



PLANNING BOARD AGENDA
Monthly Meeting
January 23, 2023
7:00 PM

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes (December 5, 2022)
6. Regular Business
 - * Planning Department Staff Report (December 2022)
7. New Business
 - A. Rezone – 3181 US Hwy 70 W (RZ-12-2022)
 - B. Street take over at Parrish Ridge
8. Adjourn

TOWN OF WILSON'S MILLS
PLANNING BOARD - REGULAR MEETING
DECEMBER 5, 2022

- Present:** Donald Byrd - Chairman, Marvin Dodd - Co-Chair, Lloyd Barnes, Jim Uzzle, Benjamin Parrish
- Others Present:** Wendy Oldham – Development Compliance Officer, Leigh Hartley - Planning Technician, Cynthia Paul – Code Enforcement Officer/Permit Technician, Jonathan Barnes, Donnie Adams, Brent West, Bob Spence, Mike Stocks, Nathan Evans
- Absent:** Phyllis Hinnant, Jay Mouser
- Convocation:** Chairman D. Byrd called the meeting to order at 7:04 P.M.
- Pledge of Allegiance:** Chairman D. Byrd led the Pledge of Allegiance.
- Invocation:** Invocation was given by D. Byrd.
- Approval of Agenda:** There were no changes to the agenda. A motion was made to accept the agenda by J. Uzzle and seconded by M. Dodd. Agenda was approved unanimously.
- Approval of Minutes:** Minutes from October 24, 2022 were presented. Motion was made by J. Uzzle and seconded by L. Barnes to accept minutes as presented. Acceptance passed unanimously.
- Regular Business:** **Planning Department Staff Report (October 2022)**
Staff Planning Reports for October 2022 were reviewed by Planning Board members. W. Oldham pointed out that Mill Creek and Cottages have been built out. She also stated to the Planning Board that violations normally slow down this time of year and while this seems to be the case, she is working with C. Paul on identifying and removing abandoned vehicles and also dilapidated properties to help clean up a few of the ongoing issues in town.
- New Business:** **7.A – 200 Powhatan Road (CRZ-04-2022)**
M. Stocks, of Stocks Engineering, appeared at the hearing on behalf of the developer. He spoke to the Planning Board and advised that the developer wished to withdrawal their rezoning application for this location. Motion was made by M. Dodd to withdraw rezoning application for 200 Powhatan Road and seconded by Lloyd Barnes. Motion passed unanimously.

7.B – 366 Powhatan Road (CRZ-05-2022)

M. Stocks, of Stocks Engineering, was present at the hearing on behalf of the developer. This rezone application was referred back to the planning board from the Town Council at the request of the Town's Attorney, G. Du Sablon, to add the statement of consistency and reasonableness to the Town's Comprehensive Land Use and Master Plan along with Town's Future Land Use Map. After W. Oldham gave some background of this rezone, M. Stocks made a reference to the current recorded Deed and the error in the metes and bounds legal description. He did inform the Planning Board that a Deed of Correction has been recorded and that the developer did want to move forward with this project. He also noted all of the prior recommendations made by the Planning Board that are as follows: 1) HOA to be established for maintenance of all open space areas and stormwater facilities; 2) Water and sewer to be supplied by the County; 3) Townhomes to face Powhatan Road; and the driveway and parking to be in the rear; 4) No fence as referenced on site plan but instead to do a buffer and reduce it by 2.5 feet to allow for easier parking; 5) Add "NO PARKING" signs next to the road and between driveways; 6) Check with adjacent property owner and get his/her input on buffer preference; and 7) This rezone is consistent with the Town's Adopted Comprehensive Land Use plan, the Town's Future Land Use Map and the Town's Unified Development Ordinance. This rezone is reasonable and meets all the criteria of these items. Motion was made by L. Barnes to move forward with the rezoning of 366 Powhatan Road from SFR-2 to MU-CZ with conditions and seconded by M. Dodd. Motion passed unanimously.

7.C – 5081 Wilson's Mills Road (RZ-09-2022)

W. Oldham presented rezone application and facts. After she was done, J. Uzzle inquired about entrance and what other information could be provided about future plans for this property. W. Oldham stated to J. Uzzle that this was a general rezone, not conditional, and that information does not have to be provided at the time of the rezone request. J. Uzzle then made a motion to approve rezone of 5081 Wilson's Mills Road from AG to C-70 and was seconded by L. Barnes. Motion passed unanimously.

- *As W. Oldham started to present the background and rezone request for Abbey Court, Johnston Farms (7.D), B. Spence, Attorney for B. West, stood up and asked the Planning Board and W. Oldham if Waterview Way, Johnston Farms (7.E) could be presented prior*

to Abbey Court, Johnston Farms (7.D). W. Oldham addressed the Planning Board and they agreed to flip items 7.D and 7.E as shown on the Agenda.

7.D–Waterview Way/Marlin Lane Johnston Farms (CRZ-11-2022)

W. Oldham presented the map, background, and her staff recommendation of approval for Waterview Way/Marlin Lane, Johnston Farms. Once she was finished, J. Uzzle made a few comments about the streets, potholes, traffic and also, inquiring if all lots are in the town limits. W. Oldham addressed some of these concerns as she and B. West had already previously discussed these items. B. West will be annexing all lots that are not part of the town limits in order for the rezone to be approved as well as updating streets to NCDOT standards before taking over. J. Uzzle wanted to know about sewer capacity for this area. N. Evans spoke up, as well as B. Spence, to express that there was plenty of sewer capacity and would not require any change to the existing lines. B. Spence also stated to the planning board that Phase III was not yet designed but placing townhomes on this side of the pond will be beneficial as the next phase would include more townhomes on the backside of the pond. He also stated that 75% of the subdivision does consist of manufactured homes and that some single family lots were stick built. That because of the change, future growth of the area, townhomes would be beneficial. He stated that two-thirds of the homeowners have consented to change the by-laws of the Homeowners Association to include townhomes. There would be a common area, did acknowledge streets need to be upgraded and that B. West has done a lot of work to the subdivision in order to get it cleaned up and done some improvements. The Planning Board recommendations are as follows: 1) Annexation of any area/areas that are not already in the town limits; 2) Four (4) foot strip of land as shown on the site plane between the road and townhomes be removed so that occupants of the townhomes could turn straight into their driveways off of the street and gain additional parking in driveways; 3) Parking for overflow if revised plans are not acceptable; 4) Inspection of all streets before new construction begins and once it is completed; 5) Shared costs of road improvements, proportionately; 6) Revise plans/drawing for DCO to send to our consulting agency for review of driveways/parking areas; and 7) This rezone is consistent with the Town's Adopted Comprehensive Land Use plan, the Town's Future Land Use Map and the Town's Unified Development Ordinance. This rezone is reasonable and meets all the criteria of these items. Motion was made by M. Dodd to move forward with the rezoning

of lots on Waterview Way/Marlin Lane from SFR-3 to MU-CZ with conditions and seconded by L. Barnes. Motion passed unanimously.

7.E - East Abbey Court, Johnston Farms (CRZ-10-2022)

W. Oldham presented the map, background, and her recommendation of denial for East Abbey Court. B. Spence made comments to the Planning Board. More specifically, he addressed that the road width of 50 feet and cul-de-sac circumference of 100 feet would not be an issue for the additional traffic. The new phase will have new townhomes with open space areas and will also have another ingress and egress to access Abbey Court with the new phase. M. Dodd and other planning board members questioned the new additional traffic forthcoming with the new school as well as emergency vehicles to this area. Members do not feel that this area would handle the extra traffic. J. Uzzle also inquired about the history of the lots, why they had not sold and why the change from single-family to multi-family. N. Evans addressed the planning board regarding the map/site plan provided to the Town's Planning Department and the future of the area with additional phases. Meantime, W. Oldham and B. West were discussing other possibilities for this area. B. West requested that this rezone be tabled until he, his attorney and engineers could address the concerns from W. Oldham and the Planning Board. Motion to table this rezone until B. West requests to be placed back on the agenda was made by L. Barnes and seconded by B. Parrish. Motion passed unanimously.

Adjournment:

A motion was made by J. Uzzle and seconded by M. Dodd to adjourn the meeting. Chairman D. Byrd adjourned the meeting at 8:37 P.M. The next meeting is scheduled for January 23, 2023, at 7:00 P.M. at Wilson's Mills Elementary School Cafeteria.

Donald Byrd, Planning Board Chairman

ATTEST:

Wendy Oldham, Development Compliance Officer

STAFF REPORT



TO: Mayor Byrd and Town Council Members
 DATE: January 17, 2023
 FROM: Wendy Oldham, Development Compliance Officer
 SUBJECT: Planning Report – December 2022

SUBDIVISIONS		
SUBDIVISION	TYPE OF REVIEW	STATUS
Millcreek Phase 2 Powhatan Road-Beside Park-left side of Subdivision	Final Plat	100% build out complete Waiting on final inspection
Wilson's Walk Cole Road	Construction Plans Phase 1	Submitted Final Plat for Phase 1-Waiting on WW pump station in Olive Branch
Olive Branch West Olive Road	Final Plat Phase 1 Submitted	Final Plat being held until WW Pump station is operational
Midtown Village Swift Creek Road and Strickland Road-Along 70	Sketch Plan Submitted	Sketch Plat Approved
Cottages at Wilson's Mills Southerland Road/Adjacent to Ives Landing	Final Plat Approved	100% Built Out-Waiting on Final Inspection request
Eason Creek Powhatan Rd-across from Pricket Ln	Construction Plans	Now installing road/infrastructure
Crescent Mills Both Sides of Strickland Road	Construction Plans	Approved/ Currently clearing, grading and cutting roads
Willis Crossing Wilson's Mills Road and Main Street	Construction Plans	Approved-Waiting on NC DOT and County for remaining approvals
Parrish Ridge Fire Department Road	Warranty Began	Completed/approved Released bond.
Southerland Mills Southerland Road Across from Ives Landing/End of Hazel Street	Preliminary Plans	Reviewing Final Construction Plans
Johnston Farms Phase 2B Marlin Lane/ Waterview Way	Preliminary Plans contingent on Conditional Rezone	Conditional Rezone going before Town Council/January
Johnston Farms Phase 2B East Abbey Court	Preliminary Plans contingent on Conditional Rezone	Waiting on new Plans to take to Planning Board
Johnston Farms Phase 3 Behind Johnston Farms and end of Jones Road	Still in the Planning Stage	Waiting on Sketch Plans from new development consultant
WE Blackmon Powhatan Rd-Horse Farm	Waiting on Proper Submittal	Letter Mailed to verify the status of the project

