

Town Hall Council Chambers  
30 South Main Street  
Weaverville, N.C. 28787

6:45pm:  
Public Hearing for Northridge Commons Townhouses  
(formerly Weaverville Townhomes) Conditional Zoning  
District Application

REGULAR MEETING AGENDA

June 18, 2018 at 7:00pm

Town Council Regularly Scheduled Monthly Meeting

- 1. **Call to Order** ..... Mayor Root
- 2. **Approval / Adjustments to the Agenda** ..... Mayor Root
- 3. **Approval of Minutes** ..... Mayor Root
  - A. May 15, 2018 Special-Called Meeting Minutes
  - B. May 21, 2018 Town Council Regular Meeting Minutes
- 4. **Consent Agenda**
  - A. Monthly Tax Report ..... Finance Director
  - B. Major Subdivision & Final Plat Approval for 6 Garrison Road ..... Planning Director
  - C. Doan Road Duplexes: Amendment to Water Allocation ..... Public Works Director
  - D. Board Appointment to Zoning Board of Adjustment (Alternate) ..... Mayor Root
  - E. System Development Fees Implementation ..... Town Attorney
- 5. **General Public Comments**
- 6. **Town Manager's Report** ..... Town Manager
- 7. **Discussion & Action Items:**
  - A. Town Council Vacancy – Council Member Penley’s Resignation ..... Mayor Root
  - B. Action on Conditional Zoning District: Northridge Commons Townhouses ..... Planning Director
  - C. Property Disposition Options on Former School Bus Garage ..... Town Attorney
  - D. Adoption of FY 2018-2019 Budget: Budget Ordinance & Fee Schedule ..... Town Manager
  - E. Public Works & Water Resources Quarterly Reports ..... Public Works Director
- 8. **Closed Session** ..... Mayor Root
  - A. N.C.G.S. §143-318.11(a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege ...
  - B. N.C.G.S §143-318.11(a)(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee...
- 9. **Adjournment** ..... Mayor Root



## MINUTES

**Town of Weaverville  
State of North Carolina**

**Town Council Workshop  
Tuesday, May 15, 2018**

The Town Council for the Town of Weaverville met for a Town Council Workshop on Tuesday, May 15, 2018, at 5:30 p.m. in Council Chambers within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Council Members present: Mayor Al Root, Councilman Patrick Fitzsimmons, Councilman Doug Jackson. Councilman Andrew Nagle. Vice Mayor Penley and Councilwoman Sherrill were absent.

Staff present: Town Attorney Jennifer Jackson, Town Manager Selena Coffey, Planning Director and Deputy Town Clerk James Eller, Finance Officer Tonya Dozier, Police Chief Alan Wyatt, Public Works Director Dale Pennell and Water Treatment Plant Director Trent Duncan.

### 1. Call to Order

*Mayor Al Root called the workshop to order at 6:00pm.*

### 2. Outstanding Budgetary Items

#### A. Updates

#### 1. Preliminary budget revisions

Ms. Coffey provided Council with some highlighted revisions to the preliminary budget. Said revision include a reduction in sales tax revenue, a reduction in the ABC Store distribution, an increase in interest earned, a decrease across the board in health insurance expenses and increases across the board in telephone/internet service accounts.

#### 2. North Buncombe Fire District tax rate update

Ms. Coffey noted that the Town has requested of Buncombe County to increase the fire district tax rate from 0.112 to 0.12. The County will act on such issue on June 19.

#### 3. Engineering Report on Water Treatment Plant expansion update

Ms. Coffey noted that staff has received a draft report Withers-Ravenel Martin related to the possible water plant expansion and would be forwarding to Council for their review. Ms. Coffey also reported that Council could expect a formal presentation of the report at the June or July meeting of Council.

#### 4. Capital Improvements Plan

Ms. Coffey provided Council with a preliminary version of the fiscal years 2019-2021 capital improvement plan.

#### B. Former Bus Garage on Central Avenue

Ms. Coffey provided Council with options related to the future use of the old bus garage on Central Avenue. Said options included the sale of the property with an appraised value of \$247,700; replacing the storage space within the bus garage for public works shown at a value of \$785,000; and a repair of the facility shown at \$100,000 for the continued use of the facility for public works storage.

Councilman Jackson noted his opinion that the property should be sold. Councilman Fitzsimmons concurred. Councilman Nagle noted that he would support potential funding from the fund balance to subsidize additional storage for public works which would become necessary with the sale of the bus garage.

Councilman Fitzsimmons asked for further clarification on a replacement facility to be used as storage by public works. Ms. Coffey noted that the proposed structure would consolidate all storage for public works for items which are presently spread to multiple locations.

Councilman Jackson asked the time frame for the facility to be completed should council approve the funding. Mr. Pennell replied that he had a 12 month expectancy for the completion of the facility.

Consensus was gained by Council that staff should proceed with the possible sale of the property.

#### C. Lake Louise Community Center

Ms. Coffey reported that the original architectural estimate for the proposed community center was 1.44 million dollars which did not include site prep, engineering or contingencies. Also of note was that the parks and recreation advisory board has recommended an expansion of the original plan by approximately 600 square feet. Ms. Coffey offered a recommendation that Council formally appropriate the \$550,000 set aside from the Eller Cove Watershed to partially fund the Community Center project.

Councilman Nagle offered the opinion of the parks and recreation advisory board that the true cost of the project would be closer to two million to two and a quarter million dollars.

Consensus was gained by Council that staff proceed with the appropriation of the \$550,000 from the Eller Cove Watershed toward the proposed community center facility.

#### D. Fee Schedule

Ms. Coffey presented a revised schedule of fees with figures that had been changed highlighted. Of particular note was a proposed increase of two percent in water rates and the proposed doubling of water system development fees.

Councilman Nagle requested that staff research the fees associated with permits by neighboring jurisdictions, particularly regarding permits for mobile food vendors.

Councilman Jackson noted his opinion that fees associated with water system development fees should increase more than shown. Councilman Nagle concurred. Councilman Fitzsimmons asked staff to gather information on similar fees from other jurisdictions.

### 3. Adjournment.

*Councilwoman Nagle made the motion to adjourn; Councilman Fitzsimmons seconded and all voted to adjourn the Council's meeting.*

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**James Eller, Deputy Town Clerk**



## MINUTES

**Town of Weaverville  
State of North Carolina**

**Town Council Regular Meeting  
Monday, May 21, 2018**

The Town Council for the Town of Weaverville met for its regular monthly meeting on Monday, May 21, 2018, at 7:00 p.m. in Council Chambers within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Council members present were: Mayor Al Root, Councilwoman Dottie Sherrill, Councilman Doug Jackson, Councilman Andrew Nagle and Councilman Patrick Fitzsimmons. Vice Mayor/Councilman John Penley was absent.

Staff present was: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Town Clerk Derek Huninghake, Police Chief Alan Wyatt, Fire Chief Ted Williams, Town Planner James Eller, Finance Officer Tonya Dozier, Public Works Director Dale Pennell and Water Treatment Plant Supervisor Trent Duncan.

### 1. Call to Order

*Mayor Al Root called the meeting to order at 7:00 p.m.*

### 2. Approval/Adjustments to the Agenda

*Councilman Jackson made a motion to approve the agenda as presented. Councilman Nagle seconded and all voted in favor of the motion.*

### 3. Approval of Minutes

*Councilwoman Sherrill made the motion to approve the minutes from April 16, 2018 Town Council regular meeting and April 23, 2018 Town Council Budget Workshop/ Special-called meeting as presented. Councilman Nagle seconded the motion and all voted in favor on the approval of the minutes.*

### 4. Consent Agenda

**A. Monthly Tax Report** – *Ms. Coffey noted that the tax report shows the current collection rate at 99%.*

**B. 6 Garrison Road Major Subdivision Preliminary Plat Approval** – *Approval of Major Subdivision Preliminary Plat for 6 Garrison Road*

**C. Schedule Special-Called Meeting and Set Public Hearing for Weaverville Town Homes Conditional Zoning District Application for June 18, 2018 at 6:45pm** – *Scheduled Special-Called Meeting on June 18, 2018 to hold Public Hearing on Conditional Zoning District application. Set Public Hearing for June 18, 2018 at 6:45 pm.*

**D. Purchase of Fire Department Structural Firefighting Personal Protective Equipment** – *Approved the purchase of Structural Firefighting Personal Protective Equipment for Weaverville Fire Department*

### 5. Special Recognitions

Mayor Root and Councilwoman Sherrill on behalf of Town Council presented a plaque in special recognition to the Reuter Center Singers group, North Buncombe's ROTC Drill team and Howard Dusenbury for their involvement in helping honor Memorial Day, Veterans Day, and Patriot Day at Lake Louise each year.

### 6. General Public Comment

Public comments were received as follows:

Thomas Veasey, Lakeshore Drive, thanked Council for everything they do for the Town and said he heard there might be a vacancy coming up on the board to which he would like to be considered to fill the open seat.

## 7. Discussion and Action Items

### A. FY 2018-2019 Budget Presentation & Set Public Hearing for June 4, 2018 at 6:00pm

Town Manager Selena Coffey mentioned that the proposed budget and budget message is available on the Town's website. She gave an overview of the proposed budget with the General Fund budget at \$7.4 million and Water Fund at \$2.2 million. The tax rate is projected to stay at \$0.38, a request to Buncombe County has been made to increase fire tax rate to \$0.12, and sales tax is projected to be around \$0.109 this year. Also, it is proposed to add a School Resource Officer to help at the Weaverville schools and the addition of three firefighter positions. Included expenditures within the General Fund proposed budget are upgrades in security and connectivity technology, new flooring at the Town Hall, new capital equipment for the Police Department and Public Works, continuing the Streets Improvement Plan and appropriation of \$550,000 to the Lake Louise Community Center. As for the Water Fund revenue, it includes a proposed water rate increase of 2%, and an addition of system development fees. The expenditures proposed are capital equipment and improvements for two fleet trucks and radio read water meters, upgrades to the SCADA system and water treatment plant and ox creek reservoir repairs. **Please note that in the budget message on page 6, it shows that \$40,000 is budgeted for the two fleet trucks, this should actually be \$73,600.** In closing, the proposed budget also includes a 2% COLA and merit rate increase for employees and health insurance increasing by approximately 8%. Town Manager Coffey asked Council to schedule a Public Hearing on the proposed budget for June 4, 2018 at 6:00 pm.

*Councilwoman Sherrill made a motion to schedule a public hearing on the proposed budget for June 4, 2018 at 6:00pm. Councilman Jackson seconded the motion. The motion passed by a unanimous vote of Council.*

### B. Water Leak Protection Program

Finance Officer Tonya Dozier discussed with Town Council that this matter was brought before them at the February Town Council meeting and now it is back for their approval. With their approval, the Town would no longer provide water adjustments and a letter from the Town Manager and flyer would be sent out in May's water bill informing customers of the change. If they don't want to be enrolled in the program, they can call ServLine and be withdrawn.

Town Attorney Jennifer Jackson mentioned that in order to implement this program, Town Council would have to take action on an amendment to Section 30 – 107 of Town Code, a Customer Service Policy that deals with water issues in relation to customers, and adoption of the Water Leak Protection Policy.

*Councilman Fitzsimmons made a motion to adopt the proposed ordinance amending Section 30-107 of Town Code as it pertains to water billing adjustment, effective July 1, 2018, and adopt the proposed resolution that amends the Town's Customer Service Policy as it pertains to water billing adjustments and enacts the new Water Leak Protection Policy effective July 1, 2018. Councilman Nagle seconded the motion. The motion passed by a unanimous vote of Council.*

### C. Amendments to Personnel Policy: Position Classification, Pay Plan, Recruitment and Selection

Town Attorney Jennifer Jackson reviewed the following proposed amendments to the Personnel policy with Town Council.

1. **Article II (Amended) – Position Classification Plan** – Utilized as a guide in recruitment, promotion, review of salary, etc.
2. **Article III (Amended) – Pay Plan** – Designed to ensure equitable compensation for all positions. (On Budget Ordinance up for adoption by Town Council)
3. **Article IV (Amended) – Recruitment and Selection** – Equal Employment Opportunity Policy, Job Advertisements, Probation, Promotion, Demotion, etc.

Town Attorney Jennifer Jackson mentioned that the changes to these amendments are minor, compared to the other amendments. They have been established for a long time and needed to be updated.

Discussion among Council was to replace HR officer with designee in the provisions and change the name of Section 14 to holiday bonuses or compensation besides longevity pay.

Town Attorney Jennifer Jackson noted that Town Council can still approve the amendments to Article II and Article IV, and staff will bring back Article III after changes to the longevity pay.

*Councilman Jackson made a motion to approve the amendments to Article II and Article IV . Councilman Nagle seconded the motion. The motion passed by a unanimous vote of Council.*

#### **D. Text Amendments related to Political Signage**

Town Planner James Eller mentioned that before Town Council is an initial review consideration that the Town's ordinance related to the placement of political signage is noncompliant with state statute. The ordinance proposes to regulate political signage within the rights-of-way of state owned roads where no statutory authority exists to do so and requires that such signage be removed two days following the election where statute grants ten days. Town Planner Eller is requesting to send this initial review to Planning and Zoning Board for full review.

*Councilman Nagle made a motion to approve the request for an initial review of proposed text amendment related to political signage and referral to the Planning and Zoning Board for full review process . Councilman Fitzsimmons seconded the motion. The motion passed by a unanimous vote of Council.*

#### **E. Text Amendments related to Nonconforming Uses, Lots of Record, and Structures**

Town Planner James Eller mentioned that before Town Council is a request for an initial review of proposed text amendment related to nonconformities and referral to the Planning and Zoning Board for full review process. Staff and the Zoning Board of Adjustment believe that ordinances related to such nonconformities need review and possible revisions, because the ordinances have been unchanged since the adoption of the Town's original zoning ordinance in 1978.

*Councilman Nagle made a motion to approve the request for an initial review of proposed text amendment related to nonconforming and referral to the Planning and Zoning Board for full review process. Councilman Jackson seconded the motion. The motion passed by a unanimous vote of Council.*

#### **F. Text Amendments related to Conditional Zoning Districts**

Town Planner James Eller mentioned to Council that as a result of a recent zoning map amendment application, the PZB recognized a need for a zoning district which would ease the transition from commercially zoned to residentially zoned properties. Staff believes the objective of the PZB may be accomplished through conditional zoning rather than the creation of a new zoning district. Town Planner Eller is requesting to send this initial review to the Planning and Zoning Board for full review.

*Councilman Jackson made a motion to approve the request for an initial review of proposed text amendment related to conditional zoning districts and referral to the Planning and Zoning Board for full review process . Councilman Nagle seconded the motion. The motion passed by a unanimous vote of Council.*

#### **G. Police Department Quarterly Report**

Police Chief Alan Wyatt presented the Weaverville Police Departments Quarterly Report from February – April 2018, which included activities and call data. The report is attached below.

#### **H. Fire Department Quarterly Report**

Fire Chief Ted Williams presented the Weaverville Fire Departments Quarterly Report from February – April 2018, which included activities and call data. The report is attached below.

#### **8. Town Manager’s Report**

Town Manager Selena Coffey presented her Manager’s report to Council including the Strategic Plan draft has been sent out, OSHA visited last week and all the departments were in good standing, the Greenway update is Buncombe County still has in their budget to match the Town’s contribution, and the Mayor and Ms. Coffey were at the Ribbon-cutting for the opening of ASPCA.

Mayor Root also recognized Clint Parker on the 15<sup>th</sup> Anniversary of the Weaverville Tribune.

#### **9. Closed Session**

*Councilman Fitzsimmons made the motion to enter closed session as per N.C. Gen. Stat. § 143-318.11(a) (3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and public body, and N.C. Gen. Stat. § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, of conditions of employment of a public officer or employee, or to hear or investigate a complaint, charge or grievance. Councilman Nagle seconded the motion and by a unanimous vote Council entered into closed session.*

[CLOSED SESSION]

*Councilwoman Sherrill made the motion to exit closed session. Councilman Nagle seconded and all voted unanimously to exit closed session and re-enter open session.*

#### **10. Adjournment**

*Councilman Nagle made the motion to adjourn; Councilwoman Sherrill seconded and all voted to adjourn the Council’s meeting at 9:46 p.m.*

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**Derek K. Huninghake, Town Clerk**

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** June 18, 2018  
**SUBJECT:** Monthly Tax Report  
**PRESENTER:** Town Finance Officer  
**ATTACHMENTS:** Monthly Tax Report

**DESCRIPTION/SUMMARY OF REQUEST:**

The Town Tax Collector provides the following monthly tax report as of June 13, 2018. This report shows a collection rate of over 99% and is provided for information only.

No action is requested or required.

**Town of Weaverville  
MONTHLY TAX REPORT  
FY 2017-18**

**AS OF 6/13/2018**

Real Property:	718,048,829	
Real Property Discoveries:	4,382,100	
Total Real Property:		722,430,929
Personal:	68,272,808	
Personal Discoveries:	25,284	
Total Personal:		68,298,092
Public Utilities:		5,147,971
Exemption:		(9,394,737)
Releases:		(1,465,263)
<b>Total Tax Value</b>		<b>785,016,992</b>

**Tax Levy @.38 cents per \$100**

Real Property:		2,745,238
Personal Property:		259,533
Public Utilities:	19,562	
Less Under \$5 Adjustment	(61)	
Total Public Utilities:		19,501
Exemption:		(35,700)
Releases:		(5,568)
<b>Total Levy (Total Billed)</b>		<b>2,983,004</b>

<b>Total Current Year Collections</b>	<b>2,972,389</b>
<b>% Collected</b>	<b>99.64%</b>

**Total Left to be Collected:** **10,614**

**Prior Years Paid** 5,624

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**Date of Meeting:** Monday, June 18, 2018  
**Subject:** 6 Garrison Road Major Subdivision  
**Presenter:** Planning Director  
**Attachments:** Recommendation of the Planning and Zoning Board; 6 Garrison Road Major Subdivision Application and Final Plat; Water and Sewer Service Applications

**Description:**

On Tuesday, June 5 the Planning and Zoning Board reviewed the attached final plat as required by ordinance and passed along a unanimous recommendation that said plat be approved by Town Council.

**Action Requested:**

Staff is requesting the approval of the aforementioned major subdivision and has found in conjunction with the Planning and Zoning Board that the proposed subdivision is in accordance with the ordinances of the Town. A suggested motion is as follows:

*I move that we approve the final plat for the subdivision at 6 Garrison Road*

**MAJOR SUBDIVISION APPLICATION**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787  
(828) 484-7002— fax (828) 645-4776 — jeller@weaverville.org

Fee: \$300.00 + \$25.00 per lot

APPLICATION DATE: 11/22/17 OWNER NAME: CAROLYN RICE  
SUBDIVISION NAME: CAROLYN RICE PROPERTY ADDRESS: 6 GARRISON ROAD  
PIN: 9732900999 DEED BOOK/PAGE: 5590/1275  
ORIGINAL TRACT SIZE (acres): 2.39 ACRES PROPOSED NUMBER OF LOTS: 3  
SUBDIVISION TYPE:  RESIDENTIAL  COMMERCIAL  INDUSTRIAL

OWNER/AGENT NAME: CAROLYN RICE / GARY RICE PHONE NUMBER: (828) 575-4284  
ADDRESS:

REGISTERED SURVEYOR: BOBBY McMAHAN PHONE NUMBER: (828) 645-5554  
ADDRESS: P.O. BOX 1296 WEAVERVILLE N.C.

REGISTERED ENGINEER: N/A PHONE NUMBER:  
ADDRESS:

Which utilities will serve the proposed development?:

- PUBLIC SANITARY SEWER  COMMUNITY SEWER  SEPTIC TANKS ON EACH LOT  
 PUBLIC WATER  COMMUNITY WATER  WELLS ON EACH LOT

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Subdivision Ordinance and Zoning Ordinance and to be fully aware of the regulations detailed therein.

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner. I understand that a copy of the recorded plat must be submitted to the Zoning Department prior to the issuance of any permits associated with this subdivision.

Carlene  
SIGNATURE OF APPLICANT

11/22/17  
DATE

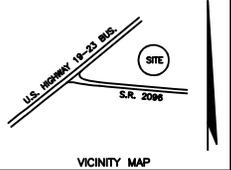
**OFFICE USE ONLY**

FEE: 375  DATE PAID: 11.22.17  CHECK  CASH  
PRELIMINARY PLAT APPROVAL DATE: FINAL PLAT APPROVAL DATE:

APPROVED WITH CONDITIONS:

NORTH - GRID NORTH (NAD 83)

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS WILL BE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF WEAVERVILLE'S SPECIFICATIONS AND STANDARDS IN THE CAROLYN RICE SUBDIVISION AND THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF WEAVERVILLE HAVE BEEN RECEIVED, AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF \$375 HAS BEEN PAID.



DATE \_\_\_\_\_ SUBDIVISION ADMINISTRATOR \_\_\_\_\_

LEGEND

- ⊙ ..... 5/8" REBAR (FOUND)
- △ ..... MAG NAIL (FOUND)
- ⊙ ..... 3/4" IRON PIPE (FOUND)
- ⊙ ..... WATER METER/VALVE
- ⊙ ..... 5/8" REBAR WITH I.D. CAP (SET)
- △ ..... MAG NAIL (SET)
- ⊙ ..... SEWER CLEAN OUT
- ..... UNMARKED POINT
- ..... UTILITY POLE WITH OVERHEAD LINES
- x - x - x - FENCE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF WEAVERVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITHIN MY FREE CONSENT. I FURTHER CERTIFY THAT THE SUBDIVISION COMPLIES WITH ALL PROVISIONS OF THE ORDINANCE OF THE TOWN OF WEAVERVILLE.

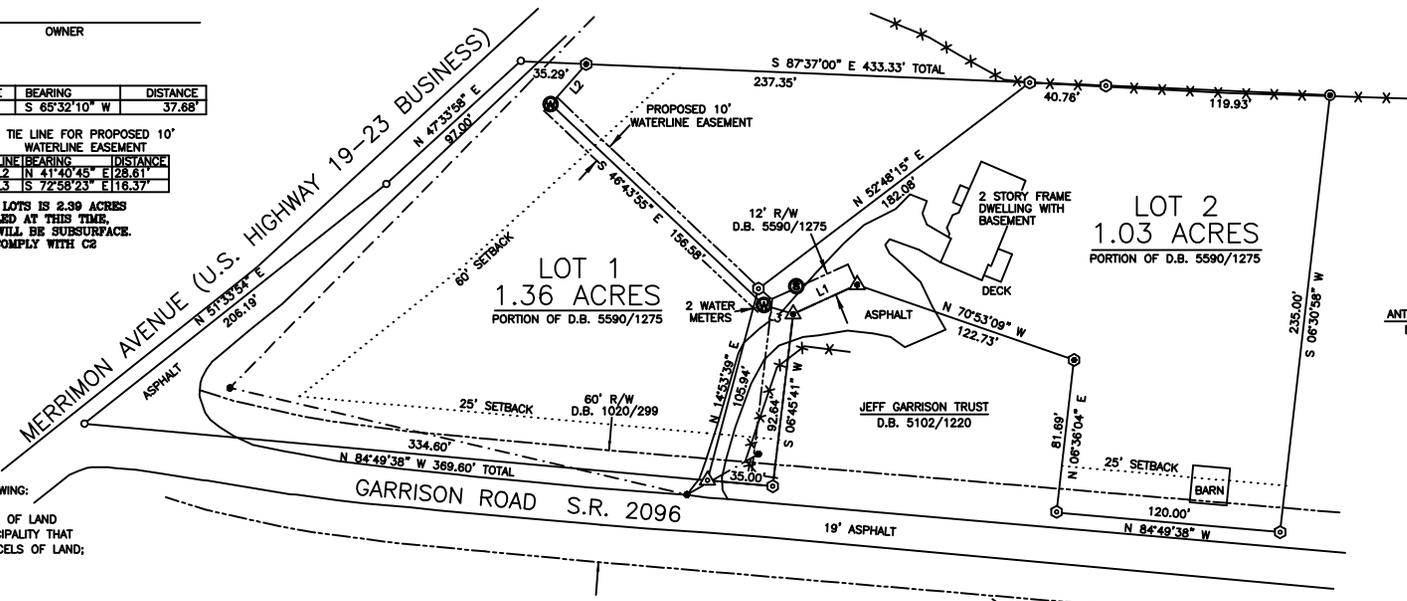
DATE \_\_\_\_\_ OWNER \_\_\_\_\_

LINE	BEARING	DISTANCE
L1	S 65°32'10" W	37.68'

TIE LINE FOR PROPOSED 10' WATERLINE EASEMENT

LINE	BEARING	DISTANCE
L2	N 41°40'45" E	128.61'
L3	S 72°58'23" E	116.37'

- NOTES:
- TOTAL ACREAGE TO BE SUBDIVIDED INTO TWO LOTS IS 2.39 ACRES
  - NO ADDITIONAL ADVERTISEMENTS ARE TO BE INSTALLED AT THIS TIME.
  - ANY ADDITIONAL ADVERTISEMENTS ADDED IN FUTURE WILL BE SUBSURFACE.
  - ANY FUTURE USE OF THE PROPERTY SHALL COMPLY WITH C2 DISTRICT CODES.



I HEREBY CERTIFY TO ONE OF THE FOLLOWING:  
 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;



ANTHONY L. GUIDONE  
 D.B. 5208/983  
 P.B. 63/108

NAME OF OWNER: CAROLYN L. RICE  
 P.I.N.: 9738900999  
 ZONED: C2

CERTIFICATION OF APPROVAL FOR RECORDING

I, BOBBY C. McMAHAN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN DEED BOOK 5590 PAGE 1275, PLAT BOOK 6, PAGE 150; 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, REGISTRATION NUMBER AND SEAL THIS 1ST DAY OF NOVEMBER, A.D., 2017.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WEAVERVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN COUNCIL OF WEAVERVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY.

SURVEYOR: \_\_\_\_\_  
 REGISTRATION NUMBER: 2475

DATE \_\_\_\_\_ TOWN MANAGER \_\_\_\_\_  
 WEAVERVILLE, N.C.

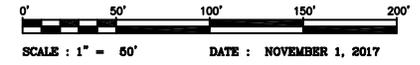
FILED FOR REGISTRATION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN \_\_\_\_\_  
 REGISTER OF DEEDS BUNCOMBE COUNTY  
 BY \_\_\_\_\_ DEPUTY

\_\_\_\_\_, REVIEW OFFICER OF BUNCOMBE COUNTY,  
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED  
 MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 DATE: \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST AREA FIRM MAPS AND INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD).  
 MAP NUMBER: 3700973200J  
 EFFECTIVE DATE: APRIL 3, 2012

CAROLYN LOUISE RICE

TOWN OF WEAVERVILLE  
 REEMS CREEK TOWNSHIP  
 BUNCOMBE COUNTY  
 NORTH CAROLINA



McMAHAN & ASSOCIATES, P.A. (C-319)  
 P.O. BOX 1296  
 WEAVERVILLE, N.C. 28787  
 828-645-5554

copy TL  
12-5-17

\$35.00



TOWN OF WEAVERVILLE  
WATER DEPARTMENT

APPLICATION FOR A COMMITMENT LETTER

APPLICANTS NAME: Carolyn Rice

PROJECT NAME: \_\_\_\_\_

ADDRESS: 60 Garrison Rd.  
Weaverdale, NC 28787

LOCATION: 60 Garrison Rd.  
Weaverdale, NC 28787

PHONE NUMBER: 828-515-4284

PIN NUMBER: \_\_\_\_\_

ELEVATION: \_\_\_\_\_

TYPE OF SERVICE:

- RESIDENTIAL  SINGLE FAMILY HOME
- TWO FAMILY \_\_\_\_\_ NUMBER OF BUILDINGS
- MULTI-FAMILY \_\_\_\_\_ NO. OF BUILDINGS \_\_\_\_\_ UNITS PER BUILDING
- RESIDENTIAL SUBDIVISION \_\_\_\_\_ NO. OF LOTS
- COMMERCIAL  SINGLE COMMERCIAL BUILDING
- UNIFIED BUSINESS DEVELOPMENT \_\_\_\_\_ NO. OF BUILDINGS  
\_\_\_\_\_ NO. OF UNITS
- INDUSTRIAL  SANITARY FACILITIES ONLY
- SANITARY & INDUSTRIAL PROCESS WATER
- OTHER  FIRE SPRINKLER SYSTEM
- IRRIGATION SYSTEM
- \_\_\_\_\_

CAPACITY REQUESTED:

MAXIMUM GALLONS PER MINUTE \_\_\_\_\_  
MAXIMUM GALLONS PER DAY 2,000  
ANTICIPATED DATE OF SERVICE \_\_\_\_\_

PROJECT DESCRIPTION:

By way of Attachment(s) provide as much information as possible about this project. At minimum, attach A copy of the County Tax Map showing the location of the property. If the project involves a subdivision or more than one building location, a topographic map of the property is required to show building or lot Elevation.

ACKNOWLEDGEMENT:

I Carolyn Rice understand that the processing fee of \$35.00, paid herewith is non-refundable and is to cover the costs of processing and investigating this request and that an additional Commitment Fee based on the size and number of connections is due upon approval. It is further understood that the Town has the exclusive right to deny the request for any reason whatsoever.

Signature Carolyn Rice

Date 12/05/2017



# Metropolitan Sewerage District

of Buncombe County, North Carolina

## Sewer Service Application

Application #: WE-180123

Applied: 1/29/2018

Reviewed & Approved by: Cecelia Cardascio on 1/29/2018

### DOMESTIC WASTEWATER SEWER SERVICE APPLICATION

MSD must approve all new connections to the District Sewerage System in accordance with North Carolina Law. "New sewer connections" includes any new construction to be connected to the District Sewerage system, mobile homes to be connected to the District Sewerage System and additions or alterations to existing residences already connected to the District Sewerage System if, in the opinion of the MSD, the addition or alteration will result in additional wastewater flow. The applicant for wastewater service is responsible for obtaining any necessary rights of way for sewer service between the applicant's property and the connection to the District Sewerage System. If there are sewer lines located on the property, it is the owner's responsibility to identify and locate the sewer lines to ensure that no structures or other improvements are located in violation of North Carolina Law. Contact MSD for assistance in locating the sewer lines. MSD reserves the right to rescind any approval of this application and any allocation of wastewater flow if any information on this application is incorrect or if MSD is prohibited by the State of North Carolina or EPA from accepting additional flows.

<u>Name</u>	<u>Mailing Address</u>	<u>Phone</u>
Gary & Carolyn Rice	6 Garrison Road, Weaverville, NC 28787	(828) 575-4284 (C)

PIN: 9732900999

Project Name:

Service Address: GARRISON ROAD (6) Weaverville, NC 28787

Connect To: MSD Sewer Line

Connection Status:

Number of Taps Required: 0

Tap Size Required:

Allocation #: 2017149

Water Source: Weaverville

New Users: 1

Units: 1

Resp. for Maintenance:

<u>Fee Type</u>	<u>Cost Per</u>	<u>Qty.</u>	<u>Ext. Cost</u>	<u>Paid</u>
Water Meter - 5/8" - \$2500	\$2,500.00	1	\$2,500.00	<input checked="" type="checkbox"/>
Future commercial building	Receipt ID: 2622	2/1/18	Check	Ref. #: 1229
Subtotal:			<b>\$2,500.00</b>	
Amount of Total Fees Received:			\$2,500.00	
Amount Owed:			\$0.00	

(No County permit number provided.)

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

- Date of Meeting:** June 18, 2018
- Subject:** Doan Road Duplexes  
Request for Water Line Extension serving **8** duplex units  
Located at 40 Doan Road near North Windy Ridge  
School PIN: 9643-57-9499 (Outside Town Limits)
- Presenter:** Dale Pennell, Public Works Director  
Mark Brooks, PE / Engineer for Owner  
Brooks Engineering Associates  
Brian Sineath, Weaverville NC / Developer
- Attachments:**
1. Applicant Site Map
  2. Application for Commitment Letter
  3. Previous Commitment Letter dated November 8, 2017
- Description:** Project requires an extension of the Weaverville water system to provide service. Applicant received a water service commitment letter from Town Council on November 8, 2017 for 7 units; he has since changed engineers and redesigned the site thereby adding an eighth unit and is now requesting approval of the additional duplex unit. Anticipated demand is 6,400 gallons per day with a peak of 50 gpm.
- Action Requested:** Council approval of the increase to the water allocation to allow 8 duplex units as requested.



TOWN OF WEAVERVILLE  
WATER DEPARTMENT

APPLICATION FOR A COMMITMENT LETTER

APPLICANTS NAME: Brian Sineath PROJECT NAME: Doan Rd Duplexes  
ADDRESS: 40 Doan Rd LOCATION: Doan Rd - Weaverville, NC  
Weaverville, NC 28787  
PHONE NUMBER: 828-768-8893 PIN NUMBER: 9643-57-9499  
ELEVATION: 2200'

TYPE OF SERVICE:

- RESIDENTIAL  SINGLE FAMILY HOME  
 TWO FAMILY 8 NUMBER OF BUILDINGS  
 MULTI-FAMILY \_\_\_\_\_ NO. OF BUILDINGS \_\_\_\_\_ UNITS PER BUILDING  
 RESIDENTIAL SUBDIVISION \_\_\_\_\_ NO. OF LOTS
- COMMERCIAL  SINGLE COMMERCIAL BUILDING  
 UNIFIED BUSINESS DEVELOPMENT \_\_\_\_\_ NO. OF BUILDINGS  
\_\_\_\_\_ NO. OF UNITS
- INDUSTRIAL  SANITARY FACILITIES ONLY  
 SANITARY & INDUSTRIAL PROCESS WATER
- OTHER  FIRE SPRINKLER SYSTEM  
 IRRIGATION SYSTEM  
 \_\_\_\_\_

CAPACITY REQUESTED:

MAXIMUM GALLONS PER MINUTE 50 GPM  
MAXIMUM GALLONS PER DAY 6,400 GPD  
ANTICIPATED DATE OF SERVICE 12/1/2018

PROJECT DESCRIPTION:

By way of Attachment(s) provide as much information as possible about this project. At minimum, attach a copy of the County Tax Map showing the location of the property. If the project involves a subdivision or more than one building location, a topographic map of the property is required to show building or lot Elevation.

ACKNOWLEDGEMENT:

I Brian Sineath understand that the processing fee of **\$35.00**, paid herewith is non-refundable and is to cover the costs of processing and investigating this request and that an additional Commitment Fee based on the size and number of connections is due upon approval. It is further understood that the Town has the exclusive right to deny the request for any reason whatsoever.

Signature

*Brian Sineath*

Date

6/1/18

Dottie Sherrill  
Mayor

# The Town of Weaverville

NORTH CAROLINA



Doug Dearth  
Council Member

Patrick Fitzsimmons  
Council Member

Doug Jackson  
Council Member

Andrew Nagle  
Council Member

John Penley  
Council Member

November 8, 2017

Brian Sineath  
PO Box 1515  
Weaverville NC, 28787  
828-768-8893

Re: Request for Commitment Letter serving 7 Duplex Units, 40 Doan Road  
PIN: 9643-57-9499

Mr. Sineath

Your request to the Weaverville Water Department for water service to supply the proposed 7- duplex buildings, 40 Doan Road, Weaverville NC 28787, PIN NO: 9643-57-9499 has been approved by Weaverville Town Council at the October 16th, 2017 regular scheduled Council meeting.

PREVIOUS COMMITMENT LETTER

1. The owner/developer shall be responsible for designing and constructing an extension of the Town's water distribution system to and through the proposed subdivision in accordance with Town specifications and Ordinances.
2. Your Engineer has submitted preliminary plans to the Public Works Director for preliminary compliance review. We will continue to work with him through this process.
3. The owner/developer is responsible for submitting Town approved water extension plans to North Carolina Department of Environmental Quality (NCDEQ) Public Water Supply Plan Review for compliance and approval by same.
4. The owner/developer shall be responsible for obtaining any and all right-of-ways, encroachment agreements and related documents necessary for the installation and conveyance of said waterline to the Town of Weaverville. Encroachment documents must be supplied to the Town of Weaverville prior to any waterline construction activity.
5. This commitment is activated only upon payment of the Commitment Fee of \$ 980.00 which is 14 total units at \$ 70.00 per each unit (outside town limit fee). This Commitment Letter is valid only for the project as submitted to Town Council for consideration. The number of units shall not be modified without Council approval.
6. Capacity Depletion Fees, applicable Service Charges and Deposits will be assessed for each individual unit's water supply prior to activation of service.
7. This commitment is valid for a period of one year and may be extended and approved in accordance with Weaverville Water Policies and Procedures Ordinance.

Sincerely,

Setena D. Coffey, MPA, ICMA-CM  
Town Manager

Cc: Tony Laughter, Public Works Director  
Marvin Mercer, P.E. for Brian Sineath

30 South Main Street • Weaverville, NC 28787 (PO Box 338)  
(828) 645-7116 • Fax (828) 645-4776

www.weavervillenc.org

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** June 18, 2018  
**SUBJECT:** Board Appointments  
**PRESENTER:** Mayor Root  
**ATTACHMENTS:** Proposed Roster for Zoning Board of Adjustment

**DESCRIPTION/SUMMARY OF REQUEST:**

The Town's Zoning Board of Adjustment has one alternate seat that is open and available for appointment. Bob Pace has submitted an application indicating his desire to sit on this board. This application was distributed to Council on April 23rd.

**COUNCIL ACTION REQUESTED:**

The Mayor recommends that Bob Pace be appointed to the Zoning Board of Adjustment for an unexpired alternate seat to begin in July 2018 and run through September 2020. The following motion could be considered:

*I move that Bob Pace be appointed as an alternate to the Zoning Board of Adjustment for an unexpired three-year term beginning in July 2018 and extending to September 2020.*

<b>WEAVERVILLE ZONING BOARD OF ADJUSTMENT</b>			
Regularly meets 2 <sup>nd</sup> Monday of the month at 7:00 pm in Town Hall Council Chambers			
<b>NAME AND POSITION</b>	<b>CONTACT INFORMATION</b>	<b>DATE OF APPOINTMENT</b>	<b>TERM (3 YEARS STAGGERED)</b>
Jeff McKenna Chairman	30 Yost Street Weaverville, NC 28787 484-9202; (cell) 231-8811 <a href="mailto:jeffmckenna3@gmail.com">jeffmckenna3@gmail.com</a>	August 2016	September 2016 – 2018
John “Tyker” Lewis Vice-Chairman	14 South College Street Weaverville, NC 28787 (cell) 279-4290 <a href="mailto:tycerrenovations@gmail.com">tycerrenovations@gmail.com</a>	August 2017	September 2017 – 2020
Paul Clauhs Regular Member	P.O. Box 483 74 Hamburg Drive Weaverville, NC 28787 768-6679 <a href="mailto:WeavervillePlumbing@hotmail.com">WeavervillePlumbing@hotmail.com</a>	August 2016	September 2016 – 2019
Cynthia Wright Regular Member	88 Hillcrest Drive Weaverville, NC 28787 658-1579; (cell)703-862-8428 <a href="mailto:wright.cindy2011@gmail.com">wright.cindy2011@gmail.com</a>	August 2016	September 2016 – 2018
Roger Parkin Regular Member	57 Church Street Weaverville, NC 28787 828-337-2868 <a href="mailto:rdplimey@gmail.com">rdplimey@gmail.com</a>	August 2017	September 2017 – 2020
Sylvia Valois Alternate Member	42 Loftin Street Weaverville, NC 28787 504-717-0275 <a href="mailto:svalois2000@yahoo.com">svalois2000@yahoo.com</a>	March 2018	March 2018 – September 2019
Alternate Member Bob Pace	116 Mountain Meadow Circle Weaverville, NC 28787 919-434-6938 <a href="mailto:ncstman@gmail.com">ncstman@gmail.com</a>	July 2018	July 2018- September 2020
James Eller Zoning Administrator	484-7002 <a href="mailto:jeller@weavervillenc.org">jeller@weavervillenc.org</a>		
Jennifer Jackson Town Attorney	484-7003; 828-442-1858 <a href="mailto:jjackson@weavervillenc.org">jjackson@weavervillenc.org</a>		

*Proposed – June 18, 2018*

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**DATE OF MEETING:** June 18, 2018  
**SUBJECT:** Water System Development Fees Implementation  
**PRESENTER:** Town Attorney  
**ATTACHMENTS:** Draft Ordinance Amending Town Code Chapter 30  
Draft Resolution Creating a Capital Reserve Fund for System Development Fees

**DESCRIPTION:**

All procedures set out in the Public Water and Sewer System Development Fee Act for the enactment of system development fees have been complied with for the Town to adopt water system development fees. In anticipation of Town Council's adoption of water system development fees with the FY 2018-2019 Fee Schedule, staff has prepared documents necessary to implement those fees and will be at tonight's meeting to answer any questions regarding the necessary action.

