City of Goldsboro
Planning Commission
Agenda for March 31, 2025

The Commission

William Rose Jr. - Chairperson

Ronald Waters – Vice Chairperson -
Wayne County & ETJ Representative

Duke Cox

Kevin Brown

Viola Figureoa

Glenn Barwick

Shirley Edwards -
Wayne County & ETJ Representative

The Staff

Mark E. Helmer, AICP, CFM, Planning Director

Kenny Talton, MPA, Assistant Planning Director

Roy Publico, Senior Planner

Paul Saylors, Planner I

Holly Jones, Planning Executive Assistant

GOLDSBORO
BE MORE DO MORE SEYMOUR
North Carolina

GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
MONDAY, MARCH 31, 2025

(Please turn off, or silence, all cellphones upon entering the meeting.)

1. **Call to Order**

2. **Roll Call**

3. **Adoption of the Agenda**

4. **Approval of Meeting Minutes**

   4.1 Approval of Meeting Minutes for November 25, 2024

5. **Board of Adjustment Items for Public Hearing**

   (All witnesses must be sworn in.)

   5.1 BOA-1-25 Philip A. Baddour, Jr.; Variance Request- Section 5.3 Conventional District Dimensional Tables and Standards of Goldsboro Unified Development Ordinance.

6. **Planning Commission Items**

   6.1 CZ-01-25 Heritage Downs (Residential-12/Residential-9 to Residential-6 Conditional Zoning) – Located on the southeast side of S. Harding Dr. between Hwy. 70 East (N. Spence Ave.) and W. New Hope Rd.

   6.2 GZ-01-25 (7Brew Coffee) Mark Huonder (Office and Institutional-1 to General Business) – Corner of N. Berkley Blvd. and Ridgecrest Dr.

7. **Reports of Officers and Committees**

8. **Adjournment**

The City of Goldsboro will make reasonable accommodations for access to City services, programs, and activities, and will make special communication arrangements for persons with disabilities. Please call (919) 580-4330 by noon on the Thursday prior to the meeting to make arrangements.

MINUTES OF THE REGULAR MEETING OF
THE GOLDSBORO PLANNING COMMISSION
NOVEMBER 25, 2024

The Planning Commission of the City of Goldsboro, North Carolina, met in Regular Session in the Large Conference Room of City Hall Chambers, City Hall, 214 North Center Street, at 6:00 p.m. on November 25, 2024.

Commission Present:
Mr. William Rose Jr. – Chairman
Ms. Shirley Edwards
Mr. Glenn Barwick
Ms. Viola Figueroa
Mr. Kevin Brown

Absent:
Mr. Ronald Waters
Mr. Duke Cox

Staff Present:
Kenny Talton, Assistant Planning Director

Mr. Rose called the meeting to order at 6:07 p.m.

Action on Minutes
Ms. Shirly Edwards made a motion to approve the minutes for the meeting on September 30, 2024. The motion was seconded by Ms. Viola Figueroa and unanimously carried.

Request for Rezoning

CZ-11-24 WOOTEN DEVELOPMENT COMPANY; Office and Institutional (O&I-1)/Neighborhood Business (NB) to Neighborhood Business Conditional Zoning District (NBCZ)

The item was presented by Kenny Talton, Assistant Planning Director. The applicant was requesting a change of zone for the subject property from Office and Institutional (O&I-1)/Neighborhood Business (NB) to Neighborhood Business Conditional Zoning District (NBCZ) for the purpose of constructing a multi-tenant commercial retail center.

Area: 1.42 acres

Existing Use: The property is currently vacant.

According to Mr. Talton, the property is located at the corner of Maplewood Drive and N. Berkeley Boulevard. Adjacent uses include commercial retail and public assembly facilities to the north, Maplewood subdivision to the east and Brookdale, a senior living facility to the south.

Mr. Talton presented a Power Point presentation for the proposed conditional zoning request which included a required site plan.

There were no questions by the Planning Commission of staff regarding staff's report or the PowerPoint presentation.

Mr. Talton stated that staff did not distribute the proposed conditional rezoning request and accompanying site plan to members of the Technical Review Committee (TRC) and that if the request is approved by City Council, site plan approval will be required in accordance with the City of Goldsboro development regulations prior to the issuance of building permits.

Mr. Talton stated that Staff recommended approval of the rezoning request and accompanying site plan and that the following conditions for the conditional rezoning request were agreed to by the applicant and Goldsboro City Planning:

1. All uses within the Neighborhood Business Zoning District are permitted within the applicant's proposed Neighborhood Conditional Zoning District except for Bingo Parlors and Internet Cafés/Sweepstake Facilities-Electronic Gaming Operations.