Wilson's Ridge Wilson's Mills Road beside AGP and Kids Country Child Care	Construction Plans	Approved-Waiting on State 401/404
Toler Property Wilson's Mills Road across from Poplar Creek	Sketch Plan received	Rezone before Council in January
Cobalt Townes Hwy 70 Bus beside East Hampton	Waiting on Preliminary Plans	Early Development Stage/Working with County on Sewer
Tralee Phase 7 Back portion of Tralee	Early Planning Stages	Waiting on Preliminary Plans
Eason Property End of Mitchner Drive	Early Planning Stages	Waiting on Preliminary Plans
STREET TAKEOVER		
Street Name	Subdivision	Linear Feet
N/A	N/A	N/A
RECOMBINATION/SUBDIVIDES		
ADDRESS	ACTION	STATUS
N/A	N/A	N/A
REZONES		
ADDRESS	ACTION	STATUS
366 Powhatan Road	SFR-2 to MU(CZ)	Public Hearing 1/17/23
Toler Property	AG to C-70	Public Hearing 1/17/23
East Abbey Court	SFR-3 to MU(CZ)	Tabled by Developer
Waterview Way/Marlin Lane	SFR-3 to MU (CZ)	Public Hearing 1/17/23
3181 US Hwy 70 West	AG to C-70	Sent to Planning Board
COMMERCIAL/BUSINESSES		
ADDRESS/PROJECT	USE REQUEST	STATUS
1737 Swift Creek Road	Automobile Restoration	Approved-Building
165 Uzzle Industrial Drive	Office/Storage	Awaiting Final Inspection
SIGN PERMITS		
ADDRESS	BUSINESS/PROJECT	STATUS
N/A	N/A	N/A
SPECIAL USE PERMITS		
ADDRESS/PROJECT	USE REQUEST	STATUS
N/A	N/A	N/A
NON-RESIDENTIAL ZONING PERMITS		
127 Rivercamp Street	Solar Panels	Approved
40 Powhatan Rd	Solar Panels	Approved
RESIDENTIAL ZONING PERMITS		
USE	#	
Single Family Home – New Construction	1	
Porch/Deck/Pool/Driveway Extension/Ramp/Additions	1	
Accessory Structure	1	
Fence	3	
Doublewide Mobile Home	0	
TOTAL	6	

FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZONING INSPECTIONS/LETTERS		
Completed and Passed- Single Family Homes		0
Completed and Passed-Other		8
Zoning Verification Letters		0
CODE ENFORCEMENT VIOLATIONS		
VIOLATIONS		#
TOTAL		3
Undue Growth		0
Debris/Garbage Clean-Up		2
Chickens/Roosters/ Livestock		0
Nuisance/Junk/Abandoned Vehicles		1
ZONING VIOLATIONS		
VIOLATIONS		#
TOTAL		5
Building without Permit		0
Fence without Permit		3
Unsafe Structure		0
Other Zoning Violation		2
CODE ENFORCEMENT AND ZONING ABATEMENT		
OUTCOMES		#
Abated		5
Final Letter Sent		0
Citations/Fines Issued		2/\$100
TOWN ABATEMENTS		
Paid Abatements		0



REQUEST FOR PLANNING BOARD ACTION

TO: Chairman Donald Byrd and Planning Board Members
DATE: January 23, 2023
RE: 3181 US Hwy 70 West, Smithfield, NC 27577
File No. RZ-12-2022
FROM: Wendy Oldham, Development Compliance Officer

PROPOSAL

The property owner is requesting a rezone of 3181 US Hwy 70 West, Smithfield, North Carolina, from AG (Agriculture) to C-70 (Commercial). This rezone would allow for commercial/industrial business on this property. All setbacks could be met with this rezone. *(See below details from Article 8.2-G of the Town's Development Ordinance for details of current and proposed zoning criteria.)*

CURRENT SITE INFORMATION

LOCATION:	3181 US Hwy 70 West, Smithfield, North Carolina
TAX ID:	17K08043G
SITE ACREAGE:	1.47 acre
ZONING:	AG (Agriculture)
CURRENT USE:	Vacant building with land

Agriculture District (AG). The Agriculture District (AG) is established to protect lands used for agricultural production, agriculturally based businesses, and related activities. Farmland is a defining element of Wilson's Mills' traditional identity and the protection of these lands aids in preserving the character of the Town until such time as new development is preferred by the Town. Listed uses are limited, with an emphasis on uses that are agricultural in nature. Development density is very low to encourage preservation of agricultural lands while discouraging large lot residential subdivision type development and excessive septic system utility. The Agriculture District can also be used to preserve open spaces. Below is the guideline for property zoned AG.

CURRENT ZONING

Chart is on the next page.

Zoning	AG
Density:	1 unit per acre
Minimum Lot Size:	1 acre (43,560 sq. ft.)
Minimum Lot Width:	150'
Primary Structure Building Height (max.):	30'
Accessory Structure Building Height (max.)	25'
Primary Structure Setbacks (min.):	
Front	30'
Side	10'
Rear	20'
Side Street	20'
Accessory Structure Setbacks:	A minimum of 5' behind primary structure & 5' from side and rear property lines.

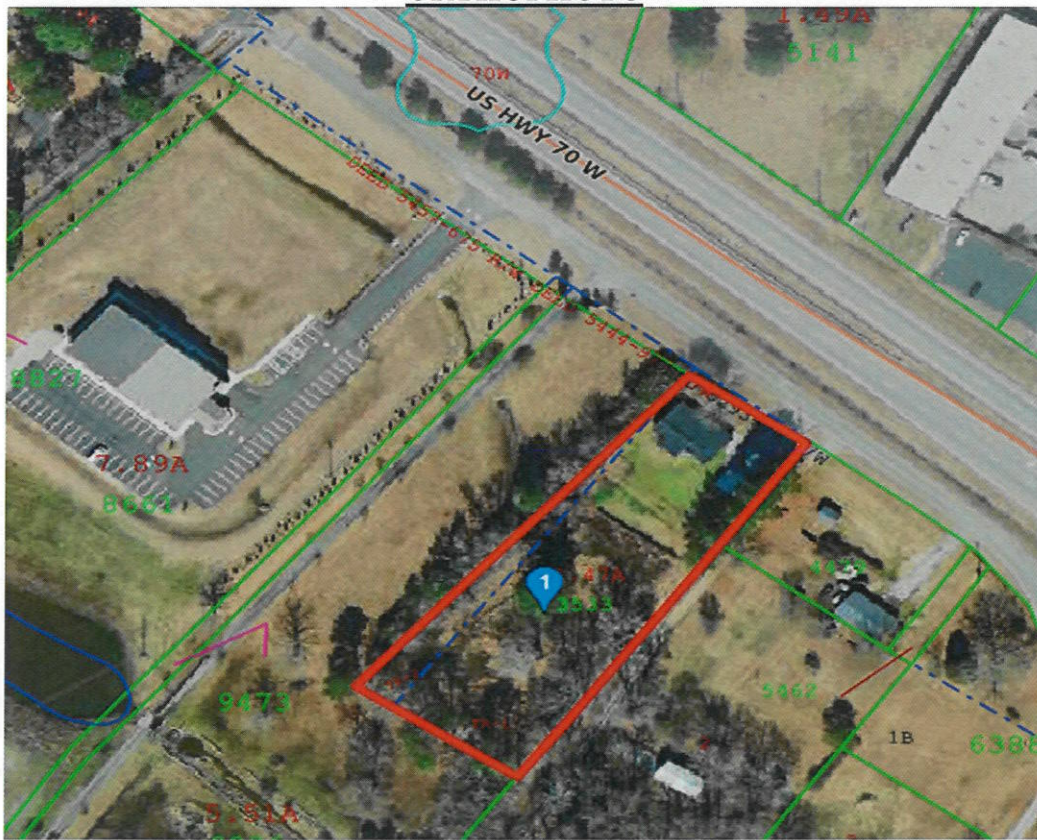
PROPOSED SITE INFORMATION

LOCATION:	3181 US Hwy 70 West, Smithfield, North Carolina
TAX ID:	17K08043G
SITE ACREAGE:	1.47 acre
PROPOSED ZONING:	C-70 (Commercial)
PROPOSED USE:	Commercial

Commercial (C-70). The US Highway 70 & I-42 Commercial District (C-70) is established to provide opportunities for compatible and sustainable development along the US Hwy 70 & I-42 corridor. Development standards in the US Highway 70 & I-42 Commercial District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the US Highway 70 & I-42 Commercial District include providing a pleasant environment for motorists, a safe environment for pedestrians along the secondary network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, and some limited industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shopfront. Below is the guideline for property zoned C-70.

Zoning	C-70
Density:	N/A
Minimum Lot Size:	10,000 sf
Minimum Lot Width:	360' on US 70 & I-42; 125' elsewhere
Primary Structure Building Height (max.):	45'
Accessory Structure Building Height (max.):	35'
Front	30'
Side	15'
Rear	12'
Side Street	0'
Accessory Structure Setbacks:	A minimum of 5' behind primary structure & 5' from side and rear property lines.

ORTHOPHOTO



STAFF RECOMMENDATION

Staff recommendation is for approval of this rezone request. Commercial is consistent with the Comprehensive Land Use Plan and the Future Land Use Map.

