a racial equity tool, these jurisdictions examples are powerful. Other great examples of racial equity tools are from the Annie E. Casey Foundation and Race Forward.

In recognition of the similar ways in which institutional and structural racism have evolved across the country, GARE has developed this Toolkit that captures the field of practice and commonalities across tools. We encourage jurisdictions to begin using our Racial Equity Tool. Based on experience, customization can take place if needed to ensure that it is most relevant to local conditions. Otherwise, there is too great of a likelihood that there will be a significant investment of time, and potentially money, in a lengthy process of customization without experience. It is through the implementation and the experience of learning that leaders and staff will gain experience with use of a tool. After a pilot project trying out this tool, jurisdictions will have a better understanding of how and why it might make sense to customize a tool.

For examples of completed racial equity analyses, check out Appendix B and Appendix D, which includes two examples from the city of Seattle, as well as a list of the topics on which the city of Madison has used their racial equity tool.

Please note: In this Resource Guide, we include some data from reports that focused on whites and African Americans, but otherwise, provide data for all racial groups analyzed in the research. For consistency, we refer to African Americans and Latinos, although in some of the original research, these groups were referred to as Blacks and Hispanics.

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III. Who should use a racial equity tool?

A racial equity tool can be used at multiple levels, and in fact, doing so, will increase effectiveness.

- **Government staff:** The routine use of a racial equity tool by staff provides the opportunity to integrate racial equity across the breadth, meaning all governmental functions, and depth, meaning across hierarchy. For example, policy analysts integrating racial equity into policy development and implementation, and budget analysts integrating racial equity into budget proposals at the earliest possible phase, increases the likelihood of impact. Employees are the ones who know their jobs best and will be best equipped to integrate racial equity into practice and routine operations.
- **Elected officials:** Elected officials have the opportunity to use a racial equity tool to set broad priorities, bringing consistency between values and practice. When our elected officials are integrating racial equity into their jobs, it will be reflected in the priorities of the jurisdiction, in direction provided to department directors, and in the questions asked of staff. By asking simple racial equity tool questions, such as “How does this decision help or hinder racial equity?” or “Who benefits from or is burdened by this decision?” on a routine basis, elected officials have the ability to put theory into action.
- **Community based organizations:** Community based organizations can ask questions of government about use of racial equity tool to ensure accountability. Elected officials and government staff should be easily able to describe the results of their use of a racial equity tool, and should make that information readily available to community members. In addition, community based organizations can use a similar or aligned racial equity tool within their own organizations to also advance racial equity.



Government staff



Elected officials



Community

IV. When should you use a racial equity tool?

The earlier you use a racial equity tool, the better. When racial equity is left off the table and not addressed until the last minute, the use of a racial equity tool is less likely to be fruitful. Using a racial equity tool early means that individual decisions can be aligned with organizational racial equity goals and desired outcomes. Using a racial equity tool more than once means that equity is incorporated throughout all phases, from development to implementation and evaluation.

V. The Racial Equity Tool

The Racial Equity Tool is a simple set of questions:

1. **Proposal:** What is the policy, program, practice or budget decision under consideration? What are the desired results and outcomes?
2. **Data:** What's the data? What does the data tell us?
3. **Community engagement:** How have communities been engaged? Are there opportunities to expand engagement?
4. **Analysis and strategies:** Who will benefit from or be burdened by your proposal? What are your strategies for advancing racial equity or mitigating unintended consequences?
5. **Implementation:** What is your plan for implementation?

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6. **Accountability and communication:** How will you ensure accountability, communicate, and evaluate results?

The following sections provide a description of the overall questions. Once you are ready to jump into action, please check out the worksheet that can be found in Appendix C.

STEP #1

What is your proposal and the desired results and outcomes?

While it might sound obvious, having a clear description of the policy, program, practice, or budget decision (for the sake of brevity, we refer to this as a “proposal” in the remainder of these steps) at hand is critical.

We should also be vigilant in our focus on impact.

The terminology for results and outcomes is informed by our relationship with Results Based Accountability™. This approach to measurement clearly delineates between community conditions / population accountability and performance accountability / outcomes. These levels share a common systematic approach to measurement. This approach emphasizes the importance of beginning with a focus on the desired “end” condition.

