



Town of Pittsboro, North Carolina

Department of Planning

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart W. Bass, Planning Director

SUBJECT: Wastewater Allocation Request
Walker Auto Parts Building
SP-2014-10

DATE: January 6, 2015

Please find attached a formal request for wastewater allocation. This request is per the Town's adopted allocation policy, (December 12, 2011).

The request is for an allocation of 125 gallons per day to serve a 6,750 sq. ft. retail building, to be located on the outparcel in the Food Lion Shopping Center.

Attached is a spreadsheet detailing the allocations to date. Including this request, the total would be 32,215 gallons per day for commercial / institutional uses, and 17,040 gallons per day for residential uses.

STAFF RECOMMENDATION: Staff recommends approval of the proposed request for wastewater allocation in the amount specified. A site plan has been submitted and is currently under review. The site plan should be on the Board's regular agenda sometime in February.

Town Hall ~ 635 East Street ~ Pittsboro, NC 27312
Email: swbass@pittsboronc.gov
Phone: (919) 542-1655
Fax: (919) 542-2310

BLAKELY DESIGN GROUP
Landscape Architecture Site Planning

700 Exposition Place, Suite 105, Raleigh, N. C. 27615
Telephone (919) 870-1868
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e-mail taylor@blakelydesign.net

November 3, 2014

Mr. Stuart Bass, Planning Director
Town of Pittsboro
P.O. Box 759
Pittsboro, N. C. 27312

Re: Proposed Walker Auto Parts
630 East Street
Pittsboro, N. C.

Mr. Bass;

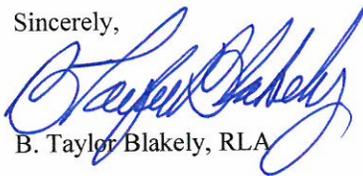
As the site planner of the above referenced property, I respectfully request the Town of Pittsboro grant a water and sewer allocation of 125 gallons per day to serve the 6,750 s.f. building.

I have used traditional water and sewer flow of 25 gallons per day per employee estimating approximately six (6) employees.

The site plan shows tapping a 6" water line in Dr. Martin Luther King, Jr. Drive with a ¾" meter. The sewer will be served by an existing 4" sanitary sewer lateral that has been previously extended to the site from a public sanitary main in the shopping center behind this outparcel.

Thank you for consideration of our request. Please contact me if you have any questions.

Sincerely,



B. Taylor Blakely, RLA

- (13) Overflow from elevated potable water storage facilities.
- (14) Mobile carwashes if:
 - (A) all detergents used are biodegradable;
 - (B) no steam cleaning, engine or parts cleaning is being conducted;
 - (C) notification is made prior to operation by the owner to the municipality or if not in a municipality then the county where the cleaning service is being provided; and
 - (D) all non-recyclable washwater is collected and discharged into a sanitary sewer or wastewater treatment facility upon approval of the facility's owner.
- (15) Mine tailings where no chemicals are used in the mining process.
- (16) Mine dewatering where no chemicals are used in the mining process.
- (17) Wastewater created from the washing of produce, with no further processing on-site, on farms where the wastewater is irrigated onto fields so as not to create runoff or cause a discharge.

(b) Nothing in this Rule shall be deemed to allow the violation of any assigned surface water, groundwater, or air quality standards, and in addition any such violation shall be considered a violation of a condition of a permit. Further, nothing in this Rule shall be deemed to apply to or permit disposal systems for which a state/NPDES permit is otherwise required.

(c) Any violation of this Rule or discharge to surface waters from the disposal systems listed in Paragraph (a) of this Rule or the activities listed in other Permitted By Regulation rules in this Subchapter shall be reported in accordance with 15A NCAC 02B .0506.

(d) Disposal systems deemed permitted under this Subchapter shall remain deemed permitted, notwithstanding any violations of surface water or groundwater standards or violations of this Rule or other Permitted By Regulation rules in this Subchapter, until such time as the Director determines that they should not be deemed permitted in accordance with the criteria established in this Rule.

(e) The Director may determine that a disposal system should not be deemed to be permitted in accordance with this Rule or other Permitted By Regulation rules in this Subchapter and require the disposal system to obtain an individual permit or a certificate of coverage under a general permit. This determination shall be made based on existing or projected environmental impacts, compliance with the provisions of this Rule or other Permitted By Regulation rules in this Subchapter, and the compliance history of the facility owner.