Town Code Chapter 30, entitled "Utilities," has been reviewed and a few sections flagged for updates to reflect system development fees should they be adopted as shown on the proposed fee schedule. A draft Ordinance is attached which shows those requested changes. A comprehensive review of Chapter 30 is needed and will be scheduled in the near future.

Monies received from the payment of system development fees must be placed in a capital reserve fund. A draft resolution creating a capital reserve fund is attached for your consideration. This capital reserve fund calls for the proceeds of the system development fees to be applied to the Town's debt service payments on the water system. This capital reserve fund can be amended at any time by Town Council to include other capital projects related to the water system, etc. Staff will monitor the water system development fees and bring back issues to Town Council as they arise.

**COUNCIL ACTION REQUESTED:**

Council is requested to consider the following motion:

*I move that we adopt the following with an effective date of July 1, 2018: (1) Ordinance Amending Chapter 30 of the Weaverville Town Code Pertaining to System Development Fees, and (2) Resolution to Establish a Capital Reserve Fund Related to the Town of Weaverville Public Water System.*

**ORDINANCE AMENDING CHAPTER 30 OF THE WEAVERVILLE TOWN CODE  
PERTAINING TO SYSTEM DEVELOPMENT FEES**

**WHEREAS**, the Public Water and Sewer System Development Fee Act authorizes municipalities to adopt system development fees after compliance with the procedural steps set forth in Article 8 of Chapter 162A of the North Carolina General Statutes; and

**WHEREAS**, the Town engaged the engineering firm of Withers Ravenel Martin to conduct a system development fee supporting analysis, provided for public inspection of the resulting report and more than 45 days of public comment, and held a public hearing on June 4, 2018, concerning the same; and

**WHEREAS**, Town Council wishes to adopt water system development fees for new development within the Town of Weaverville in order to provide a mechanism whereby new development pays its fair share of the cost of the infrastructure that is necessary to provide public water to that new development;

**WHEREAS**, certain amendments to Chapter 30 of the Weaverville Town Code are necessary to allow for the implementation of such system development fees;

**NOW, THEREFORE, BE IT ORDAINED** by Town Council of the Town of Weaverville, North Carolina, as follows:

1. Chapter 30 is hereby amended as follows with all amendments being highlighted, added language underlined and stricken language shown with strike-throughs:

Sec. 30-32. - Definitions.

...

*Application for connection permit:* A written application requesting a new connection (tap) onto the water system. Such applications are to be approved by the town manager or town council prior to the town accepting applicable connection fees (tapping fees, system development ~~charges, depletion~~ fees, etc.).

Sec. 30-76. - Availability of service.

- (1) *Prior written and verbal statements null and void.* All written and verbal statements indicating the availability of service from the system which have been executed on behalf of the town council shall be null and void unless issued since February 19, 1990.
- (2) *Request for availability of service for single-family dwelling.* Any person wishing to determine the availability of water for the purpose of serving a single-family dwelling (home) may do so by completing an application for a new water tap and service connection, single-family homes only as provided by the water department. The person completing the application shall provide a plat or other description of the location to be served in adequate detail for the water department to determine if water service is available at the requested location. completion of said application shall be the first step in obtaining water service for single-family dwellings and processed prior to acceptance by the town of applicable tap and ~~capacity-depletion~~ system development fees. Applicable tap and ~~depletion system development~~ fees shall be paid within 30 days of the processing date of the application by the water

department. If applicable fees are not paid within said 30 days the application shall be null and void and of no effect.

- (3) *Nonbinding.* There shall be no charge assessed by the town for processing the application. However, such an application does not constitute a commitment to reserve any amount of water for the applicant's future use in the event that applicable tap and ~~capacity depletion~~ system development fees are not paid as provided for above.

#### Sec. 30-78. - Connection permit.

- (1) *Application.* Any person wishing to connect to the town water system shall first file written application with the town. If the person has previously obtained a commitment letter for the connection, a copy of the commitment letter shall be attached to the application.
- (2) *Application fee.* The application shall be accompanied by a nonrefundable application fee in the amount set forth in the rates, fees and charges schedule. An application fee shall not be required if a fee has already been paid by the applicant for a commitment letter or extension agreement approved with respect to the same property for which a connection permit is sought.
- (3) *Approval/disapproval.* Connection permits for water meters of two inches and less shall be considered by the town manager. Connection permits for water meters larger than two inches shall be voted on by the town council meeting in formal session. The town manager's criteria for his decision shall be the standing of the request as it relates to priorities listed in division 1, subsection 30-31(5) and the exclusive right of the town to deny requests for any reason. The applicant may appeal the town manager's denial in accordance with the procedures in division 1, section 30-33.

All requests for water service meters larger than two inches shall be reviewed by the town engineer and shall be presented to the town council only after it has been determined by the town engineer that the system has adequate capacity to serve the connection. The town council will use this same criteria plus the town manager's recommendations.

If an application for a connection is approved by the town manager or the town council, the town manager shall signify such approval by signing the connection permit form, which approved form shall forthwith constitute a permit for connection. The town manager shall signify the approval date and confirm the licensed premises.

- (4) *Duration.*
  - (a) *30-day duration:* If, within 30 days after the date of approval of the connection permit, the applicant or its successor in interest has not paid all applicable connection fees (tapping fees, system development ~~fees charges, depletion fees~~, etc.), the connection permit is null and void.
  - (b) *Reapplication:* If, after a permit for connection has become void based on the lapsed duration of time, the applicant must reapply.
- (5) *Transferability.* A connection permit is transferable by the applicant. However, it is only valid as to the designated location, the use originally proposed, and the maximum use described therein. The applicant must inform the town manager of the transfer.
- (6) *Replacement of main.* If an applicant requests a new or increased service which, in the determination of the town manager, is large enough to impose a demand in excess of the capacity of the existing main, it may be necessary to replace the existing main with one of the appropriate size. Such replacement shall constitute an extension and must be applied for in accordance with the procedures set forth herein.
- (7) *Connection private line.* No new connection will be permitted on any line which is not a part of the water system maintained by the town.
- (8) *Connections.* Connections into water mains will be made only by town employees or qualified contractors under direct supervision of town employees. Installation of the line from the main

connection to the town side of the meter, including furnishing and setting the meter will be done in the same manner, unless other arrangements are mutually agreed to. Charges for this installation, including all labor and materials, shall be set forth in the rates, fees and charges schedule.

In the event the property to be served is not adjacent to the public right-of-way, the line will be run to the public right-of-way nearest the property line. The applicant shall be responsible for installation and maintenance of the line from the building or structure to the town's line on the public right-of-way.

Cost of replacing pavement will be added to the above charges where applicable and will be based on the rates in effect at the time. Boring, to avoid open cuts in roadways, may be done when feasible or required at an agreed on cost in lieu of cutting and replacing pavement. If it is necessary to break the curb, sidewalk or retaining walls, the repair or replacement of same shall be at applicant's expense.

To avoid future cutting of street surfaces where service is not immediately desired, the service line shall be stubbed out but in the case of the water service the meter not set until service is desired. Charges for this installation shall be as set forth in the rates, fees and charges schedule.

Sec. 30-81. – ~~Development charge~~ System Development Fee.

~~A system development charge shall be established to aid in the financing of new major water facilities and in the replacement or enlargement of existing facilities. This charge shall apply uniformly to all licensed premises to which service is provided after the adoption of this policy.~~

System development fees are those fees or charges adopted by Town Council pursuant to and in accordance with the Public Water and Sewer System Development Fee Act as set out in Article 8 of Chapter 162A of the North Carolina General Statutes, as the same may from time to time be amended. System development fees shall be in such amounts as are reflected on the applicable fee schedule duly adopted by Town Council.

Notwithstanding any other provision within this Chapter 30, for new development involving the subdivision of land, the system development fee shall be collected by the Town at the time of plat recordation. For all other new development, the Town shall collect the system development fee at the time of application for connection of the individual unit of development to the water system. The system development fee that is to be collected shall be in those amounts shown on the applicable fee schedule at the time payment is to be made.

2. This amendment shall be effective July 1, 2018, and automatically codified.

**ADOPTED THIS** the 18th day of June, 2018, by a vote of \_\_\_ in favor and \_\_\_ against.

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**ALLAN P. ROOT**, Mayor

**ATTESTED BY:**

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**DEREK HUNINGHAKE**, Town Clerk

**APPROVED AS TO FORM:**

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**JENNIFER O. JACKSON**, Town Attorney

**A RESOLUTION TO ESTABLISH A CAPITAL RESERVE FUND  
RELATED TO THE TOWN OF WEAVERVILLE PUBLIC WATER SYSTEM**

**WHEREAS**, there is a need in the Town of Weaverville to make debt service payments on existing debt related to past capital projects for its water system and to provide funds for future capital projects related to its water system; and

**WHEREAS**, as allowed by Article 8 of NCGS 162A, the Town has adopted system development fees effective July 1, 2018, based on a supporting analysis performed by qualified engineers using the buy-in method; and

**WHEREAS**, NCGS 162A, Article 8, requires that all system development fee proceeds be accounted for in a capital reserve fund and NCGS §159-18 authorizes the creation of a capital reserve fund;

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF WEAVERVILLE, NORTH CAROLINA, ACTING THROUGH ITS COUNCIL MEMBERS, AS FOLLOWS:**

**SECTION 1.** Town Council hereby creates a Capital Reserve Fund (“CRF”) for the purpose of funding the debt service related to the Town’s water system and/or to fund capital improvements to its water system:

**Debt Service on the Existing Water Treatment Plant:** Debt service on the outstanding bonds on the water treatment plant is \$204,270 for FY2019. The Town anticipates funding up to 100% of the cost with SDF proceeds and the remainder from water revenues or water fund balance.

The 2018-2019 appropriation from the budget ordinance to the CRF is up to \$204,270 in SDF proceeds (\$130,000 budgeted) and the remaining balance (\$74,270 budgeted), if any, from water revenue or water fund balance.

**SECTION 2.** This CRF shall remain effective until the debt service on the water system is fully paid, all the above-listed projects, and any projects added in the future, are completed. The CRF may be amended by Town Council as needed to add additional appropriations, modify or eliminate existing capital projects, and/or add new capital projects.

**SECTION 3.** This Resolution shall become effective and binding on July 1, 2018.

**ADOPTED** this 18th day of June, 2018.

\_\_\_\_\_  
**ALLAN P. ROOT, Mayor**

**ATTEST:**

\_\_\_\_\_  
**DEREK K. HUNINGHAKE, Town Clerk**

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**Date of Meeting:** Monday, June 18, 2018  
**Subject:** Town Manager's Monthly Report  
**Presenter:** Town Manager  
**Attachments:** Report

**Description:**

Attached you will find the Town Manager's Monthly Report.

**Council Action Requested:**

Action may be requested as the need arises.



**Town Manager's Report**

Selena D. Coffey, MPA, ICMA-CM

**June 2018**

1. **NC City-County Manager's Association Seminar & Vacation Days:** The NCCCMA Summer seminar is being held June 21-23. I will be attending this conference and will taking vacation days for June 19-20 leading up to the conference. I will be available by phone, text and email during my absence.
2. **Town Hall Parking Lot Sealing:** Although I do not have the dates yet, we will be closing the parking lot (front and back) at Town Hall for the lot to be re-sealed. I will get the word out to you and the public in advance as much as possible.
3. **Advertisement of Bids for Concrete Repairs at the Water Treatment Plant:** We are accepting bids for concrete repairs on the basins at the Water Treatment Plant until June 26.
4. **Pink Patch Project:** Our Police Department has again been asked to participate in the Pink Patch Project. Detective Somer Oberlin is leading this effort on behalf of the Department. The Pink Patch Project is a collaborative effort between the Los Angeles County Police Chief's Association and over 110 public safety agencies throughout the United States. The program centers on vibrant pink versions of the agency's uniform patches. Officers from the participating agencies wear pink patches or pink badges on their uniforms during "Breast Cancer Awareness Month" in October. The Weaverville Police Department's Pink Patches are intended to stimulate conversations with our community and to encourage public awareness about the importance of early detection. The Department will donate all money from the sales of our Pink Patches to The Hope Chest for Women and other women's cancer charities in western North Carolina.
5. **Joint Meeting with the Planning & Zoning Board:** The Planning & Zoning Board has requested a joint meeting with Town Council. I will be requesting dates for a meeting during the June 18 meeting.
6. **Music on Main Road Closure Reminder:** Just a reminder that the portion of Main Street impacted by Music on Main will be closed at noon on Saturday, June 23.
7. **July 4 Celebration Update:** The Town's staff is prepared for the July 4 celebration at Lake Louise. We will have Devils in Dust, who performed two years ago, performing for us again this year.
8. **July 10 Town Council Workshop Rescheduling:** Due to scheduling conflicts, we will be asking that the July 10 workshop be rescheduled.
9. **Water Leak Protection Program:** As an update, we have only received 18 customers opt out of the water leak protection program to date.
10. **Weaverville Business Association Donation of Bike Rack:** We would like to recognize and thank the Weaverville Business Association for their donation of a bike rack to be placed at the municipal parking lot.

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**DATE OF MEETING:** June 18, 2018

**SUBJECT:** Town Council Vacancy – Council Member Penley’s Resignation

**PRESENTER:** Mayor Root

**ATTACHMENT:** Penley Email dated 6/11/18  
NCGS § 160A-63

**DESCRIPTION:**

On Monday June 11, 2018, the Mayor Root received an email from Vice-Mayor John Penley stating that he has decided to resign from his elected position on the Weaverville Town Council effective immediately.

The Town wishes Mr. Penley well as he transitions to his new home in Panama City, Florida and thanks him for his many years of work on behalf of the Town.

Mr. Penley’s resignation creates a vacancy on Town Council. NCGS § 160A-63 provides that a vacancy be filled by appointment of the Town Council until the next election.

**COUNCIL ACTION REQUESTED:**

Discussion and possible action concerning the appointment to fill the vacancy and the election of a new vice-mayor.

**From:** aroot@rootandroot.com  
**To:** ["Dottie Sherrill"](#); [Doug Jackson](#); [Patrick Fitzsimmons](#); [Andrew Nagle](#)  
**Cc:** ["John Penley"](#); [Selena Coffey](#); [Jennifer Jackson](#)  
**Subject:** FW: Council Position Resignation  
**Date:** Monday, June 11, 2018 4:05:31 PM

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Dear Council,

It is with great regret that I pass on the following communication I have received from Vice-Mayor John Penley. I had the privilege of serving with John during both of his times on Council, and it has been nothing but a pleasure. John's service as an employee, administrator, councilman and vice-mayor have been exemplary and we will surely miss him.

Al Root

**From:** John Penley <wfd801@aol.com>  
**Sent:** Monday, June 11, 2018 3:48 PM  
**To:** aroot@rootandroot.com  
**Subject:** Council Position Resignation

Dear Mayor Al Root,

Unfortunately I have made a decision to Resign Immediately from the elected Council Position which I hold at this time. There are 2 main reasons for this resignation.

1. I Medically suffer from severe Osteoarthritis and have already undergone multiple joint replacements as you well know.
2. Jamie my wife, unfortunately lost her employment due to the medical practice where she was employed permanently closed the last day of April of this year.

For several years now my Medical Physicians have told me with my medical condition many folks relocate to warmer places such as Florida or Arizona for less suffering and pain. With this in mind and my wife hunting for employment she fortunately landed a Great Job in Panama City Beach Florida where we have taken family vacations twice a year for 18 years now. With Major Thoughts and Consideration we decided to make this move for the best for both of us. This is really a Dream Come True, just didn't think it would happen this fast.

I would like to Personally Thank You as well as the other Commissioners, Town Manager and All Town Employees and mostly the Citizens of Weaverville for their Friendship and Support all these years. I hope I made a noticeable and lasting position keeping Weaverville, Weaverville !

Respectfully,

John V. Penley

**§ 160A-63. Vacancies.**

A vacancy that occurs in an elective office of a city shall be filled by appointment of the city council. If the term of the office expires immediately following the next regular city election, or if the next regular city election will be held within 90 days after the vacancy occurs, the person appointed to fill the vacancy shall serve the remainder of the unexpired term. Otherwise, a successor shall be elected at the next regularly scheduled city election that is held more than 90 days after the vacancy occurs, and the person appointed to fill the vacancy shall serve only until the elected successor takes office. The elected successor shall then serve the remainder of the unexpired term. If the number of vacancies on the council is such that a quorum of the council cannot be obtained, the mayor shall appoint enough members to make up a quorum, and the council shall then proceed to fill the remaining vacancies. If the number of vacancies on the council is such that a quorum of the council cannot be obtained and the office of mayor is vacant, the Governor may fill the vacancies upon the request of any remaining member of the council, or upon the petition of any five registered voters of the city. Vacancies in appointive offices shall be filled by the same authority that makes the initial appointment. This section shall not apply to vacancies in cities that have not held a city election, levied any taxes, or engaged in any municipal functions for a period of five years or more.

In cities whose elections are conducted on a partisan basis, a person appointed to fill a vacancy in an elective office shall be a member of the same political party as the person whom he replaces if that person was elected as the nominee of a political party. (R.C., c. 111, ss. 9, 10; Code, ss. 3793, 3794; Rev., ss. 2921, 2931; C.S., ss. 2629, 2631; 1971, c. 698, s. 1; 1973, c. 426, s. 11; c. 827, s. 1; 1983, c. 827, s. 1.)

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**Date of Meeting:** Monday, June 18, 2018

**Subject:** **ACTION ITEM** - Consideration of a Conditional Zoning District for Northridge Commons Townhouses (formally known as Weaverville Town Homes).

**Presenter:** Planning Director

**Attachments:** Proposed Ordinance and Plan Sheets Referenced Within Same

**Description:**

On May 1, May 22 and June 5, 2018 pursuant to Section 36-84 of the Town's Zoning Ordinance, the Planning and Zoning Board in conjunction with staff reviewed the application and supporting documents submitted by Northridge Commons Investors, LLC for a project to be commonly known as Northridge Commons Townhouses. At these meetings the project was review for compliance with items noted in Section 36-84 as well as the underlying zoning district of R-12. After careful review and deliberation related to the plans specific to the project and the Town Comprehensive Land Use Plan, it is the position of staff and the Planning and Zoning Board that the project be recommended to Town Council subject to the conditions enumerated in the Planning and Zoning Board's Statement of Reasonableness and Recommendation which have been converted to ordinance form for Council's consideration.

**Action Requested:**

Staff is seeking the judgement and ruling of Council on the proposed project commonly known as Northridge Commons Townhouses.

**ORDINANCE ESTABLISHING A CONDITIONAL ZONING DISTRICT  
DESIGNATED AS CZD-3 - NORTHRIDGE COMMONS TOWNHOUSES**

**WHEREAS**, the Town is in receipt of an application for a conditional zoning district submitted by Northridge Commons Investors, LLC, dated April 2, 2018, for a project that is now known as Northridge Commons Townhouses; and

**WHEREAS**, the project is a residential project consisting of 53 single-family dwellings in multi-unit buildings on three (3) contiguous parcels of land under common ownership; and

**WHEREAS**, the property is bounded by Walmart to the East, the private road known as Northcrest Road to the North, Monticello Road (SR 1727) and Gill Branch Road (SR 1724) to the West, and private properties outside Town municipal borders to the South, said property being shown on the attached survey prepared by Ed Holmes & Associates with a last revised date of 11 May 2018; and

**WHEREAS**, the applicant is under contract to purchase the property subject to receiving necessary approvals on the project; and

**WHEREAS**, the property is currently zoned R-12 and a multi-family residential project of more than four units requires a conditional zoning district; and

**WHEREAS**, the Town of Weaverville has the authority pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and to amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

**WHEREAS**, Section 36-84 of the Code of Ordinances of the Town of Weaverville establishes the procedures and requirements for zoning property to Conditional Zoning Districts; and

**WHEREAS**, this amendment is consistent with the Town's Comprehensive Land Use Plan, including specifically the stated goals and objections in the Plan which encourage a variety of housing opportunities, the conceptual development in the Town's West Weaverville area which shows a mix of commercial and residential uses, and consistency with the Town's underlying R-12 zoning district which was designed and implemented specifically to accommodate high density residential uses; and

**WHEREAS**, the number of units in this project is 53 units, which is well below the maximum of 101 units based on the underlying R-12 zoning, and the setbacks and height restrictions typically required for projects within the R-12 zoning district have been voluntarily observed and reflected on the plans submitted; and

**WHEREAS**, a public involvement meeting was held on May 29, 2018, after proper notice of same and no negative comments were noted; and

**WHEREAS**, a traffic analysis was not conducted as the applicant's engineers, determined that the peak hour trips would not trigger the requirement stated in Town Code Section 36-25; and

**WHEREAS**, the Planning and Zoning Board of the Town of Weaverville has reviewed the project and submitted a unanimous favorable recommendation along with its statement finding the reasonableness of the project; and

**WHEREAS**, after proper notice required by law, Town Council held a public hearing on this application on 18 June 2018 in accordance with North Carolina law and Weaverville Town Code;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEAVERVILLE THAT:**

1. The zoning classification of that certain real property, which is shown on the survey prepared by Ed Holmes & Associates with a last revised date of 11 May 2018, and which is attached hereto and incorporated herein by reference, is changed from R-12 to Conditional Zoning District and is subject to compliance with the conditions set out herein. The official zoning map of the Town of Weaverville shall be amended to reflect this change upon the effective date of this ordinance.
2. The following conditions shall apply:
  - a. The project is to be constructed consistent with the plans and specifications prepared by Civil Design Concepts, PA, and submitted by the applicant, a copy of which is attached hereto and incorporated herein by reference, and itemized as follows:
    - i. Sheet C101 – Existing Conditions and Demolition Plan
    - ii. Sheet C201 – Site Plan
    - iii. Sheet C300 – Overall Grading Plan
    - iv. Sheet C301 – Rough Grading and Erosion Control Plan
    - v. Sheet C302 – Road Profiles
    - vi. Sheet C501 – Storm Drainage Plan
    - vii. Sheet C601 – Water Plan
    - viii. Sheet C602 – Water Profiles
    - ix. Sheet C701 – Sewer Plan
    - x. Sheet C702 – Sewer Profiles
    - xi. Sheet C921 – Site Details (Curb and Gutter)

- xii. Sheets C951, C952, C953 – Storm Drainage Details
  - xiii. Sheet C961 – Water Details
  - xiv. Sheets C971, C972 – Sewer Details
  - xv. Sheet L101 – Landscape Plan
- b. The project is to be constructed consistent with the plans and specifications, including but not limited to construction and finishing materials, prepared by Fisher Architects, PA, and submitted by the applicant, a copy of which is attached hereto and incorporated herein by reference, and itemized as follows:
- i. Sheet T1.1 – Fire Wall Plan
  - ii. Sheets A101, A102, A103 – Floor Plans
  - iii. Sheets A201, A202, A203, A204 – Elevations
  - iv. Sheets A301, Wall Sections
- c. Sidewalks, natural walking trails, and crosswalks shall be constructed and/or installed as shown on Sheet C201 and properly maintained. Natural walking trails shall be surfaced with natural materials such as mulch or gravel, at the developer's discretion, and maintained in a good walkable condition. All crosswalks, including the crosswalk on Northcrest Road, shall be routinely maintained to keep the paint visible for pedestrian safety.
- d. All streets within the project shall be private, unless and until said streets are accepted into the public street system by the Town of Weaverville. Said private streets shall be constructed to NC minimum construction standards for subdivision roads or Weaverville's street standards, whichever is more stringent. The covenants, conditions and restrictions applicable to this project must include language stating that the streets are private and part of the common area of the project, and as such will be maintained through the assessments for common expenses.
- e. For vehicular safety a guardrail must be installed and maintained along the top of the retaining wall to be constructed between Units 17 and 44.
- f. Fencing must be installed at the top level of any retaining wall or retaining wall system in order to protect against unsafe conditions at the edge of the wall. Such fencing shall be at least 4 feet in height and shall be constructed of a chain-link material or a solid barrier fence.
- g. Any and all outdoor lighting that is to be installed must comply with Town Code Section 36-26.
- h. All water, sewer, and stormwater infrastructure, and all street, sidewalk, natural walking trail, and crosswalk improvements must be installed and

verified as complete by the appropriate authority prior to final plat review. Once the required infrastructure is complete, the final plat will be reviewed by Staff and the Planning and Zoning Board for compliance with the relevant portions of the ordinance approving the conditional zoning district for the project. After its review the Planning and Zoning Board shall submit a recommendation to Town Council. Town Council shall consider the Planning and Zoning Board's recommendation and shall approve the final plat and authorize the recordation of same, upon finding that the required infrastructure is complete and compliant.

- i. Minor modifications that can be approved by Staff are limited to matters such as the following: minor adjustments to the location of the natural walking trail, modifications that do not affect the property lines, modifications to subsurface infrastructure which do not affect the final plat and which are in substantial compliance with the approved plans. Any modification that affects the site plan as shown on sheet C201 is not to be considered a minor modification. All other modifications must be accomplished as an amendment to the conditional zoning district which can only be approved by Town Council after review and recommendation of the Planning and Zoning Board and a public hearing held by Town Council, but in such circumstance a public involvement meeting is not required.
- j. Any determination made by the zoning administrator regarding the project and/or this conditional zoning district is appealable to the Zoning Board of Adjustment. Such appeal shall be made in accordance with the procedure set forth in Town Code Section 36-328(3). In addition, Staff is required to notify the Mayor and Town Council of any appeals related to this project and/or this conditional zoning district proceeding before the Zoning Board of Adjustment so that Town Council has the opportunity to participate as a party to the appeal should it wish to do so.

***Alternative language – Town Council could consider another option for appeals:***

*Any determination made by the zoning administrator regarding the project and/or this conditional zoning district is appealable to Town Council, which shall sit as a board of adjustment and comply with quasi-judicial procedures in deciding the appeal. Such appeal shall be made in accordance with the procedure set forth in Town Code Section 36-328(3) except that Town Council is the appeal authority.*

- k. All construction must be completed within 42 months of the issuance of the first permit allowing work to begin on the property. Upon request of the owner/developer, Town Council may, in its sole discretion, grant a 6-month

extension or any other extension that it deems appropriate under the circumstances.

3. That the Town Zoning Administrator is hereby authorized and directed to make the changes as herein enacted on said zoning map with said Conditional Zoning District labeled as "CZD-3" on the Town's zoning map and to issue zoning permits for the individual residences that are to be constructed in compliance with this Conditional Zoning District.
4. That if any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, it will be up to Town Council to determine if the validity of the remaining portions of this ordinance is affected.
5. That all ordinances and clauses of ordinances contained within the Town's Code of Ordinance which are in conflict herewith, are hereby repealed to the extent of such conflict.
6. That this ordinance is effective immediately upon transfer of the Property from HFW Endeavors, LLC, to Northridge Commons Investors, LLC. The applicant is required to provide the Zoning Administrator with a copy of a recorded deed showing such transfer as soon as practicable after recordation. If such a transfer has not occurred by October 1, 2018, then this ordinance shall be automatically repealed.

**ADOPTED THIS** the \_\_\_\_ day of June, 2018 with a vote of \_\_\_\_ for and \_\_\_\_ against.

\_\_\_\_\_  
**ALLAN P. ROOT**, Mayor

\_\_\_\_\_  
**DEREK K. HUNINGHAKE**, Town Clerk

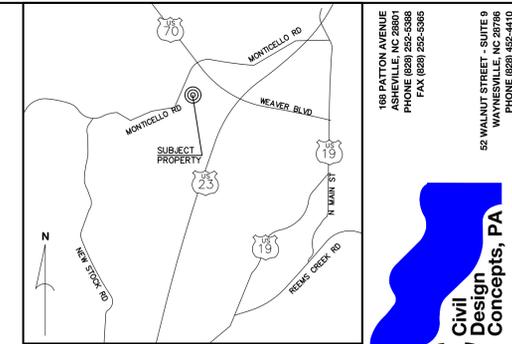




**NOTES**

- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- SINGLE PHASE CONSTRUCTION.
- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
- PROPOSED LOTS WILL BE PROVIDED WITH UTILITIES VIA THE PROPOSED AND EXISTING RIGHT-OF-WAYS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
- PROPOSED ROADS TO BE PRIVATE.
- APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PERIOD BY THE RESPONSIBLE PARTY.
- NO PORTION OF THE SITE LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
- THE DEVELOPMENT SHOWN ON THIS PLAN WILL BE SERVED BY MSD SEWER AND TOWN OF WEAVERVILLE WATER (SEE UTILITY PLAN FOR PRELIMINARY WATER AND SEWER LAYOUTS). PROVISIONS WILL BE MADE BY THE DEVELOPER FOR ELECTRICAL, TELEPHONE, CABLE, AND/OR NATURAL GAS SERVICE. ALL UTILITIES WILL BE LOCATED UNDERGROUND.
- CONSTRUCTION LIKELY TO BEGIN IN THE SUMMER OF 2018; AND BE COMPLETED IN APPROXIMATELY 24 MONTHS. THE RESIDENTIAL UNITS ARE TO BE SOLD.

Lot #	Lot Sq.Ft.	Acres	Lot #	Lot Sq.Ft.	Acres	Lot #	Lot Sq.Ft.	Acres
1	1,457	0.033	20	1,587	0.036	39	1,764	0.040
2	1,460	0.034	21	1,584	0.036	40	1,622	0.037
3	1,460	0.034	22	1,584	0.036	41	1,587	0.036
4	1,460	0.034	23	1,587	0.036	42	1,587	0.036
5	1,458	0.033	24	1,587	0.036	43	1,584	0.036
6	1,458	0.033	25	1,584	0.036	44	1,481	0.034
7	1,460	0.034	26	1,668	0.038	45	1,500	0.034
8	1,460	0.034	27	1,615	0.037	46	1,500	0.034
9	1,458	0.033	28	1,673	0.038	47	1,498	0.034
10	1,512	0.035	29	1,850	0.042	48	1,609	0.037
11	1,467	0.034	30	1,554	0.036	49	1,587	0.036
12	1,470	0.034	31	1,653	0.038	50	1,585	0.036
13	1,522	0.035	32	1,691	0.039	51	1,584	0.036
14	1,458	0.033	33	1,667	0.038	52	1,587	0.036
15	1,460	0.034	34	1,584	0.036	53	1,584	0.036
16	1,460	0.034	35	1,587	0.036	OPEN SPACE	213,457	4.900
17	1,458	0.033	36	1,587	0.036			
18	1,584	0.036	37	1,587	0.036			
19	1,587	0.036	38	1,585	0.036			



**VICINITY MAP**  
(NOT TO SCALE)

**DEVELOPMENT DATA**

**OWNER/DEVELOPER:** NORTHTRIDGE COMMONS INVESTORS, LLC  
P.O. BOX 1157  
ARDEN, NORTH CAROLINA 28704

**CONTACT:** KEN JACKSON  
(828)684-8800

**CIVIL ENGINEER:** CIVIL DESIGN CONCEPTS, P.A.  
158 PATTON AVENUE,  
ASHEVILLE, NORTH CAROLINA 28801

**CONTACT:** WARREN SUGG, P.E.  
(828) 252-5388

**SURVEYOR:** ED HOMES & ASSOCIATES  
200 RIDGEFIELD COURT, SUITE 215  
ASHEVILLE, NC 28806

**CONTACT:** PHILLIP B. WHITE, PLS  
(828)225-6562

**PROJECT DATA**

**PIN:** 9732-79-2660; 9733-70-0050; 9733-70-0398

**ADDRESS:** 152 MONTICELLO ROAD,  
4 & 20 GILL BRANCH ROAD

**DEED BOOK/PAGE:** 55/160; 108/145; 126/173

**SITE ACRES:** 8.42 ACRES

**ZONING:** R-12

**SETBACKS:** FRONT: 40'  
SIDES: 25'  
REAR: 25'

**DISTURBED AREA:** 5.7 AC

**VEHICULAR:** REQUIRED SPACES: 2 SPACES PER DWELLING UNIT

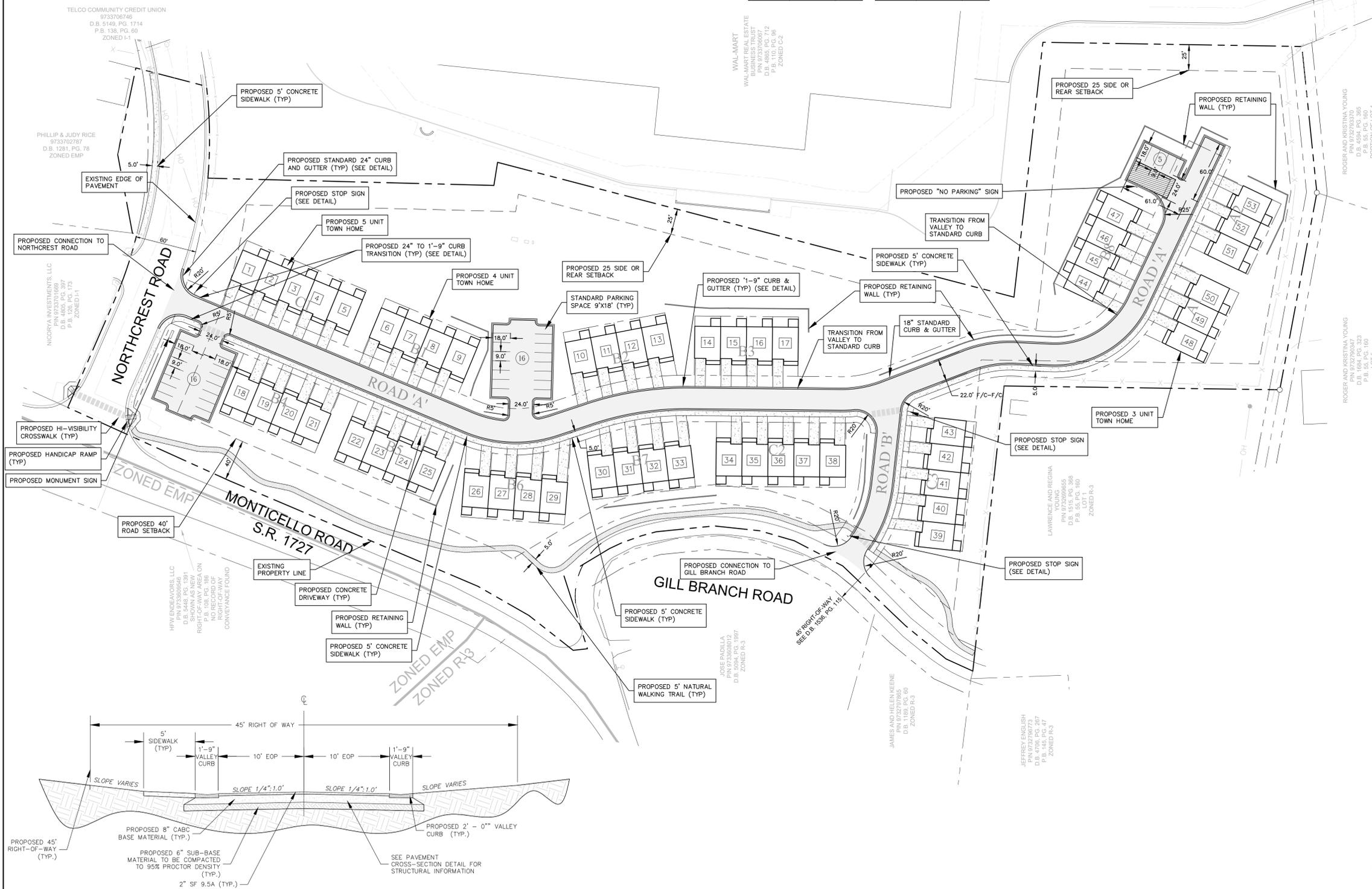
**SPACES REQUIRED:** 106

**SPACES PROVIDED:** 143

**BUILDING DATA:**

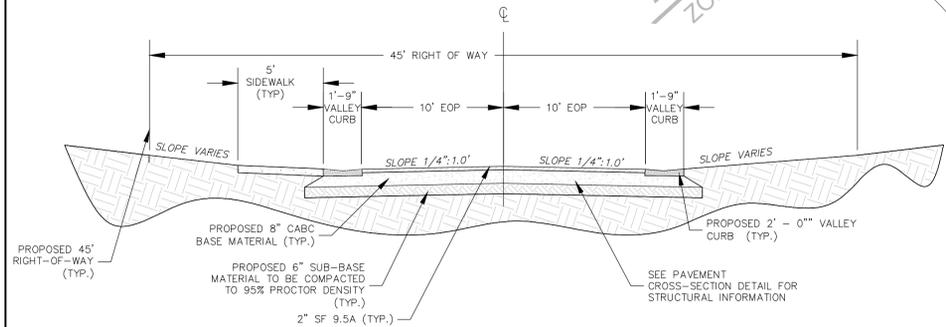
NUMBER OF LOTS:	53			
DENSITY:	6.29 UNITS/ACRE			
BUILDING	DESCRIPTION	HEIGHT	GEA	UNITS
A	2 STORY WOOD	±30'	2,451 SF	3
B	2 STORY WOOD	±30'	3,268 SF	4
C	2 STORY WOOD	±30'	4,087 SF	5

**LANDSCAPE REQUIREMENTS:** SEE SHEET L101 LANDSCAPE PLAN



**LEGEND**

[Light Gray Box]	LIGHT DUTY PAVEMENT
[Dark Gray Box]	HEAVY DUTY PAVEMENT
[Cross-hatched Box]	REMOVE & REPLACE



**TYPICAL ROADWAY CROSS-SECTION**  
NOT TO SCALE

**811**  
Know what's below.  
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**SITE PLAN**

**GRAPHIC SCALE**

0 25 50 100 200  
( IN FEET )  
1 inch = 50 ft.

**CDC** Civil Design Concepts, PA  
www.civildesignconcepts.com

158 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9  
WAYNEVILLE, NC 28786  
PHONE (828) 252-5388  
FAX (828) 455-5455

**NORTHTRIDGE COMMONS TOWNHOUSES**

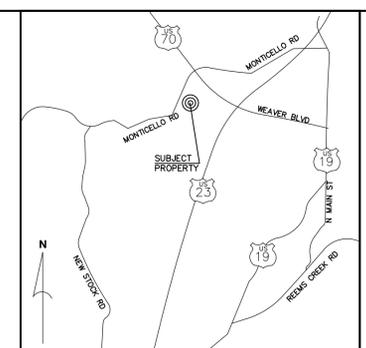
**C201**

DATE: 04/02/2018  
BY: LWR  
DESCRIPTION: CD APPLICATION SUBMITTAL

NO. DATE

DRAWN BY: RWW  
CDC PROJECT NO.: 11664  
MSD PROJECT NO.: 2018082

SHEET



**DEVELOPMENT DATA**

OWNER/DEVELOPER: NORTHRIDGE COMMONS INVESTORS, LLC  
P.O. BOX 1157  
ARDEN, NORTH CAROLINA 28704

CONTACT: KEN JACKSON  
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168 PATTON AVENUE  
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SITE ACREAGE: 8.42 ACRES

ZONING: R-12

SETBACKS:  
FRONT: 40'  
SIDES: 25'  
REAR: 25'

DISTURBED AREA: 5.7 AC

VEHICULAR:  
REQUIRED SPACES: 2 SPACES PER DWELLING UNIT

SPACES REQUIRED: 106  
SPACES PROVIDED: 143

**BUILDING DATA:**  
NUMBER OF LOTS: 53  
DENSITY: 6.29 UNITS/ACRE

BUILDING	DESCRIPTION	HEIGHT	GFA	UNITS
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LANDSCAPE REQUIREMENTS: SEE SHEET L101 LANDSCAPE PLAN

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ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 28786  
PHONE (828) 462-4410  
FAX (828) 462-5455

**CDC** Civil Design Concepts, PA  
www.civildesignconcepts.com

NCBELS LICENSE #: C-2184

CDZ APPLICATION SUBMITTAL	DESCRIPTION	DATE	BY
LWR			
LWR			
BC SW SUBMITTAL			



- NOTES**
- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
  - SINGLE PHASE CONSTRUCTION.
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  - CONSTRUCTION LIKELY TO BEGIN IN THE SUMMER OF 2018; AND BE COMPLETED IN APPROXIMATELY 24 MONTHS. THE RESIDENTIAL UNITS ARE TO BE SOLD.