Ms. Figueroa made a motion to approve the request. Mr. Glenn Barwick seconded the motion, and the motion unanimously carried.

Chairman Rose made a motion to approve the consistency statement in favor of the rezoning request. Mr. Brown seconded the motion, and the motion unanimously passed.

The second and final item of business was:

CZ-12-24 Belfast Road Operations Center / Duke Energy Progress Conditional Zoning Amendment for existing General Industry-2 Conditional Zoning District approved by Goldsboro City Council (CZ-17-23; Ordinance #2023-70)

According to Mr. Talton, the property is located on North side of Belfast Road, adjacent to, and east of, Interstate Highway 795.

The applicant was requesting an amendment to the existing General Industry (I-2) Conditional Zoning District for the purpose of constructing a telecommunication tower at the present site of Duke Energy Progress' Operations Center.

Mr. Talton stated that on December 4, 2023, Goldsboro City Council approved the applicant's request for conditional rezoning of subject property from Residential (R16), General Business (GB) and General Industrial (I-2) to General Industry Conditional Zoning District (I2CZ) limiting the use of the property to office space, warehouse space, a covered garage area and an outdoor storage laydown and training yard.

Mr. Talton conducted a Power Point presentation of the proposed conditional zoning request. Afterward, Ms. Amy Crout, attorney representing Duke Energy Progress, conducted a Power Point presentation on behalf of the applicant.

In summary, Ms. Crout advised the Planning Commission that the proposed tower is an important part of Duke Energy Progress' day-to-day operations and is required to support Duke's SmartGrid, the new generation of energy grid supported by digital technology. This upgrade will provide additional security for Duke Energy Progress' assets, as the tower will securely transmit data to and from operation centers/substations and support the smart technology improvements made to increase reliability and quality of service to customers. The tower also provides an essential communication function following major storms using Duke's Land Mobile Radio system—a tool that Duke's first responders use to help make repairs to its critical infrastructure when restoring service to customers. The proposed Operations Center and tower will enhance Duke Energy Progress' ability to supply power efficiently and safely throughout the region and improve outage recovery times during storms with new smart technology. These uses will help support a smarter grid and will enhance public health and safety.

There were no questions by the Planning Commission of Staff regarding Staff's report, or both PowerPoint presentations by Staff and Ms. Crout.

Mr. Talton stated that Staff recommended approval of the rezoning request and accompanying site plan and that the following conditions for the conditional rezoning request were agreed to by the applicant and Goldsboro City Planning:

1. The telecommunications pole, as proposed and constructed in accordance with the approved site plan, shall be allowed as a permitted use as part of the Conditional Zoning approval, without the need for a separate Special Use Permit application or approval.
2. The proposed telecommunication pole will adhere to the standards of Section 5.5.4.J (Special Use Specific Regulations for Cell Towers and Co-Location Facilities), except as modified by this application. Specifically:
3. This application will be exempt from Approval Criteria # 1, #2, #3, and #4 of Section 5.5.4.J, which relate to co-location.

4. Approval Criteria # 7 (related to security fencing) may be satisfied by the security fence proposed for the broader laydown yard which surrounds the proposed tower location.
5. No collocations by third parties shall be required on the pole.
6. The proposed tower may be relocated anywhere on the Property as a minor change to the approved plans, so long as the proposed location adheres to the applicable sections of Section 5.5.4.J of the UDO. Such a change would only require approval from the Zoning Administrator or a designee and does not require City Council approval. Further, the tower may be replaced by a new tower placed on the Property subject to the terms of this provision. In the event the tower is replaced, the existing tower shall be removed within ninety (90) days after the new tower becomes operational.
7. To enhance security of sensitive utility infrastructure, the applicant may utilize a non-opaque chain-link security fence (with barbed wire on top) in lieu of a solid or opaque fence.

Mr. Brown made a motion to approve the request. Ms. Shirley Edwards seconded the motion, and the motion unanimously carried.

Mr. Barwick made a motion to approve the consistency statement in favor of the rezoning request. Mr. Brown seconded the motion, and the motion unanimously passed.

There being no further business, Ms. Shirley Edwards made a motion to adjourn the meeting and Ms. Figueroa seconded. The motion unanimously passed.

Chairman Rose adjourned the meeting at 6:28pm.

_____
William Rose Jr.
Chair

_____
Kenny Talton
Assistant Planning Director

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 31, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT MEETING

TITLE: BOA-1-25 Philip A. Baddour, Jr.; Variance Request- Section 5.3 Conventional District Dimensional Tables and Standards of Goldsboro Unified Development Ordinance.