STATEMENT OF CONSISTENCY AND REASONABLENESS

This action is consistent with the Town of Wilson’s Mills Comprehensive Land Use and Master Plan, the Town’s Future Land Use Map and the Town’s Unified Development Ordinance. More specifically, the rezoning of 3181 US Hwy 70 West from AG to C-70 is in general compliance with the Town of Wilson’s Mills Comprehensive Land Use and Master Plan and is reasonable as it will promote commercial/industrial growth of the Town, will retain the character of the community while supporting new commercial/industrial development. The rezoning of the tract is in general compliance with the Town of Wilson’s Mills Comprehensive Land Use and Master Plan and reasonable for the following additional reasons:

1. This parcel has been utilized as Agriculture for a number of years; however, for the area, rezoning this parcel to Commercial would allow and benefit the growth of the Town.
2. Access roads, entrance and exit drives will be sufficient in size and properly located to access this property safely.
3. This rezone would allow any permitted uses listed in Article 8 of the Town’s Unified Development Ordinance for zoning classification C-70.
4. Rezoning property on the South side of US Hwy 70 to commercial use will help promote growth of other businesses in the area, along the interstate.

ACTION REQUESTED

1. Recommendation of rezone approval for 3181 US Hwy 70 West rezone from AG to C-70 to Town Council.
2. Table the application for rezone of 3181 US Hwy 70 West for receipt of the following information:

3. Recommendation for denial of rezone for 3181 US Hwy 70 West from AG to C-70 to Town Council for following reason(s):

ATTACHMENT(S)

1. Rezone Application

RZ-12-2022



TOWN OF WILSON'S MILLS

REZONING / MAP AMENDMENT APPLICATION

RECEIVED
DEC 14 2022

BY: *Maatley*

Planning Department

PO box 448, Wilson's Mills, NC 27593

Phone: (919) 938-3885 Fax: (919) 938-1121

PROCESS INFORMATION:

Submission Requirement: An application for a rezoning (general or conditional zoning) to the Town's official zoning map shall be filed with the Planning, Zoning & Subdivision Administrator. Such petition shall contain all the information required on this form and must be determined to be complete by the Planning, Zoning & Subdivision Administrator prior to advancing it through the review process.

Public Notification: This is a legislative process that requires a public hearing.

Review Process: Per Article 5 of the Wilson's Mills Development Ordinance (WMDO), all applications are to be reviewed for compliance by the Planning, Zoning & Subdivision Administrator and then forwarded for to the Planning Board (review) and Town Council (decision) for consideration.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the Town's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in the Section 8.1 (Table of Uses) of the Wilson's Mills Development Ordinance (WMDO) could be permitted.

Conditional Zoning Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional zoning is available for any of the Primary General Use District classifications enumerated in Article 8 of the WMDO, except for those that require a site-specific development plan as part of the application. The conditional zoning designation shall be indicated on all zoning maps and other official documents with the suffix, "(CZ)" (e.g. "IND(CZ)").

FILING INSTRUCTIONS:

- Every applicant for rezoning request is required to meet with the Planning, Zoning & Subdivision Administrator in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application.
- A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.
- Submission of associated fees.

GENERAL PROJECT INFORMATION:

Project Address / Location: 3181 US Hwy 70 West

Zoning District: AG Size of Property (in acres): 1.47

Johnston Co. Tax PIN #: 17K08043G Proposed Building Square Footage: 2,182

Town Jurisdiction: In-Town Limits ETJ

FINDINGS OF FACT

Article 7.8 of the WMDO require the compliance of specific findings of fact in order to grant a rezone. The applicant shall submit the following statements of justification, presenting factual information supporting each and all the required findings as they relate to the proposed rezone request:

1. That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.

Statement by applicant:

It would benefit the growth and prosperity of the Town by adding more commercial property.

2. That the use or development complies with all required regulations and standards of the Wilson’s Mills Development Ordinance and with all other applicable regulations.

Statement by applicant:

All development on this property will meet all local, state and federal regulations to promote positive business in the Town of Wilson's Mills.

3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity.

Statement by applicant:

The development on this property would be in alignment with the adjoining business and the religious institution on the opposite side of said property.

4. That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of Town of Wilson’s Mills and its environs.

Statement by applicant:

The commercial development of this property is within the future land use map and Unified Development Ordinance regulations. Commercial development along Highway 70 (I-42) will be a great asset to the Town of Wilson's Mills.

Existing land use/zoning on adjoining properties:

North:	<u>Business</u>	<u>AG</u>
South:	<u>Residential</u>	<u>AG</u>
East:	<u>Residential/Commerc.</u>	<u>AG</u>
West:	<u>Church</u>	<u>AG</u>

APPLICANT INFORMATION:

Applicant: Ann Lane Southerland

Address: 1214 Southerland Rd

City: Cloyton State: NC Zip: 27527

Phone: 919-796-8703 Email: annlonesoutherland@gmail.com

Property Owner (if different from applicant): same

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

REZONING REQUEST:

General Use Conditional Zoning

Existing Zoning Classification: AG

Proposed Zoning Classification: C-70

If the request is to a Conditional Zoning District, this application should be accompanied by a site-specific development plan that includes land use, existing conditions, buildings, lots, etc. per the WMDO. In addition, please provide a narrative of the proposed use and list any proposed conditions:

Proposed Land Use:

Commercial

Proposed Conditions Offered by Applicant:

none

SIGNATURE:

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief, with the understanding that any incorrect information submitted may result in the delay or rescheduling of the required public hearing and may result in the revocation of this application. I hereby authorize the Town of Wilson's Mills to review this request, visit the site, and contact any appropriate design professional in relation to questions generated as a result of the review.

Ann Lane Southerland
Applicant Print Name

Ann Lane Southerland
Applicant Signature

12-14-22
Date



REQUEST FOR PLANNING BOARD ACTION

To: All Planning Board Members

Date: January 23, 2023

Re: Town Takeover of Streets at Parrish Ridge

From: Wendy Oldham, Development Compliance Officer

Proposal:

The developer has requested that the Town assume maintenance and upkeep of the streets in Parrish Ridge, Rivercamp Street, Haymaker Drive, Benjamin Court and Norris Creek Drive. The developer has submitted all necessary paperwork proving the streets and all stormwater features have been built to Town specifications. Sawyer Roberts, of BRL Engineering, has walked the subdivision and verified that the as-builts are correct.

This take over is in accordance with the Town's Unified Development Ordinance to add streets to the Town's network. These streets will also be added to the Town's Powell Bill map.

Action Requested:

- Recommend approval of the street takeover for Parrish Ridge, Rivercamp Street, Haymaker Drive, Benjamin Court and Norris Creek to Town Council; or,
- Recommend denial of the street takeover for Parrish Ridge, Rivercamp Street, Haymaker Drive, Benjamin Court and Norris Creek to Town Council.

Attachments:

Property Map

Road Addition Application

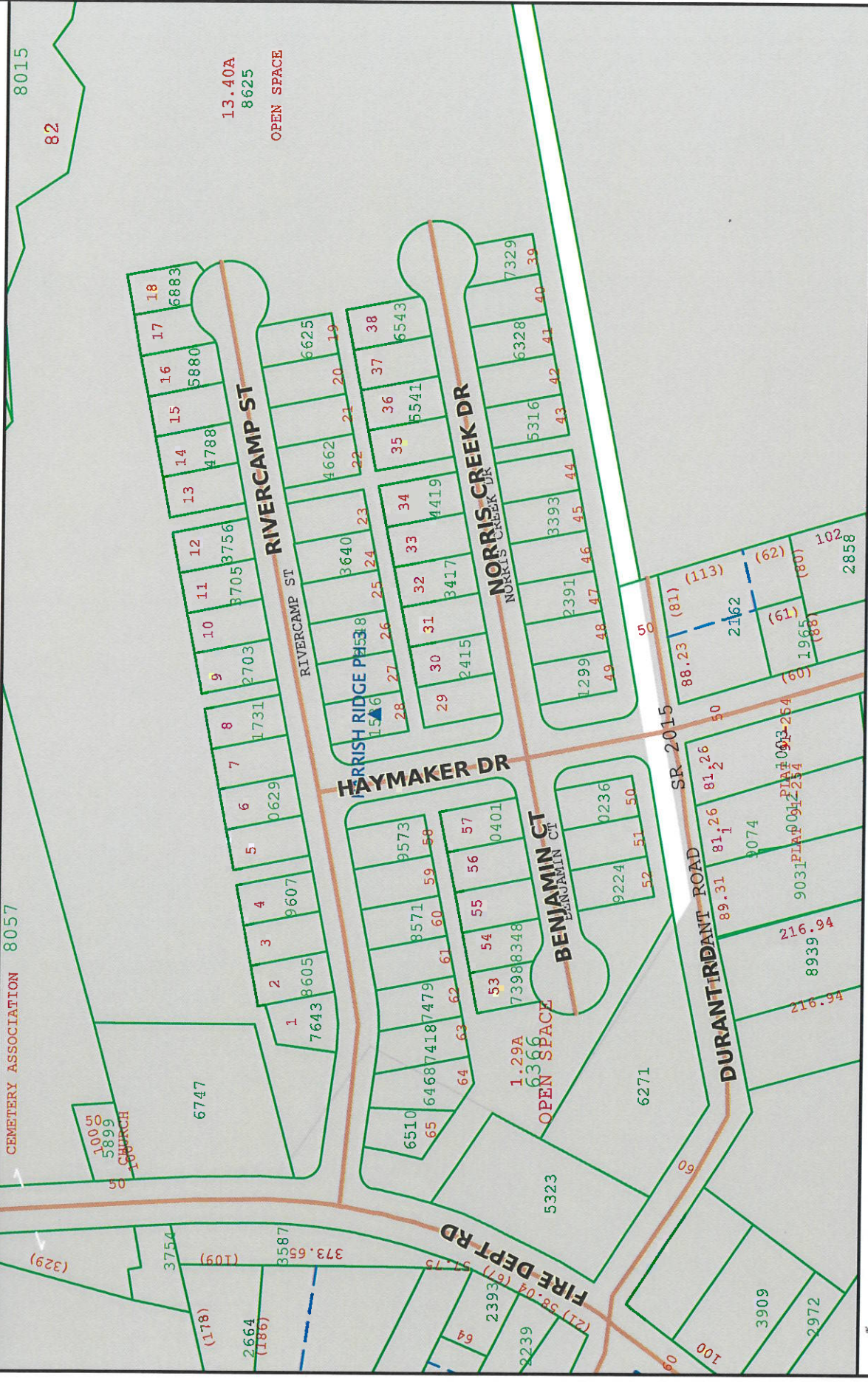
Letter from Developer

Road Inspection Documents



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Scale: 1:2111 - 1 in. = 175.94 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)