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**OVERALL GRADING PLAN**

GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

OVERALL GRADING PLAN FOR:

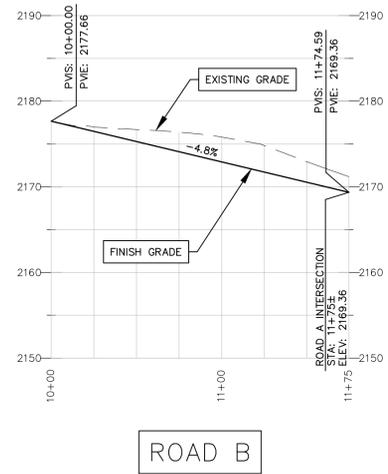
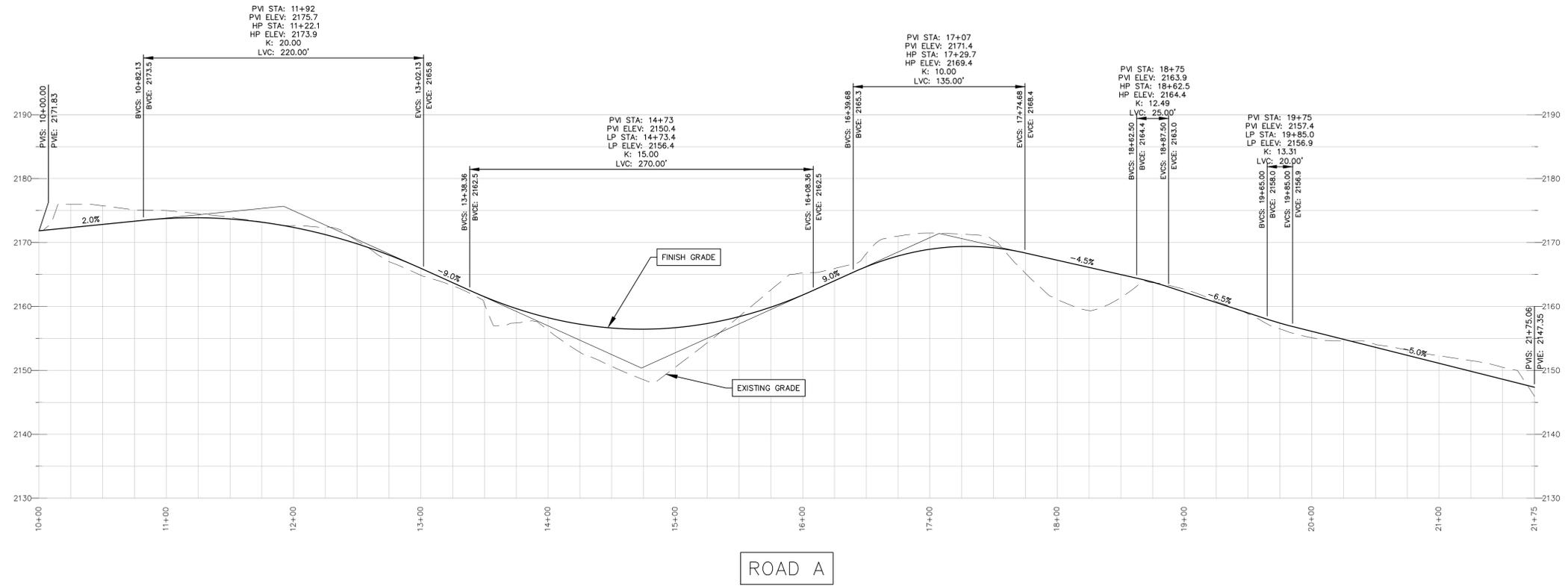
**NORTHRIDGE COMMONS TOWNHOUSES**

NORTHRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW  
CDC PROJECT NO.: 11664  
MSD PROJECT NO.: 2018082

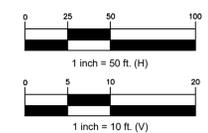
SHEET  
**C300**





Know what's below.  
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**ROAD PROFILES**



188 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5335  
FAX (828) 252-5335

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 27786  
PHONE (828) 452-4410  
FAX (828) 456-4455

www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY



ROAD PROFILES FOR:  
**NORTHTRIDGE COMMONS TOWNHOUSES**  
NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW  
CDC PROJECT NO.: 11664  
MSD PROJECT NO.: 2018082

SHEET  
**C302**

**NOTES**

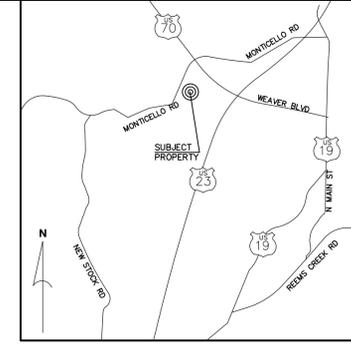
- SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
- NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN PANEL 3700973200J & 3700973300J.
- SOIL TYPE B & C.**
- RETAINING WALLS:**  
 ALL RETAINING WALL ELEVATIONS SHOWN ARE FROM TOP OF WALL TO FINISH GRADE ELEVATION. CONTRACTOR TO ACCOUNT FOR FOOTER/COVER OVER FOOTER. REFER TO WALL DESIGN FOR FOOTER DESIGN. WALL DESIGN TO ALSO ACCOMMODATE STORM PIPE PENETRATIONS PER PLANS.  
 WALL DESIGN TO INCLUDE FOOTING DRAIN AND MINIMUM WIDTH OF 12" OF #57 WASHED STONE BEHIND WALL FROM BOTTOM TO TOP OF WALL.  
 ALL RETAINING WALLS PROVIDING A CHANGE OF GRADE OF 30" OR MORE SHALL BE PROTECTED WITH A GUARDRAIL. THE GUARDRAIL SHALL BE 42" MINIMUM IN HEIGHT, AND PREVENT THE PASSAGE OF A 21" SPHERE UNLESS ADJACENT TO A WALKING SURFACE. COORDINATE BARRIER STYLE AND COLOR WITH ARCHITECT AND ENGINEER. SEE SITE PLAN FOR APPROXIMATE LOCATION OF FENCING/BARRIERS.  
 CONTRACTOR TO SUBMIT TO OWNER AND ENGINEER FOR REVIEW PRIOR TO ORDERING MATERIALS. CONTRACTOR TO COORDINATE WALL STYLE AND COLOR WITH ARCHITECT AND ENGINEER.  
 CONTRACTOR RESPONSIBLE FOR OBTAINING BUILDING PERMIT FOR ALL RETAINING WALLS PRIOR TO ORDERING MATERIALS OR CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR CONSTRUCTING RETAINING WALLS IN ACCORDANCE WITH ALL WALL MANUFACTURERS' STANDARDS AND SPECIFICATIONS.  
 ALL RETAINING WALLS 4' OR GREATER TO BE SUBMITTED TO BUNCOMBE COUNTY BUILDING SAFETY DIVISION FOR REVIEW AND APPROVAL AND CERTIFIED BY THE WALL ENGINEER UPON COMPLETION. RETAINING WALLS SUBJECT TO ADDITIONAL LANDSCAPING DEPENDING ON HEIGHT AND MATERIAL.

STRUCTURE TABLE (INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)				
STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
A2	10+15	RIM 2155.1 INV. IN 2147.0 (A3-A2) INV. OUT 2147.0 (A2-A1)	8.1'±	CATCH BASIN
A3	10+78	RIM 2158.3 INV. IN 2148.4 (A4-A3) INV. OUT 2149.4 (A3-A2)	8.9'±	CATCH BASIN
A4	11+00	RIM 2159.3 INV. IN 2152.5 (A5-A4) INV. OUT 2152.5 (A4-A3)	6.8'±	CATCH BASIN
A5	11+24	RIM 2160.4 INV. IN 2155.9 (A6-A5) INV. OUT 2155.9 (A5-A4)	4.5'±	CATCH BASIN
A6	12+08	RIM 2168.8 INV. IN 2162.1 (A7-A6) INV. OUT 2162.1 (A6-A5)	6.7'±	CATCH BASIN
A7	14+41	RIM 2172.3 INV. IN 2165.6 (A8-A7) INV. OUT 2165.6 (A7-A6)	6.7'±	CATCH BASIN
A8	14+62	RIM 2172.3 INV. IN 2166.0 (A9-A8) INV. OUT 2166.0 (A8-A7)	6.3'±	CATCH BASIN

STRUCTURE TABLE (INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)				
STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
A9	14+82	RIM 2172.3 INV. IN 2168.3 (A10-A9) INV. OUT 2168.3 (A9-A8)	4.0'±	CATCH BASIN
A10	15+40	RIM 2172.4 INV. IN 2168.9 (A10-A9) INV. OUT 2168.9 (A9-A8)	3.5'±	CATCH BASIN
B1	0+31	RIM 2159.5 INV. OUT 2153.2 (B1-A4)	6.3'±	CATCH BASIN
C1	10+74	RIM 2156.2 INV. IN 2149.8 (C2-C1) INV. IN 2149.8 (E1-C1) INV. OUT 2149.8 (C1-A3)	6.4'±	CATCH BASIN
C2	11+30	RIM 2157.8 INV. IN 2153.8 (C3-C2) INV. OUT 2153.8 (C2-C1)	4.0'±	DROP INLET
C3	12+49	RIM 2165.6 INV. IN 2159.0 (C4-C3) INV. OUT 2159.0 (C3-C2)	6.6'±	CATCH BASIN
C4	12+70	RIM 2165.6 INV. OUT 2159.3 (C4-C3)	6.3'±	CATCH BASIN

STRUCTURE TABLE (INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)				
STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
D1	10+21	RIM 2168.6 INV. OUT 2162.2 (D1-A6)	6.4'±	CATCH BASIN
E1	10+22	RIM 2156.3 INV. OUT 2150.0 (E1-C1)	6.3'±	DOUBLE CATCH BASIN
G2	10+13	RIM 2150.1 INV. IN 2142.1 (G3-G2) INV. IN 2142.1 (H1-G2) INV. OUT 2142.1 (G2-G1)	8.0'±	JUNCTION BOX
G3	11+44	RIM 2157.4 INV. IN 2152.8 (G4-G3) INV. IN 2152.8 (H1-G3) INV. OUT 2152.8 (G3-G2)	4.6'±	CATCH BASIN
G4	12+22	RIM 2162.2 INV. IN 2158.7 (G5-G4) INV. IN 2158.7 (J1-G4) INV. OUT 2158.7 (G4-G3)	3.5'±	CATCH BASIN
G5	13+25	RIM 2167.8 INV. IN 2163.8 (G6-G5) INV. OUT 2163.8 (G5-G4)	4.0'±	CATCH BASIN
G6	13+82	RIM 2170.4 INV. IN 2166.9 (G7-G6) INV. OUT 2166.9 (G6-G5)	3.5'±	CATCH BASIN

STRUCTURE TABLE (INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)				
STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
G7	14+09	RIM 2171.3 INV. OUT 2167.8 (G7-G6)	3.5'±	CATCH BASIN
H1	10+35	RIM 2150.1 INV. IN 2143.2 (H2-H1) INV. OUT 2143.2 (H1-G2)	6.9'±	CATCH BASIN
H2	10+65	RIM 2147.2 INV. IN 2143.5 (H3-H2) INV. OUT 2143.5 (H2-H1)	3.7'±	CATCH BASIN
H3	10+86	RIM 2147.3 INV. OUT 2143.5 (H3-H2)	3.5'±	CATCH BASIN
I1	10+21	RIM 2157.2 INV. OUT 2153.7 (I1-G3)	3.5'±	CATCH BASIN
J1	10+26	RIM 2163.3 INV. OUT 2159.8 (J1-G4)	3.5'±	CATCH BASIN



**DEVELOPMENT DATA**

**OWNER/DEVELOPER:** NORTHTRIDGE COMMONS INVESTORS, LLC  
 P.O. BOX 1157  
 ARDEN, NORTH CAROLINA 28704

**CONTACT:** KEN JACKSON  
 (828)684-8800

**CIVIL ENGINEER:** CIVIL DESIGN CONCEPTS, P.A.  
 168 PATTON AVENUE  
 ASHEVILLE, NORTH CAROLINA 28801  
 WARREN SLUGG, P.E.  
 (828) 252-5388

**SURVEYOR:** ED HOMES & ASSOCIATES  
 200 RIDGEFIELD COURT, SUITE 215  
 ASHEVILLE, NC 28806  
 PHILLIP B. WHITE, PLS  
 (828)225-6562

**PROJECT DATA**

**PIN:** 9732-79-2660; 9733-70-0050; 9733-70-0398  
**ADDRESS:** 152 MONTICELLO ROAD,  
 4 & 20 GILL BRANCH ROAD  
**DEED BOOK/PAGE:** 56/160; 108/145; 126/173  
**SITE ACREAGE:** 8.42 ACRES  
**ZONING:** R-12

**SETBACKS:** 40'  
**FRONT:** 25'  
**SIDES:** 25'  
**REAR:** 25'

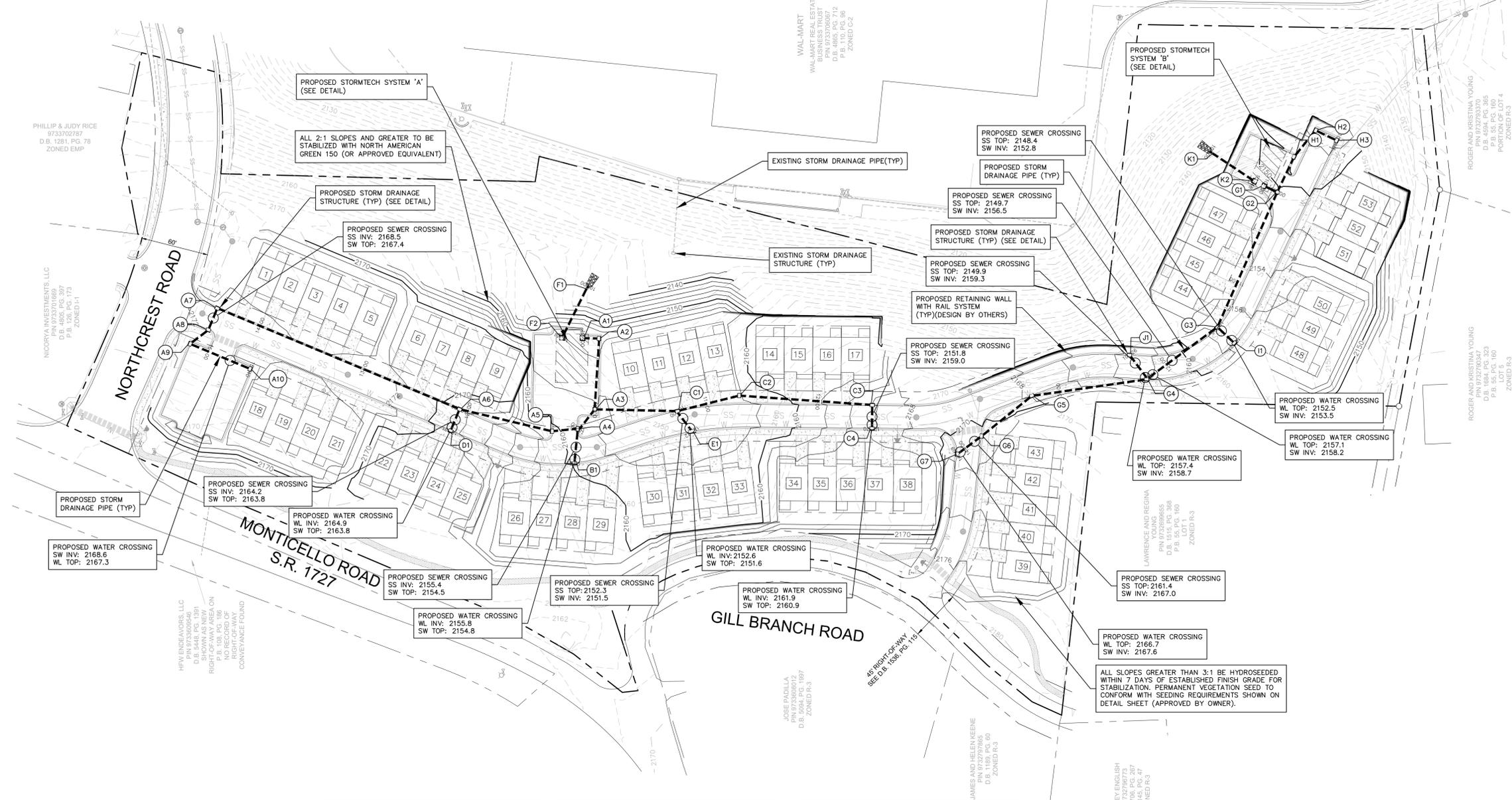
**DISTURBED AREA:** 5.7 AC

**VEHICULAR:** REQUIRED SPACES: 2 SPACES PER DWELLING UNIT  
 SPACES REQUIRED: 106  
 SPACES PROVIDED: 143

**BUILDING DATA:**  
 NUMBER OF LOTS: 53  
 DENSITY: 6.29 UNITS/ACRE

BUILDING	DESCRIPTION	HEIGHT	GFA	UNITS
A	2 STORY WOOD	±30'	2,451 SF	3
B	2 STORY WOOD	±30'	3,268 SF	4
C	2 STORY WOOD	±30'	4,087 SF	5

**LANDSCAPE REQUIREMENTS:** SEE SHEET L101 LANDSCAPE PLAN



**LEGEND**

- STORM DRAINAGE PIPE
- EXISTING CONTOURS
- PROPOSED CONTOURS

**INLET/OUTLET TABLE  
(INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)**

STRUCTURE	STATION	STRUCTURE DETAILS	DESCRIPTION
A1	10+00	INV. IN 2145.7 (A2-A1)	INLET CONTROL STRUCTURE
F1	10+03	INV. IN 2144.0 (F2-F1)	FES
F2	10+51	INV. OUT 2144.6 (F2-F1)	OUTLET CONTROL STRUCTURE
G1	10+00	INV. IN 2140.4 (G2-G1)	INLET CONTROL STRUCTURE
K1	10+03	INV. IN 2138.0 (K2-K1)	FES
K2	10+48	INV. OUT 2139.4 (K2-K1)	OUTLET CONTROL STRUCTURE

**PIPE TABLE  
(SLOPES BASED ON 2D LENGTH TO INSIDE EDGES)**

PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
A2-A1	18"	12'	11.1%	HDPE
A3-A2	18"	59'	4.1%	HDPE
A4-A3	18"	20'	15.2%	HDPE
A5-A4	18"	20'	16.9%	HDPE
A6-A5	18"	82'	7.6%	HDPE
A7-A6	18"	231'	1.5%	HDPE
A8-A7	18"	18'	2.2%	HDPE
A9-A8	18"	17'	13.7%	HDPE
A10-A9	18"	55'	1.1%	HDPE
B1-A4	18"	28'	2.5%	HDPE

**PIPE TABLE  
(SLOPES BASED ON 2D LENGTH TO INSIDE EDGES)**

PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
C1-A3	18"	71'	0.6%	HDPE
C2-C1	18"	54'	7.4%	HDPE
C3-C2	18"	116'	4.5%	HDPE
C4-C3	18"	18'	1.7%	HDPE
D1-A6	18"	18'	0.6%	HDPE
E1-C1	18"	18'	1.1%	HDPE
F2-F1	18"	47'	1.5%	HDPE
G2-G1	18"	10'	17.0%	HDPE
G3-G2	18"	128'	8.4%	HDPE
G4-G3	18"	76'	7.8%	HDPE

**PIPE TABLE  
(SLOPES BASED ON 2D LENGTH TO INSIDE EDGES)**

PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
G5-G4	18"	101'	5.1%	HDPE
G6-G5	18"	54'	5.7%	HDPE
G7-G6	18"	24'	3.8%	HDPE
H1-G2	18"	32'	3.4%	HDPE
H2-H1	18"	28'	1.1%	HDPE
H3-H2	18"	18'	1.7%	HDPE
I1-G3	18"	18'	5.0%	HDPE
J1-G4	18"	23'	4.7%	HDPE
K2-K1	18"	43'	3.2%	HDPE

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

**NORTH**

**STORM DRAINAGE PLAN**

**GRAPHIC SCALE**

( IN FEET )  
 1 inch = 50 ft.

**Civil Design Concepts, PA**

**CDC**

**NORTHTRIDGE COMMONS TOWNHOUSES**

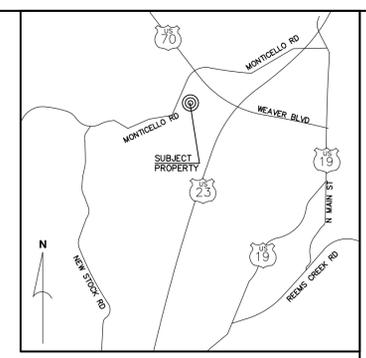
**STORM DRAINAGE PLAN FOR:**

**DRAWN BY:** RWW  
**ODD PROJECT NO.:** 11664  
**MSD PROJECT NO.:** 2018082

**SHEET**

**C501**

**811**



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FAX (858) 282-5385

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WAYNESVILLE, NC 27788  
PHONE (858) 282-4410  
FAX (858) 282-5455



DEVELOPMENT DATA				
OWNER/DEVELOPER:	NORTHBRIDGE COMMONS INVESTORS, LLC P.O. BOX 1157 ARLEN, NORTH CAROLINA 28704 (828)684-8800			
CONTACT:	KEN JACKSON			
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NORTH CAROLINA 28801 WARREN SLUGG, P.E. (828) 252-5388			
CONTACT:	WARREN SLUGG, P.E.			
SURVEYOR:	ED HOMES & ASSOCIATES 200 RIDGEFIELD COURT, SUITE 215 ASHEVILLE, NC 28806 PHILLIP B. WHITE, PLS (828)225-6562			
CONTACT:	PHILLIP B. WHITE, PLS			
PROJECT DATA				
PIN:	9732-79-2660, 9733-70-0050, 9733-70-0398			
ADDRESS:	152 MONTICELLO ROAD, 4 & 20 GILL BRANCH ROAD			
DEED BOOK/PAGE:	56/160, 108/145, 126/173			
SITE ACREAGE:	8.42 ACRES			
ZONING:	R-12			
SETBACKS:	40'			
FRONT:	25'			
REAR:	25'			
DISTURBED AREA:	5.7 AC			
VEHICULAR:	2 SPACES PER DWELLING UNIT			
REQUIRED SPACES:	106			
SPACES PROVIDED:	143			
BUILDING DATA:				
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DENSITY:	6.29 UNITS/ACRE			
BUILDING DESCRIPTION				
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B	2 STORY WOOD	±30'	3,268 SF	4
C	2 STORY WOOD	±30'	4,087 SF	5
LANDSCAPE REQUIREMENTS:	SEE SHEET L101 LANDSCAPE PLAN			

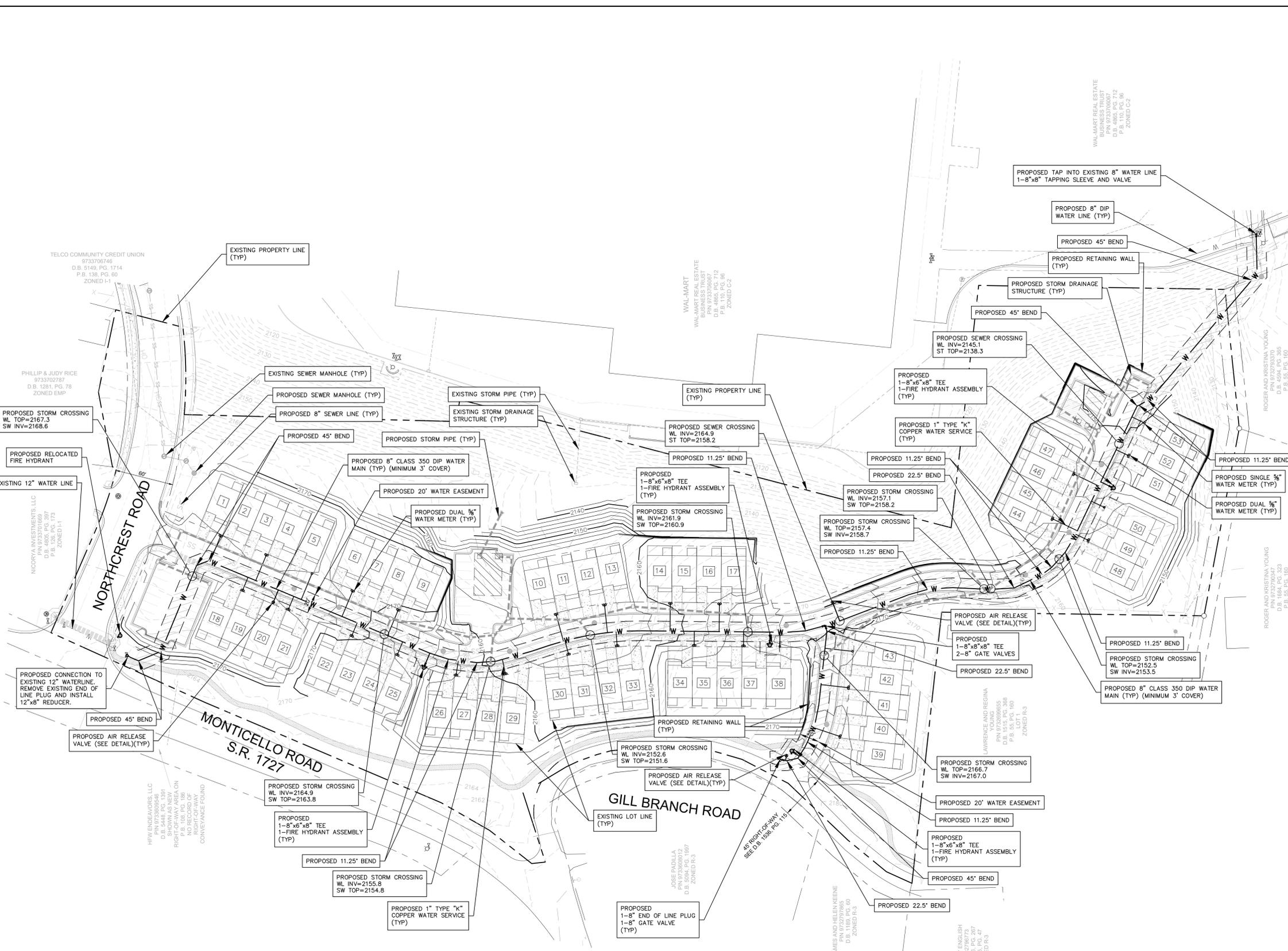
WATER LEGEND	
EXISTING WATERLINE	— W —
EXISTING WATER METER	⊙
EXISTING FIRE HYDRANT	⊙
PROPOSED WATER LINE	— W —
PROPOSED WATER SERVICE	— W —
PROPOSED WATER METER	⊙
PROPOSED FIRE HYDRANT	⊙
PROPOSED GATE VALVE	⊗
PROPOSED AIR RELEASE VALVE	⊙

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NORTH

WATER PLAN

GRAPHIC SCALE



- NOTES**
- SEE WATER DETAIL SHEETS FOR ALL GENERAL WATER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL WATER PLANS.
  - WATER METERS ARE TO BE PLACED MAXIMUM OF 5' OFF EDGE OF PAVEMENT/SIDEWALK. WHEN A UTILITY STRIP IS PRESENT, METERS SHALL BE INSTALLED WITHIN STRIP. WHEN SIDEWALK IS CONSTRUCTED AND NO STRIP IS AVAILABLE, SERVICE LINES CROSSING SIDEWALK SHALL BE CONSTRUCTED WITH PVC SLEEVE EXTENDING 6" ON EITHER SIDE OF SIDEWALK PER TOWN OF WEAVERVILLE STANDARDS AND SPECIFICATIONS.
  - TYPICAL EASEMENTS FOR WATER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE A 20 FEET. THE ENTIRE WATER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.

LUR	CDZ APPLICATION SUBMITTAL	DESCRIPTION
1.	04/02/2018	

SEWER DRAINAGE PLAN FOR:

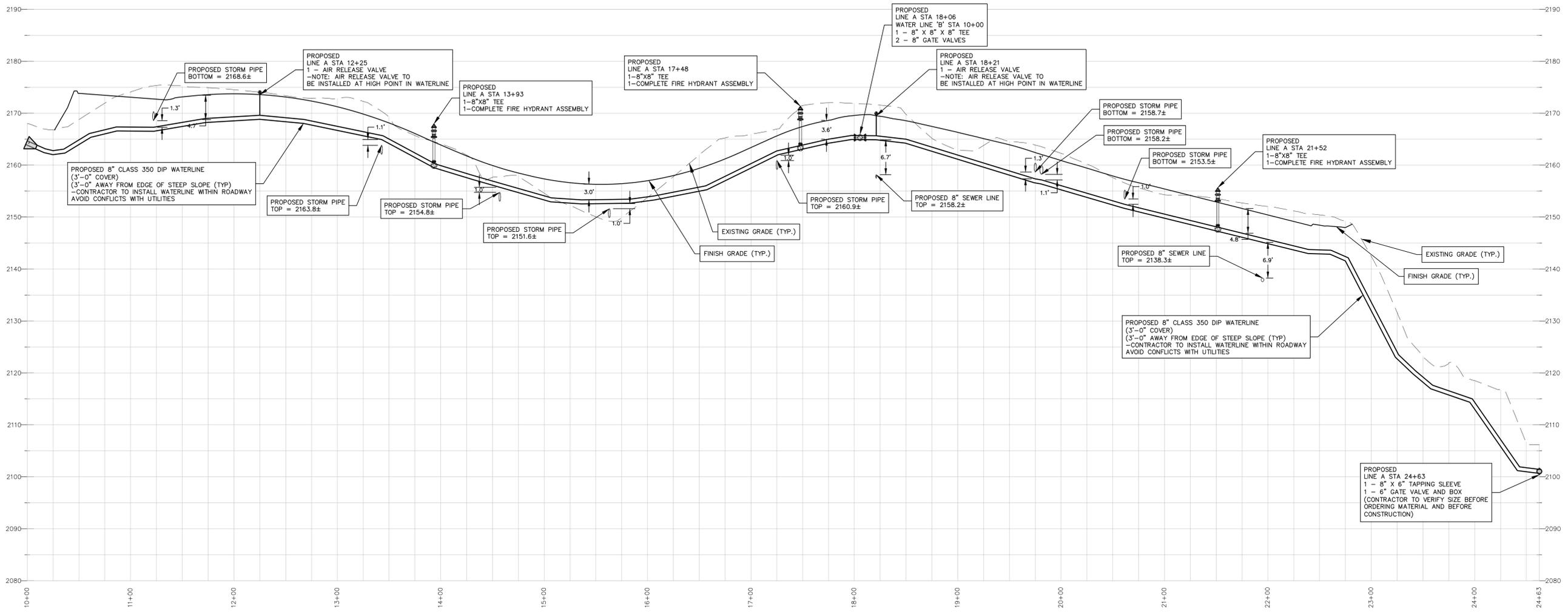
**NORTHBRIDGE COMMONS TOWNHOUSES**

NORTHBRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

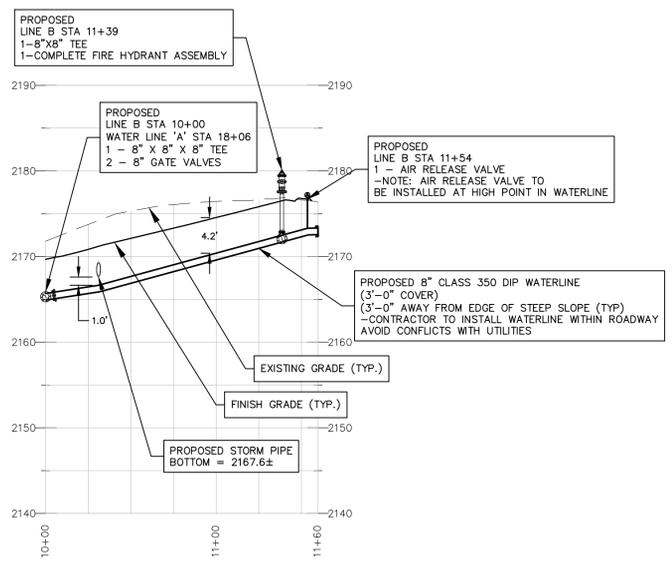
DRAWN BY: RWW  
CDC PROJECT NO.: 11664  
MSD PROJECT NO.: 2018082

SHEET

**C601**

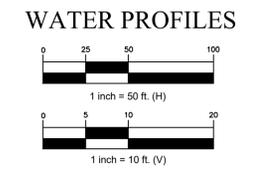


LINE A



LINE B

**NOTE:**  
 THE PIPE LENGTHS, SLOPES, AND INVERTS SHOWN IN THE ABOVE PROFILES ARE BASED ON A 2D LENGTH AND MEASURED FROM INSIDE WALL TO INSIDE WALL OF STRUCTURES. CONTRACTOR SHALL VERIFY ALL INVERTS AND LINE LENGTHS PRIOR TO CONSTRUCTION.



188 PATTON AVENUE  
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 PHONE (828) 452-4410  
 FAX (828) 452-4455

**CDC** Civil Design Concepts, PA  
 www.civildesignconcepts.com  
 NCBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION	BY
1.	04/02/2018	CD APPLICATION SUBMITTAL	LWR
2.	05/01/2018	BC SW SUBMITTAL	LWR



WATER PROFILES FOR:

**NORTHTRIDGE COMMONS TOWNHOUSES**

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW  
 CDC PROJECT NO.: 11664  
 MSD PROJECT NO.: 2018082

SHEET  
**C602**

**NOTES**

- SEE SEWER DETAIL SHEETS FOR ALL GENERAL SEWER DETAILS. CONTRACTOR RESPONSIBLE FOR INCLUSION OF SEWER SHEETS WITH ALL SEWER PLANS.
- CROSSINGS TO MAINTAIN MSD REQUIRED VERTICAL SEPARATION. CONTRACTOR TO CONTACT ENGINEER ON ANY CROSSING THAT DOES NOT MEET THIS SEPARATION, OR SEPARATION IS CLOSER THAN 1'. REFER TO GENERAL NOTES ON SEWER DETAIL SHEET FOR SEPARATION REQUIREMENTS BETWEEN UTILITIES.
- TYPICAL EASEMENTS FOR SEWER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE AS SHOWN. THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
- NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.