DEPARTMENT: Planning

BACKGROUND:
The property is located at the corner of Pineridge Lane and Hillcrest Drive and addressed as 125 Pineridge Lane, Goldsboro, North Carolina 27534. It is in the corporate limits of the City of Goldsboro. The property is zoned Residential (R-16). The Wayne County Tax Identification No. is 3519-23-0765. The property has a total frontage of 100 ft. along Pineridge Lane and 200 ft. along N. Hillcrest Dr. and a total area of approximately 20,000 sq. ft. or 0.46 acres.

The applicant is requesting a variance of Section 5.3 Conventional District Dimensional Tables and Standards of Goldsboro Unified Development Ordinance. Specifically speaking, the applicant is requesting a variance of the requirement that new construction meets the corner side setback requirement of 32 ft. in the Residential (R-16) Zoning District.

DISCUSSION:

Variances as stipulated in the North Carolina General Statutes Section 160A-388(d):

When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public, may not be basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Site Data:

The owners of the property are identified as Philip A. Baddour, Jr. and wife, Margaret B.

The subject property is located at 125 Pineridge Lane, Goldsboro, North Carolina.

The owners of the property propose to construct a 20 ft. x 32.5 ft. one-story addition (650 sq. ft.) to include a master bedroom, bathroom and closet to their existing 2,812 sq. ft. single-family dwelling.

The proposed addition would encroach 13.3 ft. into the required corner setback of 32 ft. in the Residential (R-16) Zoning District. The subject property is located at 125 Pineridge Lane, Goldsboro, North Carolina.

The subject property is located within Goldsboro's corporate limits.

City water and sewer services are available to serve the property.

The subject property is not located in a Special Flood Hazard Area.

The home and lot are located in an R-16 (Residential) zoning district.

Setbacks for the Residential (R-16) zoning district are as follows:

R-16 Residential Zoning District	
Front	40 ft.
Rear	25
Side	16 ft.
Corner Side	32 ft.
Minimum Lot width (Frontage)	100 ft.
Minimum Lot Area	16,000 ft.

FINDING OF FACT:

Planning staff make the following Finding of Fact as it relates to the variance request and Section 160A-388(d):

(1) "Unnecessary hardship would result from the strict application of the ordinance.

Finding: Applicant will suffer unnecessary hardship from strict application of the ordinance. Sufficient space is not available along the western property line to accommodate the proposed addition.

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

Finding: The hardship results from conditions that are peculiar to the property. Subject property is in an older subdivision developed prior to the adoption of City zoning regulations.

(3) The hardship did not result from actions taken by the applicant or the property owner.

Finding: The hardship does not result from actions taken by the property owner.

(4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved."

Finding: The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. Planning staff believe that the proposal would be in harmony with existing structures within the existing neighborhood. In addition, staff believe that the variance will not adversely affect neighboring property values. Lastly, staff believe that granting of the variance will not create safety issues or traffic concerns within the neighborhood.

CONCLUSIONS:

Based on the above findings, the City of Goldsboro's Board of Adjustment concludes the following:

(1) Unnecessary hardship would result from the strict application of the ordinance.
Approve___ Deny___

(2) The hardship results from conditions that are peculiar to the property.
Approve___ Deny___

(3) The hardship did not result from actions taken by the applicant or the property owner.
Approve___ Deny___

(4) The requested variances are consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
Approve___ Deny___

***NOTE: BEFORE GRANTING A VARIANCE, THE BOARD MUST TAKE A SEPARATE VOTE TO AFFIRM BY A (4/5) FOUR-FIFTHS MAJORITY ON EACH OF THE FOUR REQUIRED FINDINGS STATED ABOVE.**

A MOTION TO DENY A VARIANCE MAY BE MADE ON THE BASIS THAT ANY ONE OR MORE OF THE FOUR CRITERIA STATED ABOVE ARE NOT SATISFIED. SUCH A MOTION SHALL INCLUDE A STATEMENT OF THE SPECIFIC REASONS OR FINDINGS OF FACT THAT SUPPORT IT. THIS MOTION IS ADOPTED AS THE BOARD'S DECISION IF SUPPORTED BY A SIMPLE MAJORITY OF THE BOARD'S MEMBERSHIP.