**TOWN OF WILSON'S MILLS
PETITION FOR ROAD ADDITION**

ROADWAY INFORMATION: (Please print or type)

Road name(s): Rivercamp Street, Haymaker Drive, Benjamin Court, Norris Creek Drive

Subdivision Name: Parrish Ridge Length in Feet: 2,675' - 1"

Number of occupied homes having street frontage: 65

Location: 0.25 miles (N) S E W of the intersection of Fire Department Rd and Wilson Mills Rd
(circle one) (SR, NC or US) (SR, NC or US)

CONTACT PERSON: Name and Address of Petitioner(s) (Please print or type)

Name Parrish Ridge Properties, LLC Phone Number 919-639-2073

Street Address 466 Stancil Road Angier, NC 27501

Mailing Address 466 Stancil Road Angier, NC 27501

PROPERTY OWNERS

Name Bradley Stancil Email bradley@bradleybuiltnc.com Phone Number 919-639-2073

Name _____ Email _____ Phone Number _____

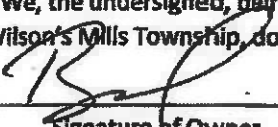
Name _____ Email _____ Phone Number _____

REQUIREMENTS FOR ADDITION

If this road meets the requirements necessary for addition, we agree to grant the Town of Wilson's Mills a right-of-way of the necessary width to construct the road to the minimum construction standards of the TOWM. The right-of-way will extend the entire length of the road that is requested to be added to the Town maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of way at intersections for sight distance and design purposes. The right-of-way shall be cleared at no expense to the Town, which includes the removal of utilities, fences, other obstructions, etc.

<u>ROAD NAME</u>	<u># OF HOMES</u>	<u>ACTUAL LENGTH</u>
<u>Rivercamp Street</u>	<u>36</u>	<u>1,228' - 4"</u>
<u>Haymaker Drive</u>	<u>0</u>	<u>431' - 7"</u>
<u>Benjamin Court</u>	<u>8</u>	<u>328' - 0"</u>
<u>Norris Creek Drive</u>	<u>21</u>	<u>687' - 2"</u>

I/We, the undersigned, being property owner(s) and/or developer(s) of Parrish Ridge Subdivision in Wilson's Mills Township, do hereby request the Town of Wilson's Mills to add the above-described streets.


Signature of Owner

Signature of Owner

Signature of Owner

Date

Date

Date

Dalton Engineering

and Associates, P.A.

January 16, 2023

To: Town of Wilson's Mills
Planning Department
Post Office Box 448
Wilson's Mills, North Carolina 27593

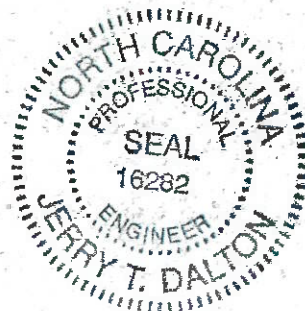
Sub: Town of Wilson's Mills Street System
Parrish Ridge Subdivision
Rivercamp Street, Haymaker Drive, Benjamin Court and Norris Creek Drive
Certification Memo

Attn.: Wendy Oldham

Based on material testing results performed by Terracon and JDS Consulting & Design, as-built storm drainage information provided by Benton Dewar and Associates and our office's site visit on 1/13/23, please accept this as certification that the subject street system has been installed in accordance with plans approved by the Town of Wilson's Mills. Construction was performed by Bradley Built, Inc. A copy of the material testing results is attached.

If you have additional questions, please call.


Jerry T. Dalton, P.E.





PO Box 80755
Raleigh, NC 27623

(o) 919.480.1075
(f) 866.792.5107

Firm Lic. No: P-0961

Bo Bridgers
Bradley Built
4666 Stencil Road
Angier, NC 27501
bo@bradleybuilt.com

Issue Date: 01/17/20
Inspection Date: 12/26/19 - 12/31/19
Project No: CMT190005.9

Subject: Roadway Proof Roll of Soil Subgrade and CABC Stone
Location: Parrish Ridge Subdivision 65 Durant Road Clayton, NC 27527

Observations & Recommendations: 12/26/2019 Site & Travel Time: 8.5

A JDS representative was on-site at the request of Bradley Built to perform soil subgrade proof roll observations. The technician observed proof rolls with a loaded tandem axle dump truck (57,920 lbs.). Proof rolls performed on all prepared roadways and cul de sacs. The technician observed random areas of failure, pumping and rutting noted. The technician hand probed failing areas to an average depth of 2"-4". The technician recommended allowing these areas to dry and then recompacting them. The technician observed the initial corrections by hand probing to confirm suitable depths achieved.

Observations & Recommendations: 12/27/2019 Site & Travel Time: 6.5

A JDS representative was on-site at the request of Bradley Built to perform soil subgrade proof roll observations. The technician observed proof rolls with a loaded tandem axle dump truck (57,920 Lbs.) *Same load from 12-26-19. Proof rolls performed on all new prepared roadways and cul de sacs. The technician observed random areas of failure corrected. The corrected areas were backfilled with additional compacted CABC stone. The technician observed additional proof roll on all the soil subgrade corrected areas. These areas passed the proof roll and have been approved for CABC stone placement (subbase).

Observations & Recommendations: 12/30/2019 Site & Travel Time: 4.5

A JDS representative was on site at the request of Bradley Built to perform density testing for building pads. The technician had previously recommended that the building pads be scraped of saturated soils and standing water on 11-5-2019. Upon arrival building pads still appeared to have saturated soils and areas with standing water. JDS advised foreman that due to the current building pad conditions (saturated soils) that any testing would result in failing tests. The technician recommended waiting until standing water has evaporated and soils have dried back before any density testing is performed.

Observations & Recommendations: 12/31/2019 Site & Travel Time: 8.5

A JDS representative was on-site site at the request of Bradley Built to perform CABC proof roll observations. The proof rolls were performed on Norris Creek Drive, Endridge Lane, and Rivercamp St. The technician observed proof roll with a loaded tandem axle dump truck (57,390 lbs.). There was no pumping or rutting noted on Rivercamp Street, or Endridge Lane during the proof roll. The CABC Stone for these streets has been approved. On Norris Creek Drive, at the three way intersection of Benjamin Court, Endridge Lane, and Norris Creek, near lots 29 and 57 curb line technician observed minor pumping. The technician hand probed the area to an average depth of 1.5". JDS recommended removing 1.5"-2" of CABC stone and replacing with full depth asphalt.

If you have any questions or if I can be of further assistance to you on this project, please contact me at (919) 880-6256.

Respectfully Submitted,
Dave Jenks
CMT / Lab Manager
JDS Consulting & Design, PLLC



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Firm Lic. No: P-0961

Bo Bridgers
Bradley Built
4666 Stencil Road
Angier, NC 27501
bo@bradleybuilt.com

Issue Date: 02/27/20
Inspection Date: 1/2/20 - 1/24/2020
Project No: CMT2000016

Subject: Roadway Proof Roll of Soil Subgrade and CABC Stone
Location: Parrish Ridge Subdivision 65 Durant Road Clayton, NC 27527

Observations & Recommendations: 1/2/2020 Site & Travel Time: 6.5

A JDS representative was on-site at the request of Bradley Built to observe soil subgrade proof roll observations. The technician observed proof roll with a loaded tandem axle dump truck (57,920 lbs.). The technician observed isolated areas of failure corrected. The corrected areas backfilled with additional compacted CABC stone. JDS observed additional proof roll on all the soil subgrade areas that were corrected. Final proof roll observations approved, additional proof rolls to follow.

Observations & Recommendations: 1/24/2020 Site & Travel Time: 3.0

A JDS representative on-site by request from Bradley Built to perform soil subgrade proof roll observations. The technician met with contractors and Brandon Hudson on-site. The technician observed a proof roll with loaded tandem axle dump truck. The proof roll was performed on the entrance roadway located off of Durant Road up to the first manhole (155' x 30'). JDS observed (1) isolated area that was pumping & rutting (~20' x 14' x 6"). This isolated area of failure was over excavated and corrected. Corrected areas backfilled with additional compacted CABC stone. The technician observed additional proof roll observations on all the soil subgrade corrected areas. Final proof roll observations passed.

If you have any questions or if I can be of further assistance to you on this project, please contact me at (919) 880-6256.