- Results are at the community level are the end conditions we are aiming to impact. Community indicators are the means by which we can measure impact in the community. Community indicators should be disaggregated by race.
- Outcomes are at the jurisdiction, department, or program level. Appropriate performance measures allow monitoring of the success of implementation of actions that have a reasonable chance of influencing indicators and contributing to results. Performance measures respond to three different levels:
 - a. Quantity—how much did we do?
 - b. Quality—how well did we do it?
 - c. Is anyone better off?

We encourage you to be clear about the desired end conditions in the community and to emphasize those areas where you have the most direct influence. When you align community indicators, government strategies, and performance measures, you maximize the likelihood for impact. To ultimately impact community conditions, government must partner with other institutions and the community.

You should be able to answer the following questions:

1. Describe the policy, program, practice, or budget decision under consideration?
2. What are the intended results (in the community) and outcomes (within your organization)?
3. What does this proposal have an ability to impact?
 - Children and youth
 - Community engagement
 - Contracting equity
 - Criminal justice
 - Economic development
 - Education
 - Environment
 - Food access and affordability
 - Government practices
 - Health
 - Housing
 - Human services
 - Jobs
 - Planning and development
 - Transportation
 - Utilities
 - Workforce equity

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STEP #2

What's the data? What does the data tell us?

Measurement matters. When organizations are committed to racial equity, it is not just an aspiration, but there is a clear understanding of racial inequities, and strategies and actions are developed and implemented that align between community conditions, strategies, and actions. Using data appropriately will allow you to assess whether you are achieving desired impacts.

Too often data might be available, but is not actually used to inform strategies and track results. The enormity of racial inequities can sometimes feel overwhelming. For us to have impact in the community, we must partner with others for cumulative impact. The work of government to advance racial equity is necessary, but not sufficient. Nevertheless, alignment and clarity will increase potential impact. We must use data at both levels; that is data that clearly states 1) community indicators and desired results, and 2) our specific program or policy outcomes and performance measures.

Performance measures allow monitoring of the success of implementation of actions that have a reasonable chance of influencing indicators and contributing to results. As indicated in Step 1, performance measures respond to three different levels:

Quantity—how much did we do?

Quality—how well did we do it?

Is anyone better off?

Although measuring whether anyone is actually better off as a result of a decision is highly desired, we also know there are inherent measurement challenges. You should assess and collect the best types of performance measures so that you are able to track your progress.

In analyzing data, you should think not only about quantitative data, but also qualitative data. Remember that sometimes missing data can speak to the fact that certain communities, issues or inequities have historically been overlooked. Sometimes data sets treat communities as a monolithic group without respect to subpopulations with differing socioeconomic and cultural experience. Using this data could perpetuate historic inequities. Using the knowledge and expertise of a diverse set of voices, along with quantitative data is necessary (see Step #3).

You should be able to answer the following questions about data:

1. Will the proposal have impacts in specific geographic areas (neighborhoods, areas, or regions)? What are the racial demographics of those living in the area?
2. What does population level data tell you about existing racial inequities? What does it tell you about root causes or factors influencing racial inequities?
3. What performance level data do you have available for your proposal? This should include data associated with existing programs or policies.
4. Are there data gaps? What additional data would be helpful in analyzing the proposal? If so, how can you obtain better data?

Data Resources

Federal

- **American FactFinder:** The US Census Bureau's main site for online access to population, housing, economic and geographic data. <http://factfinder.census.gov>
- **US Census Quick Facts:** <http://quickfacts.census.gov/qfd/index.html>
- **Center for Disease Control (CDC)** <http://wonder.cdc.gov>

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State

- **American FactFinder** and the **US Census** website also have state data.
<http://factfinder.census.gov>
- Other sources of data vary by state. Many states offer data through the Office of Financial Management. Other places to find data include specific departments and divisions.

Local

- **American FactFinder** and the **US Census** website also have local data.
<http://factfinder.census.gov>
- Many jurisdictions have lots of city and county data available. Other places to find data include specific departments and divisions, service providers, community partners, and research literature.

STEP #3

How have communities been engaged? Are there opportunities to expand engagement?

It is not enough to consult data or literature to assume how a proposal might impact a community. Involving communities impacted by a topic, engaging community throughout all phases of a project, and maintaining clear and transparent communication as the policy or program is implemented will help produce more racially equitable results.