BUDGET RELATIONSHIP:
N/A

STRATEGIC PLAN RELATIONSHIP:
N/A

STAFF RECOMMENDATION:
N/A

MANAGER'S RECOMMENDATION:
N/A

APPROVERS
Mark Helmer
Mark Helmer
Laura Getz
Matthew Livingston

GOLDSBORO
BE MORE DO MORE SEYMOUR

Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4313

Received Date: _____
Initials: _____

Application Fee: $350 (Includes advertisement fee)

BOARD OF ADJUSTMENT REQUEST APPLICATION

For Office Use Only:

Application Number: A-01-25 Date processed: 2-27-25

Fee Type: ☐ Cash ☑ Check # 5350 ☐ Credit Card Initials: HJ

Application is hereby made to the Board of Adjustment of the City of Goldsboro for the following: (Complete the following information):

☒ Variance ☐ Appeal Reasonable Accommodation? Yes ☐ No ☐

Property Address: 125 Pineridge Lane, Goldsboro, N.C. 27534

UDO provision, regulation or policy: Side setback, corner lot R-16

If requesting Reasonable Accommodation fill out the following:

The basis for the claim that the applicant is considered disabled or handicapped under federal law:

Explanation of why reasonable accommodation is necessary to make specific property available for the individual:

REASON FOR REQUEST – Explain clearly the reason for the request. Indicate the problem(s) you will experience in complying with the City development regulations. (Attach additional sheets if needed.)

see attached

Applicant (Print): Philip A. Baddour Jr

Applicant Address: 125 Pine ridge Lane **City,State,Zip:** Goldsboro, N.C. 27534

Applicant Phone: _____ **Applicant Email:** pbaddour@goldsborolawyers.com

Owner (Print): Philip A. Baddour Jr

Owner Address: 125 Pine ridge Lane **City,State,Zip:** Goldsboro, N.C. 27534

Owner Phone: cell 919-273-2797 · office 735-7275 **Owner Email:** pbaddour@goldsborolawyers.com

(If owner differs from applicant a Owners Authorization Form is required upon submission)

SIGNATURE REQUIRED

Philip A. Baddour Jr — *Applicant - Printed*

Philip A Baddour, Jr — *Applicant Signature* 2/25/2025 — *Date*

Addendum to Request Variance

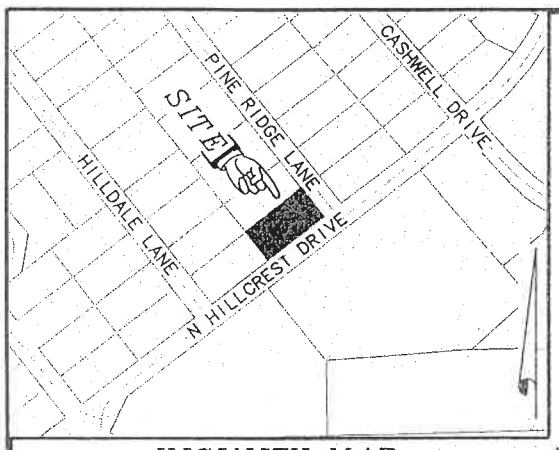
A variance to the zoning ordinance is requested so that we may build a one-story addition to our home that will be a master bedroom with a bathroom and closet. The proposed addition is 18.7 feet from our lot line. This property is zoned R-16. For a corner lot, the side setback is 32 feet. The proposed addition is being designed so that when completed it will have the appearance of being part of the house as originally constructed. There is really no other way for this addition to be added to our home since there is not room to do that on the other side of the house and the proposed addition would not be as aesthetically pleasing or as functional as if it were added to the rear.

Therefore, strict enforcement of the setback results in a unnecessary hardship. A copy of the site plan is attached to this application. The hardship results from the conditions that are peculiar to this property since the lot size of 100 feet by 200 feet. A 32-foot setback does not allow the building of a home that it similar in size to many other lots in this subdivision.

It should be noted that my neighbor across the street, Henry and Kim Smith, obtained almost the same variance that I am now requesting in order to build their existing home. Their lot has the same setback, and their home is located almost the same distance from their property line as I am now requesting. Furthermore, apparently the property of Ericka James and her husband at the corner of Hillcrest and Cashwell also obtained a variance since the construction of their home is even closer to the lot line then that of the Smith's and what I am now proposing.

I have talked with my neighbors to the rear, and they do not object to this variance. Likewise, Henry and Kim Smith do not object. It should be noted that an 8-foot masonry wall is constructed on the Hillcrest Drive side of this lot. I am not proposing an entrance from Hillcrest Drive. On the rear of my lot there is an 8-foot wood privacy fence. Apartments are constructed on the east side of Hillcrest. As a practical matter this proposed addition will have no effect, aesthetically or otherwise upon any of my neighbors. For the reasons stated above, the requested variance is consistent with the spirit, purpose, and intent of the regulations such that public safety is secured, and substantial justice will be achieved by the granting of this requested variance.