Respectfully Submitted,
Dave Jenks
CMT / Lab Manager
JDS Consulting & Design, PLLC



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Bo Bridgers
Bradley Built
4666 Stencil Road
Angier, NC 27501
bo@bradleybuilt.com

Issue Date: 03/26/20
Inspection Date: 2/3/20 - 2/28/20
Project No: CMT2000049

Subject: ABC Stone Proof Roll with Density Testing, Asphalt Paving
Location: Parrish Ridge Subdivision 65 Durant Road Clayton, NC 27527

Observations & Recommendations: 2/3/2020 Site & Travel Time: 8.75

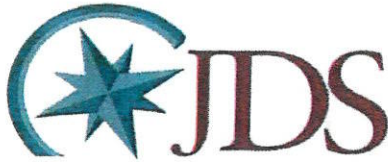
A JDS representative was on-site at the request of Bradley Built to observe proof roll of ABC stone for the roadway subgrade. Upon arrival technician met with Bo Bridgers. The area scheduled was not ready for proof roll at this time. Technician performed stone depth verification at 8 locations. At all locations technician verified 8+" of ABC stone. Technician will return at 3:00 pm to perform proof roll and perform nuclear density testing per Ed Aguirre. JDS representative returns to at approximately 2:30 PM to observe rescheduled proof roll of ABC stone roadway subgrade. Upon arrival met with Brandon Hudson. Proof Roll performed with fully loaded tandem axle dump truck. Technician noted area of pumping on roadway (A) on right side of east bound lane just prior to manhole (approx. 20' x 4' x 1'). The technician noted that the ABC stone at this location is approximately 14", possibly thick lift placed in this location. Recommend removal of material and recompact in two lifts. All other areas proof rolled no pumping or rutting noted. Technician observed over excavation. Technician measured roadways and separated into three separate lots. Testing to be performed at 5 locations within each lot. Technician performed density/moisture testing at 5 locations within each lot based on NCDOT random numbers. All test locations achieved required 95% compaction and average of 98% per lot. Per Brandon Hudson please state on report that proof roll passed and contractor can place 1.5" asphalt.

Observations & Recommendations: 2/10/2020 Site & Travel Time: 3.5

A JDS representative was on-site by request from Bradley Built to observe excavation of turn lane declaration taper. Technicians observed undercut area approximately 30' x 12' tapering to 3' wide. At location near proposed edge of pavement area of uncompacted saturated materials, MPRD=1.5'. This area is where a forced main sewer and water line, suspecteded uncompacted materials following placement of the utilities. Remainder of excavation MPRD=1/2". Spoke with Ed Aguirre regarding saturated material, recommend not over excavation of materials in this area but to place surge stone and compact to tighten the material up. No additional testing required.

Observations & Recommendations: 2/14/2020 Site & Travel Time: 5.75

A JDS representative arrived on-site by request from Bradley Built to observe road widening operations for project entrance/exit located at Fire Department Road. Upon arrival, technician met with client to review project drawings and discuss scope of work for today. It should noted that station numbers were not provided on project drawings, therefore, stations were fabricated for documentation purposes. Project drawings illustrate full depth pavement design of 5" base mix, 3.5" binder mix and a final 1.5" surface mix overlay. Road widening observed on this date consisted of excavating in-place soils along existing shoulder to a depth of -10.5" below existing asphalt elevation from Stations 0+30 - 1+58 RT & 2+86 - 3+22 RT. Care was taken during excavating as to not disturb existing underground utilities. Due to limited workspace, a static probe rod was used for spot checking subgrade soils to verify stability in lieu of proof rolling. No areas of instability were observed on this date. A total of 25 tons of 25.0C base mix asphalt (JMF: 18-1746-053) was placed today within the referenced location. Asphalt placed today was compacted with vibratory Rammax and will be documented as an "irregular area" on M&T 605 form.



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CONSULTING & DESIGN

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Observations & Recommendations: 2/17/2020 Site & Travel Time: 6.0

A JDS representative was on-site by request from Bradley Built to observe road widening operations for project entrance-exit located at Fire Department Road. Upon arrival, technician met with client to review project drawings and discuss scope of work for today. It should be noted that station numbers were not provided on project drawings, therefore, stations were created by JDS for documentation purposes. Project drawings illustrate full depth pavement design of 5" base mix, 3.5" binder mix and a final 1.5" surface mix overlay. Road widening observed on this date consisted of excavating in-place soils along existing shoulder to a depth of -10.5" below existing asphalt elevation from Sta: 3+22 - 4+22 & Sta: 4+44 - 4+63 RT. Care was taken during excavating as to not disturb existing underground utilities. Due to limited workspace, a static probe rod was used for spot checking subgrade soils to verify stability in lieu of proof rolling. No areas of instability were observed on this date. A total of 18 tons of 25.0C base mix asphalt (JMF: 18-1746-053) was placed today within the referenced location. Asphalt placed today was compacted with vibratory Rammax and will be documented as an irregular area on M&T 605 form. Also observed proof rolling of ABC stone subbase for all onsite roadways. A re-evaluation was required due to weekend precipitation. Proof roll was conducted using a loaded quad axle dump truck containing approximately 14 tons of material and performed with multiple passes along subbase within the referenced locations. One isolated area of instability was observed at Norris Creek Drive located adjacent to Lots 43 & 44. Recommendation for this area will consist of undercutting -4" of ABC stone and replacing with additional surface hot mix asphalt. All remaining areas of roadway subbase appear stable and satisfactory for placement of asphalt.

Undercut:

1.69' x 5' x -4" = 4.21 cubic yards

Observations & Recommendations: 2/18/2020 Site & Travel Time: 7.0

A JDS representative arrived on-site by request from Bradley Built to observe road widening operations for project entrance-exit located at Fire Department Road. Upon arrival, technician met with client to review project drawings and discuss scope of work for today. It should be noted that station numbers were not provided on project drawings, therefore, stations were fabricated for documentation purposes. Project drawings illustrate full depth pavement design of 5" base mix, 3.5" binder mix and a final 1.5" surface mix overlay. Road widening observed on this date consisted of excavating in-place soils along existing shoulder to a depth of -10.5" below existing asphalt elevation from Sta: 4+22 - 4+44 & Sta: 4+63 - 6+53 RT. Care was taken during excavating as to not disturb existing underground utilities. Due to limited workspace, a static probe rod was used for spot checking subgrade soils to verify stability in lieu of proof rolling. No areas of instability were observed on this date. A total of 41 tons of 25.0C base mix asphalt (JMF: 18-1746-053) was placed today within the referenced location. Asphalt placed today was compacted with vibratory Rammax and will be documented as an irregular area on M&T 605 form.

Observations & Recommendations: 2/19/2020 Site & Travel Time: 2.0

A JDS representative arrived on-site by request from Bradley Built to observe road widening operations for project entrance-exit located at Fire Department Road. Upon arrival, technician was informed that today's work had been cancelled due to morning rain. Tech will return to project once road widening is resumed.

Observations & Recommendations: 2/26/2020 Site & Travel Time: 4.75

A JDS representative arrived on-site by request from Bradley Built to observe road widening operations for project entrance-exit located at Fire Department Road. Upon arrival, technician met with client to review project drawings and discuss scope of work for today. It should be noted that station numbers were not provided on project drawings, therefore, stations were fabricated for documentation purposes. Project drawings illustrate full depth pavement design of 5" base mix, 3.5" binder mix and a final 1.5" surface mix overlay. Road widening observed on this date consisted of excavating in-place soils along existing shoulder to a depth of -10.5" below existing asphalt elevation from Sta: 6+77 - 4+00 LT. Care was taken during excavating as to not disturb existing underground utilities. Due to limited workspace, a static probe rod was used for spot checking subgrade soils to verify stability in lieu of proof rolling. No areas of instability were observed on this date. A total of 40 tons of 25.0C base mix asphalt (JMF: 18-1262-121) was placed today within the referenced location. Asphalt placed today was compacted with vibratory Rammax & narrow steel drum roller and will be documented as an irregular area on M&T 605 form.



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Observations & Recommendations: 2/27/2020 Site & Travel Time: 5.5

A JDS representative arrived on-site by request from Bradley Built to observe road widening operations for project entrance-exit located at Fire Department Road. Upon arrival, technician met with client to review project drawings and discuss scope of work for today. It should noted that station numbers were not provided on project drawings, therefore, stations were fabricated for documentation purposes. Project drawings illustrate full depth pavement design of 5" base mix, 3.5" binder mix and a final 1.5" surface mix overlay. Road widening observed on this date consisted of excavating in-place soils along existing shoulder to a depth of -10.5" below existing asphalt elevation from Sta: 4+00 - 2+12 LT. Care was taken during excavating as to not disturb existing underground utilities. Due to limited workspace, a static probe rod was used for spot checking subgrade soils to verify stability in lieu of proof rolling. One area of saturated soils was observed along edge of existing ditch line at Sta: 2+47 - 2+12 LT. Saturated material was undercut approximately -1' and backfilled & stabilized with ABC stone. A total of 40 tons of 25.0C base mix asphalt (JMF: 18-1622-252) was placed today within the referenced location. Asphalt placed today was compacted with a narrow steel drum roller and will be documented as an irregular area on M&T 605 form.

Undercut:

1. 2+47 - 2-12: 35' x 3' x -1' = 3.88 cubic yards

Observations & Recommendations: 2/28/2020 Site & Travel Time: 3.5

A JDS representative arrived on-site by request from Bradley Built to observe road widening operations for project entrance-exit located at Fire Department Road. Upon arrival, technician met with client to review project drawings and discuss scope of work for today. It should noted that station numbers were not provided on project drawings, therefore, stations were fabricated for documentation purposes. Project drawings illustrate full depth pavement design of 5" base mix, 3.5" binder mix and a final 1.5" surface mix overlay. Road widening observed on this date consisted of excavating in-place soils along existing shoulder to a depth of -10.5" below existing asphalt elevation from Sta: 2-12 - 0+00 LT. Care was taken during excavating as to not disturb existing underground utilities. Due to limited workspace, a static probe rod was used for spot checking subgrade soils to verify stability in lieu of proof rolling. One area of saturated soils was observed along edge of existing ditch line at Sta: 2+12 - 1+60 LT. Saturated material was undercut approximately -1' and backfilled/stabilized with ABC stone. A total of 40 tons of 25.0C base mix asphalt (JMF: 18-1262-121) was placed today within the referenced location. Asphalt placed today was compacted with a narrow steel drum roller and will be documented as an irregular area on M&T 605 form.

