



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-4621, Ext. 34

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart W. Bass, Planning Director

SUBJECT: Wastewater Allocation Request
Randolph Development Group, LLC

DATE: June 20, 2012

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

The request is for an allocation of 800 gallons of wastewater capacity to construct a spec building for Phase 2 of the Bojangles Conditional Zoning project.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed request for wastewater allocation in the amount specified.

Town Hall ~ 635 East Street ~ Pittsboro, NC 27312
Email: swbass@pittsboronc.gov
Phone: (919) 542-4621, ext. 34
Fax: (919) 542-7109

Town of Pittsboro
 Approved Wastewater Allocation Requests
 2012 - 2013

Name	Development		Allocation		Allocation		Acreage		Parcel	
	Type	Date	GPD	Amount	ID Number	Location	Amount	ID Number	Location	
Whispering Meadows	Residential	02/13/12	5,280	14.23	7713	NC 87 ByPass South				
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				
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 Allocation			22,340							



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June 19, 2013

Mr. Stuart Bass
Town of Pittsboro
Planning Director
P.O. Box 759
Pittsboro, North Carolina 27312

RE: Phase 2 Commercial/Retail Parcel
Supplemental Request for Water and Sewer Allocation

Dear Mr. Bass:

This letter is to request allocation of 800 gallons per day for 8,000 square feet of commercial/retail area associated with Phase 2 of the Randolph Development Group, LLC development. Previously, the Town authorized allocation of 3,000 gallons per day for the Bojangles restaurant facility for Phase 1. The request for 800 gallons per day is for water and sanitary sewer capacity in order to serve Phase 2. The 8,000 square foot commercial/retail facility is located at the intersection of Russett Run (SR1658) and US 15-501 North within the same parcel as Bojangles'.

Attached to this letter is a site plan that addresses the requested information identified in the "Resolution Establishing Administrative Policies and Procedures For The Allocation Of Wastewater Capacity For The Town Of Pittsboro Wastewater Treatment Plant" Section 2.31 and as follows:

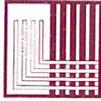
- The amount of water capacity requested is 800 gallons/day. (see attached calculation)
- The amount of sanitary sewer capacity requested is 800 gallons/day. (see attached calculation)
- The location of the project is outside the Town limits but within the ETJ (see Exhibit 1).
- Exhibit 2 shows the site plan for the Bojangles' (Phase 1) and additional commercial/retail building (Phase 2) and it will be constructed in two phases.
- Exhibit 3 shows both the existing and proposed utilities. The water service shall be connected to an existing 6-inch main along the north side of Russett Run Road (or from the 16-inch main east of US 15-501) and will be a 1-1/2-inch service line. The sewer line shall be connected to a proposed public sewer outfall that will extend from the southern side of Russett Run Road from the existing pump-

Research Triangle Park, NC

Post Office Box 14005
Research Triangle Park,
North Carolina 27709
2905 Meridian Parkway
Durham, North Carolina 27713
800-733-5646
919-361-5000
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Charlotte, NC

6701 Carmel Road
Suite 205
Charlotte, North Carolina 28226
800-733-5646
704-527-0800
704-527-2003 Fax



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station. The public outfall will be an 8-inch main and will extend to the project site and provide a 4-inch service to the building.

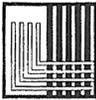
- Design of the storm water management system for the commercial/retail site will meet both local and state standards for water quality and quantity control.
- The commercial/retail facility will use “low-flow fixtures” for water conservation but it is not feasible to seek a connection to the Town’s water re-use system because it is not available near the project site.

We hope the information presented will be satisfactory for consideration of the requested capacity. Please call or email me, if there are any additional questions or clarifications needed.

Sincerely,

THE JOHN R McADAMS COMPANY, INC

Jonathan Moore, P.E.
Director, Land Development



PROJECT NUMBER SPEZ-12150 DATE JUNE 19, 2013 BY J. MOORE

CLIENT _____ PROJECT PHASE 2 - PITTSBORO

SUBJECT WATER / SEWER CAPACITY ANALYSIS

Flow Calculation - Phase 2

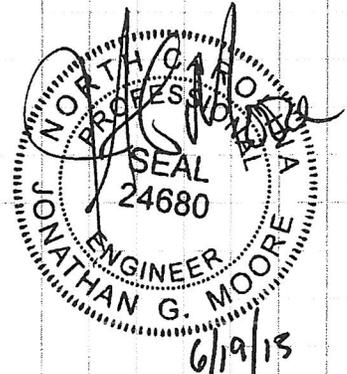
USE: 8,000 SQUARE FEET COMMERCIAL / RETAIL
(NO FOOD SERVICES)