TOP



NOTES:

1. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER WAYNE COUNTY FIRM 3720351900K DATED 06/20/2018
2. SUBJECT PROPERTY IS SUBJECT TO ANY RESTRICTIONS, EASEMENTS AND RIGHT-OF-WAYS OF RECORD, IF ANY.
3. ROAD/STREET RIGHT-OF-WAY WIDTH SHOWN HEREON WAS DETERMINED FROM RECORDED DOCUMENTATION AS REFERENCED, EXISTING MONUMENTATION OR A DETERMINATION FROM NCDOT.
4. SUBJECT PROPERTY IS ZONED R-16.

REVISION MADE 2/17/25:
CORRECTED OWNERSHIP OF WOOD FENCE ALONG SOUTHEASTERN LINE OF LOT 26.

VICINITY MAP
NOT TO SCALE

P.C. D, SLD. 325

NORTH

46

45

26

25

(D)ECM

200.00'

SUBJECT PROPERTY'S WOOD FENCE APPEARS TO ENCROACH UPON ADJOINER AS SHOWN

N 35°36'00"W 100.00'

0.3'

RRSS IN CONCRETE

EIP

11.0'

0.8"BRICK FENCE

24.3'

14.5'

STORAGE

30.2'

12.0'

25'MBL

28.3'

13.8'

CAR IPORT

12.2'

±20,000 SQ.FT.
±0.4591 ACRE

400.00'TL.

32'MBL

PORTION OF DRIVEWAY TO BE REMOVED

18.8'

20.0'

9.7'

WOOD DECK

S 54°24'00"W 200.00'

32.5'

PROPOSED ADDITION

8.2'

37.8'

18.7'

20.0'

6.0'

SUBJECT PROPERTY'S WOOD FENCE APPEARS TO ENCROACH UPON ADJOINER BY ATTACHMENT AS SHOWN

EXISTING TWO STORY MASONRY DWELLING

37.8'

16'MBL

1.3'X1.3' BRICK COLUMN (TYPICAL)

42.7'

19.6'

200.00'

PORCH

CONCRETE DRIVEWAY

SIDEWALK

82.7'

40'MBL

AT&T BOXES AND METER BASE

0.8"BRICK LOW WALL

60.6'

N 54°24'00"E

100.00'

100.00'

EASTERN CORNER OF BRICK COLUMN IS THE PROPERTY CORNER

EIP

S 35°36'00"E 200.00'TL.

EIP

R/W

E

PL

HILLCREST DRIVE
(60'PUBLIC R/W, 31'B/B)

PINE RIDGE LANE
(60'PUBLIC R/W, 31'B/B)

R/W

R/W

LEGEND

EIP	EXISTING IRON PIPE
ECM	EXISTING CONCRETE MONUMENT
(D)	DISTURBED
RRSS	RAILROAD SPIKE SET
MBL	MINIMUM BUILDING LINE
TL.	TOTAL LENGTH
D.B.	DEED BOOK
PG.	PAGE
P.C.	PLAT CABINET
SLD.	SLIDE
T	TELEPHONE BOX/PEDESTAL
	POWER POLE
	INDICATES NO POINT SET
E	OVERHEAD ELECTRIC LINE
	WOOD FENCE
	SURVEYED BOUNDARY LINE
	SURVEYED TIE LINE
	NON-SURVEYED LINE
	RIGHT-OF-WAY LINE
R/W	RIGHT-OF-WAY
PL	PROPERTY LINE
	GUY WIRE

0' 15' 30' 60' 90'

SCALE: 1 INCH = 30' FEET

ADDRESS
125 PINE RIDGE LANE
GOLDSBORO, NC

CURRENT OWNER
PHILLIP A. BADDOUR, JR.
AND WIFE
MARGARET B. BADDOUR
D.B. 977, PG.266

NORTH CAROLINA PROFESSIONAL SEAL L-3354 SURVEYOR RICHARD M. BENTON

RICHARD M. BENTON, PLS

NORTH CAROLINA

I, RICHARD M. BENTON, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 977, PAGE 266 PLAT CABINET D, SLIDE 325 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY BEFORE ADJUSTMENTS WAS 1:10,000+, THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56 .1600) WITNESS MY HAND AND SEAL THIS 13 DAY OF FEBRUARY, A.D. 2025

I, RICHARD M. BENTON, CERTIFY THAT THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

BENTON & ASSOCIATES
LAND SURVEYING AND MAPPING
119 E. WALNUT STREET GOLDSBORO, N.C.
PHONE (919) 735-0440 FAX 735-0840
FIRM LICENSE NO. C-1705