It is especially critical to engage communities of color. Due to the historical reality of the role of government in creating and maintaining racial inequities, it is not surprising that communities of color do not always have much trust in government. In addition, there is a likelihood that other barriers exist, such as language, perception of being welcome, and lack of public transportation, or childcare. For communities with limited English language skills, appropriate language materials and translation must be provided.

Government sometimes has legal requirements on the holding of public meetings. These are often structured as public hearings, with a limited time for each person to speak and little opportunity for interaction. It is important to go beyond these minimum requirements by using community meetings, focus groups, and consultations with commissions, advisory boards, and community-based organizations. A few suggestions that are helpful:

- When you use smaller groups to feed into a larger process, be transparent about the recommendations and/or thoughts that come out of the small groups (e.g. Have a list of all the groups you met with and a summary of the recommendations from each. That way you have documentation of what came up in each one, and it is easier to demonstrate the process).
- When you use large group meetings, provide a mix of different ways for people to engage, such as the hand-held voting devices, written comments that you collect, small groups, etc. It is typical, both because of structure and process, for large group discussions to lead to the participation of fewer voices. Another approach is to use dyads where people “interview” each other, and then report on what their partner shared. Sometimes people are more comfortable sharing other people’s information.
- Use trusted advocates/outreach and engagement liaisons to collect information from communities that you know are typically underrepresented in public processes. Again, sharing and reporting that information in a transparent way allows you to share it with

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others. For communities that have concerns about documentation status and interaction with government in general, this can be a particularly useful strategy.

Here are a few examples of good resources for community engagement:

- The City of Seattle Inclusive Outreach and Public Engagement Guide
- The City of Portland's Public Engagement Guide

You should be able to answer the following questions about community engagement and involving stakeholders:

1. Who are the most affected community members who are concerned with or have experience related to this proposal? How have you involved these community members in the development of this proposal?
2. What has your engagement process told you about the burdens or benefits for different groups?
3. What has your engagement process told you about the factors that produce or perpetuate racial inequity related to this proposal?

STEP #4

Who benefits from or will be burdened by your proposal? What are your strategies for advancing racial equity or mitigating unintended consequences?

Based on your data and stakeholder input, you should step back and assess your proposal and think about complementary strategies that will help to advance racial equity.

Governmental decisions are often complex and nuanced with both intended and unintended impacts. For example, when cities and counties face the necessity of making budget cuts due to revenue shortfalls, the goal is to balance the budget and the unintended consequence is that people and communities suffer the consequences of cut programs. In a situation like this, it is important to explicitly consider the unintended consequences so that impacts can be mitigated to the maximum extent possible.

We often tend to view policies, programs, or practices in isolation. Because racial inequities are perpetuated through systems and structures, it is important to also think about complementary approaches that will provide additional leverage to maximize the impact on racial inequity in the community. Expanding your proposal to integrate policy and program strategies and broad partnerships will help to increase the likelihood of community impact. Here are some examples:

- Many excellent programs have been developed or are being supported through health programs and social services. Good programs and services should continue to be supported, however, programs will never be sufficient to ultimately achieve racial equity in the community. If you are working on a program, think about policy and practice changes that can decrease the need for programs.
- Many jurisdictions have passed “Ban-the-Box” legislation, putting limitations on the use of criminal background checks in employment and/or housing decisions. While this is a policy that is designed to increase the likelihood of success for people coming out of incarceration, it is not a singular solution to racial inequities in the criminal justice system. To advance racial equity in the criminal justice system, we need comprehensive strategies that build upon good programs, policies, and partnerships.

You should be able to answer the following questions about strategies to advance racial equity:

1. Given what you have learned from the data and stakeholder involvement, how will the

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proposal increase or decrease racial equity? Who would benefit from or be burdened by your proposal?

2. What are potential unintended consequences? What are the ways in which your proposal could be modified to enhance positive impacts or reduce negative impacts?
3. Are there complementary strategies that you can implement? What are ways in which existing partnerships could be strengthened to maximize impact in the community? How will you partner with stakeholders for long-term positive change?
4. Are the impacts aligned with the your community outcomes defined in Step #1?

STEP #5

What is your plan for implementation?

Now that you know what the unintended consequences, benefits, and impacts of the proposal and have developed strategies to mitigate unintended consequences or expand impact, it is important to focus on thoughtful implementation.