STRUCTURE TABLE  
(INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)

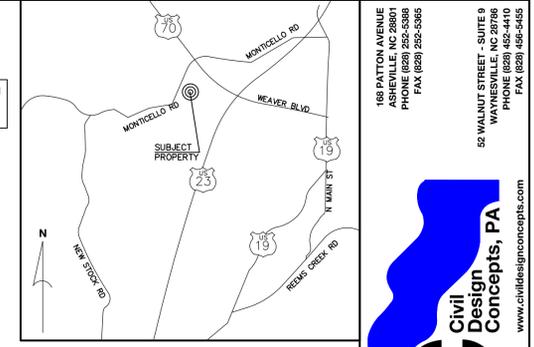
STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
MH1	10+15	RIM 2174.3 INV. IN 2167.5 (MH2-MH1) INV. OUT 2167.3 (MH1-EX. MH)	7.0'±	PROPOSED MANHOLE
MH2	10+84	RIM 2172.2 INV. IN 2168.4 (MH3-MH2) INV. OUT 2168.2 (MH2-MH1)	4.0'±	PROPOSED MANHOLE
MH3	12+24	RIM 2173.5 INV. OUT 2169.5 (MH3-MH2)	4.0'±	PROPOSED MANHOLE
MH4	10+00	RIM 2108.5 INV. IN 2100.0 (MH5-MH4) INV. OUT 2092.0 (EX. PIPE)	16.5'±	PROPOSED CUT IN DROP MANHOLE
MH5	12+38	RIM 2116.0 INV. IN 2104.6 (MH6-MH5) INV. OUT 2101.6 (MH5-MH4)	14.4'±	PROPOSED DROP MANHOLE
MH6	14+90	RIM 2152.2 INV. IN 2144.4 (MH7-MH6) INV. OUT 2141.4 (MH6-MH5)	10.8'±	PROPOSED DROP MANHOLE
MH7	15+67	RIM 2156.0 INV. IN 2147.0 (MH8-MH7) INV. OUT 2146.8 (MH7-MH6)	9.2'±	PROPOSED MANHOLE
MH8	16+30	RIM 2159.7 INV. IN 2148.9 (MH9-MH8) INV. OUT 2148.7 (MH8-MH7)	11.0'±	PROPOSED MANHOLE
MH9	17+36	RIM 2165.8 INV. IN 2149.7 (MH10-MH9) INV. OUT 2149.5 (MH9-MH8)	16.3'±	PROPOSED MANHOLE
MH10	18+24	RIM 2169.2 INV. IN 2150.4 (MH11-MH10) INV. IN 2156.0 (MH16-MH10) INV. OUT 2150.2 (MH10-MH9)	19.0'±	PROPOSED MANHOLE
MH11	18+82	RIM 2168.3 INV. IN 2150.9 (MH12-MH11) INV. OUT 2150.7 (MH11-MH10)	17.6'±	PROPOSED MANHOLE
MH12	20+80	RIM 2156.4 INV. IN 2152.1 (MH13-MH12) INV. OUT 2151.9 (MH12-MH11)	4.5'±	PROPOSED MANHOLE

STRUCTURE TABLE  
(INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)

STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
MH13	21+71	RIM 2158.4 INV. IN 2154.1 (MH14-MH13) INV. OUT 2153.9 (MH13-MH12)	4.5'±	PROPOSED MANHOLE
MH14	22+39	RIM 2163.5 INV. IN 2159.7 (MH15-MH14) INV. OUT 2159.5 (MH14-MH13)	4.0'±	PROPOSED MANHOLE
MH15	23+56	RIM 2171.9 INV. OUT 2167.9 (MH15-MH14)	4.0'±	PROPOSED MANHOLE
MH16	11+18	RIM 2174.6 INV. OUT 2170.6 (MH16-MH10)	4.0'±	PROPOSED MANHOLE

PIPE TABLE  
(SLOPES BASED ON 2D LENGTH TO INSIDE EDGES)

PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
MH1-EX. MH	8"	11'	13.7%	PVC
MH2-MH1	8"	65'	1.1%	PVC
MH3-MH2	8"	136'	0.8%	DIP/PVC
MH5-MH4	8"	234'	0.7%	DIP
MH6-MH5	8"	249'	14.8%	PVC
MH7-MH6	8"	73'	3.3%	PVC
MH8-MH7	8"	58'	3.0%	PVC
MH9-MH8	8"	103'	0.6%	PVC
MH10-MH9	8"	83'	0.6%	PVC
MH11-MH10	8"	55'	0.5%	PVC
MH12-MH11	8"	193'	0.5%	PVC
MH13-MH12	8"	88'	2.1%	DIP/PVC
MH14-MH13	8"	64'	8.4%	PVC
MH15-MH14	8"	112'	7.3%	DIP/PVC
MH16-MH10	8"	114'	12.8%	PVC



**DEVELOPMENT DATA**

OWNER/DEVELOPER: NORTHTRIDGE COMMONS INVESTORS, LLC  
P.O. BOX 1157  
ARDEN, NORTH CAROLINA 28704  
CONTACT: KEN JACKSON  
(828)684-8800

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
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200 RIDGEMOUNT COURT, SUITE 215  
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**PROJECT DATA**

PIN: 9732-79-2660, 9733-70-0050, 9733-70-0398  
ADDRESS: 152 MONITELLO ROAD,  
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DEED BOOK/PAGE: 55/160, 108/145, 126/173  
SITE ACREAGE: 8.42 ACRES  
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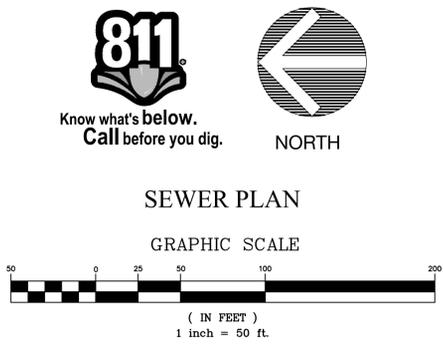
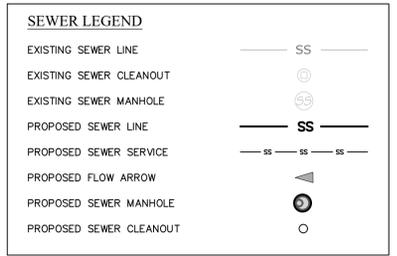
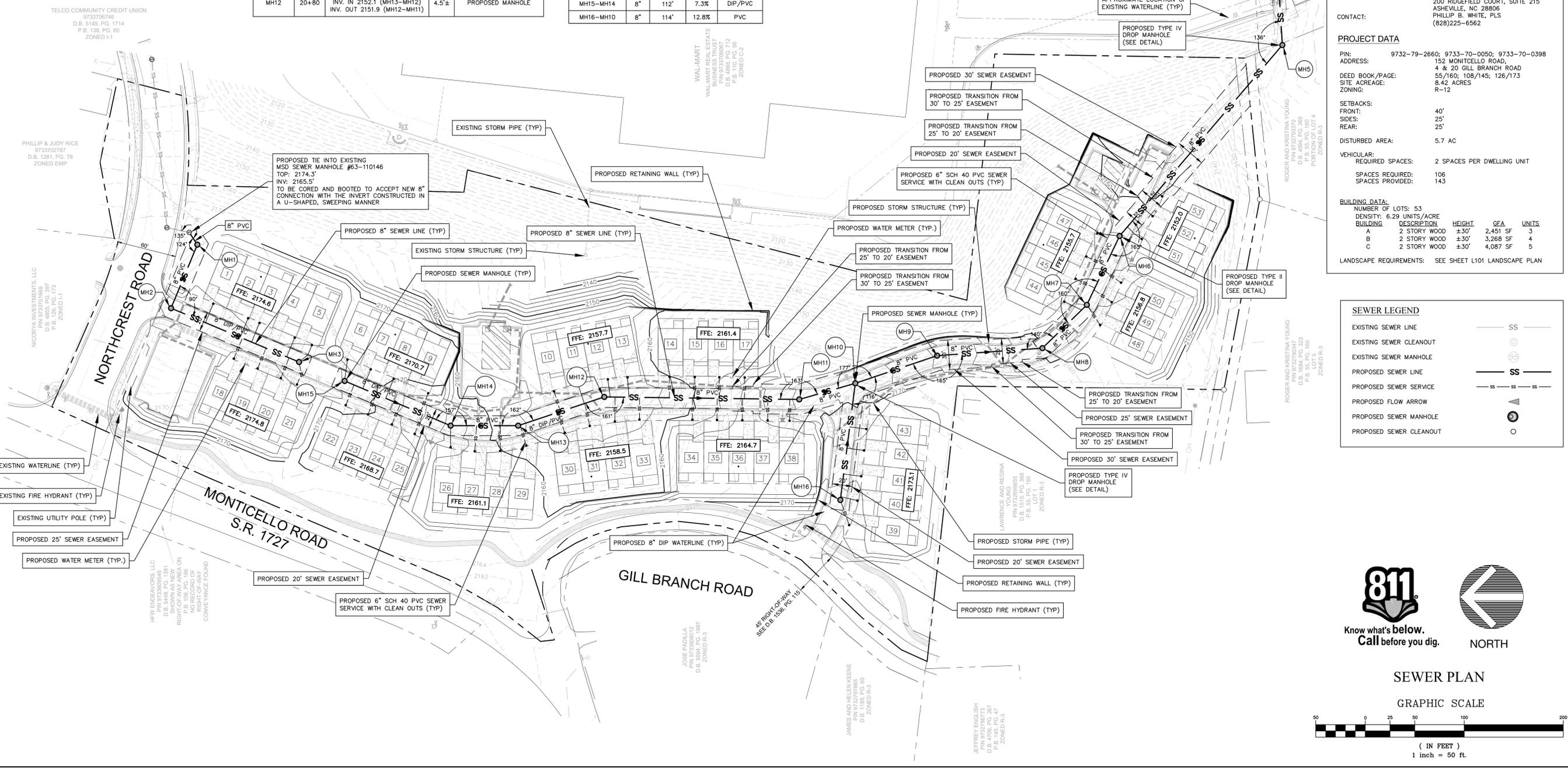
DISTURBED AREA: 5.7 AC

VEHICULAR:  
REQUIRED SPACES: 2 SPACES PER DWELLING UNIT  
SPACES REQUIRED: 106  
SPACES PROVIDED: 143

**BUILDING DATA:**  
NUMBER OF LOTS: 53  
DENSITY: 6.29 UNITS/ACRE

BUILDING	DESCRIPTION	HEIGHT	GFA	UNITS
A	2 STORY WOOD	±30'	2,451 SF	3
B	2 STORY WOOD	±30'	3,268 SF	4
C	2 STORY WOOD	±30'	4,087 SF	5

LANDSCAPE REQUIREMENTS: SEE SHEET L101 LANDSCAPE PLAN



168 PATTON AVENUE  
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**CDC** Civil Design Concepts, PA

NCBELS LICENSE #: C-2184

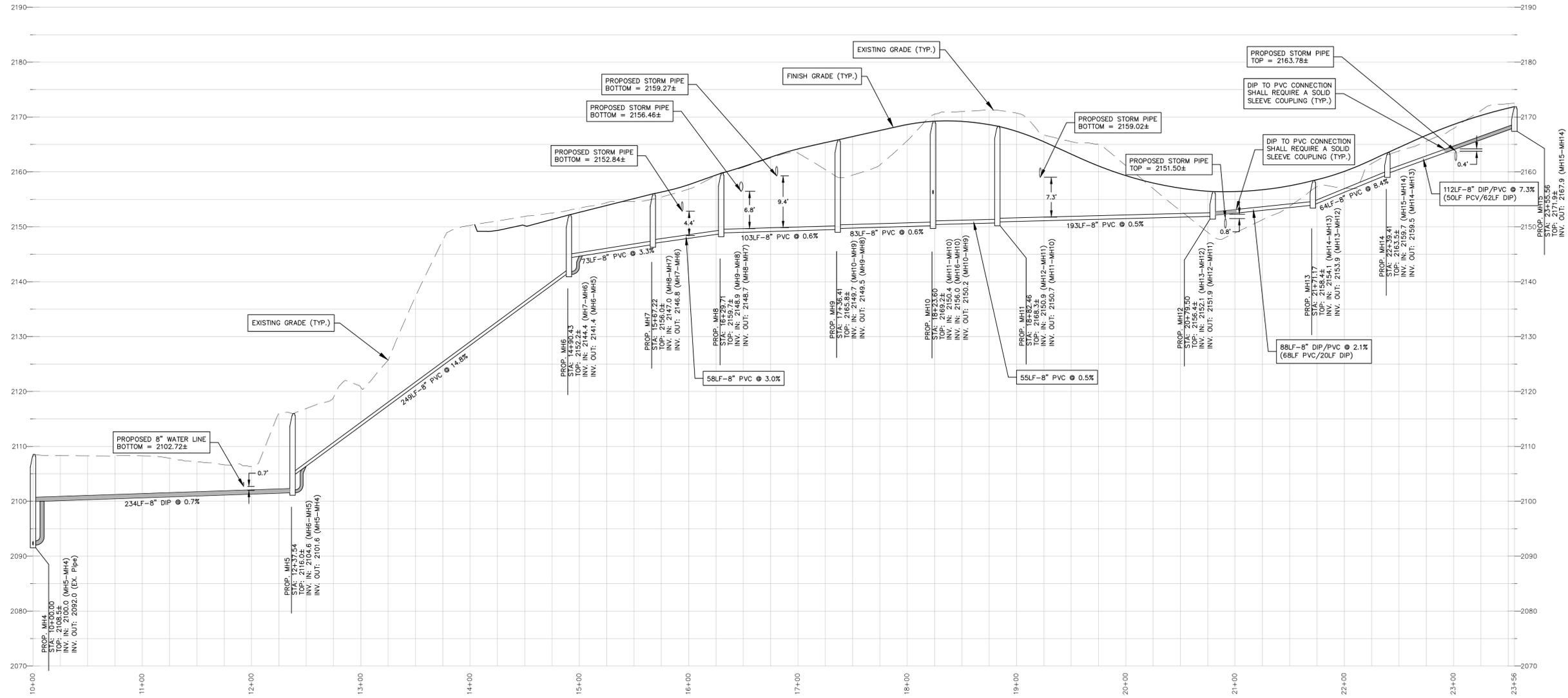
LWR	BY	DATE	DESCRIPTION
1.		04/02/2018	CD APPLICATION SUBMITTAL
3.		05/02/2018	MSD SUBMITTAL

SEWER DRAINAGE PLAN FOR: **NORTHTRIDGE COMMONS TOWNHOUSES**

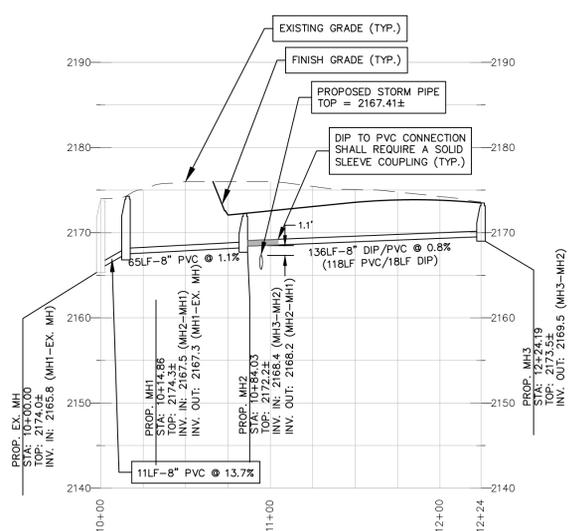
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CDD PROJECT NO.: 11664  
MSD PROJECT NO.: 2018082

SHEET **C701**

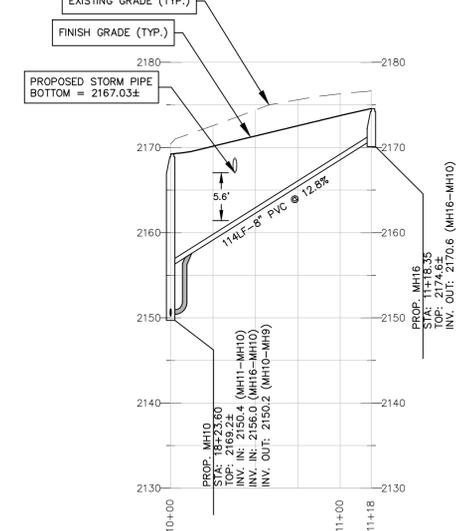
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LINE B



LINE A



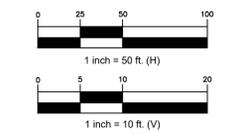
LINE C

**NOTE:**  
 THE PIPE LENGTHS, SLOPES, AND INVERTS SHOWN IN THE ABOVE PROFILES ARE BASED ON A 2D LENGTH AND MEASURED FROM INSIDE WALL TO INSIDE WALL OF STRUCTURES. CONTRACTOR SHALL VERIFY ALL INVERTS AND LINE LENGTHS PRIOR TO CONSTRUCTION.



Know what's below.  
 Call before you dig.

SEWER PROFILES



165 DARTON AVENUE  
 ASHVILLE, NC 28801  
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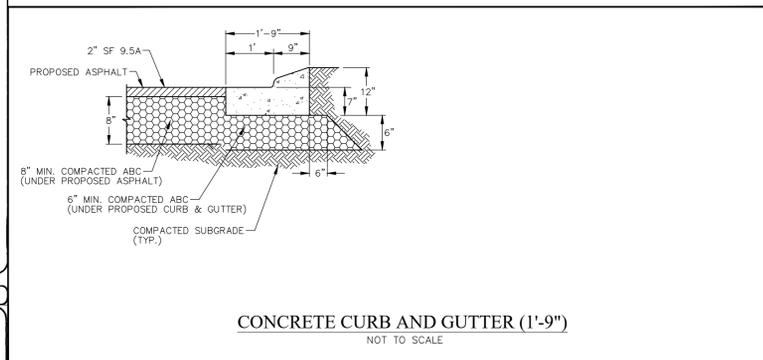
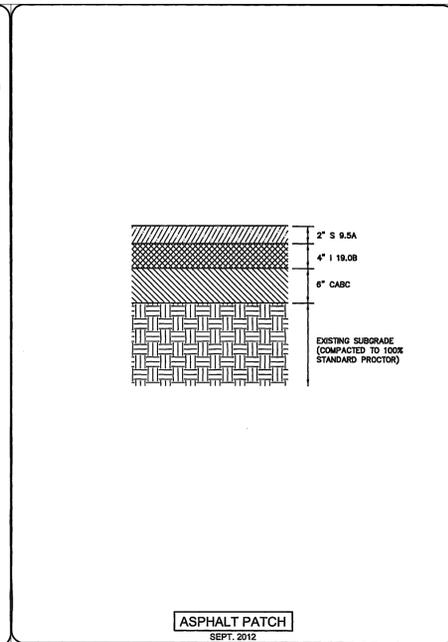
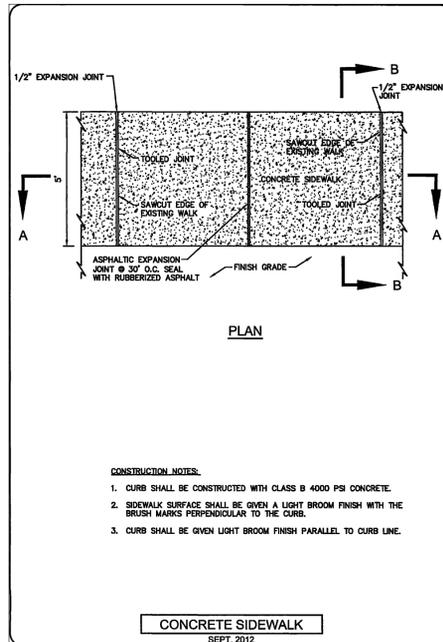
NO.	DATE	DESCRIPTION	BY
1.	04/02/2018	C2D APPLICATION SUBMITTAL	LWR
3.	05/02/2018	MSD SUBMITTAL	LWR



**NORTHTRIDGE COMMONS TOWNHOUSES**  
 NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

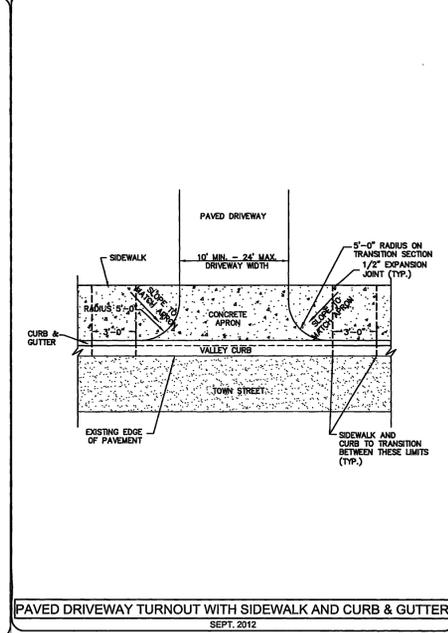
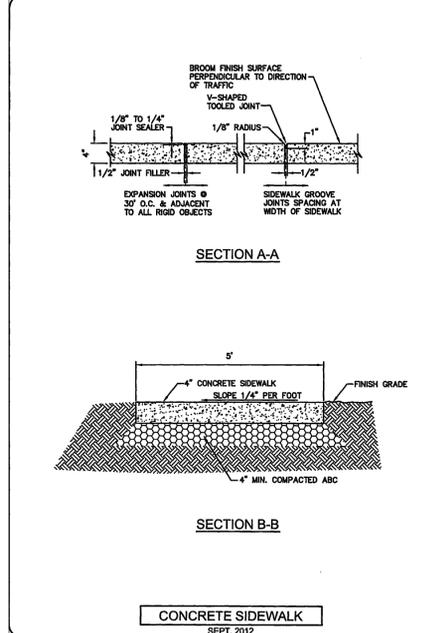
SEWER PROFILES FOR:  
 DRAWN BY: RWW  
 CDC PROJECT NO.: 11664  
 MSD PROJECT NO.: 2018082

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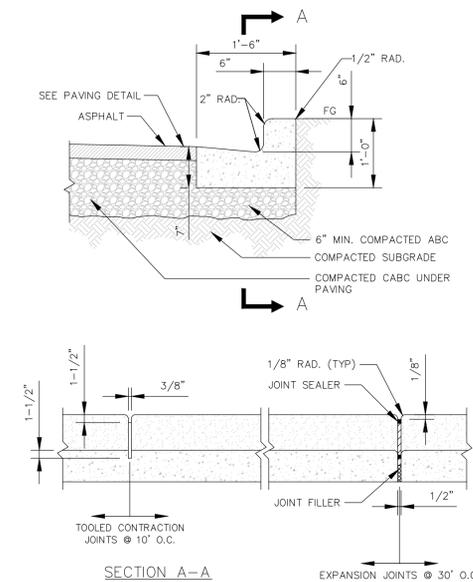
TOWN OF WEAVERVILLE STANDARD DETAIL-S1A

TOWN OF WEAVERVILLE STANDARD DETAIL-S6

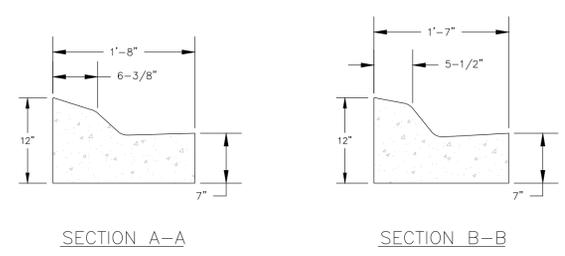
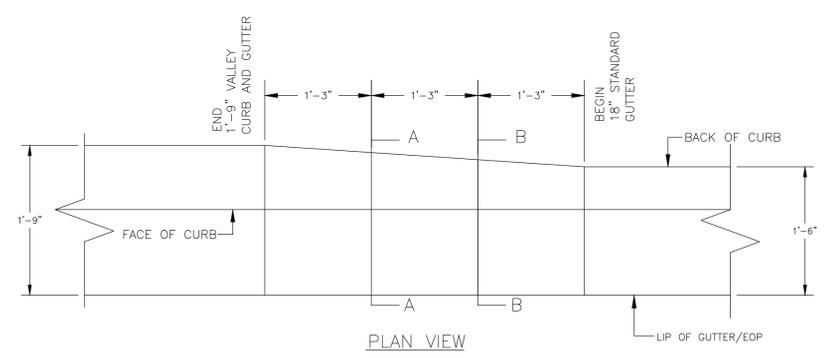


TOWN OF WEAVERVILLE STANDARD DETAIL-S1B

TOWN OF WEAVERVILLE STANDARD DETAIL-S15



CONCRETE CURB & GUTTER (18") DETAIL  
NOT TO SCALE



CURB TRANSITION 18" STANDARD CURB AND GUTTER TO 1'-9" VALLEY GUTTER  
NOT TO SCALE

SITE DETAILS

CDI APPLICATION SUBMITTAL	DATE	DESCRIPTION
1.	04/02/2018	

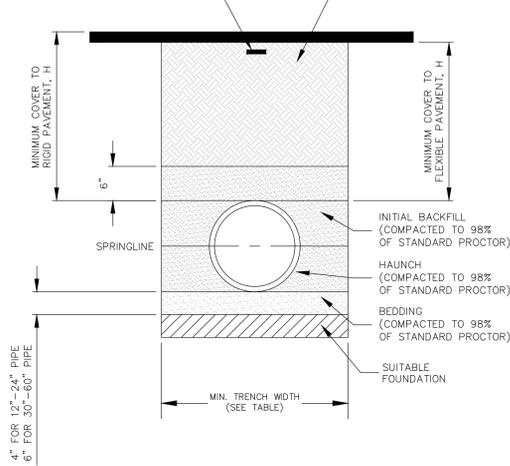


**NORTHRIAGE COMMONS TOWNHOUSES**

SITE DETAILS FOR:

DRAWN BY: RWW  
CDC PROJECT NO.: 11664  
MSD PROJECT NO.: 2018082

ALL NON-FERROUS UNDERGROUND LINES OUTSIDE BUILDING FOOTPRINT SHALL BE REQUIRED TO HAVE A MAGNETIC-TYPE WARNING TAPE INSTALLED IN THE BACKFILL AT LEAST 6" BELOW GRADE.



MINIMUM TRENCH WIDTHS	
PIPE DIAMETER	MIN. TRENCH WIDTH
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MAXIMUM COVER			
PIPE DIAMETER	CLASS I	CLASS II	CLASS III
12"	43'	28'	20'
15"	43'	28'	20'
18"	43'	28'	20'
24"	34'	23'	17'
30"	34'	23'	17'
36"	34'	23'	16'
42"	34'	23'	16'
48"	31'	21'	15'
54"	31'	21'	15'
60"	31'	21'	15'

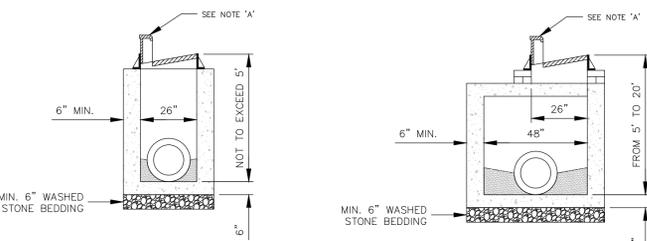
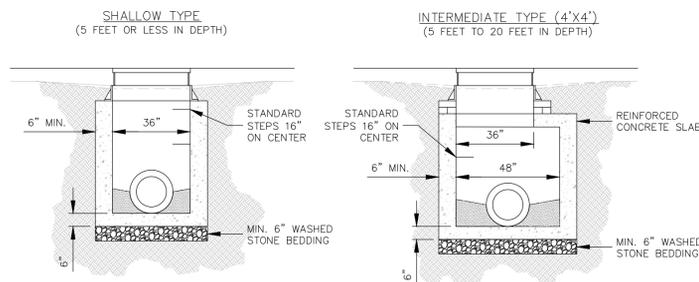
\*ASSUMED PIPE BACKFILL IS PLACED AND COMPACTED TO THE REQUIRED 98% OF THE STANDARD PROCTOR

**NOTES:**

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST EDITION OF ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", AND THE PROJECT SPECIFICATIONS.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION:** WHERE THE TRENCH IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II, OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4"(100 mm) FOR 12"-24" (100 mm - 600 mm); 6"(150 mm) FOR 30"-60" (750 mm - 900 mm).
- HAUNCHING/INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. HEAVY CONSTRUCTION LOADS MAY REQUIRE ADDITIONAL COVER TO PROTECT THE PIPE. CONTRACTOR TO VERIFY THAT CONSTRUCTION LOADS WILL NOT DAMAGE INSTALLED PIPES AND PROTECT INSTALLED PIPES IF REQUIRED.
- MAXIMUM COVER:** MAXIMUM COVER SHALL BE MEASURED FROM THE FINISHED SURFACE OF THE GROUND TO THE TOP OF THE PIPE, AND SHALL BE LESS THAN THE MAXIMUM VALUES SHOWN IN THE CHART WITHIN THIS DETAIL.

**HDPE TRENCH INSTALLATION DETAIL**

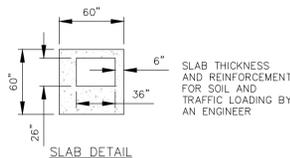
NOT TO SCALE



**NOTE 'A'**  
 FOR CURB INLET: FRAME, GRATE & HOOD PER D.O.T. STD. 840.03E  
 FOR GRATE INLET: FRAME, GRATE & HOOD PER D.O.T. STD. 840.16  
 FOR JUNCTION BOX: FRAME & COVER PER D.O.T. STD. 840.54  
 FOR CONVEX INLET: FRAME, GRATE & HOOD PER NEENAH CONVEX INLET GRATE R-2577

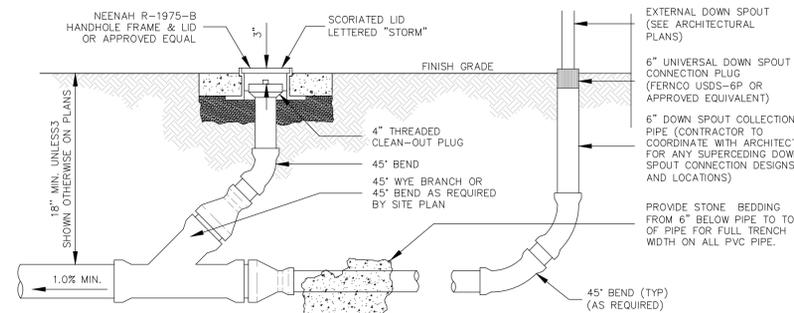
**NOTES:**

- CONCRETE SHALL BE 4000 PSI MIN. FOR ALL PRECAST CONCRETE CATCH BASINS.
- PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
- "WAFFLE" BOXES ARE ACCEPTABLE FOR SHALLOW TYPE CATCH BASINS.
- PRECAST CONCRETE CATCH BASINS SHALL CONFORM TO NCDOT STD. 840.02.



**PRECAST CONCRETE CATCH BASIN DETAILS FOR GRATE INLETS, CURB INLETS, AND JUNCTION BOXES**

NOT TO SCALE

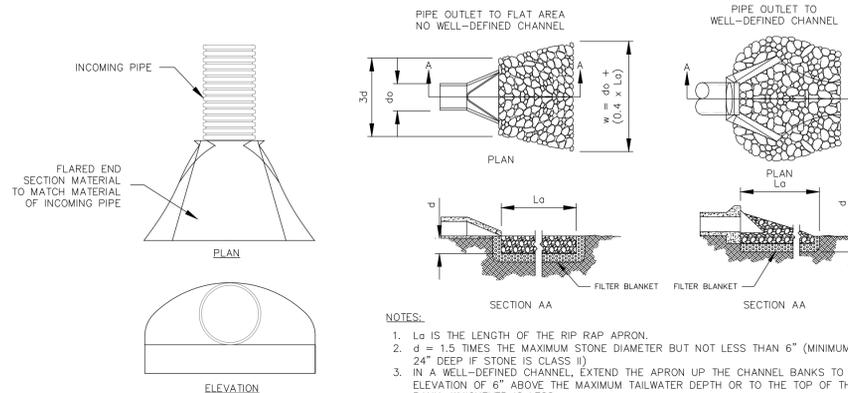


**NOTES:**

- CLEAN-OUT PIPE AND FITTINGS SHALL BE SAME MATERIAL AS THE DOWNSPOUT COLLECTION PIPE. SEE PLAN FOR PIPE SIZES. CLEAN-OUT WYE TO BE SAME DIAMETER AS LATERAL, RISER, PIPE AND THREADED PLUG TO BE 4".
- WHERE CLEAN-OUTS ARE LOCATED IN SIDEWALKS OR PAVEMENT, CAST HANDHOLE LID IN PLACE AND FLUSH WITH FINISH GRADE.
- CONTRACTOR TO COORDINATE WITH ARCHITECT FOR ANY SUPERSEDING EXTERNAL DOWN SPOUT COLLECTION SYSTEM CONNECTION DESIGNS AND LOCATIONS

**DOWN SPOUT COLLECTION PIPE AND CLEANOUT**

NOT TO SCALE

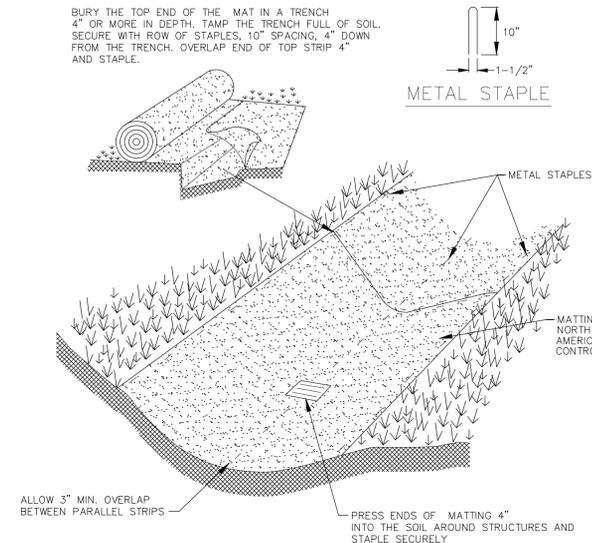


**NOTES:**

- THE DIMENSION OF THE THE FLARED END SECTION SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
- THE SKIRT SECTION OF THE FLARED END SECTION SHOULD BE JOINED TO THE INCOMING PIPE PER MANUFACTURER'S SPECIFICATIONS.
- Lo IS THE LENGTH OF THE RIP RAP APRON.
- d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (MINIMUM IS 24" DEEP IF STONE IS CLASS II)
- IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
- A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP RAP AND SOIL FOUNDATION.
- COMPACT ANY REQUIRED FILL TO DENSITY OF SURROUNDING UNDISTURBED MATERIAL.
- RIP RAP MAY BE FIELDSTONE OR ROUGH QUARRY STONE AND SHALL BE HARD, ANGULAR AND WELL-GRADED.
- CONSTRUCT APRON AT ZERO GRADE. TOP OF RIP RAP SHALL BE LEVEL WITH THE RECEIVING CHANNEL OR SLIGHTLY LOWER.
- ALIGN APRON WITH RECEIVING CHANNEL OR STREAM. ASSURE APRON IS STRAIGHT THROUGHOUT ITS LENGTH.
- END WIDTH OF APRON TO BE EQUAL TO WIDTH OF RECEIVING CHANNEL.

**FLARED END SECTION WITH RIP-RAP APRON**

NOT TO SCALE



**NOTES:**

- INSTALLATION OF MATTING SHALL CONFORM TO MANUFACTURER'S REQUIREMENTS.
- SEE PLAN FOR CHANNEL DIMENSIONS.

**CHANNEL STABILIZATION WITH MATTING**

NOT TO SCALE

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NCBLES LICENSE #: C-2184

LWR	BY	DESCRIPTION	DATE	NO.
LWR				
C2D APPLICATION SUBMITTAL			04/02/2018	1.
BC SW SUBMITTAL			05/01/2018	2.



STORM DRAINAGE DETAILS FOR:

**NORTHRIDGE COMMONS TOWNHOUSES**

NORTHRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RFW  
 C2D PROJECT NO.: 11664  
 MSD PROJECT NO.: 2018082

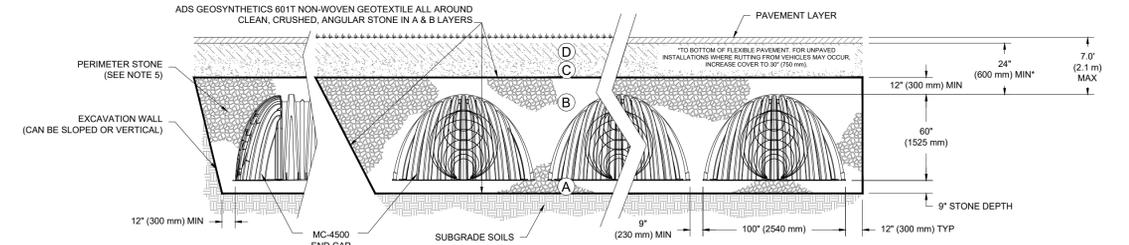
SHEET  
**C951**

**STORM DRAINAGE DETAILS**

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

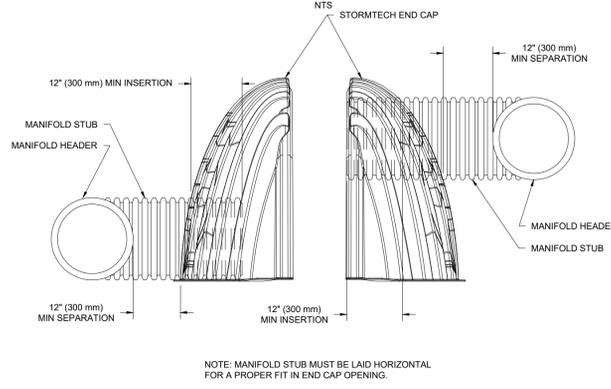
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145' A-1, A-2, A-3 OR AASHTO M43' 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43' 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43' 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. 1"

PLEASE NOTE:  
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".  
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.  
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

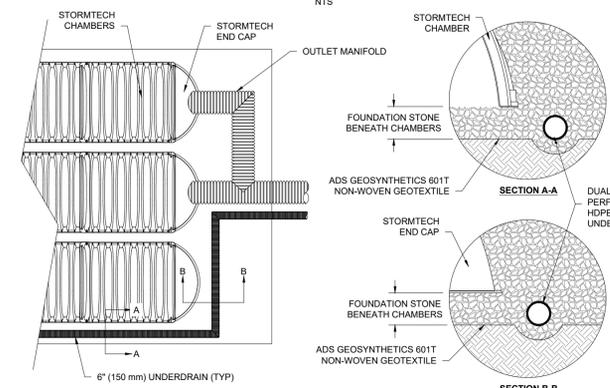


- NOTES:**
- MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
  - MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
  - "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
  - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
  - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D'.

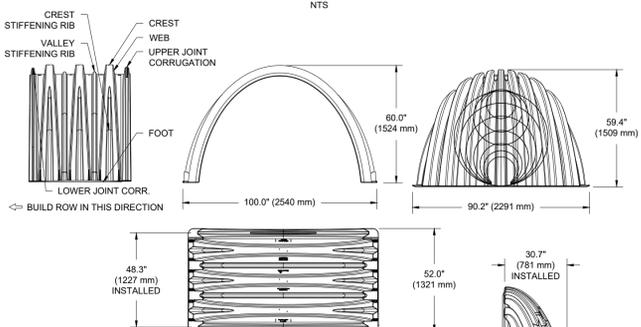
MC-SERIES END CAP INSERTION DETAIL



UNDERDRAIN DETAIL



MC-4500 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS	SIZE (W X H X INSTALLED LENGTH)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
	100.0" X 60.0" X 48.3"	106.5 CUBIC FEET (3.01 m <sup>3</sup> )	109.7 CUBIC FEET (4.60 m <sup>3</sup> )	130.0 lbs. (59.0 kg)

NOMINAL END CAP SPECIFICATIONS	SIZE (W X H X INSTALLED LENGTH)	END CAP STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
	90.2" X 59.4" X 30.7"	35.7 CUBIC FEET (1.01 m <sup>3</sup> )	109.7 CUBIC FEET (4.60 m <sup>3</sup> )	135.0 lbs. (61.2 kg)

\*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"  
 STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"  
 END CAPS WITH A WELDED CROWN PLATE END WITH "C"  
 END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC4500REPE06T	6" (150 mm)	42.54" (1.081 m)	---
MC4500REPE06B	6" (150 mm)	---	0.86" (22 mm)
MC4500REPE08T	8" (200 mm)	40.50" (1.029 m)	---
MC4500REPE08B	8" (200 mm)	---	1.01" (26 mm)
MC4500REPE10T	10" (250 mm)	38.37" (975 mm)	---
MC4500REPE10B	10" (250 mm)	---	1.33" (34 mm)
MC4500REPE12T	12" (300 mm)	35.60" (907 mm)	---
MC4500REPE12B	12" (300 mm)	---	1.55" (39 mm)
MC4500REPE15T	15" (375 mm)	32.72" (831 mm)	---
MC4500REPE15B	15" (375 mm)	---	1.70" (43 mm)
MC4500REPE18TC	18" (450 mm)	29.36" (746 mm)	---
MC4500REPE18TW	18" (450 mm)	---	1.97" (50 mm)
MC4500REPE18BC	18" (450 mm)	---	1.97" (50 mm)
MC4500REPE18BW	18" (450 mm)	---	1.97" (50 mm)
MC4500REPE24TC	24" (600 mm)	23.05" (585 mm)	---
MC4500REPE24TW	24" (600 mm)	---	2.26" (57 mm)
MC4500REPE24BC	24" (600 mm)	---	2.26" (57 mm)
MC4500REPE24BW	24" (600 mm)	---	2.26" (57 mm)
MC4500REPE30BC	30" (760 mm)	---	2.95" (75 mm)
MC4500REPE36BC	36" (900 mm)	---	3.25" (83 mm)
MC4500REPE42BC	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

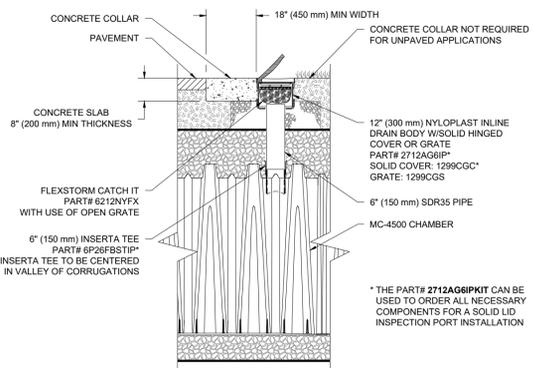
CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MINIMUM WEIGHT CHART	
COVER	25
BASE	40
TOTAL UNIT	65

- NOTES:**
- ALL CLEAN OUT BOXES AND COVERS SHALL BE MANUFACTURED FROM GRAY IRON (CAST IRON) MEETING THE REQUIREMENTS OF AWWA C110 AND ASTM A536.
  - CLEAN OUT BOXES AND COVERS MANUFACTURED BY U.S. FOUNDRY (HAND HOLE RING & FC COVER, MODEL #7610), EAST JORDEN IRON WORKS (HEAVY DUTY MONUMENT BOX, MODEL #1574) OR APPROVED EQUAL. U.S. FOUNDRY (HAND HOLE RING & FC COVER, MODEL #7630) MAY BE USED WHERE CLEAN OUT IS WITHIN AN ASPHALT OR CONCRETE PAVED AREA.