PER N.C. DENR:

STORES AND SHOPPING CENTERS WILL GENERATE
100 GAL / 1,000 SQUARE FEET

Flow Estimate

$$8,000 \text{ SF} * \frac{100 \text{ GAL}}{1,000 \text{ SF}} = \underline{800 \text{ GALLONS}}$$



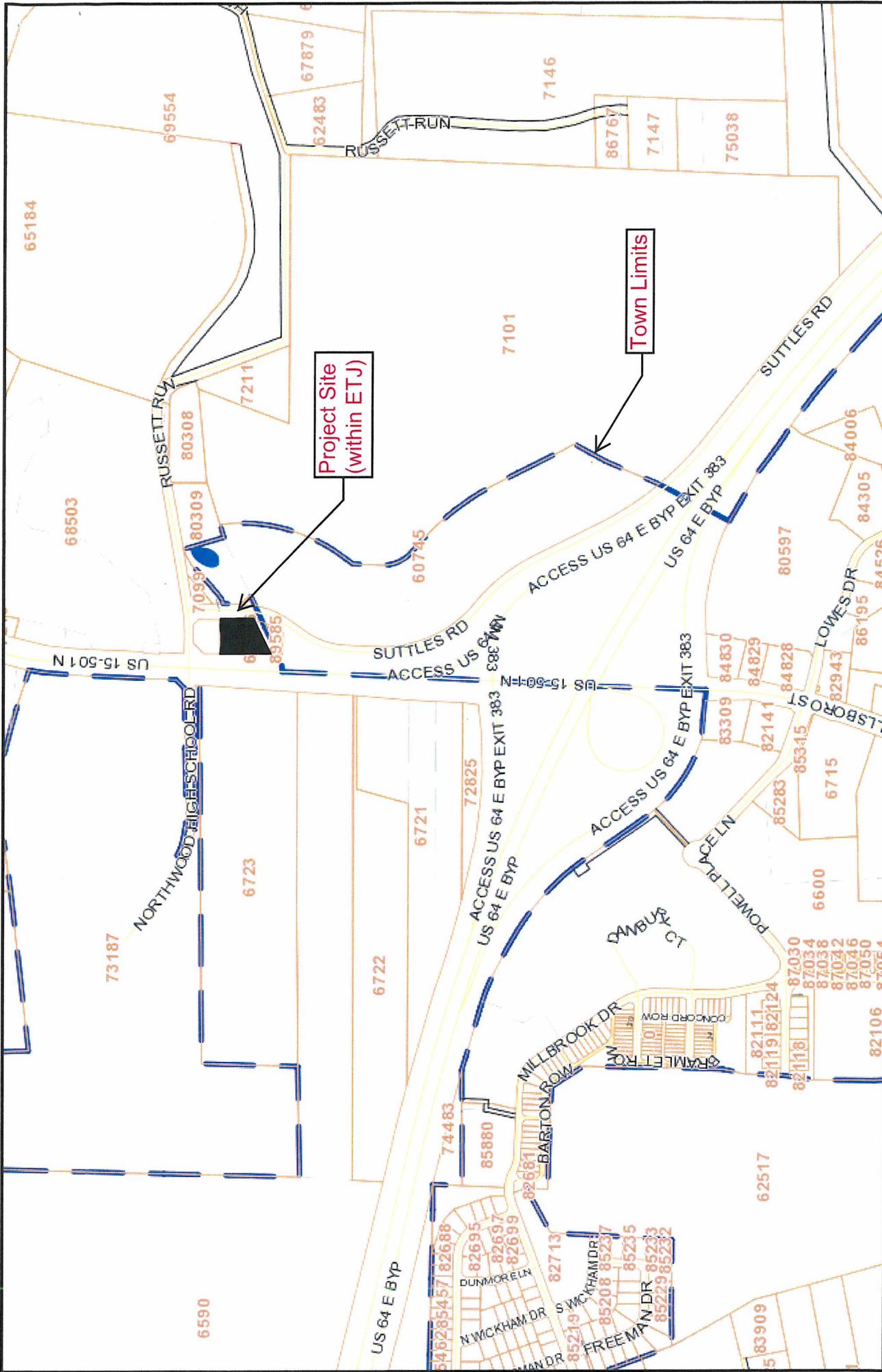


Exhibit 1

One Inch = 800 Feet

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.

Existing 6-inch
waterline and
proposed
1-1/2 service
connection to
restaurant

Proposed public 8-
inch gravity sewer
main

Existing 4-inch
force main

Proposed
Phase 2 site

Existing 16-inch
waterline

Existing
pumpstation

PS