You should be able to answer the following about implementation:

1. Describe your plan for implementation.
2. Is your plan:
 - realistic?
 - adequately funded?
 - adequately resourced with personnel?;
 - adequately resourced with mechanisms to ensure successful implementation and enforcement?
 - adequately resourced to ensure on-going data collection, public reporting, and community engagement?

If the answer to any of these questions is no, what resources or actions are needed?

STEP #6

How will you ensure accountability, communicate, and evaluate results?

Just as data was critical in analyzing potential impacts of the program or policy, data will be important in seeing whether the program or policy has worked. Developing mechanisms for collecting data and evaluating progress will help measure whether racial equity is being advanced.

Accountability entails putting processes, policies, and leadership in place to ensure that program plans, evaluation recommendations, and actions leading to the identification and elimination of root causes of inequities are actually implemented.

How you communicate about your racial equity proposal is also important for your success. Poor communication about race can trigger implicit bias or perpetuate stereotypes, often times unintentionally. Use a communications tool, such as the Center for Social Inclusion's [Talking About Race Right Toolkit](#) to develop messages and a communications strategy.

Racial equity tools should be used on an ongoing basis. Using a racial equity tool at different phases of a project will allow new opportunities for advancing racial equity to be identified and implemented. Evaluating results means that you will be able to make any adjustments to maximize impact.

You should be able to answer the following questions about accountability and implementation:

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1. How will impacts be documented and evaluated? Are you achieving the anticipated outcomes? Are you having impact in the community?
2. What are your messages and communication strategies that will help advance racial equity?
3. How will you continue to partner and deepen relationships with communities to make sure your work to advance racial equity is working and sustainable for the long haul?

VI. What if you don't have enough time?

The reality of working in government is that there are often unanticipated priorities that are sometimes inserted on a fast track. While it is often tempting to say that there is insufficient time to do a full and complete application of a racial equity tool, it is important to acknowledge that even with a short time frame, asking a few questions relating to racial equity can have a meaningful impact. We suggest that the following questions should be answered for “quick turn around” decisions:

- What are the racial equity impacts of this particular decision?
- Who will benefit from or be burdened by the particular decision?
- Are there strategies to mitigate the unintended consequences?

VII. How can you address barriers to successful implementation?

You may have heard the phrase, “the system is perfectly designed to get the outcomes it does.” For us to get to racially equitable outcomes, we need to work at the institutional and structural levels. As a part of institutions and systems, it is often a challenge to re-design systems, let alone our own individual jobs. One of the biggest challenges is often a skills gap. Use of a racial equity tool requires skill and competency, so it will be important for jurisdictions to provide training, mentoring, and support for managers and staff who are using the tool. GARE has a training curriculum that supports this Toolkit, as well as a “train-the-trainer” program to increase the capacity of racial equity advocates using the Toolkit.

Other barriers to implementation that some jurisdictions have experienced include:

- a lack of support from leadership;
- a tool being used in isolation;
- a lack of support for implementing changes; and,
- perfection (which can be the enemy of good).

Strategies for addressing these barriers include:

- building the capacity of racial equity teams. Training is not just to cultivate skills for individual employees, but is also to build the skill of teams to create support for group implementation and to create a learning culture;
- systematizing the use of the Racial Equity Tool. If the Racial Equity Tool is integrated into routine operations, such as budget proposal forms or policy briefing forms, then management and staff will know that it is an important priority;
- recognizing complexity. In most cases, public policy decisions are complex, and there are numerous pros, cons and trade-offs to be considered. When the Racial Equity Tool is used on an iterative basis, complex nuances can be addressed over time; and,

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- maintaining accountability. Build the expectation that managers and directors routinely use the Racial Equity Tool into job descriptions or performance agreements.

Institutionalizing use of a racial equity tool provides the opportunity to develop thoughtful, realistic strategies and timelines that advance racial equity and help to build long-term commitment and momentum.

VIII. How does use of a racial equity tool fit with other racial equity strategies?

Using a racial equity tool is an important step to operationalizing equity. However, it is not sufficient by itself. We must have a much broader vision of the transformation of government in order to advance racial equity. To transform government, we must normalize conversations about race, operationalize new behaviors and policies, and organize to achieve racial equity.

GARE is seeing more and more jurisdictions that are making a commitment to achieving racial equity, by focusing on the power and influence of their own institutions, and working in partnership across sectors and with the community to maximize impact. We urge you to join with others on this work. If you are interested in using a racial equity tool and/or joining local and regional government from across the country to advance racial equity, please let us know.