Undercut:

1. 2+12 - 1+60: 52' x 5' x -1' = 9.62 cubic yards

If you have any questions or if I can be of further assistance to you on this project, please contact me at (919) 880-6256.

Respectfully Submitted,
Dave Jenks
CMT / Lab Manager
JDS Consulting & Design, PLLC

ASPHALT LABORATORY TEST REPORT

Report Number: 72171271.0113
Service Date: 02/19/20
Report Date: 02/20/20

Terracon

314 Beacon Dr
Winterville, NC 28590-7956
252-353-1600

Client

Tripp Brothers Inc
Attn: Bobby Tripp
PO Box 128
Ayden, NC 28513

Project

Laboratory Testing for Tripp Brothers, Inc.
various locations
Various cities, NC

Project Number: 72171271

As requested by Mr. Bobby Tripp, representing Tripp Brothers Inc., three, six-inch diameter, drilled cores, obtained by Tripp Brothers Inc., were delivered to the laboratory on February 19, 2020. The cores were obtained from the Parrish Ridge project and were of the following thicknesses.

Core Numbers	Surface Course Thickness (inches)	Intermediate Course Thickness (inches)	Base Course Thickness (inches)
C1	2.25	N/A	N/A
C2	1.50	N/A	N/A
C3	1.50	N/A	N/A

In addition, the cores were prepared and tested for specific gravity/compaction testing. The results obtained are submitted in the following chart.

ASPHALT CORE DENSITY TEST RESULTS SPECIFIC GRAVITY METHOD

Core Number	Rice Gravity	Dry weight (in air)	Weight (submerged in water)	Weight at SSD	Bulk Specific Gravity of Sample	Percent Compaction	Percent Required Compaction	Absorption	Location
C1	2.404	2318	1278	2321	2.222	92	90	0.3%	As show on attached document
C2	2.404	1517	831	1518	2.208	92	90	0.1%	As show on attached document
C3	2.404	1576	848	1579	2.156	90	90	0.4%	As show on attached document

Cores C1 through C3:

Mix ID: Surface Course 9.5B (ST Wooten plant; Clayton)
Job Mix Formula: 18-2402-051
Cored on: February 18, 2020
'Rice' Gravity: 2.404

Mr. Bobby Tripp, representing Tripp Brothers Inc., was advised of our test results by electronic correspondence.

Services:

Terracon Rep.: Lauren C. West
Reported To: Mr. Bobby Tripp
Contractor:

Report Distribution:

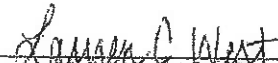
(1) Tripp Brothers Inc, Bobby Tripp

(1) Tripp Brothers Inc, Charles Morgan

(1) Tripp Brothers Inc, Lisa Vandiford

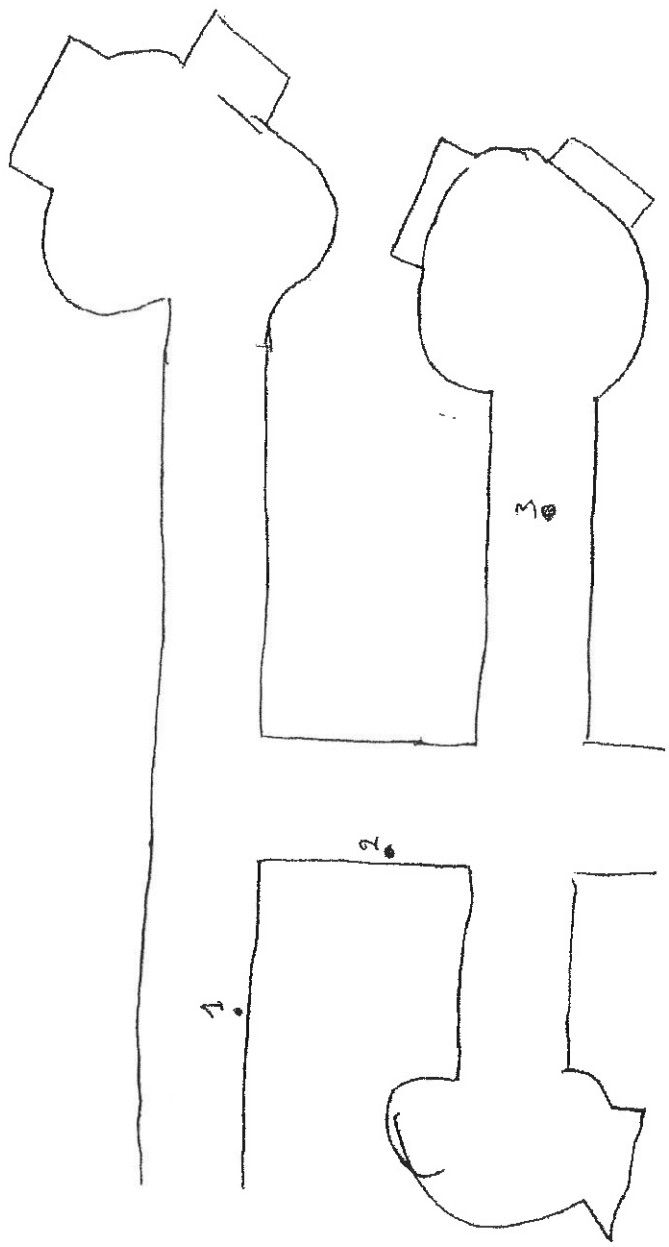
(1) Tripp Brothers Inc, Michael Mills

Reviewed By:


Lauren C. West

Laboratory Manager

The tests were performed in general accordance with applicable ASTM, AASHTO, or DOT test methods. This report is exclusively for the use of the client indicated above and shall not be reproduced except in full without the written consent of our company. Test results transmitted herein are only applicable to the actual samples tested at the location(s) referenced and are not necessarily indicative of the properties of other apparently similar or identical materials.



ASPHALT LABORATORY TEST REPORT

Report Number: 72171271.0117
 Service Date: 03/18/20
 Report Date: 03/19/20

Terracon
 314 Beacon Dr
 Winterville, NC 28590-7956
 252-353-1600

Client

Tripp Brothers Inc
 Attn: Bobby Tripp
 PO Box 128
 Ayden, NC 28513

Project

Laboratory Testing for Tripp Brothers, Inc.
 various locations
 Various cities, NC

Project Number: 72171271

As requested by Mr. Bobby Tripp, representing Tripp Brothers Inc., five, six-inch diameter, drilled cores, obtained by Tripp Brothers Inc., were delivered to the laboratory on March 17, 2020. The cores were obtained from the Parrish Ridge project. Core number C1b was sawcut to separate the intermediate course asphalt from the base course asphalt. The cores were of the following thicknesses.

Core Numbers	Surface Course Thickness (inches)	Intermediate Course Thickness (inches)	Base Course Thickness (inches)
C1	2.75	N/A	N/A
C2	2.00	N/A	N/A
C3	2.25	N/A	N/A
C1a	N/A	2.75	N/A
C1b	N/A	5.50	N/A

In addition, the cores were prepared and tested for specific gravity/compaction testing. The results obtained are submitted in the following chart.

ASPHALT CORE DENSITY TEST RESULTS SPECIFIC GRAVITY METHOD

Core Number	Rice Gravity	Dry weight (in air)	Weight (submerged in water)	Weight at SSD	Bulk Specific Gravity of Sample	Percent Compaction	Percent Required Compaction	Absorption	Location
C1	2.432	2930	1631	2933	2.250	93	92	0.2%	As show on attached document
C2	2.432	2043	1135	2046	2.243	92	92	0.3%	As show on attached document
C3	2.432	2471	1378	2474	2.255	93	92	0.3%	As show on attached document
C1a	2.480	2886	1639	2890	2.307	93	92	0.3%	As show on attached document
C1b	2.480	5738	3260	5744	2.310	93	92	0.2%	As show on attached document

The tests were performed in general accordance with applicable ASTM, AASHTO, or DOT test methods. This report is exclusively for the use of the client indicated above and shall not be reproduced except in full without the written consent of our company. Test results transmitted herein are only applicable to the actual samples tested at the location(s) referenced and are not necessarily indicative of the properties of other apparently similar or identical materials.

ASPHALT LABORATORY TEST REPORT

Report Number: 72171271.0117
Service Date: 03/18/20
Report Date: 03/19/20



314 Beacon Dr
Winterville, NC 28590-7956
252-353-1600

Client

Tripp Brothers Inc
Attn: Bobby Tripp
PO Box 128
Ayden, NC 28513

Project

Laboratory Testing for Tripp Brothers, Inc.
various locations
Various cities, NC

Project Number: 72171271

Cores C1 through C3:

Mix ID: Surface Course 9.5C (ST Wooten; Clayton plant)
Job Mix Formula: 18-1744-051
Cored on: March 17, 2020
'Rice' Gravity: 2.432

Cores C1a and C1b:

Mix ID: Intermediate Course 19.0C (ST Wooten; Clayton plant)
Job Mix Formula: 18-2169-051
Cored on: March 17, 2020
'Rice' Gravity: 2.480

Mr. Bobby Tripp, representing Tripp Brothers Inc., was advised of our test results by electronic correspondence.