History Note: Authority G.S. 130A-300; 143-215.1(a)(1); 143-215.1(b)(4)(e); 143-215.3(a),(d); Eff. September 1, 2006.

15A NCAC 02T .0114 WASTEWATER DESIGN FLOW RATES

(a) This Rule shall be used to determine wastewater flow rates for all systems covered by this Subchapter unless alternate criteria are provided by a program specific rule and for flow used for the purposes of 15A NCAC 02H .0105. These are minimum design daily flow rates for normal use and occupancy situations. Higher flow rates may be required where usage and occupancy are atypical, including, those in Paragraph (e) of this Rule. Wastewater flow calculations must take hours of operation and anticipated maximum occupancies/usage into account when calculating peak flows for design.

(b) In determining the volume of sewage from dwelling units, the flow rate shall be 120 gallons per day per bedroom. The minimum volume of sewage from each dwelling unit shall be 240 gallons per day and each additional bedroom above two bedrooms shall increase the volume by 120 gallons per day. Each bedroom or any other room or addition that can reasonably be expected to function as a bedroom shall be considered a bedroom for design purposes. When the occupancy of a dwelling unit exceeds two persons per bedroom, the volume of sewage shall be determined by the maximum occupancy at a rate of 60 gallons per person per day.

(c) The following table shall be used to determine the minimum allowable design daily flow of wastewater facilities. Design flow rates for establishments not identified below shall be determined using available flow data, water-using fixtures, occupancy or operation patterns, and other measured data.

Type of Establishments	Daily Flow For Design
Barber and beauty shops	
Barber Shops	50 gal/chair
Beauty Shops	125 gal/booth or bowl
Businesses, offices and factories	
General business and office facilities	25 gal/employee/shift
Factories, excluding industrial waste	25 gal/employee/shift
Factories or businesses with showers or food preparation	35 gal/employee/shift
Warehouse	100 gal/loading bay

Name	Development Type	Allocation Date	Allocation GPD	Acres Amount	Parcel ID Number	Location
Bojangles	Commercial	07/23/12	3,000	1.8	83495	US 64-15/501
PACE	Commercial	09/10/12	2,300	4.4	7279	Chatham Business Dr
Brookstone Terrace	Commercial	06/24/13	3,840	5.65	6852	Brookstone Terrace
Randolph Development	Commercial	06/24/13	800	1.8	83495	US 64-15/501
Chatham County	Commercial	10/14/13	4,750	98	6783	US Business 64 West
Lemons Child Care	Commercial	1/13/2014	900	0.855	6542	29 Old Rock Springs Cem. Rd.
Medical Office Building	Commercial	3/10/2014	4,000	5.99	60745	Suttles Road
Hospice Facility	Commercial	1/10/2014	6,000		7101	Russet Run
JC-LDS Church	Commercial	5/12/2014	1,250	5	6708	Old Rook Springs Cem. Rd.
County Fleet Facility	Commercial	7/28/2014	3,000	65.5	12489	724 Renaissance Drive
VKB Building	Commercial	11/10/2014	2,250	2.88	84305	Off of Lowes Drive
Walker Auto Parts	Commercial		125	0.72	90103	US Bus 64 & MLK Drive
Total			32,215			
Whispering Meadows	Residential	02/13/12	5,280	14.23	7713	NC 87 ByPass South
Cornwallis Commons	Residential	11/13/12	4,080	3.4	6998	East Cornwallis
Kensington Park	Residential	01/28/13	7,680	7.74	79929	Off Park Drive
Total			17,040			



CHATHAM COUNTY, NC

Property Map



Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number: 90103
 Map Number: 9751-06-7891
 Owner Name: SEARS GLADYS S & MARCIA S REGAN & JOHN R SEARS
 Owner Address: C/O HV MANAGEMENT COMPANY INC
 Owner City: GREENSBORO
 Owner State: NC
 Owner Zip: 27420
 Tax Year: 2015
 Description: OUTPARCEL ONE

Deed Book: 801
 Deed Page: 0652
 Plat Page: 0141
 Plat Page: 0141
 Deed Acres: 0.72
 Physical Address: EAST ST
 Improvement Value: 0
 Land Value: 162000
 Fire District: 201
 Township Code: 5



One Inch = 50 Feet