SURVEY FOR

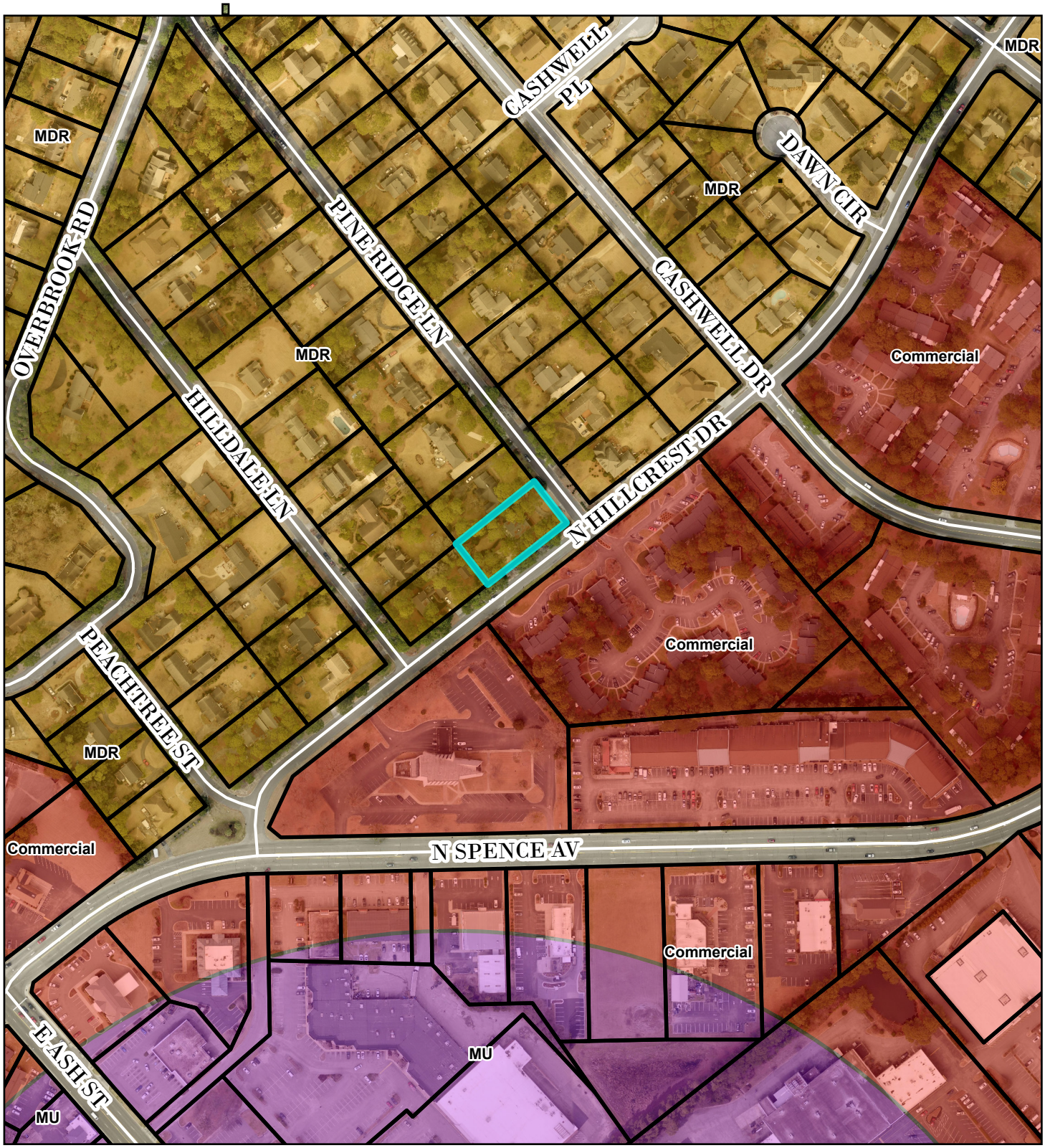
PHILLIP B. BADDOUR, JR

BEING ALL OF LOT 25 REVISED MAP OF PINE HILLS ESTATES AS RECORDED IN PLAT CABINET D, SLIDE 325 WAYNE COUNTY REGISTRY

TOWNSHIP WAYNE COUNTY NC

REFERENCE MADE TO DEED BOOK 977, PAGE 266

DRAFTER: JCD | FILE NO. 25-018



Case Number: BOA-01-24
Owner: Baddour Philip A JR
Applicant: Baddour Philip A JR
Request: Variance to corner side building setback
Property Address:
125 Pineridge Lane
NCPIN#: 3507807205