CLEANOUT BOX

NOT TO SCALE



MC-4500 6" INSPECTION PORT DETAIL

NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED
  - USING A FLASHLIGHT AND STADIUM ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JET/VAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
  - APPLY MULTIPLE PASSES OF JET/VAC UNTIL BACKFLUSH WATER IS CLEAN
  - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



70 INWOOD ROAD, SUITE 3 | ROCKY HILL | CT | 06067  
 860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

STORM DRAINAGE DETAILS

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NCBELTS LICENSE # C-2184

LWR	BY	DESCRIPTION	DATE	NO.
1.	04/02/2018	C2D APPLICATION SUBMITTAL		
2.	05/01/2018	BC SW SUBMITTAL		



STORM DRAINAGE DETAILS (FOR:

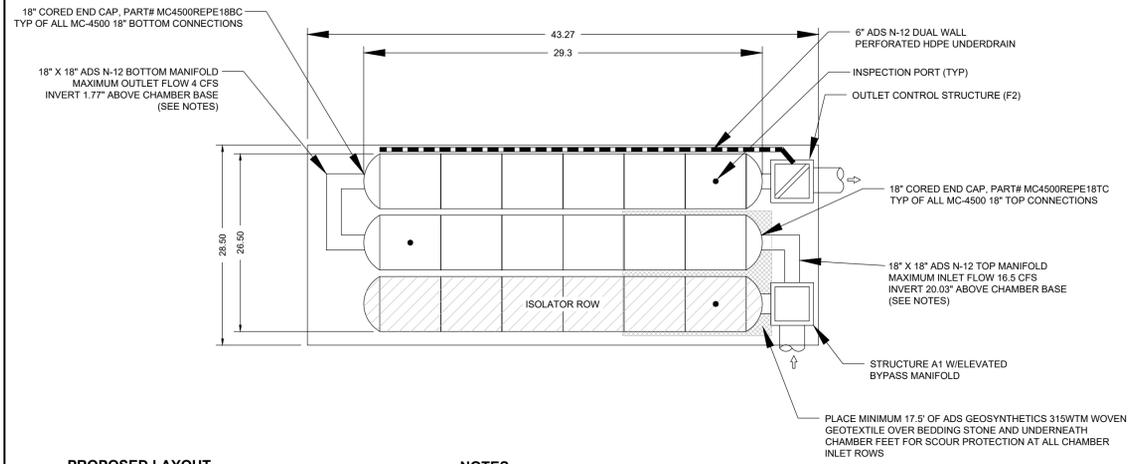
**NORTHBRIDGE COMMONS TOWNHOUSES**

NORTHBRIDGE COMMONS INVESTORS, LLC - MEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW  
 CDC PROJECT NO.: 11664  
 MSD PROJECT NO.: 2018082

SHEET

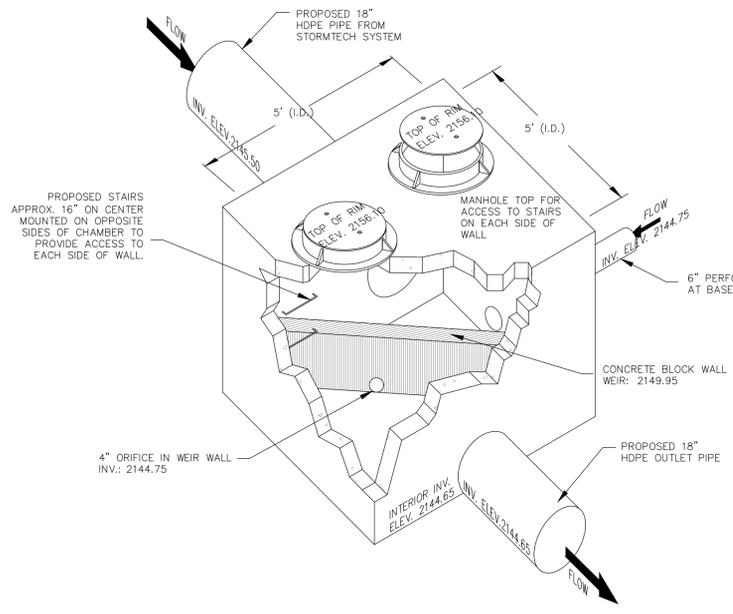
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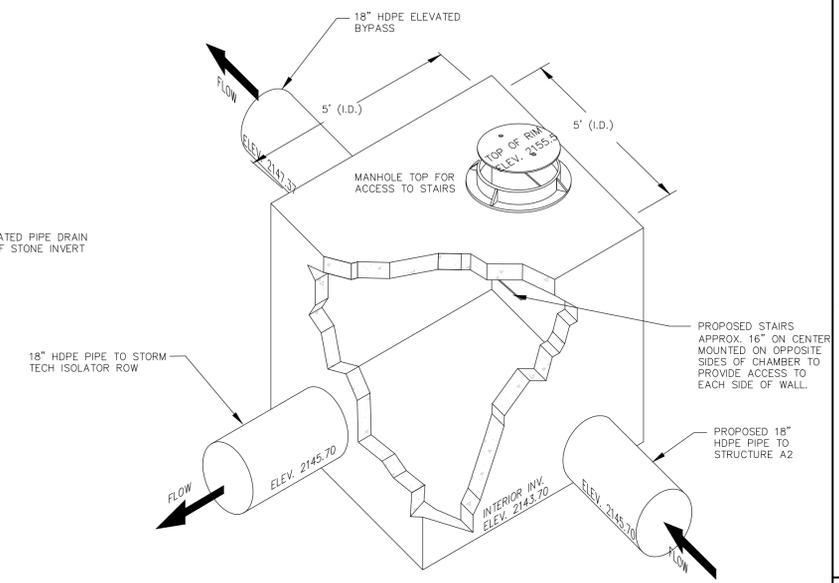
**PROPOSED LAYOUT**  
 (18) STORMTECH MC-4500 CHAMBERS  
 (6) STORMTECH MC-4500 END CAPS  
 INSTALLED WITH 12\"/>

**NOTES**  
 • DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANFOLD COMPONENTS IN THE FIELD.

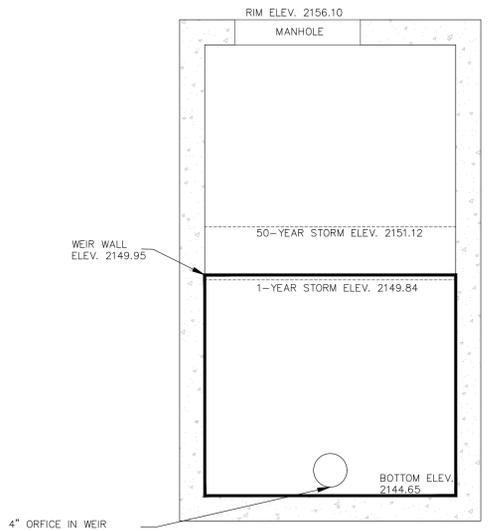
**STORMTECH 'A' DETENTION**  
 NOT TO SCALE



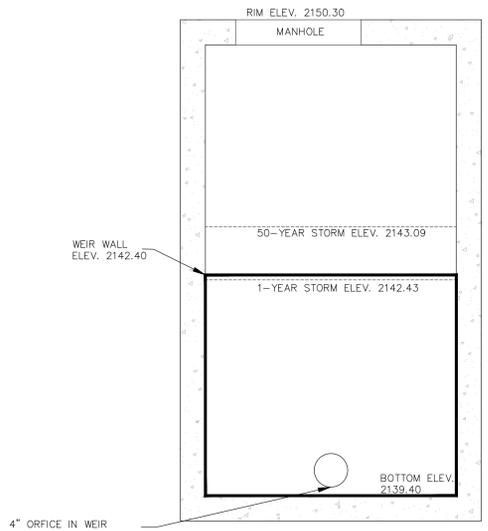
**STORMWATER DETENTION OUTLET CONTROL BOX (F2)**  
 NOT TO SCALE



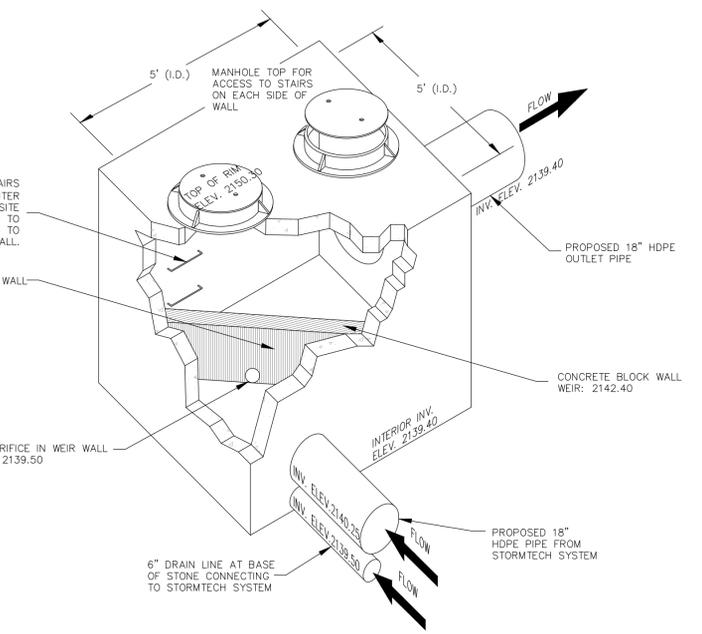
**STORM WATER INLET CONTROL BOX "A1"**  
 NOT TO SCALE



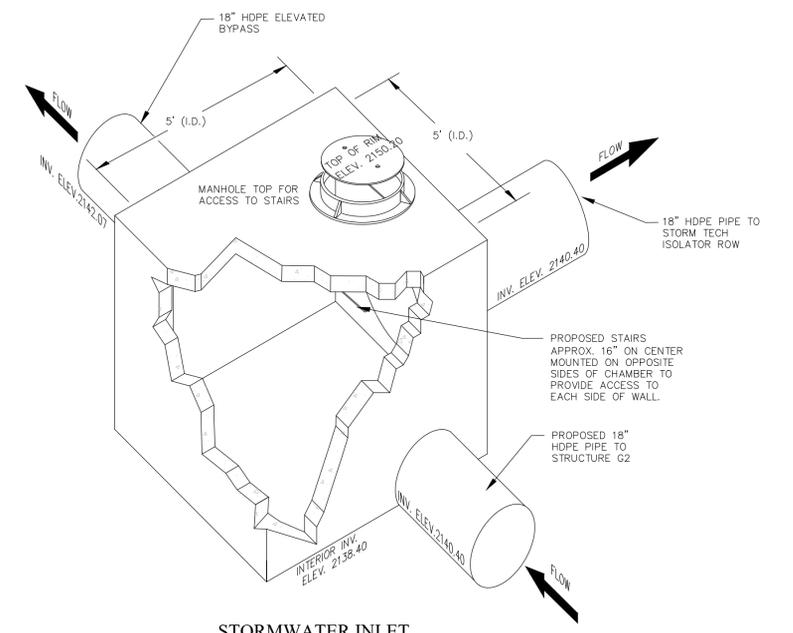
**STORMWATER DETENTION (F2) OUTLET WEIR CROSS-SECTION**  
 NOT TO SCALE



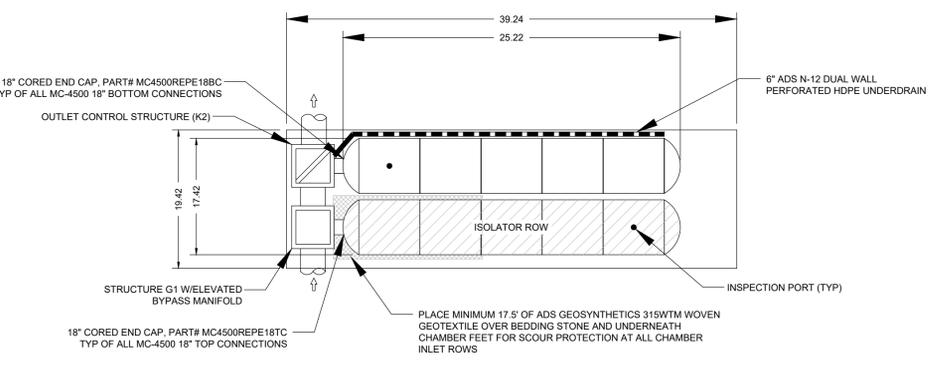
**STORMWATER DETENTION (K2) OUTLET WEIR CROSS-SECTION**  
 NOT TO SCALE



**STORMWATER DETENTION OUTLET CONTROL BOX "K2"**  
 NOT TO SCALE



**STORMWATER INLET CONTROL BOX "G1" STORM DRAINAGE DETAILS**  
 NOT TO SCALE



**PROPOSED LAYOUT**  
 (10) STORMTECH MC-4500 CHAMBERS  
 (4) STORMTECH MC-4500 END CAPS  
 INSTALLED WITH 12\"/>

**NOTES**  
 • DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANFOLD COMPONENTS IN THE FIELD.

**STORMTECH 'B' DETENTION**  
 NOT TO SCALE

188 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 PHONE (828) 452-4410  
 FAX (828) 252-5836

52 WALNUT STREET - SUITE 9  
 WYNEVILLE, NC 28786  
 PHONE (828) 452-4410  
 FAX (828) 456-4535

**CDC** Civil Design Concepts, PA  
 www.civildesignconcepts.com  
 NCBEALS LICENSE #: C-2184

NO.	DATE	DESCRIPTION	BY
1.	04/02/2018	C2D APPLICATION SUBMITTAL	
2.	05/01/2018	BC SW SUBMITTAL	



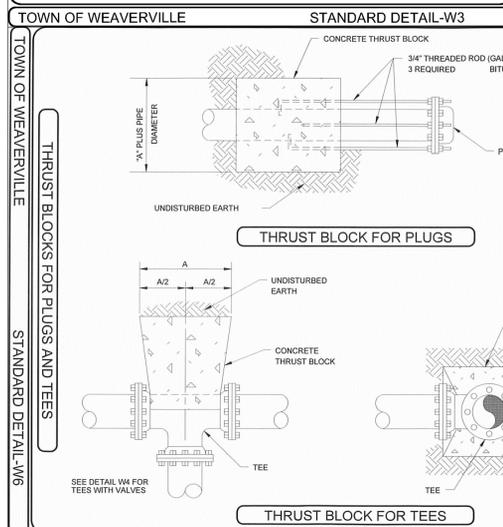
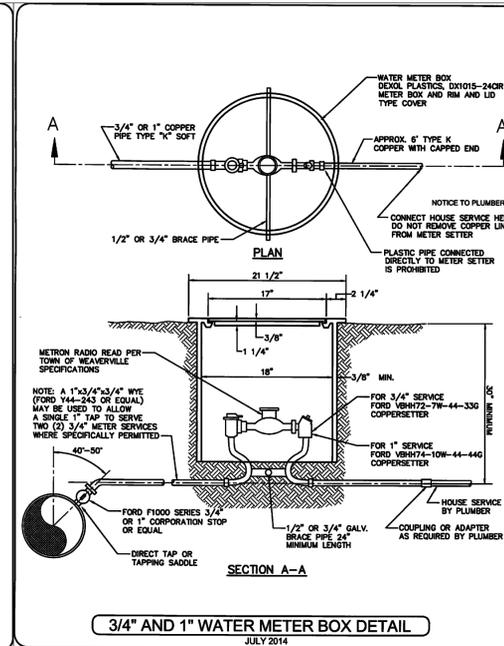
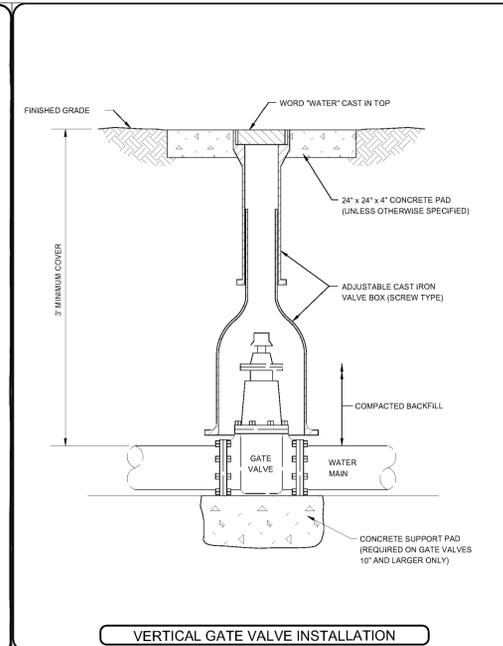
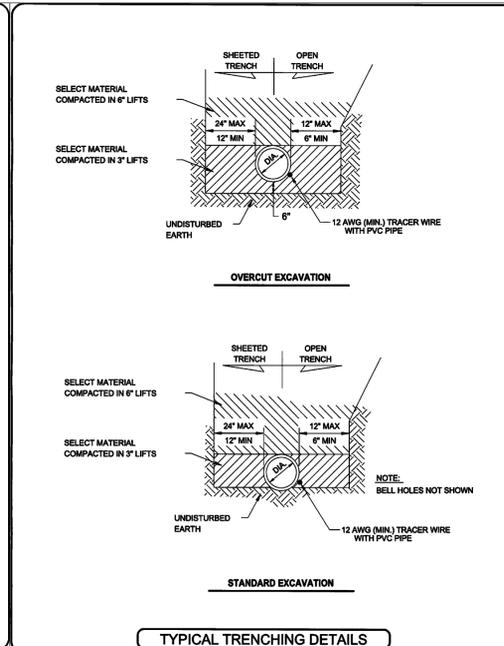
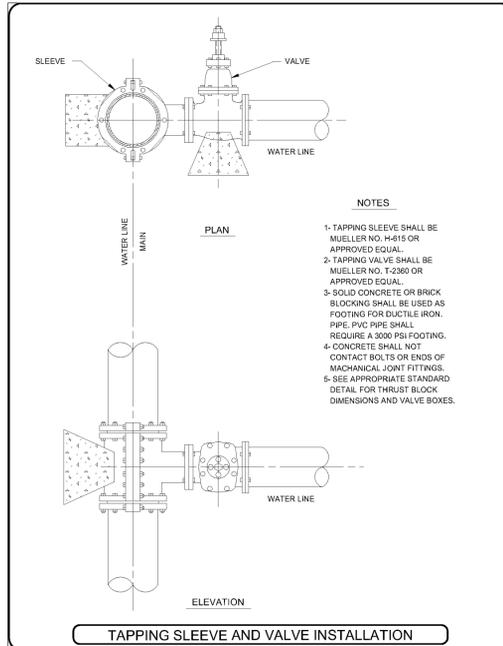
**NORTHTRIDGE COMMONS TOWNHOUSES**  
 NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

STORM DRAINAGE DETAILS FOR:  
 DRAWN BY: RWV  
 CDC PROJECT NO.: 11664  
 MSD PROJECT NO.: 2018082

SHEET  
**C953**

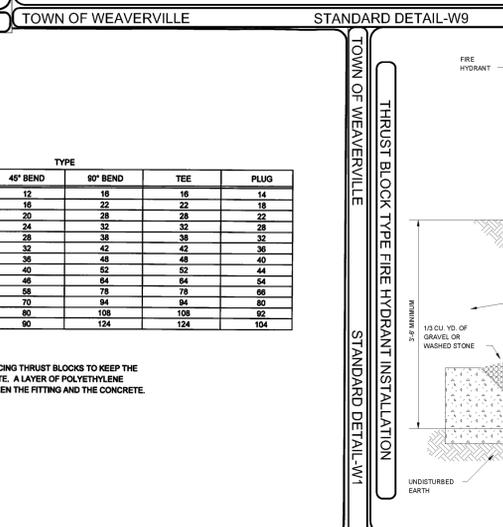
**GENERAL NOTES FOR WATER**

- A PRE-CONSTRUCTION MEETING IS REQUIRED NO EARLIER THAN 4 WEEKS AND NO LATER THAN 2 WEEKS PRIOR TO BEGINNING CONSTRUCTION. AN ON SITE MEETING IS ALSO REQUIRED PRIOR TO BREAKING GROUND. REPRESENTATIVES FROM ALL PARTIES MUST ATTEND EACH MEETING. ATTENDEES SHALL INCLUDE OWNER/DEVELOPER, UTILITY CONTRACTOR, AND UTILITY CONTRACTOR FORMAN ASSIGNED TO SAID LINE INSTALLATION, DESIGN ENGINEER/FIELD INSPECTOR FOR THE DEVELOPER FOR THE DEVELOPER AND WEAVERVILLE WATER DISTRIBUTION SUPERINTENDENT OR ENGINEER/INSPECTOR ASSIGNED TO THIS PROJECT BY THE TOWN OF WEAVERVILLE.
- MATERIALS AND INSTALLATION OF WATER LINES SHALL CONFORM TO THE TOWN OF WEAVERVILLE "STANDARD DETAILS FOR CONSTRUCTION". THE PROVISIONS OF WEAVERVILLE TOWN CODE AND CURRENT DESIGN GUIDELINES UNDER THE INSPECTION OF THE TOWN OF WEAVERVILLE AND SHALL BE INSTALLED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
- A TWENTY (20) FOOT PERMANENT EASEMENT IS REQUIRED FOR ALL WATERLINES NOT LOCATED WITHIN NCDOT RIGHT-OF-WAYS. WATERLINES SHALL BE LOCATED IN THE CENTER OF SAID EASEMENT. SAID RIGHT-OF-WAY AND THE WATERLINES CONSTRUCTED THEREIN SHALL BE CONVEYED TO THE TOWN OF WEAVERVILLE. EASEMENT SHALL EXTEND 10' BEYOND END OF LINE.
- MAINTAIN 10' MINIMUM HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION BETWEEN WATER LINE AND SANITARY SEWER LINES. IN THE CASE THESE SEPARATIONS CANNOT BE MAINTAINED, SEWER LINES SHALL BE DUCTILE IRON. SEWER LINES SHALL BE DUCTILE IRON FOR A LENGTH OF 10' FROM THE POINT OF INTERSECTION WITH WATER LINE.
- MAINTAIN MINIMUM 18" CLEARANCE BETWEEN WATER LINE AND STORM DRAINAGE FOR 90 DEGREE (APPROX.) CROSSINGS AND A MINIMUM OF 24" WHERE WATER LINE PARALLELS STORM DRAINAGE PIPES, CATCH BASINS, OR MANHOLES. WATERLINE BURY DEPTH IS 3' (36 INCHES).
- ALL INLINE VALVES, VALVES AT TEES, REDUCERS, AND BLOWOFF SHALL BE INSTALLED WITH DEADMAN RESTRAINT IN ACCORDANCE WITH STANDARD DETAIL W-5 AND W14.
- ALL MECHANICAL JOINT FITTINGS SHALL BE EQUIPPED WITH MECHANICAL JOINT RESTRAINTS IN ADDITION TO THRUST BLOCKING AND RODDING SHOWN ON THE DETAILS.
- ALL BRASS FITTINGS MUST BE CERTIFIED LEAD FREE.
- MAINTAIN 5' SEPARATION BETWEEN WATER LINES AND OTHER UTILITIES/POLES.
- WATER METERS SHALL BE LOCATED WITHIN 5' (FIVE FEET) OF EDGE OF PAVEMENT.
- WATER FOR TESTING, FLUSHING, AND DISINFECTION WILL BE PROVIDED AT THE "POINT OF CONNECTION" ONLY THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND UNDER THE DIRECT SUPERVISION OF THE TOWN. NO PERMANENT TIE-IN CONNECTION WITH THE TOWN'S EXISTING SYSTEM WILL BE PERMITTED UNTIL THE NEW WATER LINES HAVE BEEN FLUSHED, PRESSURE TESTED, AND DISINFECTED IN ACCORDANCE WITH THE REQUIREMENTS CONTAINED HEREIN.
- PRIOR TO DISINFECTION (CHLORINATION), ALL NEW WATER LINES SHALL BE FILLED TO ELIMINATE ALL AIR POCKETS AND THEN FLUSHED AT A MINIMUM VELOCITY OF 2.5 FT/SEC TO REMOVE ALL CONTAMINANTS. THE REQUIRED BACKFLOW PREVENTION DEVICE AT THE "POINT OF CONNECTION" SHALL BE OF SUFFICIENT SIZE TO ALLOW ADEQUATE FLOW FOR FLUSHING.
- AFTER FILLING AND FLUSHING AS OUTLINED IN 7 ABOVE THE NEW WATER LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE TESTING PROCEDURES OUTLINED IN THE TOWN OF WEAVERVILLE STANDARD DETAILS FOR CONSTRUCTION.
- AFTER FLUSHING AND PRESSURE TESTING, THE NEW WATER LINES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651 BY THE "CONTINUOUS-FEED METHOD" OUTLINED IN C651 SECTION 4.4.3. CHLORINE GRANULES OR TABLETS PLACED IN THE LINE DURING CONSTRUCTION WILL NOT BE CONSIDERED AS ADEQUATE DISINFECTION UNDER THIS METHOD.
- AFTER DISINFECTION, FINAL FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH AWWA C651 SECTION 4.5. AFTER FINAL FLUSHING BACTERIOLOGICAL SAMPLES MUST BE COLLECTED AND SUBMITTED TO A NC CERTIFIED LABORATORY FOR ANALYSIS. THE FINAL TIE-IN AT THE POINT OF CONNECTION AND ANY ADDITIONAL TIE-INS TO THE TOWN'S EXISTING WATER SYSTEM WILL BE ALLOWED ONLY AFTER COMPLETION OF ALL TESTING, DISINFECTION, AND SAMPLING AND WILL BE MADE ONLY UNDER THE DIRECT SUPERVISION OF THE TOWN.
- TREES SHALL NOT BE PLANTED WITHIN THE DESIGNATED EASEMENT AREA.



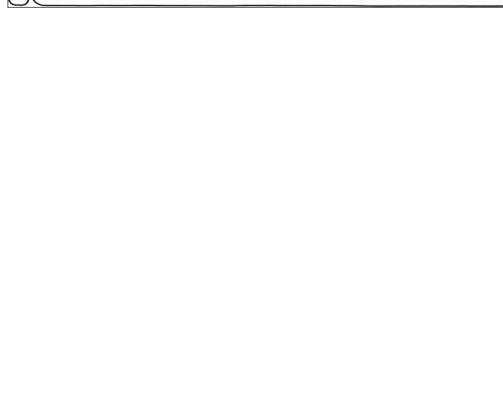
**THRUST BLOCK DIMENSION TABLE**

SIZE	TYPE					TEE	PLUG
	11-1/4" BEND	22-1/2" BEND	45° BEND	90° BEND			
2-8	12	12	12	16	16	14	14
8	12	12	16	22	22	18	18
10	12	14	20	28	28	22	22
12	12	15	24	32	32	28	28
14	14	20	28	38	38	32	32
16	16	22	32	42	42	36	36
18	18	25	36	48	48	40	40
20	20	28	40	52	52	44	44
24	24	34	48	64	64	54	54
30	30	42	58	78	78	66	66
36	36	50	70	94	94	80	80
42	42	58	80	108	108	96	96
48	48	66	90	124	124	104	104



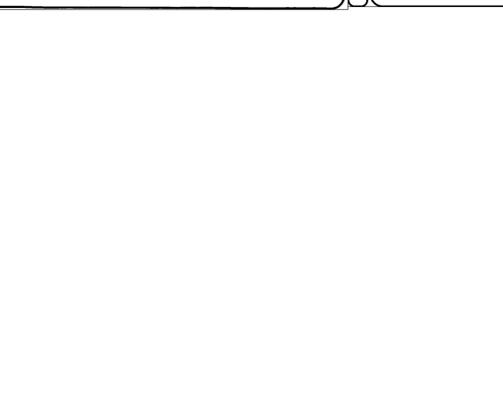
**APPROVED MATERIALS**

- (THIS LIST IS TO BE ADDED TO THE PLANS.)  
ANY MATERIALS NOT LISTED HEREIN WILL REQUIRE SPECIFIC APPROVAL BY THE TOWN OF WEAVERVILLE PRIOR TO INSTALLATION.
- DUCTILE IRON PIPE - 3" & LARGER GRIFFIN PIPE PRODUCTS, CO. TYTON JOINT CLASS 350
- GATE VALVES-IN GROUND  
3 INCH - 12 INCH MUELLER A-2360 RESILIENT WEDGE - M.J. x M.J.  
2 INCH MUELLER A-2360 RESILIENT WEDGE - THO. x THO.  
TAPPING 2" - 12" MUELLER A-2360 RESILIENT WEDGE - M.J. x FL
- GATE VALVES-IN BUILDINGS & VAULTS  
3 INCH - 12 INCH MUELLER 2360 SERIES OS&Y RESILIENT WEDGE FLANGED ENDS  
1 INCH - 2 INCH 1" - FORD B11-444W, 1 1/2" -FORD B11-666W, 2" - FORD B11-777W
- FIRE HYDRANTS MUELLER SUPER CENTURION 3-WAY A-423, 5-1/4" MAIN VALVE, MECHANICAL JOINT CONNECTION, COLOR=YELLOW
- MECHANICAL JOINT FITTINGS FORD UNI-FLANG SERIES 1400 OR EBBA IRON CLASS 350 OF TYLER/UNION C152 COMPACT FITTINGS
- MECHANICAL JOINTS RESTRAINTS FORD UNI-FLANG SERIES 1400 OR EBBA IRON CLASS 350 OF TYLER/UNION C152 COMPACT FITTINGS
- TYTON JOINT (SLIP JOINT) U.S. PIPE FIELD LOK 350 GASKET INSANT JOINT RESTRAINT AIR
- AIR RELEASE VALVES GA INDUSTRIES FIGURE 910, 1" NPT INLET
- COPPER SERVICE TUBING CAMBRIDGE-LEE INDUSTRIES, INC. ASTM B 88, TYPE K, 3/4" & 1"
- MANHOLE COVER - AIR VALVES U.S. FOUNDRY USF 668 RING AND KL COVER, MARKED AIR VALVE OR AIR RELEASE VALVE
- TAPPING SADDLES FORD STYLE F202B WITH CC TAP
- VALVE BOXES ADJUSTABLE SCREW TYPE, MARKED "WATER"
- METER BOX RING & LID "5/8" WATER METER BOX RING & COVER" (CAST IRON) ELECTRIC METER BOXES TYPE MB-6 OR TOW APPROVED
- METER BOX FORD MODEL F-1000-3
- FLUSHING HYDRANTS - 2" THE KUPPERLE FOUNDRY CO., "ECLIPSE", #77
- TAPPING SLEEVES MUELLER H-615 MECHANICAL JOINT TAPPING SLEE



**THRUST BLOCK DIMENSION TABLE**

SIZE	TYPE					TEE	PLUG
	11-1/4" BEND	22-1/2" BEND	45° BEND	90° BEND			
2-8	12	12	12	16	16	14	14
8	12	12	16	22	22	18	18
10	12	14	20	28	28	22	22
12	12	15	24	32	32	28	28
14	14	20	28	38	38	32	32
16	16	22	32	42	42	36	36
18	18	25	36	48	48	40	40
20	20	28	40	52	52	44	44
24	24	34	48	64	64	54	54
30	30	42	58	78	78	66	66
36	36	50	70	94	94	80	80
42	42	58	80	108	108	96	96
48	48	66	90	124	124	104	104



**WATER DETAILS**

188 PATTON AVENUE  
ASHVILLE, NC 28801  
PHONE (828) 292-5835  
FAX (828) 292-5836

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 27786  
PHONE (828) 452-4410  
FAX (828) 452-4458

**CDC** Civil Design Concepts, PA  
www.civildesignconcepts.com

NCBELTS LICENSE # C-2184

NO.	DATE	DESCRIPTION	BY
1.	04/02/2018	C2D APPLICATION SUBMITTAL	

**NORTHBRIDGE COMMONS TOWNHOUSES**

WATER DETAILS FOR:

DRAWN BY: C2D PROJECT NO.: 11664  
MSD PROJECT NO.: 2018082

RWW  
2018082

SHEET  
**C961**

92

**GENERAL NOTES FOR SEWER**

- SEWER CONSTRUCTION ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY THE METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY (MSD). ALL SITEMARK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS; AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS. REQUIREMENTS AND SPECIFICATIONS OF MSD STANDARDS SUPERSEDE ALL OTHERS IN THE INSTALLATION OF THE PROPOSED SEWER EXTENSION.
- CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED SEWER PERMITS AND ASSOCIATED NON-SEWER PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR TO PROVIDE COPY OF STREET CUT PERMIT TO MSD PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE UNDER THE INSPECTION OF THE ENGINEER, THE OWNER, THE METROPOLITAN SEWERAGE DISTRICT. THE ENGINEER SHALL PERIODICALLY INSPECT THE PROGRESS OF INSTALLATION AND SHALL COMPLETE A FINAL WATER AND SEWER INSPECTION. THE CONTRACTOR SHALL FURNISH, SECURE, AND PROVIDE ALL NECESSARY TESTING MATERIALS, EQUIPMENT, PROCEDURES, AND CERTIFIED LABORATORY TEST RESULTS FOR USE WITH ENGINEER'S FINAL CERTIFICATION OF COMPLETION. ANY WORK COVERED PRIOR TO ENGINEER'S INSPECTION IS SUBJECT TO UNCOVERING AND BACKFILLING AT THE CONTRACTOR'S EXPENSE.
- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING AND NEWLY BUILT UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION. NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
- EROSION CONTROL IS THE FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES REQUIRED TO CONTROL SEDIMENT DURING INSTALLATION ALL SEWER PIPES AND APPURTENANCES.
- SAFETY AND TRAFFIC ROUTING TO BE COORDINATED WITH TOW OF WEAVERVILLE AND IN STRICT ACCORDANCE WITH NCDOT GUIDELINES FOR CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
- ALL SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NC PLUMBING CODES AND ANY REQUIREMENTS PER LOCAL AUTHORITIES. COORDINATE EXACT LOCATIONS OF SERVICE LINES WITH THE ARCHITECTURAL, PLUMBING, AND LANDSCAPING PLANS. SEWER CLEANOUT ASSEMBLY LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL VERIFICATION.
- ALL NON-FERROUS UNDERGROUND SERVICE LINES OUTSIDE BUILDING FOOTPRINT SHALL BE REQUIRED TO HAVE A MAGNETIC-TYPE WARNING TAPE INSTALLED IN THE BACKFILL AT LEAST 6" BELOW GRADE.
- CONTRACTOR TO INSTALL D.I.P. WHERE THE MINIMUM OF 3' COVER OR AT UTILITY CROSSINGS WHERE MINIMUM VERTICAL SEPARATION REQUIREMENTS CANNOT BE MET. PIPE MATERIAL MUST TRANSITION TO D.I.P. 10' PRIOR TO CROSSING VIA A SOLID SLEEVE COUPLING AND EXTEND TO THE NEXT MANHOLE.
- INSTALL FERROUS PIPING FOR BOTH WATER AND SEWER WITHIN 10' OF A CROSSING IF:
  - SEWER LINE CROSSES OVER WATER, OR
  - VERTICAL CLEARANCE BETWEEN WATER AND SEWER IS LESS THAN 18".
 MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS UNLESS LAID IN SEPARATE TRENCHES WITH THE BOTTOM OF THE WATER LINE AT LEAST 18" ABOVE THE TOP OF SEWER OR USE FERROUS MATERIAL FOR BOTH WATER AND SANITARY SEWER.
- MAINTAIN 24" VERTICAL SEPARATION BETWEEN STORM DRAIN AND SANITARY SEWER, OR INSTALL FERROUS MATERIAL ON THE SANITARY SEWER WITHIN 10' EACH SIDE OF THE CROSSING.
- CONTRACTOR RESPONSIBLE FOR ADJUSTING EXISTING WATER APPURTENANCES AS NECESSARY DUE TO ANY SITE CONSTRUCTION OR INSTALLATION.
- TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFIED SOILS LABORATORY UNDER ALL PAVED AREAS.
- THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
- CONTRACTOR SHALL SUPPLY THE ENGINEER WITH RECORD OF DEVIATIONS FROM PLANS FOR PREPARATION OF FINAL RECORD DRAWINGS.
- THE PERMITS REQUIRE CERTIFICATION OF COMPLETION BY THE ENGINEER OF THE SEWER SYSTEMS PRIOR TO ISSUANCE OF FINAL OPERATION APPROVAL BY THE METROPOLITAN SEWERAGE DISTRICT. SECURE FINAL OPERATIONAL APPROVAL FROM MSD PRIOR TO ACTIVATION OF THE SYSTEM.

168 DARTON AVENUE  
ASHVILLE, NC 28801  
PHONE (828) 252-5588  
FAX (828) 252-5585

52 WALNUT STREET - SUITE 9  
WAYNEVILLE, NC 28786  
PHONE (828) 252-5588  
FAX (828) 455-5455

**CDC** Civil Design Concepts, PA  
www.civildesignconcepts.com

NCBLS LICENSE # C-2184

LWR	MSD SUBMITTAL	CSD APPLICATION SUBMITTAL	DATE	DESCRIPTION
1.	04/02/2018			
3.	05/02/2018			

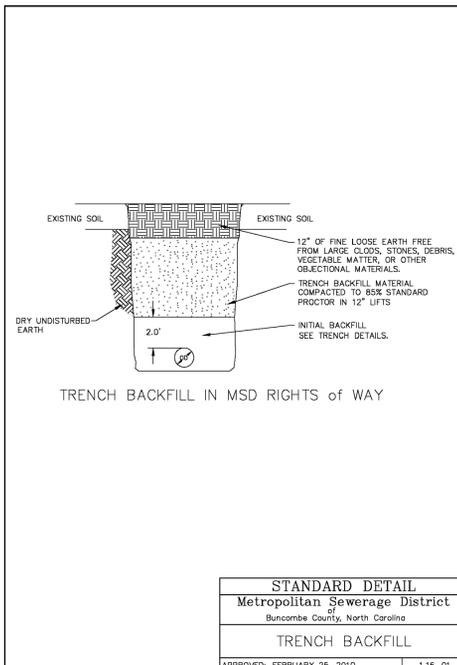
SEWER DETAILS FOR:

**NORTHBRIDGE COMMONS TOWNHOUSES**

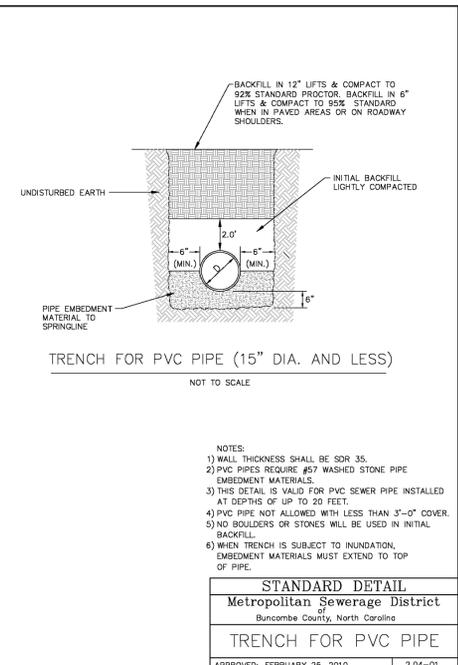
NORTHBRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW  
CDC PROJECT NO.: 11664  
MSD PROJECT NO.: 2018082

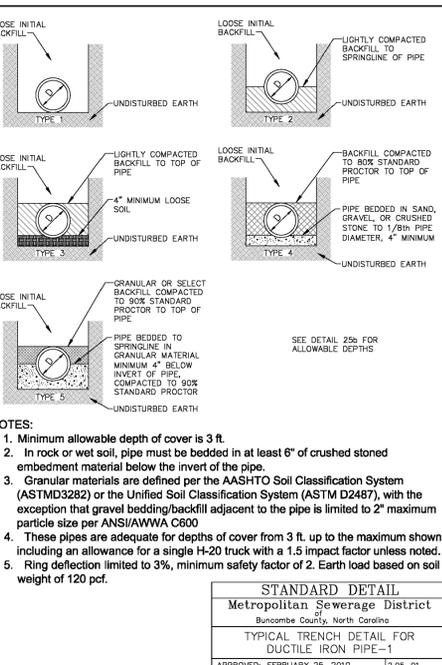
SHEET  
**C971**



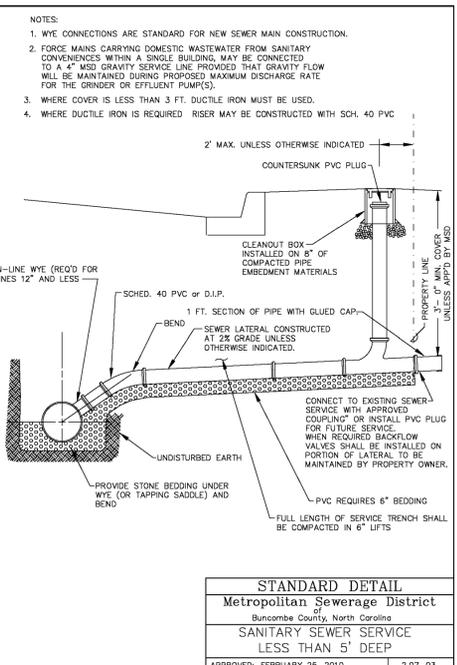
**STANDARD DETAIL**  
Metropolitan Sewerage District  
Buncombe County, North Carolina  
**TRENCH BACKFILL**  
APPROVED: FEBRUARY 25, 2010 1.16-01



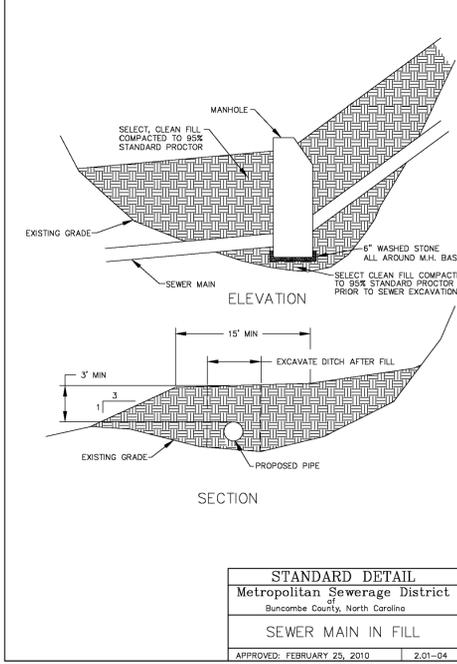
**STANDARD DETAIL**  
Metropolitan Sewerage District  
Buncombe County, North Carolina  
**TRENCH FOR PVC PIPE**  
APPROVED: FEBRUARY 25, 2010 2.04-01