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APPENDICES

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APPENDIX A

Glossary of Frequently Used Terms

Bias

Prejudice toward one group and its members relative to another group.

Community Indicator

The means by which we can measure socioeconomic conditions in the community. All community indicators should be disaggregated by race, if possible.

Contracting Equity

Investments in contracting, consulting, and procurement should benefit the communities a jurisdiction serves, proportionate to the jurisdictions demographics.

Equity Result

The condition we aim to achieve in the community.

Explicit Bias

Biases that people are aware of and that operate consciously. They are expressed directly.

Implicit Bias

Biases people are usually unaware of and that operate at the subconscious level. Implicit bias is usually expressed indirectly.

Individual Racism

Pre-judgment, bias, or discrimination based on race by an individual.

Institutional Racism

Policies, practices, and procedures that work better for white people than for people of color, often unintentionally.

Performance Measure

Performance measures are at the county, department, or program level. Appropriate performance measures allow monitoring of the success of implementation of actions that have a reasonable chance of influencing indicators and contributing to results. Performance measures respond to three different levels: 1) Quantity—how much did we do?; 2) Quality—how well did we do it?; and 3) Is anyone better off? A mix of these types of performance measures is contained within the recommendations.

Racial Equity

Race can no longer be used to predict life outcomes and outcomes for all groups are improved.

Racial Inequity

Race can be used to predict life outcomes, e.g., disproportionality in education (high school graduation rates), jobs (unemployment rate), criminal justice (arrest and incarceration rates), etc.

Structural Racism

A history and current reality of institutional racism across all institutions, combining to create a system that negatively impacts communities of color.

Workforce Equity

The workforce of a jurisdiction reflects the diversity of its residents, including across the breadth (functions and departments) and depth (hierarchy) of government.

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APPENDIX B

City of Seattle Racial Equity Toolkit

On the following pages you will find an excerpt of the racial equity tool used by the City of Seattle as an example of what such tools can look like in practice. As discussed in Section 3 of the Resource Guide, the Seattle City Council passed an ordinance in 2009 that directed all City departments to use the Racial Equity Toolkit, including in all budget proposals made to the Budget Office. This directive was reaffirmed by an executive order of Mayor Ed Murray in 2014.

The Racial Equity Tool is an analysis applied to City of Seattle's policies, programs, and budget decisions. The City of Seattle has been applying the Racial Equity Toolkit for many years but as the City's Race and Social Justice Initiative (RSJI) becomes increasingly operationalized, the expectation and accountabilities relating to its use are increasing. In 2015, Mayor Murray required departments to carry out four uses of the toolkit annually. This will also become a part of performance measures for department heads.

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Racial Equity Toolkit

to Assess Policies, Initiatives, Programs, and Budget Issues

The vision of the Seattle Race and Social Justice Initiative is to eliminate racial inequity in the community. To do this requires ending individual racism, institutional racism and structural racism. The Racial Equity Toolkit lays out a process and a set of questions to guide the development, implementation and evaluation of policies, initiatives, programs, and budget issues to address the impacts on racial equity.

When Do I Use This Toolkit?

Early. Apply the toolkit early for alignment with departmental racial equity goals and desired outcomes.

How Do I Use This Toolkit?

With Inclusion. The analysis should be completed by people with different racial perspectives.

Step by step. The Racial Equity Analysis is made up of six steps from beginning to completion:



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APPENDIX B: CITY OF SEATTLE RACIAL EQUITY TOOLKIT

Racial Equity Toolkit Assessment Worksheet

Title of policy, initiative, program, budget issue: _____

Description: _____

Department: _____ Contact: _____

- Policy Initiative Program Budget Issue

Step 1. Set Outcomes.

1a. What does your department define as the most important racially equitable community outcomes related to the issue? (Response should be completed by department leadership in consultation with RSJI Executive Sponsor, Change Team Leads and Change Team. Resources on p.4)

1b. Which racial equity opportunity area(s) will the issue primarily impact?

- Education Criminal Justice
 Community Development Jobs
 Health Housing
 Environment

1c. Are there impacts on:

- Contracting Equity Immigrant and Refugee Access to Services
 Workforce Equity Inclusive Outreach and Public Engagement

Please describe:

Step 2. Involve stakeholders. Analyze data.