N

500 Feet

Legend

Future Land Use

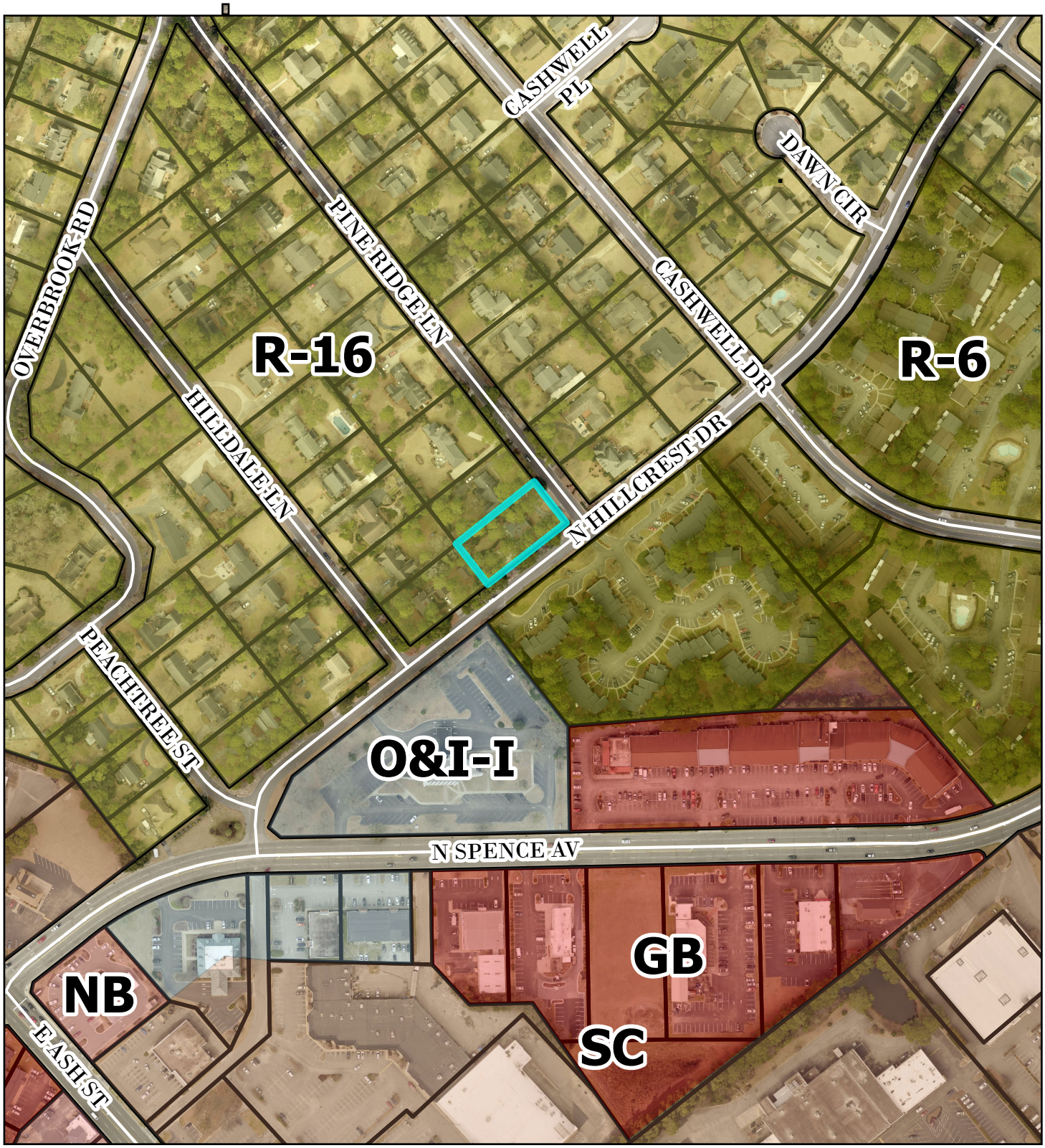
- Commercial
- Office and Institutional
- Industrial
- Conservation

Mixed Use

- Mixed Use - Downtown
- Mixed Use I
- Mixed Use II

Residential

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Rural Residential/ Agriculture



Case Number: BOA-01-24
Owner: Baddour Philip A JR
Applicant: Baddour Philip A JR
Request: Variance to corner side building setback
Property Address:
125 Pineridge Lane
NCPIN#: 3507807205

N

500 Feet

Legend

ZONING
CURRENT ZONING

- AB
- AG
- CBD
- GB
- HB
- I-1
- I-2
- IBP-1
- M
- NB
- O&I-I
- O&I-II
- O-R
- PUD
- RM-8
- RM-9
- SC
- R-12
- R-12SF
- R-16
- R-20
- R-20A
- R-40
- R-6
- R-9
- R-9SF
- <all other values>

PLANNING DEPARTMENT
Mark E. Helmer, AICP, CFM,
Planning Director

Notice Of Public Hearing

Notice is hereby given that the Board of Adjustment for the City of Goldsboro will conduct a public hearing during the course of their regular open meeting which starts at 6:00 P.M. on Monday, March 31, 2025, in the Large Conference Room, City Hall Addition, located at 200 North Center Street, to consider the following request.