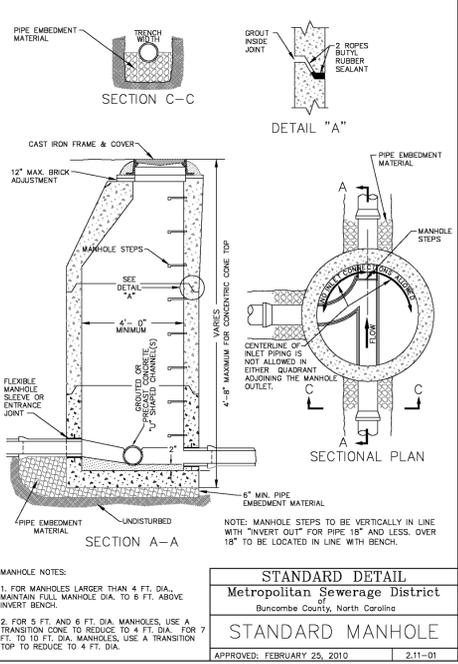
**STANDARD DETAIL**  
Metropolitan Sewerage District  
Buncombe County, North Carolina  
**TYPICAL TRENCH DETAIL FOR DUCTILE IRON PIPE-1**  
APPROVED: FEBRUARY 25, 2010 2.05-01



**STANDARD DETAIL**  
Metropolitan Sewerage District  
Buncombe County, North Carolina  
**SANITARY SEWER SERVICE LESS THAN 5' DEEP**  
APPROVED: FEBRUARY 25, 2010 2.07-03



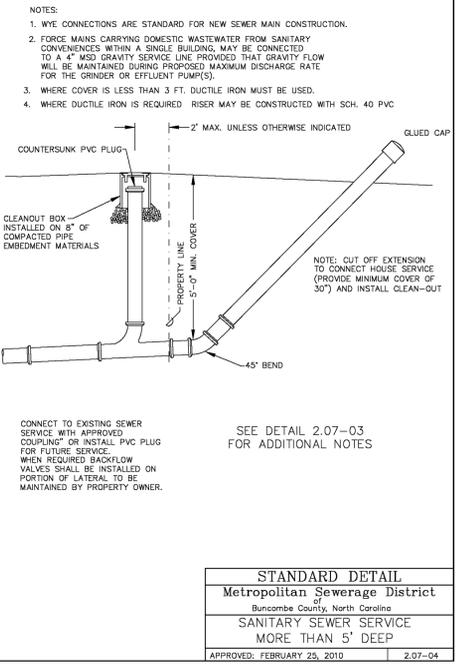
**STANDARD DETAIL**  
Metropolitan Sewerage District  
Buncombe County, North Carolina  
**SEWER MAIN IN FILL**  
APPROVED: FEBRUARY 25, 2010 2.01-04



**STANDARD DETAIL**  
Metropolitan Sewerage District  
Buncombe County, North Carolina  
**STANDARD MANHOLE**  
APPROVED: FEBRUARY 25, 2010 2.11-01

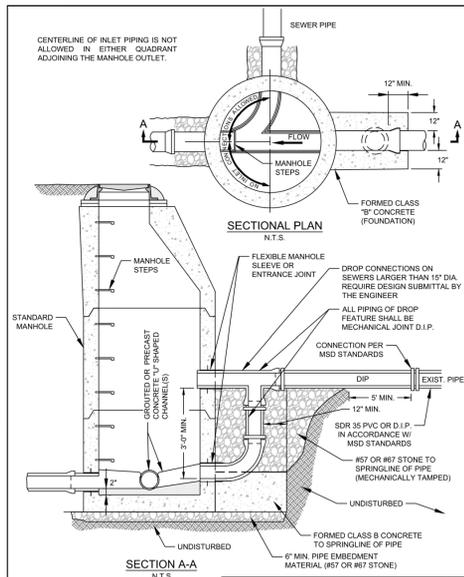
Pipe Size	Pressure Class	Laying Condition				
		Type 1	Type 2	Type 3	Type 4	Type 5
4	350	58	61	69	85	100
6	350	26	31	37	47	55
8	350	18	20	25	34	50
10	350	15	19	23	32	42
12	350	10	15	19	28	44
14	250	11	15	23	38	
14	350	13	17	28	42	
16	250	11	15	24	34	
16	350	13	17	28	39	
18	250	10	14	22	31	
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24	350	13	17	24	32	
30	200	8	12	16	24	
30	250	11	15	19	27	
30	300	12	16	21	29	
30	350	15	19	25	33	
36	200	8	12	15	23	
36	250	10	14	18	28	
36	300	12	16	20	28	
36	350	15	19	24	32	
42	200	8	12	15	22	
42	250	10	14	17	25	
42	300	12	16	20	27	
48	200	8	11	15	22	
48	250	10	13	17	24	
48	300	12	15	19	27	
54	200	8	11	14	22	
54	250	10	13	16	25	
54	300	13	15	19	27	
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60	300	13	15	19	28	
60	350	15	18	22	30	
64	200	8	11	14	21	
64	250	10	13	16	24	
64	300	12	15	19	26	
64	350	15	17	21	28	

**STANDARD DETAIL**  
Metropolitan Sewerage District  
Buncombe County, North Carolina  
**TYPICAL TRENCH DETAIL FOR DUCTILE IRON PIPE-2**  
APPROVED: FEBRUARY 25, 2010 2.06-02

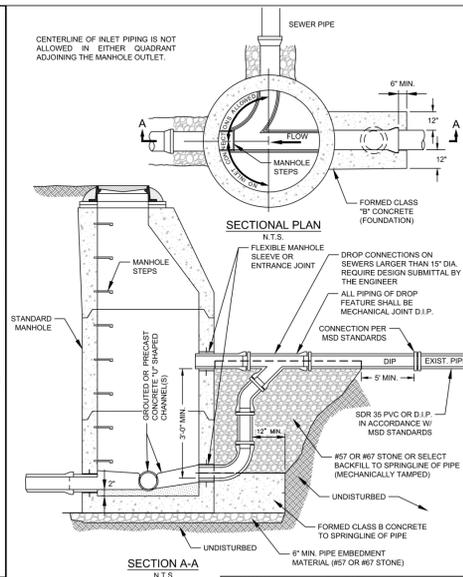


**STANDARD DETAIL**  
Metropolitan Sewerage District  
Buncombe County, North Carolina  
**SANITARY SEWER SERVICE MORE THAN 5' DEEP**  
APPROVED: FEBRUARY 25, 2010 2.07-04

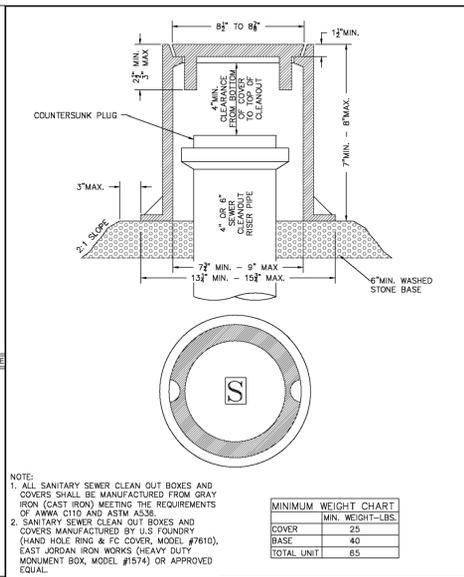
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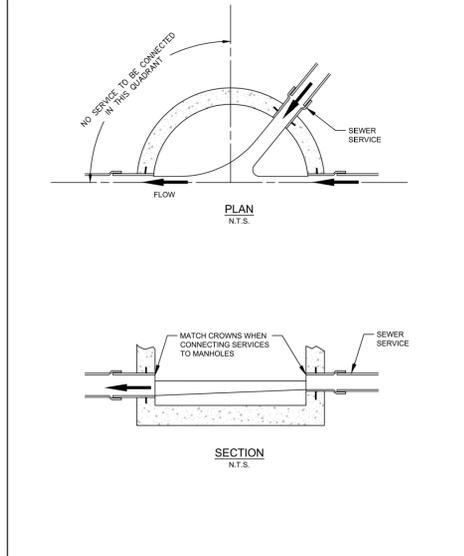
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Metropolitan Sewerage District  
of Buncombe County, North Carolina  
**TYPE II DROP CONNECTION**  
DATE APPROVED: MARCH 2017 2.11-06.2



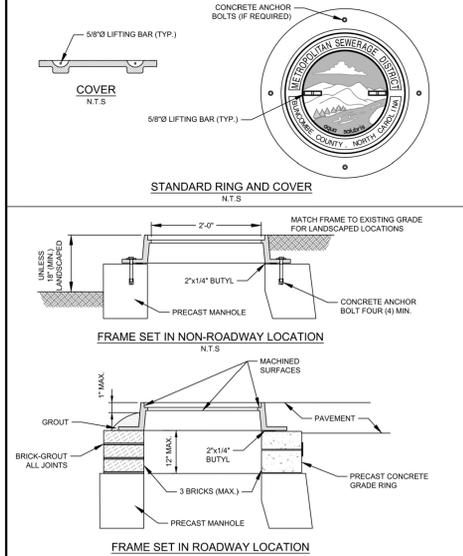
**STANDARD DETAIL**  
Metropolitan Sewerage District  
of Buncombe County, North Carolina  
**TYPE IV DROP CONNECTION**  
DATE APPROVED: MARCH 2017 2.11-06.4



**STANDARD DETAIL**  
Metropolitan Sewerage District  
of Buncombe County, North Carolina  
**CLEANOUT BOX**  
APPROVED: FEBRUARY 25, 2010 2.07-05



**STANDARD DETAIL**  
Metropolitan Sewerage District  
of Buncombe County, North Carolina  
**SERVICE CONNECTIONS AT MANHOLES**  
DATE APPROVED: MARCH 2017 2.11-07.1



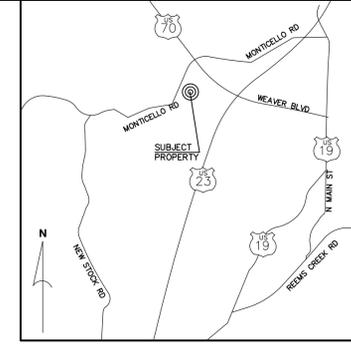
**STANDARD DETAIL**  
Metropolitan Sewerage District  
of Buncombe County, North Carolina  
**STANDARD MANHOLE FRAME & COVER**  
DATE APPROVED: MARCH 2017 2.11-08.1

NOTE:  
1. ALL SANITARY SEWER CLEAN OUT BOXES AND COVERS SHALL BE MANUFACTURED FROM GRAY IRON (CAST IRON) MEETING THE REQUIREMENTS OF ANMA G10 AND ASTM A536.  
2. SANITARY SEWER CLEAN OUT BOXES AND COVERS MANUFACTURED BY U.S. FOUNDRY (HAND HOLE RING & FC COVER, MODEL #7810), EAST JORDAN IRON WORKS (HEAVY DUTY MONUMENT BOX, MODEL #1574) OR APPROVED EQUAL.

MINIMUM WEIGHT CHART	
	MIN. WEIGHT-LBS.
COVER	25
BASE	40
TOTAL UNIT	65

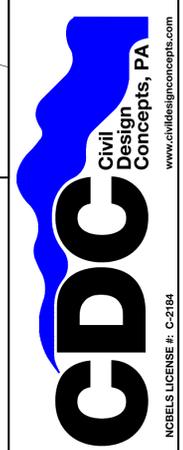
LWR	CZD APPLICATION SUBMITTAL	BY
LWR <td>MSD SUBMITTAL</td> <td></td>	MSD SUBMITTAL	
1.	04/02/2018	
3.	05/02/2018	
		DATE
		NO.
		DESCRIPTION

SEWER DETAILS FOR:  
**NORTHRIDGE COMMONS TOWNHOUSES**  
NORTHRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA



168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5385

82 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 28786  
PHONE (828) 452-4410  
FAX (828) 452-4410

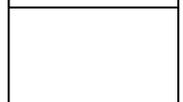


DEVELOPMENT DATA				
OWNER/DEVELOPER:	NORTHBRIDGE COMMONS INVESTORS, LLC P.O. BOX 1157 ARDEN, NORTH CAROLINA 28704 (828)684-8800			
CONTACT:	KEN JACKSON			
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NORTH CAROLINA 28801 WARREN SUGG, P.E. (828) 252-5388			
CONTACT:	WARREN SUGG, P.E.			
SURVEYOR:	ED HOMES & ASSOCIATES 200 RIDGEFIELD COURT, SUITE 215 ASHEVILLE, NC 28806 PHILLIP B. WHITE, PLS (828)225-6562			
CONTACT:	PHILLIP B. WHITE, PLS			
PROJECT DATA				
PIN:	9732-79-2660; 9733-70-0050; 9733-70-0398			
ADDRESS:	152 MONTICELLO ROAD, 4 & 20 GILL BRANCH ROAD			
DEED BOOK/PAGE:	55/160; 108/145; 126/173			
SITE ACREAGE:	8.42 ACRES			
ZONING:	R-12			
SETBACKS:	40'			
FRONT:	25'			
SIDES:	25'			
REAR:	25'			
DISTURBED AREA:	5.7 AC			
VEHICULAR:	REQUIRED SPACES: 2 SPACES PER DWELLING UNIT			
SPACES REQUIRED:	106			
SPACES PROVIDED:	143			
BUILDING DATA:				
NUMBER OF LOTS:	53			
DENSITY:	6.29 UNITS/ACRE			
BUILDING DESCRIPTION	HEIGHT	GEA	UNITS	
A	2 STORY WOOD	±30'	2,451 SF	3
B	2 STORY WOOD	±30'	3,268 SF	4
C	2 STORY WOOD	±30'	4,087 SF	5
LANDSCAPE REQUIREMENTS: SEE SHEET L101 LANDSCAPE PLAN				

LUR	CDZ APPLICATION SUBMITTAL	DATE	DESCRIPTION
1.	04/02/2018		

NO.	DATE	DESCRIPTION
1.	04/02/2018	



LANDSCAPE COMPLIANCE PLAN FOR:

## NORTHBRIDGE COMMONS TOWNHOUSES

NORTHBRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DRAWN BY: RWW  
CDC PROJECT NO.: 11664  
MSD PROJECT NO.: 2018082

SHEET  
**L101**



**PLANT SCHEDULE \***

Key	Quantity	Botanical Name	Common Name	Caliper	Height
SWOO	65	Oxydendrum arboreum	Sourwood	2" min.	30'

**PLANTING SUMMARY:**

STREET TREES (ST)

REQUIREMENT: 1 LARGE MATURING TREE/40 LF OF FRONTAGE

COMBINED TOTAL FRONTAGE: 2,577 LF

STREET TREES REQUIRED: 64 TREES

STREET TREES PROVIDED: 65 TREES

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

**NORTH**

**SITE PLAN**

GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.

**Design No. U336**  
**BXUV.U336**  
**Fire Resistance Ratings - ANSI/UL 263**

Page Bottom

**Design/System/Construction/Assembly Usage Disclaimer**

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

**BXUV - Fire Resistance Ratings - ANSI/UL 263**

**BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada**

See General Information for Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

**Design No. U336**

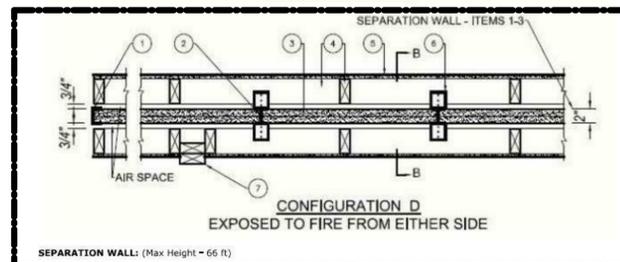
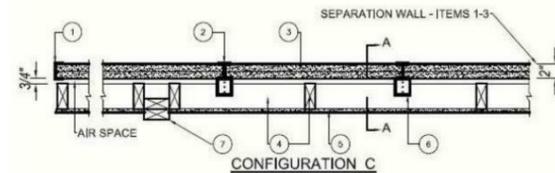
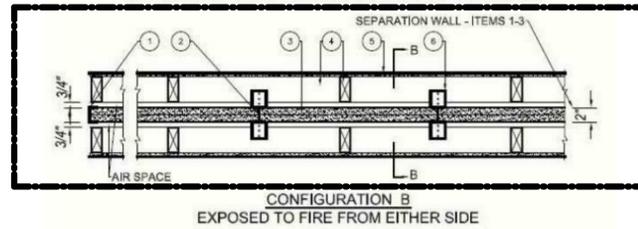
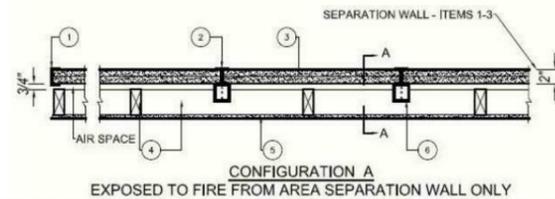
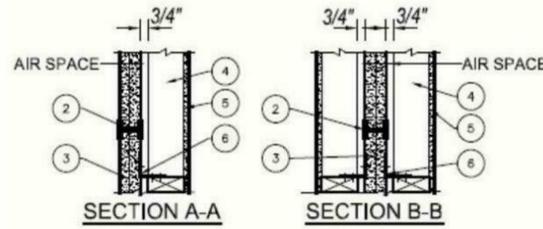
May 09, 2017

Exposed to fire from separation Wall side only

Nonbearing Wall Rating = 2 Hr

Finish Rating = 120 Min

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



SEPARATION WALL: (Max Height = 66 ft)

- Floor, Intermediate or Top Wall** - 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
- Metal Studs** - Steel members formed from No. 25 MSG galv steel having "H"-shaped flanged spaced 24 in. OC; overall depth 2 in., and flange width 1-3/8 in.
- Gypsum Board\*** - Two layers of 1 in. thick gypsum board liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H"-shaped studs.

CGC INC - Type SLX

UNITED STATES GYPSUM CO - Type SLX

USG BORAL DRYWALL SFZ LLC - Type SLX

USG MEXICO S A DE C V - Type SLX

**PROTECTED WALL:** (Bearing or Nonbearing Wall). When Bearing, Load Restricted for Canadian Applications - See Guide BXUV7.

**4. Wood Studs** - Nom 2 by 4 in., max spacing 24 in., OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.

**4A. Steel Studs** - (As an alternate to Item 4, Not Shown) - For Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in., OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in., OC. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

**4B Steel Studs** - As an alternate to Items 4 and 4A, for use in Configuration B only, Not Shown) - For Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in., OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in., OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

**5. Gypsum Board** - Classified or Unclassified - Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in., OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.

**6. Attachment Clips** - Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.

**6A. Clip placement** (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.

**6B. Clip placement** (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

**6C. Clip placement** (Item 6) for separation walls up to 66 ft high. Space clips as described in Item 6A for upper 24 ft. Space clips as described in item 6B for next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max of 40 in., OC vertically between wood framing and "H" studs.

**7. Non-Bearing Wall Partition Intersection** - (Optional) - Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC, vertically, and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

**8. Caulking and Sealants\*** - (Optional) - A bead of sealant applied around the partition perimeter, and at the interface between wood or steel framing and gypsum board panels to create an air barrier.

KNAUF INSULATION LLC - Type ECOSEAL™ P15

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2017-05-09

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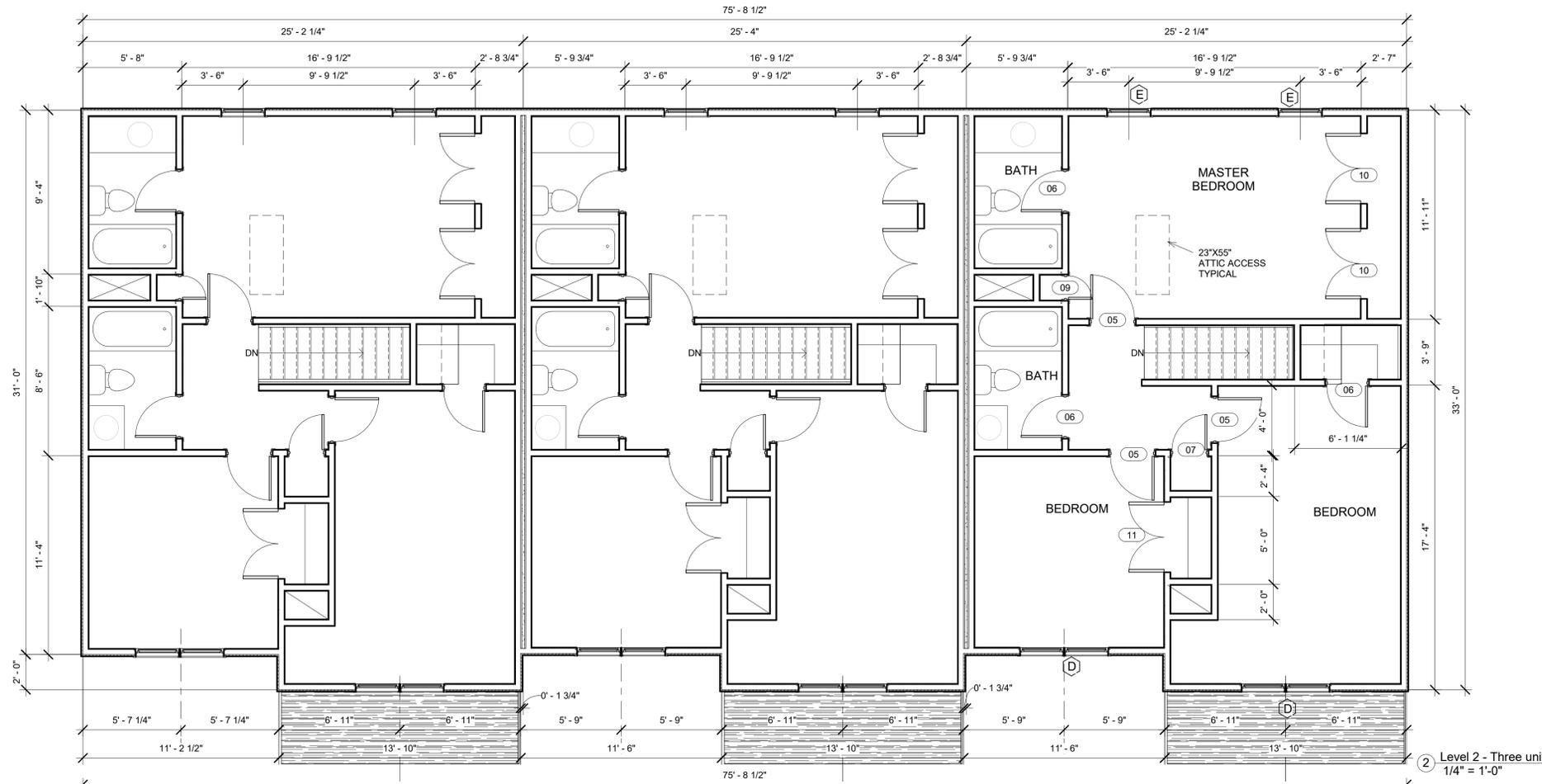
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**Northridge Commons Townhomes**  
 Northridge Commons Investors, LLC  
 150 Monticello Road, Waverlyville, NC 28787

SHEET TITLE <b>UL 263 - Assembly</b>	DATE 06 / 05 / 2018	JOB NO. 180280
	SHEET <b>T1.1</b>	



**Floor Plan Notes:**

- All walls are 2x4 studs unless otherwise noted
- All ceiling heights shall be 8'-1 1/2" unless noted otherwise
- kitchen layout is not exact. refer to layout from owner
- Garage ceiling shall be fire rated gyp. board, UL #L501
- See General Contractor for specific location of circuit breaker panel box
- Verify Depth of second floor trusses with truss engineer. If depth differs from 1' 6" as shown in wall section, adjust stair risers accordingly.
- Three Unit Plans apply to Buildings: A, A2

**SINGLE UNIT SQ FT AREA**

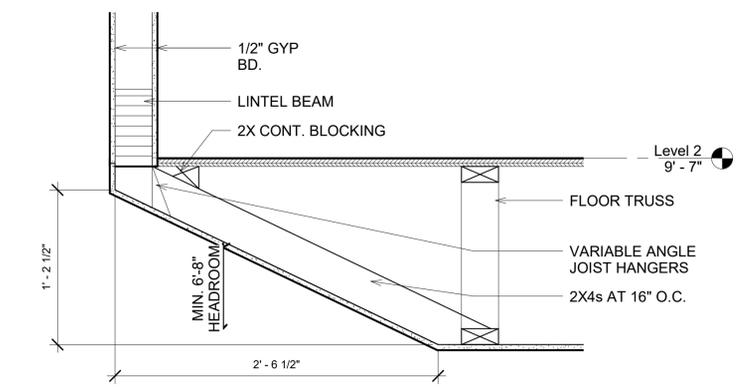
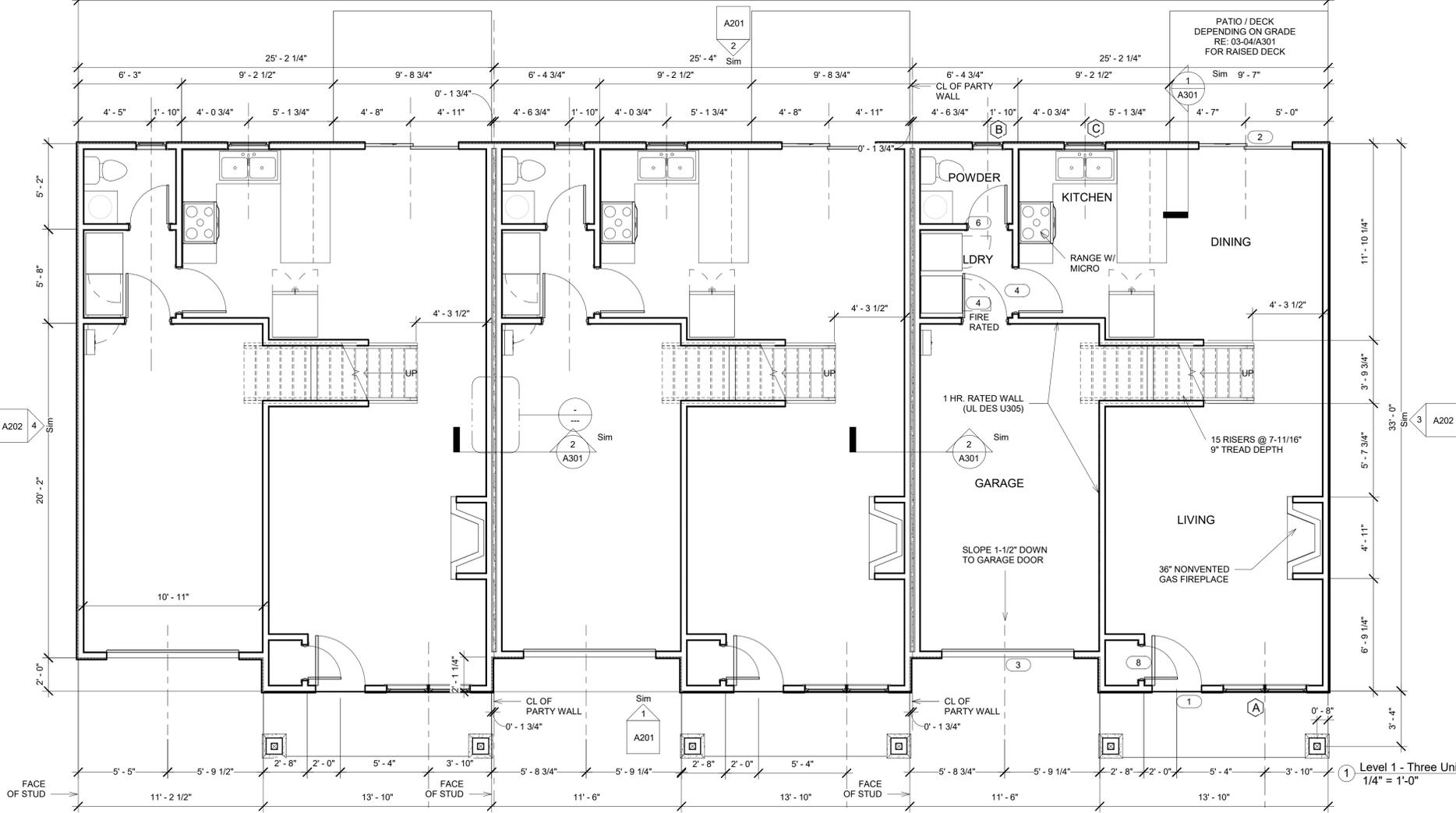
FIRST FLOOR FINISHED	588 SQ. FT.
SECOND FLOOR FINISHED	817 SQ. FT.
GARAGE	223 SQ. FT.

**Window Schedule**

Type	Rough Opening	Description
A	2'-8" x 5'-2" Twin	Single Hung, Tempered
B	2'-0" x 3'-4"	Single Hung
C	2'-8" x 3'-4"	Single Hung
D	2'-8" x 5'-2" Twin	Single Hung
E	2'-8" x 5'-2"	Single Hung

**Door Schedule**

Location	Mark	Size	Description
typical	01	3'-0" x 6'-8"	Exterior Front Entrance
typical	02	5'-0" x 6'-8" sldg gls	Exterior
typical	03	8'-0" x 7'-0"	Exterior Single Garage Door
typical	04	2'-8" x 6'-8"	Interior
typical	05	2'-6" x 6'-8"	Interior
typical	06	2'-4" x 6'-8"	Interior
typical	07	2'-0" x 6'-8" LOUVER	Interior
typical	08	2'-0" x 6'-8"	Interior
typical	10	4'-0" X 6'-8" PAIR	Interior
typical	10	4'-0" X 6'-8" PAIR	Interior
typical	11	3'-0" X 6'-8" PAIR	Interior
typical	141	4'-0" X 6'-8" PAIR	Interior



3 Detail at Stair Ceiling - Typical  
1 1/2" = 1'-0"

**REVISIONS**

NO.	DATE	DESCRIPTION



**Northridge Commons Townhomes**  
Northridge Commons Investors, LLC  
150 Monticello Road, Waiveville, NC 28787

**Floor Plan - Three Unit**  
DATE: 06 / 05 / 2018  
JOB NO.: 180280  
**A101**



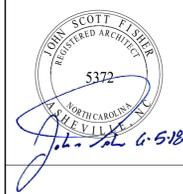
- Floor Plan Notes:**
- All walls are 2x4 studs unless otherwise noted
  - All ceiling heights shall be 8'-1 1/2" unless noted otherwise
  - kitchen layout is not exact. refer to layout from owner
  - Garage ceiling shall be fire rated gyp. board, UL #L501
  - See General Contractor for specific location of circuit breaker panel box
  - Verify Depth of second floor trusses with truss engineer. If depth differs from 1' 6" as shown in wall section, adjust stair risers accordingly.
  - O.H. Three Unit Plans apply to Buildings: B1, B2, B3, B4, B5, B6, B7, B8

② Level 2 - four unit  
1/4" = 1'-0"

① Level 1 - Four Unit  
1/4" = 1'-0"

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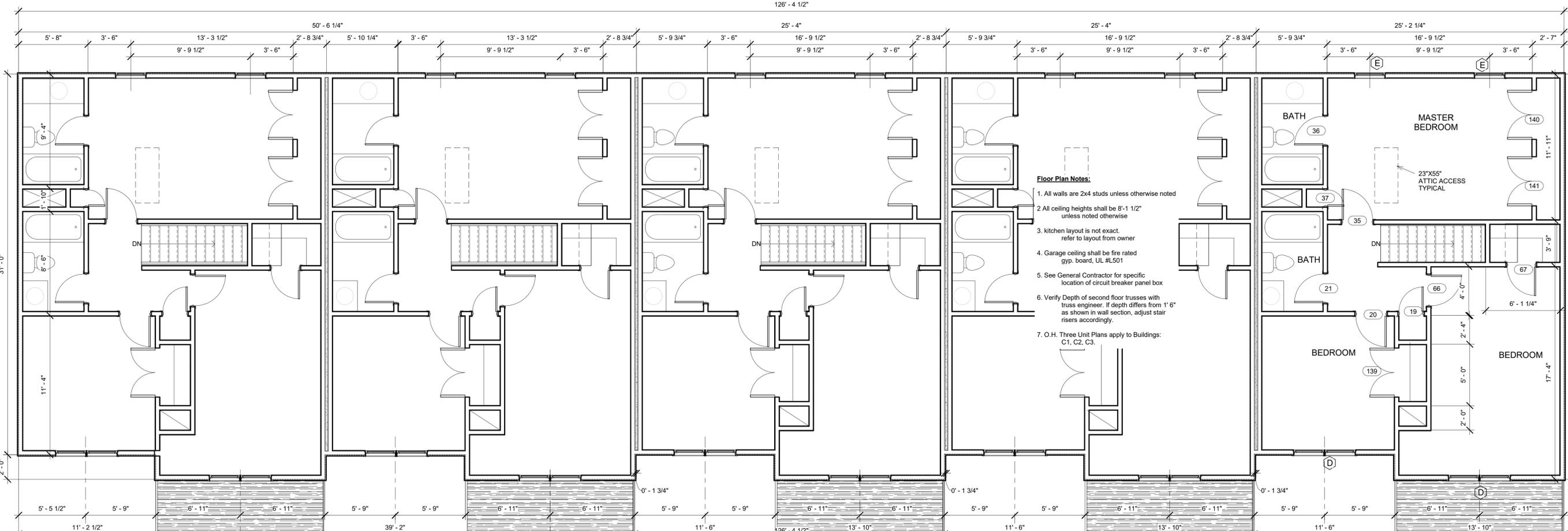
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Townhomes**  
Northridge Commons Investors, LLC  
150 Monticello Road, Waverlyville, NC 28787

SHEET TITLE  
**Floor Plan - Four Unit**

SHEET  
**A102**

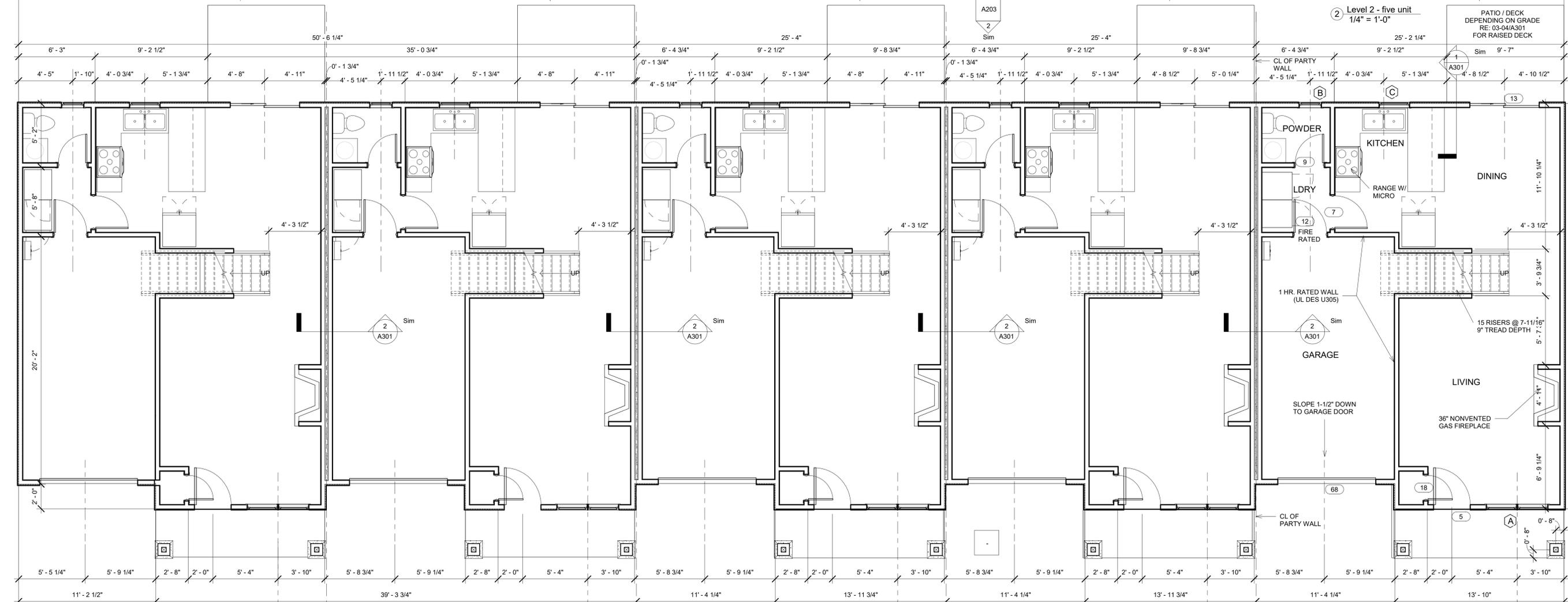
DATE  
06 / 05 / 2018

JOB NO.  
180280



**Floor Plan Notes:**

1. All walls are 2x4 studs unless otherwise noted
2. All ceiling heights shall be 8'-1 1/2" unless noted otherwise
3. kitchen layout is not exact. refer to layout from owner
4. Garage ceiling shall be fire rated gyp. board, UL #L501
5. See General Contractor for specific location of circuit breaker panel box
6. Verify Depth of second floor trusses with truss engineer. If depth differs from 1' 6" as shown in wall section, adjust stair risers accordingly.
7. O.H. Three Unit Plans apply to Buildings: C1, C2, C3.