2a. Are there impacts on geographic areas? Yes No

Check all neighborhoods that apply (see map on p.5):

- All Seattle neighborhoods Lake Union East District
 Ballard Southwest King County (outside Seattle)
 North Southeast Outside King County
 NE Delridge Please describe:
 Central Greater Duwamish

2b. What are the racial demographics of those living in the area or impacted by the issue?

(See Stakeholder and Data Resources p. 5 and 6)

2c. How have you involved community members and stakeholders? (See p.5 for questions to ask community/staff at this point in the process to ensure their concerns and expertise are part of analysis.)

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APPENDIX B: CITY OF SEATTLE RACIAL EQUITY TOOLKIT

2d. What does data and your conversations with stakeholders tell you about existing racial inequities that influence people's lives and should be taken into consideration? (See Data Resources on p.6. *King County Opportunity Maps* are good resource for information based on geography, race, and income.)

2e. What are the root causes or factors creating these racial inequities?
Examples: Bias in process; Lack of access or barriers; Lack of racially inclusive engagement

Step 3. Determine Benefit and/or Burden.

Given what you have learned from data and from stakeholder involvement...

3. How will the policy, initiative, program, or budget issue increase or decrease racial equity? What are potential unintended consequences? What benefits may result? Are the impacts aligned with your department's community outcomes that were defined in Step 1.?

Step 4. Advance Opportunity or Minimize Harm.

4. How will you address the impacts (including unintended consequences) on racial equity? What strategies address immediate impacts? What strategies address root causes of inequity listed in Q.6? How will you partner with stakeholders for long-term positive change? If impacts are not aligned with desired community outcomes, how will you re-align your work?

Program Strategies? _____

Policy Strategies? _____

Partnership Strategies? _____

Step 5. Evaluate. Raise Racial Awareness. Be Accountable.

5a. How will you evaluate and be accountable? How will you evaluate and report impacts on racial equity over time? What is your goal and timeline for eliminating racial inequity? How will you retain stakeholder participation and ensure internal and public accountability? How will you raise awareness about racial inequity related to this issue?

5b. What is unresolved? What resources/partnerships do you still need to make changes?

Step 6. Report Back.

Share analysis and report responses from Q.5a. and Q.5b. with Department Leadership and Change Team Leads and members involved in Step 1.

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APPENDIX B: CITY OF SEATTLE RACIAL EQUITY TOOLKIT

Creating Effective Community Outcomes

Outcome = the result that you seek to achieve through your actions.

Racially equitable community outcomes = the specific result you are seeking to achieve that advances racial equity in the community.

When creating outcomes think about:

- What are the greatest opportunities for creating change in the next year?
- What strengths does the department have that it can build on?
- What challenges, if met, will help move the department closer to racial equity goals?

Keep in mind that the City is committed to creating racial equity in seven key opportunity areas: **Education, Community Development, Health, Criminal Justice, Jobs, Housing, and the Environment.**

Examples of community outcomes that increase racial equity:

OUTCOME	OPPORTUNITY AREA
Increase transit and pedestrian mobility options in communities of color.	Community Development
Decrease racial disparity in the unemployment rate.	Jobs
Ensure greater access to technology by communities of color.	Community Development, Education, Jobs
Improve access to community center programs for immigrants, refugees and communities of color.	Health, Community Development
Communities of color are represented in the City's outreach activities.	Education, Community Development, Health, Jobs, Housing, Criminal Justice, Environment
The racial diversity of the Seattle community is reflected in the City's workforce across positions.	Jobs
Access to City contracts for Minority Business Enterprises is increased.	Jobs
Decrease racial disparity in high school graduation rates	Education

Additional Resources:

- **RSJI Departmental Work Plan:** <http://inweb/rsji/departments.htm>
- **Department Performance Expectations:** <http://web1.seattle.gov/DPETS/DPETSWebHome.aspx>
- **Mayoral Initiatives:** <http://www.seattle.gov/mayor/issues/>

APPENDIX B: CITY OF SEATTLE RACIAL EQUITY TOOLKIT

Identifying Stakeholders + Listening to Communities of Color

Identify Stakeholders

Find out who are the **stakeholders** most affected by, concerned with, or have experience relating to the policy, program or initiative? Identify racial demographics of neighborhood or those impacted by issue. (See *District Profiles in the [Inclusive Outreach and Public Engagement Guide](#) or refer to U.S. Census information on p.7*)

Once you have identified your stakeholders

Involve them in the issue.