Services:

Terracon Rep.: Lauren C. West
Reported To: Mr. Bobby Tripp
Contractor:

Report Distribution:

- (1) Tripp Brothers Inc, Bobby Tripp
- (1) Tripp Brothers Inc, Charles Morgan
- (1) Tripp Brothers Inc, Lisa Vandiford
- (1) Tripp Brothers Inc, Michael Mills

Reviewed By:

Lauren C. West

Laboratory Manager

The tests were performed in general accordance with applicable ASTM, AASHTO, or DOT test methods. This report is exclusively for the use of the client indicated above and shall not be reproduced except in full without the written consent of our company. Test results transmitted herein are only applicable to the actual samples tested at the location(s) referenced and are not necessarily indicative of the properties of other apparently similar or identical materials.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DAILY CORE LOCATION & LOT SUMMARY

12-12-2002

DATE 3/17/2020

PROJECT NO.: Ranchish Ridge

CONTRACTOR: Tripp Brothers

PLANT LOCATION: St Woods Clayton

BASE TYPE: I-19.06

LANE DESC.: RT/Left/turn

TYPE MIX: 9.5C

JMP NO.: 18-1744-051

PROJECT ENGINEER:

CORE #	TEST SECTION			RANDOM #			LENGTH / WIDTH x RANDOM #		TEST SECTION BEGINNING STATION # G	CORE LOCATION		CORE SAMPLE THICKNESS	PERCENT COMPACTION
	TEST SECTION NO.	LENGTH A	WIDTH B	LENGTH C	WIDTH D	LENGTH E=A x C	WIDTH F=B x D	STATION G+E		DIST. FROM BASELINE F			
1	698	15	.80	.84	558	13	0100	5158	13				
2	698	19	.42	.18	293	4	6198	4105 4105	4				
3	698	18	.71	.74	496	14	6198	4105 4105	14				
LOT AVERAGE													

PRINT, CERTIFIED QMS TECHNICIAN'S NAME WHICAMS#
Michael Mills
CERTIFIED QMS TECHNICIAN'S SIGNATURE

* PRINT QC PLANT TECHNICIAN'S NAME WHICAMS#

* CERTIFIED QC PLANT TECHNICIAN'S SIGNATURE

CONSTRUCTION TYPE:
THE "NEW" CONSTRUCTION CATEGORY WILL BE DEFINED AS PAVEMENTS, EXCLUSIVE OF IRREGULAR AREAS MEETING ALL THREE OF THE FOLLOWING CRITERIA:
1) PAVEMENT PLACED ON A NEW AGGREGATE OR SOIL BASE COMPACTED TO THE SPECIFIED DENSITY OR PAVEMENT PLACED ON A NEW ASPHALT MIX LAYER (EXCLUDING WEDGING AND LEVELING);
2) PAVEMENT WHICH IS WITHIN A DESIGNATED TRAVEL LANE OF THE FINAL TRAFFIC PATTERN; AND
3) PAVEMENT WHICH IS 4.9 FEET (12 METERS) OR WIDER.
AS AN EXCEPTION, WHEN THE FIRST LAYER OF MIX IS PLACED ON AN UNPRIMED AGGREGATE BASE AND IS 2.0 INCHES (50 MILLIMETERS) OR LESS IN THICKNESS, THE LAYER WILL BE INCLUDED IN THE "OTHER" CONSTRUCTION" CATEGORY.
THE "OTHER" CONSTRUCTION CATEGORY WILL INCLUDE ALL PAVEMENT EXCEPT AS DESCRIBED ABOVE AND ALSO ALL S 4.75 A MIX TYPES.

NEW OTHER

* BY PROVIDING THIS DATA UNDER MY SIGNATURE AND/OR WHICAMS CERTIFICATION NUMBER, I ATTEST TO THE ACCURACY AND VALIDITY OF THE DATA CONTAINED ON THIS FORM AND CERTIFY THAT NO DELIBERATE MISREPRESENTATION OF TEST RESULTS, IN ANY MANNER, HAS OCCURRED.

NOTE: CONTRACTOR MUST BE NOTIFIED BY LETTER OF ANY PAY ADJUSTMENTS OR PAVEMENT REMOVAL.

LOT PASSES

LOT FAILS

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DAILY CORE LOCATION & LOT SUMMARY

12-12-2002

DATE 3/17/2020

PROJECT NO.: Parrish rd/c

MAP /RT. NO.:

PLANT LOCATION: ST Woods Clayton

BASE TYPE: RB-25.0c

LANE DESC.: Left / Right

CONTRACTOR: Jiff Brothers

TYPE MIX: RT-190c

JMF NO.: 18-2169-051

PROJECT ENGINEER:

BASELINE: Right EOP

CORE #	TEST SECTION			RANDOM #			LENGTH /WIDTH * RANDOM #		TEST SECTION BEGINNING STATION # G	CORE LOCATION		CORE SAMPLE THICKNESS	PERCENT COMPACTION
	TEST SECTION NO.	LENGTH A	WIDTH B	LENGTH C	WIDTH D	LENGTH E=A x C	WIDTH F=B x D	STATION G+E		DIST. FROM BASELINE F			
1A	691	5	5	.44	.47	304	5	0400	3104	3			
2B	691	5	5	.04	.16	28	7	6191	6163	1			
see # 2.780													
LOT AVERAGE													

Michael Mills
* PRINT CERTIFIED QMS TECHNICIAN'S NAME #HICAMS#

Michael Mills
* CERTIFIED QMS TECHNICIAN'S SIGNATURE

* PRINT QC PLANT TECHNICIAN'S NAME #HICAMS#

* CERTIFIED QC PLANT TECHNICIAN'S SIGNATURE

CONSTRUCTION TYPE:
THE "NEW" CONSTRUCTION CATEGORY WILL BE DEFINED AS PAVEMENTS EXCLUSIVE OF IRREGULAR AREAS MEETING ALL THREE OF THE FOLLOWING CRITERIA:
1) PAVEMENT PLACED ON A NEW AGGREGATE OR SOIL BASE COMPACTED TO THE SPECIFIED DENSITY OR PAVEMENT PLACED ON A NEW ASPHALT MIX LAYER (EXCLUDING WEDGING AND LEVELING);
2) PAVEMENT WHICH IS WITHIN A DESIGNATED TRAVEL LANE OF THE FINAL TRAFFIC PATTERN; AND
3) PAVEMENT WHICH IS 4.9 FEET (1.2 METERS) OR WIDER.
AS AN EXCEPTION, WHEN THE FIRST LAYER OF MIX IS PLACED ON AN UNPRIMED AGGREGATE BASE AND IS 2.0 INCHES (50 MILLIMETERS) OR LESS IN THICKNESS, THE LAYER WILL BE INCLUDED IN THE "OTHER" CONSTRUCTION" CATEGORY.
THE "OTHER" CONSTRUCTION CATEGORY WILL INCLUDE ALL PAVEMENT EXCEPT AS DESCRIBED ABOVE AND ALSO ALL S 4.75 A MIX TYPES.

NEW OTHER

LOT PASSES

LOT FAILS

NOTE: CONTRACTOR MUST BE NOTIFIED BY LETTER OF ANY PAY ADJUSTMENTS OR PAYMENT REMOVAL.

* BY PROVIDING THIS DATA UNDER MY SIGNATURE AND/OR HICAMS CERTIFICATION NUMBER, I ATTEST TO THE ACCURACY AND VALIDITY OF THE DATA CONTAINED ON THIS FORM AND CERTIFY THAT NO DELIBERATE MISREPRESENTATION OF TEST RESULTS, IN ANY MANNER, HAS OCCURRED.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
ASPHALT ROADWAY INSPECTOR'S DAILY REPORT

Contract/PO/WBS No.: <i>Parrish Ridge</i>		County: <i>Johnston</i>		Div.:		Report No.	
Date: <i>2/14/20</i>		Weather: <i>Clear</i>		Temp. High: <i>50's</i>		Low: <i>30's</i>	
Type of Construction: <i>Road Widening</i>				Route No. <i>Fire Dept Rd.</i> Miles:			
Map Project No.:				Map No.:		Map Length:	
Contractor (Prime): <i>Bradley Built</i>				Paving Contractor: <i>Bradley Built</i>			
Contractor Producing Asphalt Mix: <i>ST Wosten</i>				Plant Site: <i>Plant #207</i>			
SPREADING/ROLLING EQUIPMENT				ROADWAY OPERATIONS			
No.	Make	Type	Weight	No. Loads Received:	<i>2</i>	Total Hours:	<i>3</i>
<i>1</i>	<i>Kobelco</i>	<i>Mini Ex</i>		Time First Rec'd		Delay Time	<i>3</i>
<i>1</i>		<i>Rammax</i>		<i>11:00</i>	<i>2:00</i>	<i>0</i>	<i>3</i>
<i>1</i>	<i>CAT</i>	<i>Front end loader</i>					
TACK COAT							
Source	<i>N/A</i>	Batch No.		Grade		Gallons	Temp.
MATERIAL PLACED TODAY							
Mix Type	<i>25.0C</i>	<i>25.0C</i>					
JMF No.	<i>18-1746-053</i>	<i>18-1746-053</i>					
Map No.		Mat Location					
Base Type (ABC, New Mix, Exist Pav't)	<i>SUBGRADE</i>	<i>SUBGRADE</i>					
Begin Station	<i>0+36 RT</i>	<i>2+86 RT</i>					
End Station	<i>1+58 RT</i>	<i>3+22 RT</i>					
Linear Feet	<i>128'</i>	<i>36'</i>					
Width	<i>VARIES</i>	<i>VARIES</i>					
Square Yards	<i>VARIES</i>	<i>VARIES</i>					
Today's Tons	<i>25 TOTAL</i>						
Rate of Spread (lbs. per sq. yd.)	<i>VARIES</i>	<i>VARIES</i>					
Tack Coat Rate (gals. per sq. yd.)	<i>N/A</i>	<i>N/A</i>					
Air Temp. (°F)	<i>52°</i>	<i>50°</i>					
Time Placed	<i>11:15 AM</i>						
Mix Temperature (°F)	<i>305°</i>						
Type of Density Control	<i>Cores</i>						
# QC Density Tests	<i>—</i>						
# Verification Density Tests	<i>0</i>						
Paving Application Type (check one)							
Full Width Paving		<input checked="" type="checkbox"/>					
Widening - 4 ft. or greater		<input checked="" type="checkbox"/>					
Uniform Paved Shldr - 4 ft. or greater							
Widening - Less than 4 ft.							
Intersections (separate operation)							
Driveways / Irregular Areas							
Patching / Wedging / Leveling							
Remarks:							
*Print Rdwy Tech's. Name:	<i>Jarrett Hollingsworth</i>				RD1- 7536		Res. Eng.
*Rdwy Tech Signature:	<i>[Signature]</i>						

Pink - M&T
 Yellow - Roadway Tech.
 White - Resident

*By providing this data under my signature and/or HiCAMS certification number, I attest to the accuracy and validity of the data contained on this form and certify that no deliberate misrepresentation of the test results in any manner has occurred.