**REVISIONS**

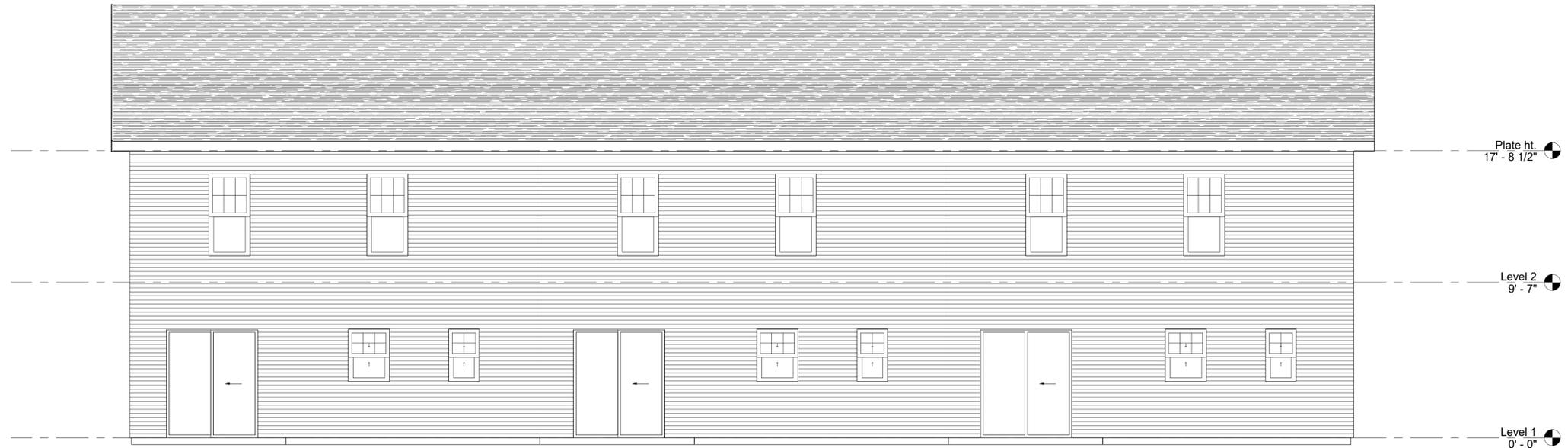
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 Northridge Commons Investors, LLC**  
 150 Monticello Road, Waverlyville, NC 28787

**Floor Plan Five Unit  
 A103**  
 SHEET TITLE  
 DATE 06 / 05 / 2018  
 JOB NO. 180280



② North - Three Unit  
1/4" = 1'-0"



① South - Three Unit  
1/4" = 1'-0"

REVISIONS



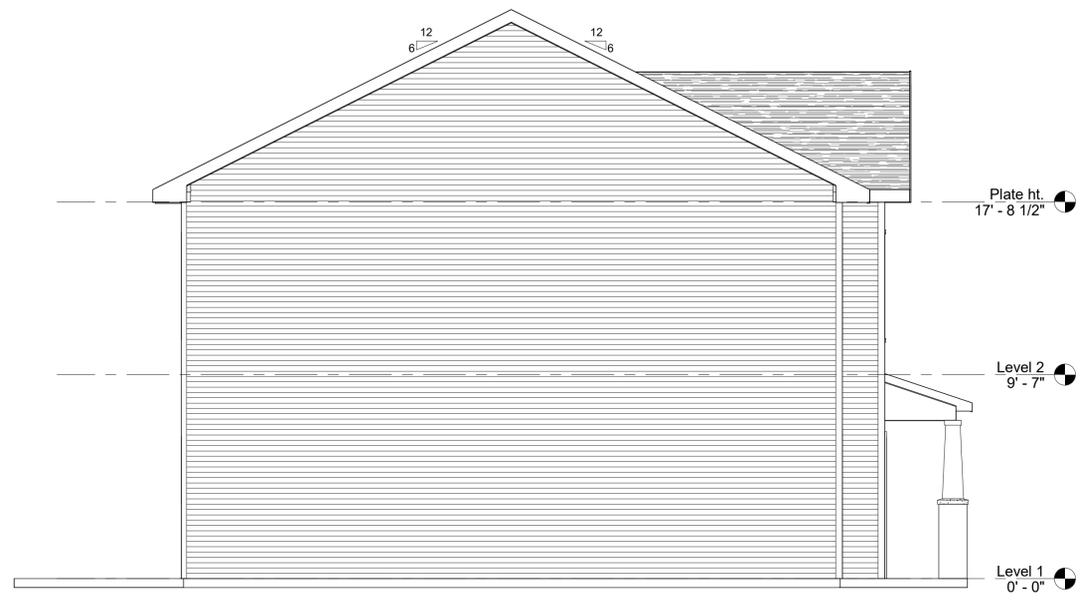

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SHEET TITLE <b>Three Unit Elevations</b>	DATE	06 / 05 / 2018
	JOB NO.	180280
SHEET <b>A201</b>		



③ End Elevation 1  
1/4" = 1'-0"



④ End Elevation 2  
1/4" = 1'-0"

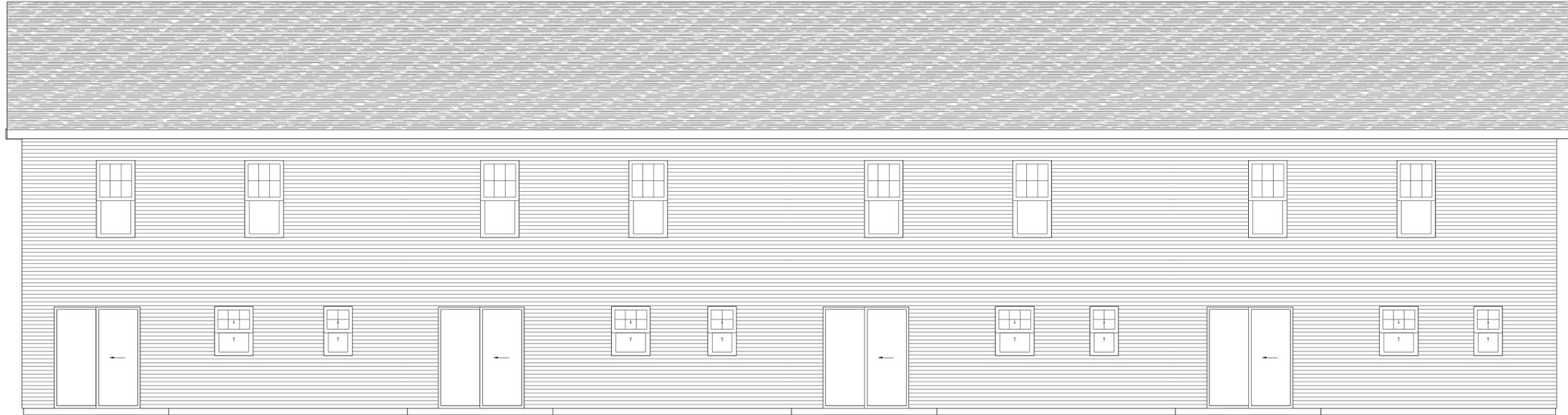
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SHEET TITLE <b>End Elevations</b>	DATE	06 / 05 / 2018
	JOB NO.	180280
SHEET <b>A202</b>		



② North - Four Unit  
1/4" = 1'-0"



① South - Four Unit  
1/4" = 1'-0"

- HARDI PRODUCT SOFFIT & FASCIA
- HARDIE OR CEDAR SHAKE SIDING, ALT. BOARD AND BATTEN ON A BUILDING BY BUILDING BASIS
- 12" WIDE BITUTHANE FLASHING, 6" UP WALL AND 6" OVER ROOF SHEATHING, TYPICAL
- FIBERGLASS SHINGLES
- 2 - 2X10 HEADER ALL 3 SIDES OF PORCH, TYPICAL
- CULTURED ROCK COLUMN BASE

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Northridge Commons Investors, LLC  
150 Monticello Road, Waverlyville, NC 28787

SHEET TITLE <b>Four Unit Elevations</b>	DATE 06 / 05 / 2018	JOB NO. 180280
	SHEET <b>A203</b>	



② North - Five Unit  
1/4" = 1'-0"



① South - five unit  
1/4" = 1'-0"

REVISIONS




**FISHER**  
Fisher Architects, PA  
351 Merrimon Avenue  
Asheville, NC 28801  
Copyright 2018, Fisher Architects, PA  
(828) 253-8265

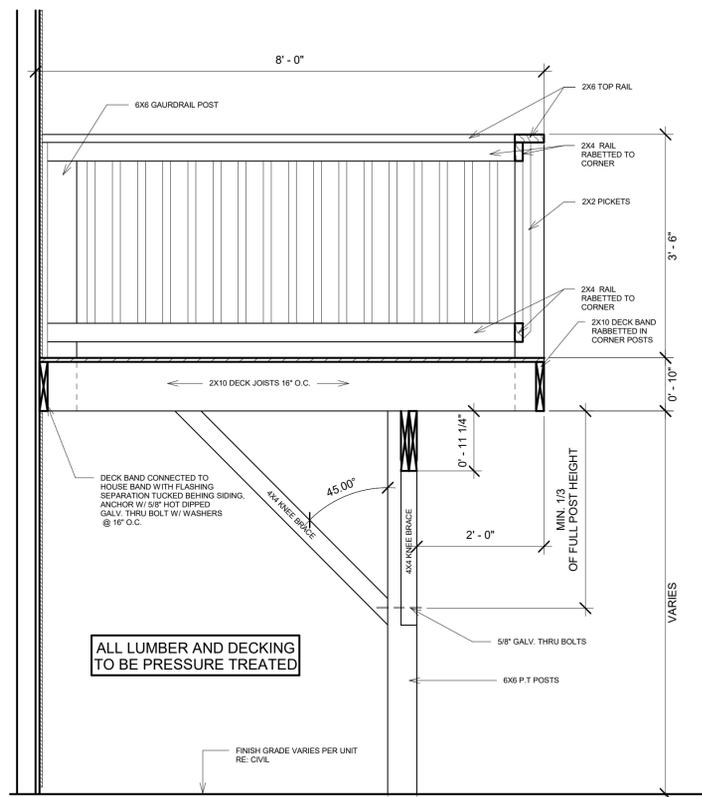
**Northridge Commons  
Townhomes**  
Northridge Commons Investors, LLC  
150 Monticello Road, Waverlyville, NC 28787

SHEET TITLE  
**Five Unit Elevations**

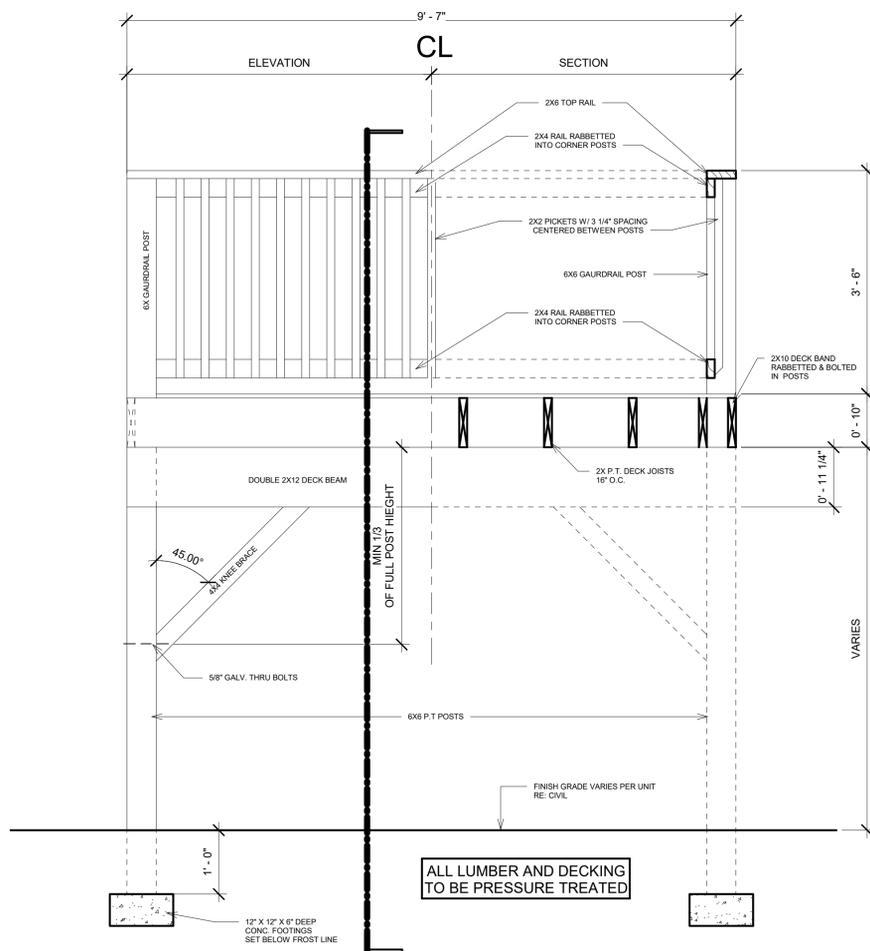
SHEET  
**A204**

DATE  
06 / 05 / 2018

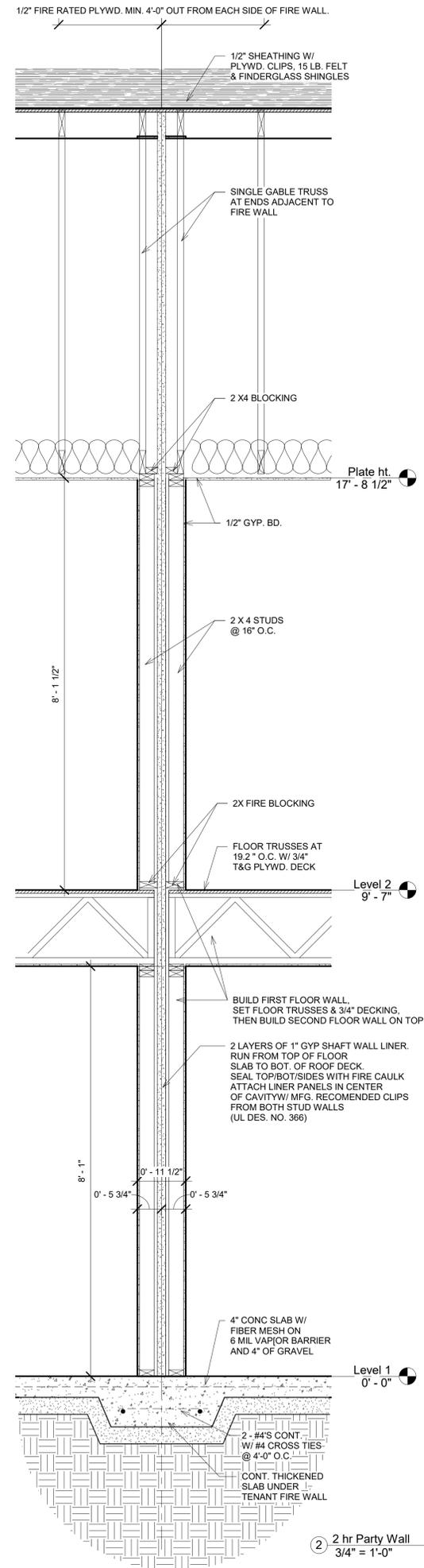
JOB NO.  
180280



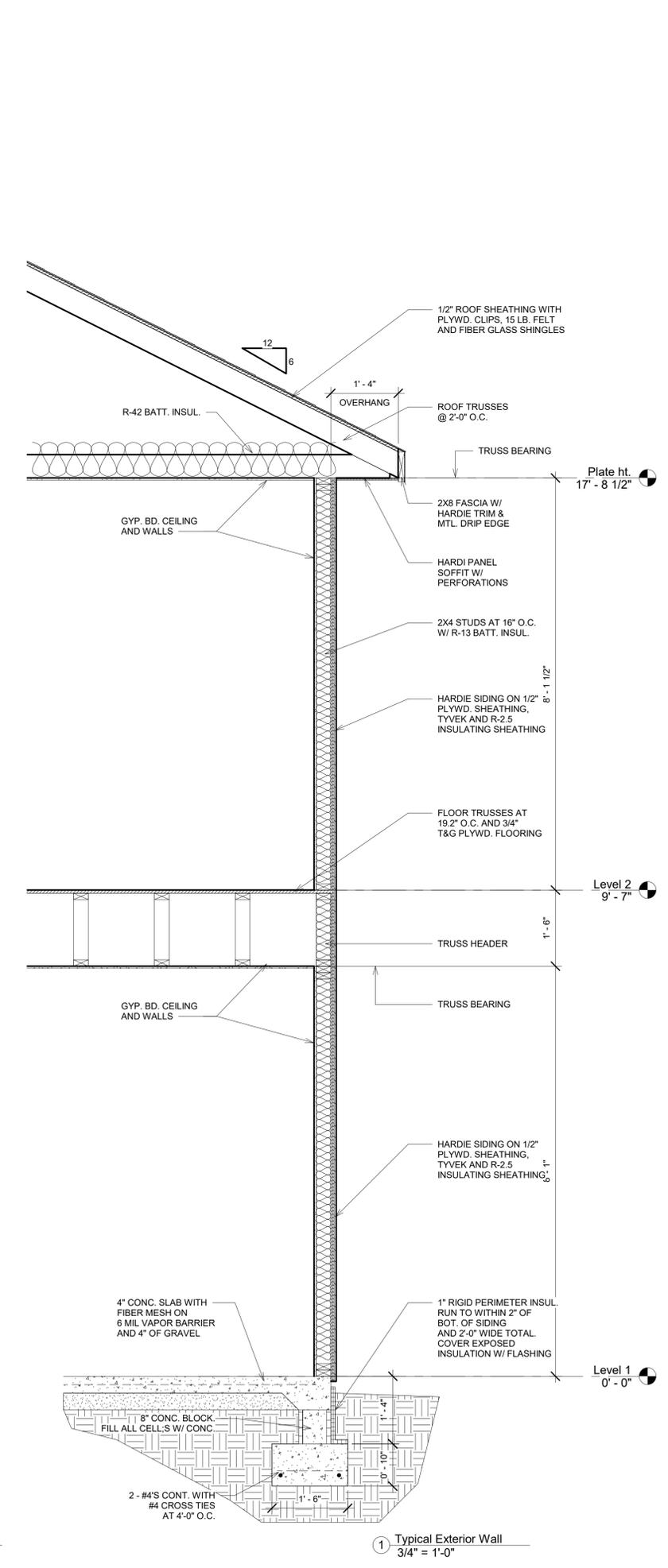
4 Deck Section  
3/4" = 1'-0"



3 Deck Elevation - Section  
3/4" = 1'-0"



2 2 hr Party Wall  
3/4" = 1'-0"



1 Typical Exterior Wall  
3/4" = 1'-0"

REVISIONS




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Asheville, NC 28801  
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**Northridge Commons  
Townhomes**  
Northridge Commons Investors, LLC  
150 Monticello Road, Waverlyville, NC 28787

SHEET TITLE <b>Wall Sections</b>	DATE 06 / 05 / 2018	180280
	JOB NO. <b>A301</b>	

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**DATE OF MEETING:** June 18, 2018  
**SUBJECT:** Sale of Old Bus Garage  
**PRESENTER:** Town Attorney  
**ATTACHMENT:** NCGS § 160A-269  
Property Card and Tax Map

**DESCRIPTION:**

Town Council has recently discussed the continued need for use of the property located on Central Avenue that is known as the old bus garage. The property card and tax map of the property are attached.

North Carolina law allows the following sale methods for the sale of real property that it has declared surplus: (1) advertisement of sealed bids; (2) negotiated offer, advertisement, and upset bids; and (3) public auction.

If Town Council desires to declare this property as surplus and dispose of it, the Town Manager and Town Attorney recommend retaining a real estate agent and proceeding under the negotiated offer, advertisement and upset bid method as described in NCGS § 160A-269. This allows offers received to be presented to Town Council for consideration and Town Council reserves the right to reject any and all offers if they are not to your liking. If Council wishes to accept an offer, that offer is advertised and any higher offers received could then be considered.

The Town Attorney will be at tonight's meeting to discuss this disposition process and any others that Town Council may be interested in pursuing.

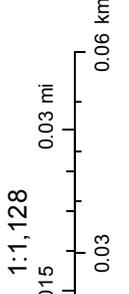
**COUNCIL ACTION REQUESTED:**

The Town Manager seeks authority to enter into a real property listing agreement on behalf of the Town for the sale of the old bus garage property and to authorize a real estate commission of up to 8% for that purpose.

# Buncombe County



June 11, 2018





# COUNTY OF BUNCOMBE, NORTH CAROLINA

**Web Property Record Card**  
**9742-27-8468-00000**

[<< Back to Parcel Details](#)

Date Printed: 6/11/2018

<p><b>Owner Information</b></p> <p>Owners: TOWN OF WEAVERVILLE                  Address: PO BOX 338                  WEAVERVILLE NC 28787-0338</p> <p>Property Location: 13 CENTRAL AVE</p> <p><b>Taxing Districts</b></p> <p>County: Buncombe County                  City: WEAVERVILLE                  Fire:                  School:</p>	<p style="text-align: right;"><b>Total Property Value:</b> <b>69,400</b></p> <p><b>Parcel Information</b></p> <p>Status: Active                  Deed Date: 2/2/1972                  Deed Book/Page: <b>1054 / 0316</b>                  Plat Book/Page: <b>0154 / 0099</b>                  Legal Reference: CONVERTED DEED DATA                  Location: 13 CENTRAL AVE                  Class: GVMT OFFICES                  Neighborhood: WEAVERVILLE                  Subdivision: OLD HOTEL PROP                  Sub Lot: PT 13                  Conservation/Easement: N                  Flood: N</p>
--	---

## Ownership History

No Owner History

## Assessment History

Year	Acres	Land	Bldgs	Other Impr	Assessed	Desc	Exemptions	Deferred	Taxable
2018	0.19	69,400	0	0	69,400	EXM	69,400	0	0
2017	0.19	69,400	0	0	69,400	EXM	69,400	0	0
2016	0.19	66,500	0	0	66,500	EXM	66,500	0	0
2015	0.19	66,500	0	0	66,500	EXM	66,500	0	0
2014	0.19	66,500	0	0	66,500	EXM	66,500	0	0
2013	0.19	66,500	0	0	66,500	EXM	66,500	0	0
2012	0.19	209,600	0	0	209,600	EXM	209,600	0	0
2011	0.19	209,600	0	0	209,600	EXM	209,600	0	0
2010	0.19	209,600	0	0	209,600	EXM	209,600	0	0
2009	0.19	209,600	0	0	209,600	EXM	209,600	0	0
2008	0.19	209,600	0	0	209,600	EXM	209,600	0	0
2007	0.19	209,600	0	0	209,600	EXM	209,600	0	0
2006	0.19	209,600	0	0	209,600	EXM	209,600	0	0
2005	0.19	161,200	0	0	161,200	EXM	161,200	0	0
2004	0.19	161,200	0	0	161,200	EXM	161,200	0	0
2003	0.19	161,200	0	0	161,200	EXM	161,200	0	0
2002	0.19	161,200	0	0	161,200	EXM	161,200	0	0
2001	0.19	10,100	0	0	10,100	EXM	10,100	0	0

Land Data

Value: 0

**§ 160A-269. Negotiated offer, advertisement, and upset bids.**

A city may receive, solicit, or negotiate an offer to purchase property and advertise it for upset bids. When an offer is made and the council proposes to accept it, the council shall require the offeror to deposit five percent (5%) of his bid with the city clerk, and shall publish a notice of the offer. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder. When a bid is raised, the bidder shall deposit with the city clerk five percent (5%) of the increased bid, and the clerk shall readvertise the offer at the increased bid. This procedure shall be repeated until no further qualifying upset bids are received, at which time the council may accept the offer and sell the property to the highest bidder. The council may at any time reject any and all offers. (1971, c. 698, s. 1; 1979, 2nd Sess., c. 1247, s. 25.)

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**Date of Meeting:** June 18, 2018  
**Subject:** Adoption of FY 2018-2019 Budget  
**Presenter:** Selena Coffey, Town Manager  
**Attachments:** Budget Ordinance, Fee Schedule & Line Item Detail

**Description:**

The Town Manager will be requesting that the Mayor and Town Council adopt the fiscal year 2018-2019 Budget Ordinance and Fee Schedule to be effective July 1, 2018. Line item detail of the proposed budget, as well as a letter of transmittal from the Town Manager is provided herewith.

**Action Requested:**

The Town Manager requests adoption of the fiscal year 2018-2019 budget at this time.

***Suggested Motion:***

I make the motion to adopt the fiscal year 2018-2019 budget and associated fee schedule.

June 18, 2018

Subject: FY 2018-2019 Proposed Budget Ordinance, Fee Schedule & Line Item Detail

Dear Honorable Mayor Root and Members of Town Council:

I am writing to convey the proposed fiscal year 2018-2019 budget ordinance, fee schedule and line item detail for your approval. The attached proposed budget reflects the following revisions based on input from your June 4 budget workshop and subsequent staff recommendations:

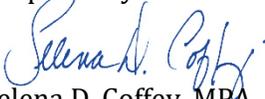
- Addition of \$10,000 within the governing body budget for an **employee incentive program**. This program, once developed, will be brought back to you at a future Council meeting for discussion and approval before any funds will be expended.
- Addition of \$500 within the governing body budget (community promotions account) to be provided as a grant to the **Weaverville Senior Dining & Wellness Program**
- Re-appropriation of \$60,000 from the current year budget as a match to Buncombe County funding for the planning for **greenways**
- Revisions to **system development fees** to reflect 90.0% of the maximum that the Town may charge based on the W-R Martin analysis
- Revisions to **mobile food vendor permit fees** to charge a graduated fee for daily and annual permits

In continuing of our efforts to provide full transparency regarding the Town's finances, I am including line item detail for the proposed budget with this transmittal. Although it is not notated in a designated line item account, we have also included \$3,000 in the proposed budget for a random audit (previously referred to as assurance services) should Town Council wish to commission audit services in addition to the required annual audit required by General Statutes. These funds are designated within the professional services account in the governing body budget.

In the near future, staff will be requesting Town Council approval to establish a **Community Center Capital Project Fund**. This will allow staff to transfer the \$550,000 currently in the budget for this project from the General Fund to this Capital Project Fund for an improved accounting process for these funds. Staff is awaiting our auditor's direction on how to best facilitate this transfer of funds.

I wish to again thank you for the opportunity to serve as your Town Manager and Budget Officer and congratulate you on crafting a budget that addresses the Town's diverse needs while balancing fiscal accountability.

Respectfully submitted,

  
Selena D. Coffey, MPA, ICMA-CM  
Town Manager

**FY 2018-2019 BUDGET ORDINANCE  
TOWN OF WEAVERVILLE, NORTH CAROLINA**

**WHEREAS**, N.C.G.S §159-8 requires that the Town of Weaverville appoint a Budget Officer to serve at the will of the governing body and Town Council has and hereby appoints the Town Manager to serve in such capacity; and

**WHEREAS**, in accordance with N.C.G.S. §159-10, departmental budget requests were submitted to the Budget Officer by March 2, 2018, and in accordance with N.C.G.S. §159-11, the Budget Officer submitted a preliminary budget to the Mayor and Town Council on April 16, 2018 and budget message to the Mayor and Town Council on May 21, 2018, which included the tax rate calculated as thirty-eight cents (\$0.38) per \$100 in valuation per the Buncombe County Tax Department's assessments; and

**WHEREAS**, in accordance with N.C.G.S. §159-12(a), the Budget Officer filed the proposed budget with the Town Clerk on April 16, 2018 and posted the same on the Town's website, and the Town Clerk caused a statement indicating that the proposed budget had been submitted to the governing body and was available for public inspection and that a public hearing on the budget was scheduled for June 4, 2018 to be advertised with the news media on May 24, 2018; and

**WHEREAS**, Town Council, in accordance with N.C.G.S. §159-12(b) and after proper notice under N.C.G.S. §159-12(a), held a public hearing on the proposed budget on June 4, 2018, providing the public with an opportunity to attend and provide comment; and

**WHEREAS**, Town Council has carefully considered the anticipated revenues and expenditures necessary to provide for the provision of municipal services within the Town of Weaverville during the 2018-2019 fiscal year and wishes to adopt this Budget Ordinance which reflects a balanced budget in accordance with N.C.G.S. §159-8 with the sum of estimated net revenues and appropriated fund balances equal to appropriations;

**BE IT, THEREFORE, ORDAINED** by the Town Council for the Town of Weaverville, North Carolina:

**Section 1. General Fund Revenues**

It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2018 and ending June 30, 2019:

**GENERAL FUND**

---

**REVENUES**

Prior Year Taxes	\$2,500
Prior Year Interest & Penalties	\$200
Ad Valorem Tax	\$3,008,164
DMV Tax Revenue	\$250,000
Tax Penalties & Interest	\$4,000

---

Utility Tax Revenue	\$450,000
Beer & Wine Excise Tax	\$16,000
Powell Bill Funds	\$106,000
Local Government Sales Tax Revenue	\$1,250,000
Fire Protection Contract Revenue	\$1,387,000
ABC – Distribution to Town	\$90,000
Cell Tower Revenue	\$16,000
Miscellaneous Revenue	\$7,500
Interest Income	\$84,000
Powell Bill Interest Income	\$300
Planning & Zoning Fees	\$25,000
Fire Inspection Fees	\$300
Sale of Surplus Property	\$5,000
Appropriated Fund Balance	\$777,504
	<hr/>
<b>TOTAL ESTIMATED GENERAL FUND REVENUES</b>	<b>\$7,479,468</b>

**Section 2. General Fund Appropriations**

The following amounts are hereby appropriated in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2018 and ending June 30, 2019, in accordance with the departmental units heretofore established for the Town:

**APPROPRIATIONS**

Governing Body	\$247,822
Administration	\$661,284
Planning Department	\$106,749
Police Department	\$1,632,103
Fire Department	\$2,144,598
Public Works:	
Streets Division	\$655,921
Powell Bill Division	\$118,640
Sanitation Division	\$625,672
Recreation Division	\$888,285
Contingency	\$20,000
Debt Service	\$378,393
	<hr/>
<b>TOTAL GENERAL FUND APPROPRIATIONS</b>	<b>\$7,479,468</b>

**Section 3. Water Fund Revenues**

It is estimated that the following revenues will be available in the Water Fund for the fiscal year beginning July 1, 2018 and ending June 30, 2019:

**WATER FUND**

---

**REVENUES**

Water Revenue	\$1,845,000
Miscellaneous Revenue	\$17,000
Water Tap Revenue	\$35,000
System Development Fees	\$130,000
Fees for MSD Collections	\$50,000
Interest Earned	\$38,000
Appropriated Fund Balance	\$90,628

**TOTAL ESTIMATED WATER FUND REVENUES** **\$2,205,628**

**Section 4. Water Fund Appropriations**

The following amounts are hereby appropriated in the Water Fund for the operation of the Town's water system for the fiscal year beginning July 1, 2018 and ending June 30, 2019, in accordance with the departmental divisions heretofore established for the Town:

**WATER FUND**

**APPROPRIATIONS:**

Water Administration	\$259,750
Water Production	\$927,351
Water Maintenance	\$799,257
Contingency	\$15,000
Reserve for Bond Payments	\$204,270

**TOTAL WATER FUND APPROPRIATIONS** **\$2,205,628**

**Section 5. Ad Valorem Taxes**

An *ad valorem* tax rate of thirty-eight cents (\$0.38) per one hundred dollars (\$100.00) valuation of taxable property, as listed for taxes as of January 1, 2018 is hereby levied and established as the official tax rate for the Town of Weaverville for fiscal year beginning July 1, 2018 and ending June 30, 2019. This tax rate is based upon a total projected valuation of \$799,697,163 and an estimated collection rate of 99.0%.

**Section 6. Fee and Rate Schedule**

There is hereby adopted an official Fee Schedule (including Water Rates) listing monies receivable by the Town of Weaverville as referenced in Sections 1 and 3 of this Budget Ordinance. The Fee Schedule is incorporated as an addendum to this Budget Ordinance.

**Section 7. Authorizations & Conditions**

The Town Manager, serving also as Budget Officer for the Town of Weaverville, is hereby authorized to transfer appropriations as contained herein under the following conditions:

- A. This Budget Ordinance defines departments and divisions as follows:

**General Fund Departments:**

**Divisions:**

Governing Body  
Administration  
Planning Department  
Police Department  
Fire Department  
Public Works:

- Streets Division
- Powell Bill Division
- Sanitation Division
- Recreation Maintenance Division

**Water Fund Departments:**

**Divisions:**

Water

- Water Administration
- Water Production
- Water Maintenance

- B. The Budget Officer or his/her designee is hereby authorized to distribute departmental funds based upon the line item budgets and make expenditures therefrom, in accordance with the Local Government Budget and Fiscal Control Act.
- C. The Budget Officer or his/her designee may authorize transfers between line items, expenditures and revenues, within a department or division without limitation and without a report being required.

- D. The Budget Officer or his/her designee may transfer amounts up to 5%, but not to exceed \$10,000 monthly, between departments, including contingency appropriations, but only within the same fund. The Budget Officer must make an official report on such transfers at a subsequent regular meeting of Town Council.
- E. The Budget Officer or his/her designee may not transfer any amounts between funds, except as approved by Town Council, as a budget amendment.

**Section 8. Contingency Concerning Fire Tax Rate**

The North Buncombe Fire Tax Rate used in this Budget Ordinance is twelve cents (\$0.12) per \$100.00 in valuation. Since this Budget Ordinance is being adopted prior to the official adoption of the Buncombe County fire tax rates, there is some uncertainty in the fire tax rate. Should Buncombe County set the fire tax rate applicable within the Town's jurisdiction lower than \$0.12 per \$100.00 in valuation, then the Town's Budget for FY 2018-2019 shall be and is hereby automatically amended to appropriate the resulting difference in fire tax revenue from the fund balance within the Town's General Fund.

**Section 9. Utilization of Budget Ordinance**

The Budget Ordinance shall be the basis for the financial plan of the Town of Weaverville during the fiscal year beginning July 1, 2018 and ending June 30, 2019. The Budget Officer shall administer the budget. The accounting system shall establish records, which are in consonance with this budget and this ordinance and the appropriate statutes of the State of North Carolina.

**Section 10. Distribution & Documentation**

Copies of this Budget Ordinance shall be furnished to the Town Clerk, the Budget Officer and the Finance Officer to be kept on file by them for direction in the collection of revenues and disbursement of Town funds.

**DULY ADOPTED** this the **18th** day of **June 2018**.

\_\_\_\_\_  
Allan P. Root, Mayor

**ATTEST:**

\_\_\_\_\_  
Derek Huninghake, Town Clerk

**TOWN OF WEAVERVILLE**  
**FY 2018-2019 PROPOSED FEE SCHEDULE**  
**Effective July 1, 2018**

Revisions of 6/4/2018: Revisions are reflected in green.

Revisions of 5/21/2018: Proposed additional fees are reflected in red and revisions to existing fees reflected in red with strike-throughs.

Revisions of 5/15/2018: Proposed additional fees are reflected in red and revisions to existing fees reflected in red with strike-throughs.

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**GENERAL ADMINISTRATIVE FEES**

**Returned check fee for non-tax payments** .....\$25.00  
**Returned check fee for tax payments** ..... 10%

**Processing Fees for Electronic Payments**

*Direct vendor fees charged through ACI Worldwide and [www.officialpayments.com](http://www.officialpayments.com) - These fees shall automatically be updated should changes be made to the fees charged by vendor and the Town Manager is authorized to amend the adopted Fee Schedule to reflect such changes.*

Utility Payments ..... \$2.95 flat fee  
 Tax Payments .....2.5% with a \$3.95 minimum  
 Planning/Zoning Payments and Miscellaneous Payments.....2.5% with a \$1.95 minimum

**Special Event Permit Fees** (Reference Special Events Permit)

Events with No Alcohol .....\$200.00  
 Events with Alcohol .....\$300.00

**Facility Use Fees** (Reference Facility Use Policy & Application)

Facility	Resident per Hour	Non-Resident per Hour	Deposit
Town Hall Community Room	\$100.00	\$300.00	\$500.00
<del>Lake Louise Community Center &amp; Parking Lot</del>	<del>\$50.00</del>	<del>\$200.00</del>	<del>\$250.00</del>
Town Hall Community Room Kitchen	\$20.00	\$20.00	

**Lake Louise Fishing License**

~~Daily, Residency Not Applicable~~ ..... ~~\$5.00~~ **\$5.00**  
 Monthly, Town Residents .....\$10.00  
 Monthly, Non-Residents.....\$20.00  
 Annually, Town Residents.....\$20.00  
 Annually, Non-Residents.....\$40.00

**Solid Waste/Trash Violation**.....\$50.00

**Recycling Fee** (included on monthly utility bill) ..... ~~\$2.59~~ **\$2.66**

*Direct vendor fees charged by Curbie - These fees shall automatically be updated should changes be made to the fees charged by vendor and the Town Manager is authorized to amend the adopted Fee Schedule to reflect such changes. Recycling Fee reflects vendor charge as of 5/15/2018.*

**Public Records Request Copying Charge(s)**

8 ½" x 11" black & white single-sided hardcopy (per page).....	\$0.02
8 ½" x 11" color single-sided hardcopy (per page) .....	\$0.09
8 ½" x 11" black & white double-sided hardcopy (per page).....	\$0.03
8 ½" x 11" color double-sided hardcopy (per page) .....	\$0.18
Electronic Copies.....	No Charge

*(Applicable postage will also be charged for mailing hard copy documents.)*

**Annexation Petition Fee** ..... \$500.00

**Fire Hydrant Connection Permit** .....\$30.00

**Hourly Charges for Equipment/Personnel**

**Equipment**

Police Car .....	\$15.00
16" Chain Saw.....	\$2.00
25" Chain Saw.....	\$3.00
Pumper Truck.....	\$80.00
Ladder Truck.....	\$150.00
Ton Truck (P/U Brush Truck.....	\$20.00
Command Vehicles .....	\$10.00
Tanker.....	\$30.00

**Personnel**

Firefighters, Police Officers, Public Works Employees.....	\$25.00
Captain.....	\$30.00
Chief Officers.....	\$35.00

**Beer & Wine Privilege Licenses**

Taxes will be assessed for all malt beverage and wine licenses in accordance with and as required by N.C.G.S. 105-113.77et seq, as the same may from time to time be amended.

*Note: Municipalities are permitted to tax establishments who offer beer and wine for on and off premises consumption as follows:*

Beer (on premises).....	\$15.00
Beer (off premises).....	\$5.00
Wine (on premises).....	\$15.00
Wine (off premises).....	\$10.00

~~Beer and/or Wine Wholesale..... up to \$37.50~~

**FIRE DEPARTMENT**

Plans Review Permit.....\$100.00  
 Fuel Dispensing Permit.....\$50.00

*Other ~~potential charges from~~ charges may be assessed by the Fire Department or Fire Marshal's Office due to fines associated with fire code and fire lane violations.*

**POLICE DEPARTMENT**

**Violations of General Provisions**.....\$100.00  
 (Unless otherwise specifically provided, \$100.00 charge for each separate and distinct violation.)

**Dangerous Dog Violations**

Class I: \$250.00 first day, and \$250.00 each subsequent day of continuous violation.  
 Class II: \$500.00 first day, and \$500.00 each subsequent day of continuous violation.  
 Class III: \$1,000.00 first day, and \$1,000.00 each subsequent day of continuous violation.

**Parks and Recreation Violations (daily)**.....\$25.00  
*(Includes ~~fishing without a Town license, dogs off-leash on walking trail,~~ and vehicles on grass/trail)*

**Truck Traffic on Residential Street**.....\$50.00

**Vegetation Violations**.....\$50.00

**Parking Violations**.....\$10.00  
*(Includes all parking violations)*

**PLANNING & ZONING DEPARTMENT**

**Residential Zoning Permits:**

Single Family Dwelling ..... \$150.00 plus \$0.05 per sq. ft. over 1,200 **with a max of \$300.00**  
 Multi Family Dwelling.....\$300.00 plus \$50.00 per dwelling unit **with a max of \$1,000.00**  
 Secondary Dwelling ..... \$150.00  
 Addition to Dwelling..... \$75.00 plus \$0.05 per sq. ft. over 1,200  
 Accessory Structure.....\$50.00 plus \$0.05 per sq. ft. over 100  
 Deck/Porch.....\$50.00  
 Home Occupation.....\$50.00

Internal Up-fit.....	\$50.00
Temporary Structure/Use.....	\$50.00

**Commercial / Industrial Zoning Permits:**

Commercial/Industrial Structure .....	\$350.00 plus \$0.05 per sq. ft. over 2,000 with a max of \$1,000.00
Commercial/Industrial Addition.....	\$100.00 plus \$0.05 per sq. ft. over 2,000 with a max of \$500.00
Accessory Structure .....	\$50.00 plus \$0.05 per sq. ft. over 500 with a max of \$100.00
Internal Up-Fit.....	\$100.00
Telecommunication Tower.....	\$4,000.00 per location or max allowed by law
Telecommunication Tower (Co-location, Microcell, Concealed)	\$500.00 per location or max allowed by law
Temporary Structure/Use (Annually) .....	\$100.00

**Mobile Food Vendors:**

Daily.....	\$25.00
Annually .....	\$100.00

**Sign Permits:**

Sign Permit Fee.....	\$50.00 plus fee based upon total surface area of sign (see below) with a max of \$500.00
Up to 32 sq. ft.....	\$25.00
33 - 64 sq. ft.....	\$50.00
65 - 96 sq. ft.....	\$100.00
97 sq. ft. plus .....	\$150.00 plus \$2.50 per sq. ft.

<b>Special Use Permit or Related Amendment Fee.....</b>	<b>\$500.00</b>
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**Rezoning, Map or Text Amendment Fees:**

Less Than 1 Acre .....	\$350.00
1 - 3 Acres.....	\$450.00
4 - 9 Acres.....	\$550.00
10 - 25 Acres .....	\$750.00
25 Acres plus .....	\$900.00

**Conditional Zoning District:**

Less Than 1 Acres .....	\$350.00
1 - 3 Acres.....	\$500.00
4 - 9 Acres.....	\$750.00
10 - 25 Acres .....	\$1,500.00
25 Acres Plus .....	\$2,500.00

**Subdivision Fees:**

Minor Subdivision.....	\$100.00 plus \$25 per lot
Major Subdivision.....	\$300.00 plus \$25 per lot

**Miscellaneous Planning & Code Enforcement Fees:**

Initial Review by Zoning Administrator.....	No charge
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Zoning Verification Letter .....	\$25.00
Gaming Terminal Fees (per machine).....	\$1,000.00
Variance .....	\$250.00 plus \$50.00 for each variance requested
<del>Interpretation Appeal of an Administrative Decision .....</del>	<del>\$500.00</del> \$250.00

**WATER DEPARTMENT**

**Administrative Water Fees**

Account Establishment Service Charge .....	\$25.00
Seasonal Reconnect Fee .....	\$20.00
Reconnect Fee .....	\$60.00
Flow Test Fee.....	\$40.00
Meter Testing at Customer Request (Charged only if meter is operational) .....	\$40.00

**Water System Account Deposits**

Size of Connection	Inside Town Limits Amount	Outside Town Limits Amount
5/8" and 3/4"	\$80.00	\$160.00
1"	\$100.00	\$200.00
1 1/2"	\$180.00	\$360.00
2"	\$300.00	\$600.00
3"	\$600.00	\$1,200.00
4"	\$1,000.00	\$2,000.00

**Water Leak Protection**

The following respective monthly fee shall be assessed on all water customers with water lines that are 2-inches or less in diameter, subject to opt-out provisions of the water leak protection policy.