Describe how historically underrepresented community stakeholders can take a leadership role in this policy, program, initiative or budget issue.

Listen to the community. Ask:

1. What do we need to know about this issue? How will the policy, program, initiative or budget issue burden or benefit the community? (*concerns, facts, potential impacts*)
2. What factors produce or perpetuate racial inequity related to this issue?
3. What are ways to minimize any negative impacts (harm to communities of color, increased racial disparities, etc) that may result? What opportunities exist for increasing racial equity?

Tip: Gather Community Input Through...

- Community meetings
- Focus groups
- Consulting with City commissions and advisory boards
- Consulting with Change Team

Examples of what this step looks like in practice:

- A reduction of hours at a community center includes conversations with those who use the community center as well as staff who work there.
- Before implementing a new penalty fee, people from the demographic most represented in those fined are surveyed to learn the best ways to minimize negative impacts.

For resources on how to engage stakeholders in your work see the **Inclusive Outreach and Public Engagement Guide**: <http://inweb1/neighborhoods/outreachguide/>



Racial Equity Tool Worksheet

Step #1

What is your proposal and the desired results and outcomes?

1. Describe the policy, program, practice, or budget decision (for the sake of brevity, we refer to this as a “proposal” in the remainder of these steps)
2. What are the intended results (in the community) and outcomes (within your own organization)?
3. What does this proposal have an ability to impact?

- | | |
|-------------------------------|------------------------|
| Children and youth | Health |
| Community engagement | Housing |
| Contracting equity | Human services |
| Criminal justice | Jobs |
| Economic development | Parks and recreation |
| Education | Planning / development |
| Environment | Transportation |
| Food access and affordability | Utilities |
| Government practices | Workforce equity |
| Other _____ | |

Step #2

What’s the data? What does the data tell us?

1. Will the proposal have impacts in specific geographic areas (neighborhoods, areas, or regions)? What are the racial demographics of those living in the area?
2. What does population level data, including quantitative and qualitative data, tell you about existing racial inequities? What does it tell you about root causes or factors influencing racial inequities?
3. What performance level data do you have available for your proposal? This should include data associated with existing programs or policies.
4. Are there data gaps? What additional data would be helpful in analyzing the proposal? If so, how can you obtain better data?

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Step #3

How have communities been engaged? Are there opportunities to expand engagement?

1. Who are the most affected community members who are concerned with or have experience related to this proposal? How have you involved these community members in the development of this proposal?
2. What has your engagement process told you about the burdens or benefits for different groups?
3. What has your engagement process told you about the factors that produce or perpetuate racial inequity related to this proposal?

Step #4

What are your strategies for advancing racial equity?

1. Given what you have learned from research and stakeholder involvement, how will the proposal increase or decrease racial equity? Who would benefit from or be burdened by your proposal?
2. What are potential unintended consequences? What are the ways in which your proposal could be modified to enhance positive impacts or reduce negative impacts?
3. Are there complementary strategies that you can implement? What are ways in which existing partnerships could be strengthened to maximize impact in the community? How will you partner with stakeholders for long-term positive change?
4. Are the impacts aligned with your community outcomes defined in Step #1?

Step #5

What is your plan for implementation?

1. Describe your plan for implementation.
2. Is your plan:
 - Realistic?
 - Adequately funded?
 - Adequately resourced with personnel?
 - Adequately resources with mechanisms to ensure successful implementation and enforcement?
 - Adequately resourced to ensure on-going data collection, public reporting, and community engagement?

If the answer to any of these questions is no, what resources or actions are needed?

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Step #6

How will you ensure accountability, communicate, and evaluate results?

1. How will impacts be documented and evaluated? Are you achieving the anticipated outcomes? Are you having impact in the community?
2. What are your messages and communication strategies that will help advance racial equity?
3. How will you continue to partner and deepen relationships with communities to make sure your work to advance racial equity is working and sustainable for the long-haul?