ASPHALT ROADWAY INSPECTOR'S DAILY REPORT

Contract/PO/WBS No.: <i>Parrish Ridge</i>	County: <i>Tobin</i>	Div.:	Report No.:
Date: <i>2/17/20</i>	Weather: <i>Clear</i>	Temp. High: <i>50's</i>	Low: <i>30's</i>
Type of Construction: <i>Road Widening</i>	Route No. <i>Fire Dept Rd</i> Miles:		
Map Project No.:	Map No.:	Map Length:	
Contractor (Prime): <i>Bradley Built</i>	Paving Contractor: <i>Bradley Built</i>		
Contractor Producing Asphalt Mix: <i>ST Wooten</i>	Plant Site: <i>Plant 207</i>		

SPREADING/ROLLING EQUIPMENT				ROADWAY OPERATIONS			
No.	Make	Type	Weight	No. Loads Received:		Total Hours:	
1	Kobelco	Mini Ex			1		4
1		Rammax		Time First Rec'd	Time Last Rec'd	Delay Time	Hrs. Operation
1	CAT	Front end loader		1:30	---	---	4

TACK COAT							
Source	Batch No.	Grade	Gallons	Temp.			
<i>N/A</i>							

MATERIAL PLACED TODAY							
Mix Type	25.0C	25.0C					
IMF No.	18-1746-053	18-1746-053					
Map No.	Mat Location						
Base Type (ABC, New Mix, Exist Pav't)	<i>SUBGRADE</i>	<i>SUBGRADE</i>					
Begin Station	<i>3+22 RT</i>	<i>4+44 RT</i>					
End Station	<i>4+22 RT</i>	<i>4+63 RT</i>					
Linear Feet	<i>100'</i>	<i>19'</i>					
Width	<i>VARIES</i>	<i>VARIES</i>					
Square Yards	<i>VARIES</i>	<i>VARIES</i>					
Today's Tons	<i>18 TOTAL</i>	<i>---</i>					
Rate of Spread (lbs. per sq. yd.)	<i>VARIES</i>	<i>VARIES</i>					
Tack Coat Rate (gals. per sq. yd.)	<i>N/A</i>	<i>N/A</i>					
Air Temp. (°F)	<i>55°</i>	<i>48°</i>					
Surface Temp. (°F)							
Time Placed	<i>1:30 PM</i>						
Mix Temperature (°F)	<i>300°</i>						
Type of Density Control	<i>Cores</i>						
# QC Density Tests	<i>---</i>						
# Verification Density Tests	<i>0</i>						

Paving Application Type (check one)						
Full Width Paving	<input checked="" type="checkbox"/>					
Widening - 4 ft. or greater						
Uniform Paved Shldr - 4 ft. or greater						
Widening - Less than 4 ft.						
Intersections (separate operation)						
Driveways / Irregular Areas						
Patching / Wedging / Leveling						

Remarks:

*Print Rdwy Tech's. Name: *Jarrett Hollingsworth* RD1- *7536* Res. Eng.

*Rdwy Tech Signature: *[Signature]*

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Pink - M&T
Yellow - Roadway Tech.
White - Resident

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
ASPHALT ROADWAY INSPECTOR'S DAILY REPORT

Contract/PO/WBS No.: <u>Parrish Ridge</u>		County: <u>Johnston</u>		Div.:		Report No.:	
Date: <u>2/18/20</u>		Weather: <u>Overcast</u>		Temp. High: <u>50s</u>		Low: <u>30s</u>	
Type of Construction: <u>Road Widening</u>				Route No. <u>Fire Dept Rd</u> Miles:			
Map Project No.:				Map No.:		Map Length:	
Contractor (Prime): <u>Bradley Built</u>				Paving Contractor: <u>Bradley Built</u>			
Contractor Producing Asphalt Mix: <u>ST Wooten</u>				Plant Site: <u>Plant 207</u>			
SPREADING/ROLLING EQUIPMENT				ROADWAY OPERATIONS			
No.	Make	Type	Weight	No. Loads Received:	Total Hours:		
1	Kobelco	Mini Ex		3	5		
1		Rammax		Time First Rec'd	Time Last Rec'd	Delay Time	Hrs. Operation
1	CAT	Front end loader		12:00 PM	2:00 PM	—	5
TACK COAT							
Source	<u>N/A</u>	Batch No.		Grade		Gallons	Temp.
MATERIAL PLACED TODAY							
Mix Type	<u>25.0C</u>	<u>25.0C</u>					
JMF No.	<u>18-1746-053</u>	<u>18-1746-053</u>					
Map No.		Mat Location					
Base Type (ABC, New Mix, Exist Pav't)	<u>SUBGRADE</u>	<u>SUBGRADE</u>					
Begin Station	<u>4+22 RT</u>	<u>4+63 RT</u>					
End Station	<u>4+44 RT</u>	<u>6+53 RT</u>					
Linear Feet	<u>22'</u>						
Width	<u>VARIES</u>	<u>VARIES</u>					
Square Yards	<u>VARIES</u>	<u>VARIES</u>					
Today's Tons	<u>41 TOTAL</u>						
Rate of Spread (lbs. per sq. yd.)	<u>VARIES</u>	<u>VARIES</u>					
Tack Coat Rate (gals. per sq. yd.)	<u>N/A</u>	<u>N/A</u>					
Air Temp. (°F)	<u>55°</u>	Surface Temp. (°F)	<u>49°</u>				
Time Placed	<u>12:00 PM</u>						
Mix Temperature (°F)	<u>305°</u>						
Type of Density Control	<u>Cores</u>						
# QC Density Tests	<u>—</u>						
# Verification Density Tests	<u>0</u>						
Paving Application Type (check one)							
Full Width Paving	<input checked="" type="checkbox"/>						
Widening - 4 ft. or greater	<input type="checkbox"/>						
Uniform Paved Shldr - 4 ft. or greater	<input checked="" type="checkbox"/>						
Widening - Less than 4 ft.	<input type="checkbox"/>						
Intersections (separate operation)	<input type="checkbox"/>						
Driveways / Irregular Areas	<input type="checkbox"/>						
Patching / Wedging / Leveling	<input type="checkbox"/>						
Remarks:							
*Print Rdwy Tech's. Name: <u>Jarrett Hollingsworth</u>						RD1- <u>7536</u>	
*Rdwy Tech Signature: <u>[Signature]</u>						Res. Eng.	

Pink - M&T

Yellow - Roadway Tech.

White - Resident

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ASPHALT ROADWAY INSPECTOR'S DAILY REPORT

Contract/PO/WBS No.: <u>Parrish Ridge</u>		County: <u>Johnston</u>	Div.: _____	Report No. _____
Date: <u>3/17/20</u>	Weather: <u>Overcast</u>		Temp. High: <u>60's</u>	Low: <u>40's</u>
Type of Construction: <u>Road Widening</u>		Route No. <u>Fire Dept. Rd</u> Miles: _____		
Map Project No.: _____		Map No.: _____	Map Length: _____	
Contractor (Prime): <u>Bradley Built</u>		Paving Contractor: <u>TBI - Tripp Bros.</u>		
Contractor Producing Asphalt Mix: <u>ST Wooten</u>		Plant Site: <u>Clayton NC</u>		

SPREADING/ROLLING EQUIPMENT				ROADWAY OPERATIONS			
No.	Make	Type	Weight	No. Loads Received:	Total Hours:		
1	CAT	PAVER		13	4.25		
2	HAMM	SMOOTH DRUM		Time First Rec'd <u>2:00 PM</u>	Time Last Rec'd <u>5:00 PM</u>	Delay Time <u>—</u>	Hrs. Operation <u>4.25</u>

TACK COAT							
Source	Batch No.	Grade	Gallons	Temp.			
<u>HAND WAND</u>							

MATERIAL PLACED TODAY							
Mix Type	JMF No.	Map No.	Mat Location	Base Type (ABC, New Mix, Exist Pav't)	Begin Station	End Station	Linear Feet
<u>9.5C</u>	<u>9.5C</u>			<u>Exist. Pav't</u>	<u>0+00 RT</u>	<u>0+00 LT</u>	
	<u>18-1744-051</u>				<u>6+98 RT</u>	<u>6+98 LT</u>	
					<u>698</u>	<u>698</u>	
					<u>VARIES</u>	<u>VARIES</u>	
					<u>VARIES</u>	<u>VARIES</u>	
					<u>261.52</u>	<u>—</u>	
					<u>VARIES</u>	<u>VARIES</u>	
					<u>VARIES</u>	<u>VARIES</u>	
					<u>53°</u>	<u>53°</u>	
					<u>2:00 PM</u>		
					<u>305'</u>		
					<u>Cores</u>		
					<u>2</u>		
					<u>1</u>		
Paving Application Type (check one)							
Full Width Paving	<input checked="" type="checkbox"/>						
Widening - 4 ft. or greater	<input type="checkbox"/>						
Uniform Paved Shldr - 4 ft. or greater	<input type="checkbox"/>						
Widening - Less than 4 ft.	<input type="checkbox"/>						
Intersections (separate operation)	<input type="checkbox"/>						
Driveways / Irregular Areas	<input type="checkbox"/>						
Patching / Wedging / Leveling	<input type="checkbox"/>						

Remarks: _____

*Print Rdwy Tech's. Name: <u>Jarrett Hollingsworth</u>	RD1- <u>7536</u>	Res. Eng. _____
*Rdwy Tech Signature: <u>[Signature]</u>		

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