Type of Meter	Monthly Fee
Residential – Single Meter	\$1.25
Commercial – Single Meter	\$3.45
Commercial – Master Meter	\$6.90

**Water Rates**

For water used **INSIDE** the Corporate limits of the Town:

The first 3,000 Gallons or fraction thereof used monthly.....	<del>\$7.96</del> \$8.12 per 1,000 gallons
The next 22,000 Gallons or fraction thereof used monthly .....	<del>\$8.77</del> \$8.95 per 1,000 gallons

The next 75,000 Gallons or fraction thereof used monthly ..... ~~\$9.53~~ \$9.72 per 1,000 gallons  
 The next 300,000 Gallons or fraction thereof used monthly..... ~~\$10.30~~ \$10.51 per 1,000 gallons  
 All over 500,000 Gallons or fraction thereof used monthly..... ~~\$11.07~~ \$11.29 per 1,000 gallons

For water used **OUTSIDE** the Corporate limits of the Town:

The first 3,000 Gallons or fraction thereof used monthly..... ~~\$15.91~~ \$16.23 per 1,000 gallons  
 The next 22,000 Gallons or fraction thereof used monthly ..... ~~\$17.54~~ \$17.89 per 1,000 gallons  
 The next 175,000 Gallons or fraction thereof used monthly..... ~~\$19.07~~ \$19.45 per 1,000 gallons  
 The next 300,000 Gallons or fraction thereof used monthly..... ~~\$20.60~~ \$21.01 per 1,000 gallons  
 All over 500,000 Gallons or fraction thereof used monthly..... ~~\$22.13~~ \$22.57 per 1,000 gallons

**Minimum Monthly Water Charges**

The minimum monthly charge for water service shall be according to the size of the meter through which water is delivered to each customer in accordance with the following schedule:

Meter Size	Minimum Monthly Usage	Inside Town	Outside Town
5/8"	2,000 gallons	<del>\$15.91</del> \$16.23	<del>\$31.82</del> \$32.46
3/4"	4,000 gallons	<del>\$32.49</del> \$33.14	<del>\$64.98</del> \$66.28
1"	6,000 gallons	<del>\$49.83</del> \$50.84	<del>\$99.66</del> \$101.66
1 1/2"	11,200 gallons	<del>\$94.86</del> \$96.76	<del>\$189.72</del> \$193.52
2"	18,200 gallons	<del>\$155.50</del> \$158.61	<del>\$311.00</del> \$317.22
3"	36,200 gallons	<del>\$320.08</del> \$326.48	<del>\$640.16</del> \$652.96
4"	58,500 gallons	<del>\$511.53</del> \$521.76	<del>\$1,023.06</del> \$1,043.52
6"	112,000 gallons	<del>\$1,035.20</del> \$1,055.90	<del>\$2,070.40</del> \$2,111.80
8"	180,000 gallons	<del>\$1,676.78</del> \$1,710.32	<del>\$3,353.56</del> \$3,420.64
10"	258,000 gallons	<del>\$2,457.74</del> \$2,506.89	<del>\$4,915.48</del> \$5,013.78

**Tap Charges Including Re-Taps (Inside & Outside Customers)**

Meter Size	Tap Fee
5/8" and 3/4"	<del>\$1,000.00</del> \$1,050.00
1"	<del>\$1,500.00</del> \$1,575.00
1 1/2"	<del>\$3,250.00</del> \$3,400.00
2"	<del>\$4,000.00</del> \$4,200.00

PROPOSED

**Water System Capacity Depletion Development Fees (Inside & Outside Customers)**

(90% of maximum fees based on W-R Martin Study)

Size of Connection	Rated Maximum Capacity	System Development Fees
5/8" and 3/4"	20 gallons	<del>\$600</del> \$2,232.00
1"	50 gallons	<del>\$1,500</del> \$5,580.00
1 1/2"	100 gallons	<del>\$3,000</del> \$11,160.00
2"	160 gallons	<del>\$4,800</del> \$17,856.00
3"	300 gallons	<del>\$9,000</del> \$35,712.00
4"	500 gallons	<del>\$14,950</del> \$55,800.00
6"	1,000 gallons	<del>\$29,900</del> \$111,600.00

**Water System Availability/Commitment Letter Fees (Inside & Outside Customers)**

Note: For all multi-lot or multi-unit developments, the availability/commitment fee shall apply to each meter to be set based upon connection size.

Size of Connection	Inside Town Limits	Outside Town Limits
5/8" and 3/4"	\$35.00	\$70.00
1"	\$50.00	\$100.00
1 1/2"	\$100.00	\$200.00
2"	\$160.00	\$320.00
3"	\$300.00	\$600.00
4"	\$500.00	\$1,000.00
6"	\$1,000.00	\$2,000.00

**Charges for Fire Line Connection**

**Minimum Monthly Charge**

All fire line connections on the water system for the Town of Weaverville shall be subject to a minimum monthly charge based upon the square inch size of the line at the following rates:

**INSIDE** Corporate limits of the Town: ~~\$1.88~~ \$1.92 per square inch/month

**OUTSIDE** Corporate limits of the Town: ~~\$5.56~~ \$3.84 per square inch/month

Fire line charges shall be levied by the Water Department according to the following schedule:

Diameter of Fire Line	Square Inch Size	Inside Town	Outside Town
2" and smaller	3.14	<del>\$5.89</del> \$6.03	<del>\$17.46</del> \$12.06
3"	7.07	<del>\$13.29</del> \$13.57	<del>\$39.31</del> \$27.14
4"	12.56	<del>\$23.61</del> \$24.12	<del>\$69.83</del> \$48.24
6"	28.26	<del>\$53.13</del> \$54.26	<del>\$157.13</del> \$108.52
8"	50.24	<del>\$94.45</del> \$96.46	<del>\$279.33</del> \$192.92
10"	78.50	<del>\$147.58</del> \$150.72	<del>\$436.46</del> \$301.44

**Consumption off of Fire Line**

If during any month the detector-check valve meter for the fire line shows consumption of more than ~~100~~ 199 gallons of water on the fire line the customer (owner) shall be billed, in lieu of the minimum, according to the following schedule:

Fire Line Size	Gallons	Inside Town	Outside Town
2" and smaller	200 to 18,000 gallons	<del>\$133.94</del> \$136.62	<del>\$267.88</del> \$273.24
3"	200 to 36,000 gallons	<del>\$277.27</del> \$282.82	<del>\$554.54</del> \$565.64
4"	200 to 56,000 gallons	<del>\$441.78</del> \$450.62	<del>\$883.56</del> \$901.24
6"	200 to 112,000 gallons	<del>\$902.45</del> \$920.50	<del>\$1,804.90</del> \$1,841.00
8"	200 to 180,000 gallons	<del>\$1,461.80</del> \$1,491.04	<del>\$2,923.60</del> \$2,982.08
10"	200 to 258,000 gallons	<del>\$2,143.61</del> \$2,186.48	<del>\$4,287.22</del> \$4,372.96

**FY 2018-2019 PROPOSED BUDGET LINE ITEM DETAIL**

	<b>FY2017-2018 BUDGET</b>	<b>FY 2018-2019 FINAL PROPOSED BUDGET</b>
<b>GENERAL FUND REVENUE</b>		
010-004-300-04010 PRIOR YEAR TAX REVENUE	1,600	2,500
010-004-300-04012 PRIOR YEAR INTEREST & PENALTY	200	200
010-004-300-04020 AD VALOREM TAX REVENUE	3,110,600	3,008,164
010-004-300-04025 DMV TAX REVENUE	180,000	250,000
010-004-300-04026 DMV REV - STATE COLLECTED (NB)	0	0
010-004-300-04027 DMV REV - STATE COLLECTED TOWN	0	0
010-004-300-04030 TAX PENALTIES & INTEREST	5,000	4,000
010-004-300-05010 UTILITIES TAX	480,000	450,000
010-004-300-05040 BEER & WINE TAX	16,000	16,000
010-004-300-05050 POWELL BILL DISTRIBUTIONS	100,000	106,000
010-004-300-05060 LOCAL GOVT SALES TAX	1,127,357	1,250,000
010-004-300-06010 BUN CNTY FIRE PROTECTION	1,358,293	1,387,000
010-004-300-06040 ABC STORE DISTRIBUTION TO TOWN	70,000	90,000
010-004-300-06045 ABC STORE - ALCOHOL EDUCATION	12,915	0
010-004-300-06050 ABC STORE - POLICE DEPT REV	8,226	0
010-004-300-07060 FIRE DEPT GRANTS	12,098	0
010-004-300-09015 CELL TOWER REVENUE	16,000	16,000
010-004-300-09019 STATE DISTRIBUTION - POLICE	12,057	0
010-004-300-09020 MISCELLANEOUS REVENUE	9,000	7,500
010-004-300-09024 MAIN STREET NATURE PARK	0	0
010-004-300-09026 CONTRIBUTIONS FIRE DEPT	429	0
010-004-300-09028 COPS FOR KIDS	24,690	0
010-004-300-09030 INTEREST EARNED	5,000	84,000
010-004-300-09031 INTEREST EARNED POWELL BILL	150	300
010-004-300-09040 PLANNING & ZONING FEES	20,000	25,000
010-004-300-09045 FIRE INSPECTION FEES	600	300
010-004-300-09050 SALE OF PROPERTY	5,000	5,000
010-004-310-09900 APPROPRIATED FUND BALANCE	453,894	777,504
<b>TOTAL GENERAL FUND REVENUE</b>	<b>7,029,109</b>	<b>7,479,468</b>
<b>999 OTHER FUNDING USES</b>		
010-005-999-90000 CONTINGENCY	20,000	20,000

	<b>FY2017-2018 BUDGET</b>	<b>FY 2018-2019 FINAL PROPOSED BUDGET</b>
<b>411 GOVERNING BODY</b>		
EXPENDITURE:		
010-410-411-12100 SALARIES & WAGES	74,720	78,814
010-410-411-18100 FICA	5,716	6,029
010-410-411-18200 RETIREMENT	0	4,679
010-410-411-18210 401-K MATCH	3,300	0
010-410-411-18400 RETIREE HEALTH INSURANCE	0	0
010-410-411-18500 EMPLOYEE INCENTIVE PROGRAM	0	10,000
010-410-411-19000 PROFESSIONAL SERVICES	50,000	46,700
010-410-411-26000 SUPPLIES / MATERIALS	1,000	1,000
010-410-411-28000 CONSERVATION BOARD	1,500	1,500
010-410-411-31000 TRAVEL & TRAINING	7,700	7,700
010-410-411-32500 POSTAGE	500	500
010-410-411-35100 BUILDING REPAIR / MAINTENANCE	5,000	8,000
010-410-411-39100 ADVERTISING	5,300	2,000
010-410-411-39200 NEWS LETTERS	800	1,600
010-410-411-39300 PRINTING	1,000	1,000
010-410-411-39500 DUES & SUBSCRIPTIONS	200	200
010-410-411-39510 COMMUNITY PROMOTIONS	60,000	65,500
010-410-411-39520 ELECTION EXPENSES	12,500	0
010-410-411-40450 INSURANCE	550	600
010-410-411-50100 SMALL EQUIPMENT	6,000	2,000
010-410-411-50500 CAPITAL EQUIPMENT	0	10,000
<b>TOTAL GOVERNING BODY</b>	<b>235,786</b>	<b>247,822</b>
<b>412 ADMINISTRATION</b>		
EXPENDITURE:		
010-410-412-12100 SALARIES & WAGES	317,687	317,697
010-410-412-18100 FICA	24,303	24,304
010-410-412-18200 RETIREMENT	24,398	25,193
010-410-412-18210 401-K MATCH	19,061	19,062
010-410-412-18300 HEALTH INSURANCE	35,356	40,506
010-410-412-18400 RETIREE HEALTH INSURANCE	7,180	7,337
010-410-412-19000 PROFESSIONAL SERVICES	80,000	64,820
010-410-412-25000 VEHICLE SUPPLIES	1,000	1,000
010-410-412-26000 SUPPLIES / MATERIALS	13,000	13,000
010-410-412-31000 TRAVEL & TRAINING	15,000	15,000
010-410-412-32100 TELEPHONE	7,000	12,765
010-410-412-32500 POSTAGE	3,000	3,000
010-410-412-33100 UTILITIES	5,000	5,000
010-410-412-35100 BUILDING REPAIR / MAINTENANCE	20,000	20,000

	FY2017-2018 BUDGET	FY 2018-2019 FINAL PROPOSED BUDGET
010-410-412-35200 EQUIPMENT MAINTENANCE	6,000	6,000
010-410-412-35300 VEHICLE MAINTENANCE	1,000	1,000
010-410-412-39100 ADVERTISING	1,000	1,000
010-410-412-39500 DUES & SUBSCRIPTIONS	0	2,000
010-410-412-39600 BANK SERVICE CHARGES	6,600	6,600
010-410-412-39650 BANK CARD FEES	6,000	500
010-410-412-39800 ESC REIMBURSEMENT	10,000	8,000
010-410-412-40450 INSURANCE	7,334	7,500
010-410-412-50100 SMALL EQUIPMENT	7,000	7,000
010-410-412-50500 CAPITAL EQUIPMENT	30,000	53,000
<b>TOTAL ADMINISTRATION</b>	<b>646,919</b>	<b>661,284</b>

**413 PLANNING**

EXPENDITURE:

010-410-413-12100 SALARIES & WAGES	62,360	65,670
010-410-413-18100 FICA	4,771	5,024
010-410-413-18200 RETIREMENT	4,789	5,208
010-410-413-18210 401-K MATCH	3,742	3,940
010-410-413-18300 HEALTH INSURANCE	8,535	7,237
010-410-413-19000 PROFESSIONAL SERVICES	5,000	3,000
010-410-413-25000 VEHICLE SUPPLIES	500	500
010-410-413-26000 SUPPLIES / MATERIALS	1,000	1,000
010-410-413-31000 TRAVEL & TRAINING	5,000	2,500
010-410-413-32100 TELEPHONE	5,000	2,170
010-410-413-32500 POSTAGE	3,000	3,000
010-410-413-35200 EQUIPMENT MAINTENANCE	500	500
010-410-413-35300 VEHICLE MAINTENANCE	500	500
010-410-413-39100 ADVERTISING	3,000	3,000
010-410-413-40450 INSURANCE	500	500
010-410-413-50100 SMALL EQUIPMENT	3,000	3,000
<b>TOTAL PLANNING</b>	<b>111,197</b>	<b>106,749</b>

**431 POLICE**

EXPENDITURE:

010-430-431-12100 SALARIES & WAGES	862,582	855,403
010-430-431-12500 SEPARATION ALLOWANCE	31,213	44,450
010-430-431-18100 FICA	69,239	68,839
010-430-431-18200 RETIREMENT	113,510	72,709
010-430-431-18210 401-K MATCH	51,299	51,324
010-430-431-18300 HEALTH INSURANCE	144,180	145,427

	<b>FY2017-2018 BUDGET</b>	<b>FY 2018-2019 FINAL PROPOSED BUDGET</b>
010-430-431-18400 RETIREE HEALTH INSURANCE	7,180	14,061
010-430-431-19000 PROFESSIONAL SERVICES	43,000	44,000
010-430-431-25000 VEHICLE SUPPLIES	42,000	42,000
010-430-431-26000 SUPPLIES / MATERIALS	6,600	6,600
010-430-431-26200 CRIME PREVENTION	1,300	2,500
010-430-431-26250 DRUG EDUCATION & PREVENTION	327	0
010-430-431-26400 ALCOHOL EDUCATION & PREVENTION	6,915	0
010-430-431-26450 ABC LAW ENFORCEMENT	4,460	0
010-430-431-26608 COPS FOR KIDS	24,690	0
010-430-431-26900 UNIFORMS	6,700	7,500
010-430-431-31000 TRAVEL & TRAINING	3,300	4,500
010-430-431-32100 TELEPHONE	13,500	16,540
010-430-431-32500 POSTAGE	350	350
010-430-431-33100 UTILITIES	4,800	4,800
010-430-431-35100 BUILDING REPAIR / MAINTENANCE	6,700	5,500
010-430-431-35200 EQUIPMENT MAINTENANCE	2,600	2,600
010-430-431-35300 VEHICLE MAINTENANCE	18,000	18,000
010-430-431-40450 INSURANCE	62,963	63,000
010-430-431-50100 SMALL EQUIPMENT	84,348	67,000
010-430-431-50500 CAPITAL EQUIPMENT	121,709	95,000
<b>TOTAL POLICE</b>	<b>1,733,464</b>	<b>1,632,103</b>

**434 FIRE**

EXPENDITURE:

010-430-434-12100 SALARIES & WAGES	1,084,831	1,200,489
010-430-434-12110 OVERTIME	51,450	56,954
010-430-434-12800 RELIEF PAY	75,000	70,000
010-430-434-18100 FICA	92,663	101,549
010-430-434-18200 RETIREMENT	85,221	97,452
010-430-434-18210 401-K MATCH	43,393	72,029
010-430-434-18300 HEALTH INSURANCE	207,738	209,237
010-430-434-18400 RETIREE HEALTH INSURANCE	7,180	7,031
010-430-434-19000 PROFESSIONAL SERVICES	4,000	7,700
010-430-434-25000 VEHICLE SUPPLIES	18,000	18,000
010-430-434-26000 SUPPLIES / MATERIALS	10,000	10,000
010-430-434-26100 MEDICAL VACINATIONS	6,000	7,500
010-430-434-26150 PREVENTATION SUPPLIES	5,000	6,000
010-430-434-26260 MEDICAL EQUIP & SUPPLIES	5,500	6,000
010-430-434-26600 CONTRIBUTORY EXPENSE	789	0
010-430-434-26900 UNIFORMS	10,000	11,000
010-430-434-31000 TRAVEL & TRAINING	11,000	10,000
010-430-434-32100 TELEPHONE	17,000	20,635

	<b>FY2017-2018 BUDGET</b>	<b>FY 2018-2019 FINAL PROPOSED BUDGET</b>
010-430-434-33100 UTILITIES	15,000	15,000
010-430-434-35100 BUILDING REPAIR / MAINTENANCE	15,000	15,000
010-430-434-35200 EQUIPMENT MAINTENANCE	20,000	20,000
010-430-434-35300 VEHICLE MAINTENANCE	34,598	30,000
010-430-434-39500 DUES & SUBSCRIPTIONS	8,500	8,500
010-430-434-40450 INSURANCE	82,293	90,522
010-430-434-50100 SMALL EQUIPMENT	54,000	54,000
010-430-434-50500 CAPITAL EQUIPMENT	45,000	0
<b>TOTAL FIRE</b>	<b>2,009,156</b>	<b>2,144,598</b>
<b>451 STREETS</b>		
EXPENDITURE:		
010-450-451-12100 SALARIES & WAGES	125,692	151,557
010-450-451-18100 FICA	9,615	11,594
010-450-451-18200 RETIREMENT	9,653	12,018
010-450-451-18210 401-K MATCH	7,004	9,093
010-450-451-18300 HEALTH INSURANCE	26,666	20,310
010-450-451-19000 PROFESSIONAL SERVICES	4,000	5,400
010-450-451-19500 CONTRACT LABOR	12,800	25,600
010-450-451-19900 CONTRACT WORK	25,000	30,500
010-450-451-25000 VEHICLE SUPPLIES	7,000	7,000
010-450-451-26000 SUPPLIES / MATERIALS	25,000	27,000
010-450-451-26500 SAFETY MATERIALS	2,300	2,300
010-450-451-26900 UNIFORMS	1,200	1,600
010-450-451-31000 TRAVEL/TRAINING	0	2,500
010-450-451-32100 TELEPHONE	3,000	4,615
010-450-451-33100 UTILITIES	58,000	58,000
010-450-451-35100 BUILDING REPAIR / MAINTENANCE	2,200	2,200
010-450-451-35200 EQUIPMENT MAINTENANCE	4,200	4,200
010-450-451-35300 VEHICLE MAINTENANCE	2,900	2,900
010-450-451-40450 INSURANCE	9,853	9,900
010-450-451-50100 SMALL EQUIPMENT	2,000	2,400
010-450-451-50300 CAPITAL IMPROVEMENTS	330,000	257,900
010-450-451-50500 CAPITAL EQUIPMENT	38,900	7,333
<b>TOTAL STREETS</b>	<b>706,983</b>	<b>655,921</b>

	<b>FY2017-2018 BUDGET</b>	<b>FY 2018-2019 FINAL PROPOSED BUDGET</b>
<b>459 POWELL BILL</b>		
EXPENDITURE:		
010-450-459-12100 SALARIES & WAGES	8,822	8,816
010-450-459-18100 FICA	675	674
010-450-459-18200 RETIREMENT	678	699
010-450-459-18210 401-K MATCH	529	529
010-450-459-18300 HEALTH INSURANCE	1,052	1,422
010-450-459-19000 PROFESSIONAL SERVICES	4,000	4,000
010-450-459-19500 CONTRACT LABOR	1,000	1,000
010-450-459-19900 CONTRACT WORK	1,500	1,500
010-450-459-26000 SUPPLIES / MATERIALS	500	0
010-450-459-35200 EQUIPMENT MAINTENANCE	550	0
010-450-459-50300 CAPITAL IMPROVEMENTS	100,000	100,000
<b>TOTAL POWELL BILL</b>	<b>119,306</b>	<b>118,640</b>
<b>471 SANITATION</b>		
EXPENDITURE:		
010-470-471-12100 SALARIES & WAGES	289,522	286,855
010-470-471-18100 FICA	22,148	21,944
010-470-471-18200 RETIREMENT	22,235	22,748
010-470-471-18210 401-K MATCH	16,833	17,211
010-470-471-18300 HEALTH INSURANCE	66,599	52,613
010-470-471-18400 RETIREE HEALTH INSURANCE	0	3,500
010-470-471-19000 PROFESSIONAL SERVICES	2,000	2,000
010-470-471-19500 CONTRACT LABOR	18,000	31,000
010-470-471-25000 VEHICLE SUPPLIES	18,500	19,000
010-470-471-26000 SUPPLIES / MATERIALS	8,500	8,500
010-470-471-26500 SAFETY MATERIALS	2,800	3,000
010-470-471-26900 UNIFORMS	3,600	4,600
010-470-471-33100 UTILITIES	4,000	4,000
010-470-471-35100 BUILDING REPAIR / MAINTENANCE	2,300	2,300
010-470-471-35200 EQUIPMENT MAINTENANCE	9,500	10,500
010-470-471-35300 VEHICLE MAINTENANCE	12,500	14,000
010-470-471-40100 TIPPING FEES	75,000	75,000
010-470-471-40450 INSURANCE	34,568	34,568
010-470-471-50100 SMALL EQUIPMENT	5,700	5,000
010-470-471-50500 CAPITAL EQUIPMENT	54,500	7,333
<b>TOTAL SANITATION</b>	<b>668,805</b>	<b>625,672</b>

	<b>FY2017-2018 BUDGET</b>	<b>FY 2018-2019 FINAL PROPOSED BUDGET</b>
<b>612 RECREATION</b>		
EXPENDITURE:		
010-600-612-12100 SALARIES & WAGES	114,030	115,952
010-600-612-18100 FICA	8,723	8,870
010-600-612-18200 RETIREMENT	8,758	9,195
010-600-612-18210 401-K MATCH	6,304	6,957
010-600-612-18300 HEALTH INSURANCE	21,528	10,178
010-600-612-19000 PROFESSIONAL SERVICES	1,000	1,500
010-600-612-19500 CONTRACT LABOR	14,500	29,000
010-600-612-19900 CONTRACT WORK	9,600	9,600
010-600-612-25000 VEHICLE SUPPLIES	3,250	3,000
010-600-612-26000 SUPPLIES / MATERIALS	16,800	20,600
010-600-612-26500 SAFETY MATERIALS	1,800	1,800
010-600-612-26900 UNIFORMS	1,200	1,600
010-600-612-33100 UTILITIES	12,500	12,500
010-600-612-35100 BUILDING REPAIR / MAINTENANCE	1,200	1,200
010-600-612-35200 EQUIPMENT MAINTENANCE	2,400	2,400
010-600-612-35300 VEHICLE MAINTENANCE	1,300	1,300
010-600-612-40450 INSURANCE	4,324	4,500
010-600-612-50100 SMALL EQUIPMENT	1,800	1,800
010-600-612-50300 CAPITAL IMPROVEMENTS	85,000	610,000
010-600-612-50500 CAPITAL EQUIPMENT	18,500	36,333
<b>TOTAL RECREATION</b>	<b>334,517</b>	<b>888,285</b>
<b>910 DEBT SERVICE</b>		
010-910-910-91061 LOAN PAYMENT-FIRE TRUCK 09/14	53,541	53,541
010-910-910-91062 LOAN PAYMENT - FIRE TRUCKS	149,413	74,707
010-910-910-91063 LOAN PAYMENT - FIRE STATION	255,021	250,145
<b>TOTAL DEBT SERVICE</b>	<b>457,975</b>	<b>378,393</b>
<b>TOTAL GENERAL FUND REVENUE</b>	<b>7,029,109</b>	<b>7,479,468</b>
<b>TOTAL GENERAL FUND EXPENDITURES</b>	<b>7,044,108</b>	<b>7,479,468</b>

	<b>FY2017-2018 BUDGET</b>	<b>FY 2018-2019 FINAL PROPOSED BUDGET</b>
<b>WATER FUND REVENUE</b>		
030-004-300-08010 WATER REVENUE	1,800,000	1,845,000
030-004-300-08020 MISCELLANEOUS REVENUE	20,000	17,000
030-004-300-08030 WATER TAPS	18,000	35,000
030-004-300-08040 SYSTEM DEVELOPMENT FEES	36,000	130,000
030-004-300-08060 FEES FOR MSD COLLECTION	45,000	50,000
030-004-300-09030 INTEREST EARNED	2,500	38,000
030-004-310-09900 APPROPRIATED FUND BALANCE	186,416	90,628
<b>TOTAL WATER FUND REVENUE</b>	<b>2,107,916</b>	<b>2,205,628</b>
<b>999 OTHER FUNDING USES</b>		
030-005-999-90000 CONTINGENCY	15,000	15,000
<b>711 WATER ADMINISTRATION</b>		
EXPENDITURE:		
030-700-711-12100 SALARIES & WAGES	143,411	131,343
030-700-711-18100 FICA	10,971	10,048
030-700-711-18200 RETIREMENT	10,756	10,415
030-700-711-18210 401-K MATCH	8,605	7,881
030-700-711-18300 HEALTH INSURANCE	19,199	25,039
030-700-711-19000 PROFESSIONAL SERVICES	42,500	34,000
030-700-711-25000 VEHICLE SUPPLIES	3,000	2,000
030-700-711-26000 SUPPLIES / MATERIALS	3,800	3,500
030-700-711-26500 SAFETY MATERIALS	575	550
030-700-711-26900 UNIFORMS	400	400
030-700-711-31000 TRAVEL & TRAINING	1,800	2,500
030-700-711-32100 TELEPHONE	2,800	5,775
030-700-711-32500 POSTAGE	14,300	12,000
030-700-711-35300 VEHICLE MAINTENANCE	1,800	1,500
030-700-711-40450 INSURANCE	10,852	11,000
030-700-711-50100 SMALL EQUIPMENT	2,300	1,800
030-700-711-50500 CAPITAL EQUIPMENT	38,900	0
<b>TOTAL WATER ADMINISTRATION</b>	<b>315,969</b>	<b>259,750</b>
<b>712 WATER PRODUCTION</b>		
EXPENDITURE:		
030-700-712-12100 SALARIES & WAGES	279,472	290,576
030-700-712-18100 FICA	21,380	22,229
030-700-712-18200 RETIREMENT	20,960	23,043

	<b>FY2017-2018 BUDGET</b>	<b>FY 2018-2019 FINAL PROPOSED BUDGET</b>
030-700-712-18210 401-K MATCH	16,768	17,435
030-700-712-18300 HEALTH INSURANCE	35,192	40,837
030-700-712-18400 RETIREE HEALTH INSURANCE	7,180	10,531
030-700-712-19000 PROFESSIONAL SERVICES	21,500	18,000
030-700-712-19600 WATER TESTING / MAINTENANCE	11,500	16,000
030-700-712-19900 CONTRACT WORK	8,500	10,000
030-700-712-20000 CHEMICALS	54,000	58,000
030-700-712-25000 VEHICLE SUPPLIES	6,500	5,500
030-700-712-26000 SUPPLIES / MATERIALS	12,000	11,500
030-700-712-26500 SAFETY MATERIALS	2,300	2,000
030-700-712-26900 UNIFORMS	2,100	2,300
030-700-712-27001 LAB SUPPLIES	17,800	18,000
030-700-712-31000 TRAVEL & TRAINING	14,000	7,000
030-700-712-32100 TELEPHONE	4,900	5,100
030-700-712-33100 UTILITIES	93,000	98,000
030-700-712-34000 SLUDGE REMOVAL	30,000	30,000
030-700-712-35100 BUILDING REPAIR / MAINTENANCE	4,500	12,000
030-700-712-35200 EQUIPMENT MAINTENANCE	22,500	16,000
030-700-712-35300 VEHICLE MAINTENANCE	4,550	3,500
030-700-712-40450 INSURANCE	10,852	11,500
030-700-712-40900 WATER PURCHASES	6,000	6,000
030-700-712-50100 SMALL EQUIPMENT	3,800	3,800
030-700-712-50300 CAPITAL IMPROVEMENTS	17,000	188,500
030-700-712-50500 CAPITAL EQUIPMENT	168,000	0
<b>TOTAL WATER PRODUCTION</b>	<b>896,254</b>	<b>927,351</b>

	<b>FY2017-2018 BUDGET</b>	<b>FY 2018-2019 FINAL PROPOSED BUDGET</b>
<b>713 WATER MAINTENANCE</b>		
EXPENDITURE:		
030-700-713-12100 SALARIES & WAGES	273,472	304,473
030-700-713-18100 FICA	20,921	23,292
030-700-713-18200 RETIREMENT	20,510	24,145
030-700-713-18210 401-K MATCH	16,408	18,268
030-700-713-18300 HEALTH INSURANCE	64,324	45,079
030-700-713-19000 PROFESSIONAL SERVICES	12,000	8,000
030-700-713-19500 CONTRACT LABOR	3,000	3,000
030-700-713-19900 CONTRACT WORK	3,500	3,500
030-700-713-25000 VEHICLE SUPPLIES	9,500	9,900
030-700-713-26000 SUPPLIES / MATERIALS	43,000	44,000
030-700-713-26500 SAFETY MATERIALS	3,000	3,000
030-700-713-26900 UNIFORMS	3,000	3,500
030-700-713-31000 TRAVEL & TRAINING	3,800	3,800
030-700-713-32100 TELEPHONE	5,000	6,000
030-700-713-33100 UTILITIES	6,500	31,000
030-700-713-33300 UTILITIES FOR PUMP STATION	18,500	0
030-700-713-33500 UTILITIES/BUILDING	6,000	0
030-700-713-35100 BUILDING REPAIR / MAINTENANCE	2,800	2,800
030-700-713-35200 EQUIPMENT MAINTENANCE	8,500	8,800
030-700-713-35300 VEHICLE MAINTENANCE	6,300	6,900
030-700-713-39410 EQUIPMENTAL RENTAL	1,200	1,200
030-700-713-40450 INSURANCE	10,852	11,000
030-700-713-50100 SMALL EQUIPMENT	5,000	5,000
030-700-713-50300 CAPITAL IMPROVEMENTS	60,000	183,600
030-700-713-50310 REPAIRS TO RESERVOIR	6,000	6,000
030-700-713-50320 WATER SYSTEM IMPROVEMENTS	3,000	3,000
030-700-713-50500 CAPITAL EQUIPMENT	55,000	40,000
<b>TOTAL WATER MAINTENANCE</b>	<b>671,087</b>	<b>799,257</b>
<b>910 DEBT SERVICE</b>		
030-910-910-60030 RESERVE FOR BOND PAYMENT	209,607	204,270
<b>TOTAL WATER FUND REVENUE</b>	<b>2,107,916</b>	<b>2,205,628</b>
<b>TOTAL WATER FUND EXPENDITURES</b>	<b>2,107,917</b>	<b>2,205,628</b>

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**Date of Meeting:** June 18, 2018

**Subject:** Departmental Quarterly Report

**Presenter:** Dale Pennell, Public Works Director

**Attachments:** Quarterly Report

**Description:** Attached please find the quarterly report from the Public Works Department.

**Action Requested:** No action requested.

# TOWN OF WEAVERVILLE PUBLIC WORKS ACTIVITY SHEET

MARCH - MAY 2018

## WATER MAINTENANCE DIVISION:

	March, 2018	April, 2018	May, 2018	3 month average
Water Leaks Repaired	0	3	0	1
New Water Taps	12	21	13	15
Total Active Water Meters	2,707	2,728	2,741	2,725
Water Quality Complaints	1	0	0	0
Meter Re-Read Service Calls	45	47	34	42
General Service Calls	100	95	89	95
Water Door Tags Delivered	29	22	21	24
Water Line Locate Utility Service Calls (811)	153	164	174	164
Water Meter Change Outs to Radio Read	85	0	0	28
Reservoir-Pump Station Site Checks	147	147	147	147

- Water Line Construction Inspections:
- |                   |                   |                   |
|-------------------|-------------------|-------------------|
| 1. Water Pointe   | 1. Water Pointe   | 1. Water Pointe   |
| 2. Central Ave    | 2. Central Ave    | 2. Central Ave    |
| 3. Maple Trace II | 3. Maple Trace II | 3. Maple Trace II |
| 4. Wheeler Road   |                   | 4. Wheeler Road   |

**WATER PRODUCTION DIVISION:**

(Gallons per month)

**6**

1A. Raw water pumped from river to Water Treatment Plant	19,030,000	17,900,000	20,072,000	19,000,667
1B. Raw water used at the WTP	1,806,000	1,939,000	2,049,000	1,931,333
1C. Finished water Produced at WTP	17,224,000	15,961,000	18,023,000	17,069,333
2. Water Purchased from Asheville	0	0	0	0
<b>A. TOTAL WATER PRODUCTION (1.C. + 2)</b>	<b>17,224,000</b>	<b>15,961,000</b>	<b>18,023,000</b>	<b>17,069,333</b>
<b>B. TOTAL METERED FOR BILLING</b>	<b>11,761,600</b>	<b>11,190,100</b>	<b>12,504,100</b>	<b>11,818,600</b>
C. Metered, Non-Metered & Non-Billed Use by Town	1,170,064	2,274,596	1,701,828	1,715,496
D. Total Accounted For Water (B+C)	12,931,664	13,464,696	14,205,928	13,534,096
<b>E. TOTAL UNACCOUNTED (A-D)</b>	<b>4,292,336</b>	<b>2,496,304</b>	<b>3,817,072</b>	<b>3,535,237</b>
<b>F. MONTHLY UNACCOUNTED WATER (E/Ax100)</b>	<b>24.9%</b>	<b>15.6%</b>	<b>21.2%</b>	<b>20.7%</b>

**UNACCOUNTED FOR RUNNING ANNUAL AVERAGE:**

(Gallons per year)

Finished Water Pumped to System	200,078,336	200,454,336	201,388,336	200,640,336
Unaccounted for Water	24,514,528	26,794,932	26,724,704	26,011,388
12 month average Unaccounted Water	12.3%	13.4%	13.3%	13.0%

**WATER CAPACITY VS PRODUCTION:**

(Gallons per day)

Water Plant Design Capacity	1,500,000	1,500,000	1,500,000
Net Sellable Production Capacity (80%)	1,300,000	1,300,000	1,300,000
Average Daily Production	574,133	532,033	600,766
Total Water Production (A above) / 30 days in month	38.3%	35.5%	40.1%
<b>AVERAGE USE RELATIVE TO DESIGN CAPACITY</b>			
Current Water Commitments for future development	423,896	423,896	423,896
<b>MONTHLY USAGE &amp; FUTURE USAGE VS 1,500,00 MGD</b>	66.5%	63.7%	68.3%
			66.2%

**STREET MAINTENANCE DIVISION:**

Street/Sidewalk/Drainage /Sign Repairs Completed	8	4	6	6
Roads paved			Salem Road	
			Salem Acres	

**PARKS, RECREATION, & FACILITY MAINTENANCE DIVISION:**

P&R Projects/Repairs Completed	7	6	5	6
Hours spent in restoration of Nature Park (Jan-April)				386

**SANITATION DIVISION:**

Residential Collection Points	1892	1897	1897	1895
Monthly Residential Collections (4/month)	7568	7588	7588	7581
Business Pick Ups	72	72	72	72
Business Pick Ups (4/month)	288	288	288	288
Residential Set-Outs (82 points)	82	82	82	82
Residential Set-Outs (4/month)	328	328	328	328
TOTAL points picked up per month	8184	8204	8204	8197
Total Tons to Landfill	93.24	111.78	113.73	106
Average Pounds Per Collection Point (per week)	22.8	27.3	27.7	26
Cubic Yards - Yard Debris	63	63	90	72
Cubic Yards - Brush Chipped	77	132	187	132
Cubic Yards - Leaf Collection	56	21	0	26

TOWN OF WEAVERVILLE - PUBLIC WORKS DEPARTMENT - WATER COMMITMENTS

Prepared by:

Date Pennell, Public Works Director

REVISED 06/12/2018

Water Line Status	Project with current commitment	Address	Description	Number of Units	Gallons per Connection	Projected Demand (GPD)
Design (outside town)	Doan Road Duplexes	near N Windy Ridge School	7 - 2 family duplexes	14	400	5,600
Construction	Serrus Creekside LLC	Creekside Village, Ph 4	84 3br. Residential Units	84	250	21,000
Construction (outside town)	Drew Norwood Windsor Aughtly	Maple Trace Subdivision	145 Residential Lots	145	250	36,250
Construction	Serrus Creekside LLC	Creekside Village, Ph 5	38 3 Br. Residential Units	38	250	9,500
Construction (outside town)	Buckner (Wheeler) Project	Wheeler Road & Reems Creek	Residential Units	72	250	18,000
Construction	Water Pointe	Lakeshore & Quarry	Residential Units	21	250	5,250
Construction	New Homes at North Main	Lily Farm Road	Residential Units	46	250	11,500
Construction	Greenwood Park Phase 1 & 2	Reems Creek Village	19 Residential Lots	19	250	4,750
Design	Blue Ridge Crossing	Garrison Branch Road	174 Unit Apartment Project	174	229	39,846
Design	Fairfield Inn	off of Weaver Blvd	104 Rooms	104	125	13,000
Design (outside town)	Amblers Chase Subdivision	Reems Creek Road	22 homes	22	400	8,800
Construction	Central Avenue Subdivision	44 Central Ave	7 homes	7	400	2,800
On Hold	10-20 Garrison Road	Garrison Road	12 - 2 bedroom units	12	250	3,000
On Hold	Pleasant Grove MHP	Pleasant Grove Rd	2 - 3 bedroom units	2	400	800
Design	Weaverly Townhomes	Monticello and Northcrest Dr	53 units	53	400	21,200
			Subtotal Current Projects			204,096
on-going	Existing but not active meter sets		164 open meter sets	164	250	41,000
on-going	Projected Inside-town vacant land development			397	400	158,800
on-going	Projected Outside-town-linrlit residential units			50	400	20,000
			Subtotal On-going Projections			219,800
			<b>Total Outstanding Commitments</b>			<b>423,896</b>
COMPLETED	North Asheville Baptist Church	90 Griffee Road	Church	1	3000	3,000
COMPLETED	ASPCA	Murphy Hill Road	Animal Rescue Center	1	7000	7,000
COMPLETED	Sonic	Northridge Commons Parkway	Restaurant	1	880	880
COMPLETED	Hardees	61 Weaverly Blvd.	Restaurant	1	250	250
COMPLETED	Monticello Apartments	145 Monticello Road	168 Unit Apartment Building	168	250	42,000
COMPLETED	Drew Norwood Windsor Aughtly	Lakeside Meadows	25 Residential	25	250	6,250
			Subtotal Completed Projects			59,130
CANCELLED	Monticello Commons Apartments	Monticello Commons	96 - 1 Bed Room Units 132 - 2 Bed Room Units 36 - 3 Bed Room Units	264	281	74,184

\* Projections do not include any future flow to the Town of Mars Hill (200,000 GPD in current agreement and 400,000 in future)