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APPENDIX D

Applications of a Racial Equity Tool in Madison, WI

Agency/ Organization	Project	Tool(s) Used	Purpose & Outcomes (if applicable)
Clerk's Office	2015–2016 work plan	Equity & Empowerment Lens (Mult. Co.)	Adopted new mission, vision, work plan, and evaluation plan with racial equity goals
Streets Division	Analysis of neighborhood trash pickup	RESJI analysis (comprehensive)	Recommendations to adjust large item pickup schedule based on neighborhood & seasonal needs
Madison Out of School Time (MOST) Coalition	Strategic planning	RESJI analysis (fast-track)	Adopted strategic directions, including target populations, informed by racial equity analysis
Public Health Madison & Dane County	Dog breeding & licensing ordinance	RESJI analysis (comprehensive)	Accepted recommendation to table initial legislation & develop better policy through more inclusive outreach; updated policy adopted
Fire Department	Planning for new fire station	RESJI analysis (comprehensive)	Recommendations for advancing racial equity and inclusive community engagement; development scheduled for 2016–2017
Metro Transit	Succession planning for management hires	RESJI equitable hiring checklist	First woman of color promoted to Metro management position in over 20 years
Human Resources Department	2015 & 2016 work plans	RESJI analysis (fast-track & comprehensive)	2015 plan reflects staff input; 2016 work plan to include stakeholder input (est. 10/15)
Human Resources Department	City hiring process	RESJI analysis (comprehensive)	Human Resources 2015 racial equity report: http://racialequityalliance.org/2015/08/14/the-city-of-madisons-2015-human-resources-equity-report-advancing-racial-equity-in-the-city-workforce/
Economic Development Division	Public Market District project	RESJI analysis (comprehensive)	10 recommendations proposed to Local Food Committee for incorporation into larger plan
Public Health Madison & Dane County	Strategic planning	RESJI analysis (fast-track)	Incorporation of staff & stakeholder input, racial equity priorities, to guide goals & objectives (est. 11/15)

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Agency/ Organization	Project	Tool(s) Used	Purpose & Outcomes (if applicable)
Planning, Community & Econ. Devel. Dept.	Judge Doyle Square development (public/private, TIF-funded)	RESJI analysis (fast-track); ongoing consultation	Highlight opportunities for advancement of racial equity; identify potential impacts & unintended consequences; document public-private development for lessons learned and best practices
Parks Division	Planning for accessible playground	TBD	Ensure full consideration of decisions as informed by community stakeholders, with a focus on communities of color and traditionally marginalized communities, including people with disabilities.
Fire Department	Updates to promotional processes	TBD	Offer fair and equitable opportunities for advancement (specifically Apparatus Engineer promotions)

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The Haas Institute for a Fair and Inclusive Society at the University of California, Berkeley brings together researchers, community stakeholders, policymakers, and communicators to identify and challenge the barriers to an inclusive, just, and sustainable society and create transformative change. The Institute serves as a national hub of a vibrant network of researchers and community partners and takes a leadership role in translating, communicating, and facilitating research, policy, and strategic engagement. The Haas Institute advances research and policy related to marginalized people while essentially touching all who benefit from a truly diverse, fair, and inclusive society.

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The Center for Social Inclusion's mission is to catalyze grassroots community, government, and other institutions to dismantle structural racial inequity. We apply strategies and tools to transform our nation's policies, practices, and institutional culture in order to ensure equitable outcomes for all. As a national policy strategy organization, CSI works with community advocates, government, local experts, and national leaders to build shared analysis, create policy strategies that engage and build multi-generational, multi-sectoral, and multi-racial alliances, and craft strong communication narratives on how to talk about race effectively in order to shift public discourse to one of equity.

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LOCAL AND REGIONAL
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Mebane Fire Dept. Monthly Report

	September	Year to Date	% Change from 2019
Structural Response			
Totals	28	177	-5%
Average Personnel Per Response	11	12	
Average Volunteer Response	3	4	
Non Structural Responses			
Totals	56	481	-4%
Total Fire Response	84	658	-4%
Location (Year to Date)	North	South	
Total Number/Percentage	338/51%	320/49%	
Average Fire Response Time	5:21	5:57	
Percentage of Calls Inside City	57%	51%	
Percentage of Calls Outside City	31%	33%	
Percentage of Calls for Mutual Aid	12%	16%	
EMT Response	141	1215	-22%
Location (Year to Date)	North	South	
Total Number/ Percentage	650/53%	565/47%	
CPS Seats Checked	5	83	
Seats Distributed	0	0	
Smoke Alarms Checked/Installed	11	34	
Station Tours/Programs	0	4	
# of Participants	0	80	
Events Conducted/Attended	2	19	