> **BOA-01-25 Philip A. Baddour, Variance to the corner side building setback:** The applicant is requesting a variance to City of Goldsboro Unified Development Ordinance, Section 5.3 Conventional Districts Dimensional Table and Standards, 5.3.2 Residential Districts to allow for a 13.3 foot reduction to the required 30 foot corner side yard setback, for the construction of a single family dwelling addition on property located in a Residential R-16 zoning district. The property considered for approval is located on the west side of the intersection of Pine Ridge Lane and N Hillcrest Drive and is further identified as Wayne Co. Pin#: 3519230765.

All interested persons are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313 or online at www.goldsboronc.gov.

Adjacent Property Owners of
BOA-01-25

PIN	Owner Name	Address	City	State	Zip
3519139893	PATTERSON RAY T	123 PINERIDGE LANE	GOLDSBORO	NC	27534
3519136496	HAM NICK B	119 HILLDALE LN	GOLDSBORO	NC	27534
3519139913	BORDEN WILLIAM L	119 PINERIDGE LANE	GOLDSBORO	NC	27534
3519135672	WHITLEY JAMES	115 HILLDALE LN	GOLDSBORO	NC	27534
3519139603	NEWTON W D II	120 HILLDALE LN	GOLDSBORO	NC	27534
3519230765	BADDOUR PHILLIP A JR	125 PINERIDGE LANE	GOLDSBORO	NC	27534
3519233598	BARROW & BARROW OF GOLDSBORO LLC	1101 TIDALWALK DR	WILMINGTON	NC	28409
3519137789	EDWARDS EDWIN RAY	116 HILLDALE LANE	GOLDSBORO	NC	27534
3519136534	ROSADO DAVID A	117 HILLDALE LN	GOLDSBORO	NC	27534
3519138390	BLP2 LLC	658 N SPENCE AVE	GOLDSBORO	NC	27534
3519138741	HUMPHREY MARION JR	118 HILLDALE LN	GOLDSBORO	NC	27534

GOLDSBORO
BE MORE DO MORE SEYMOUR
North Carolina

PLANNING DEPARTMENT
Mark E. Helmer, AICP. Planning Director

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, BOA-01-25, were notified by first class mail on 3-10-25.

Mark E. Helmer
Signature

Wayne County, North Carolina

I, Holly D Jones **, Notary Public for Wayne County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the**

10 **day of** March **, 2025**

Holly D Jones
Notary Public Name

HOLLY D. JONES NOTARY PUBLIC WAYNE COUNTY, NC

My Commission expires on July 29, 2026
(Seal)

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 31, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT MEETING

TITLE: CZ-01-25 Heritage Downs (Residential-12/Residential-9 to Residential-6 Conditional Zoning) – Located on the southeast side of S. Harding Dr. between Hwy. 70 East (N. Spence Ave.) and W. New Hope Rd.

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: TBD
PARCEL: 3519-87-3233(portion of)/3519-88-1157/3519-88-3223/3519-88-5239/3519-88-7367
OWNER: Goldsboro Family YMCA, Inc.
APPLICANT: Starlight Homes c/o Bob Mishler

The applicant requests a change of zone from the Residential -12/Residential-9 Zoning District to the Residential-6 Conditional Zoning District to develop a new single-family detached neighborhood consisting of a maximum of 145 residential lots within the corporate limits of Goldsboro.

The Residential-6 Zoning District was established to accommodate both single and multi-family residential uses and to prohibit all activities of a commercial nature, except for certain home occupations. The minimum lot size is six thousand square feet for a detached single-family dwelling.

Area: 43.24 acres

SURROUNDING ZONING:

Adjacent Zoning and Land Uses		
North	R12/16	Vacant
South	R12/R16	Vacant
East	R16	Single-family detached
West	R9	Multi-family dwellings

LAND-USE PLAN:
The property is identified as within the Medium-Density land use category. Medium and High-Density Residential land uses have been provided in areas that have water or sewer service or where plans exist to extend water or sewer service. Although the requested Residential-6 Conditional Zoning District is not a corresponding zoning district in the Medium Density land use category, Goldsboro's Comprehensive Land Use Plan encourages higher density development where City water and sewer services are available.

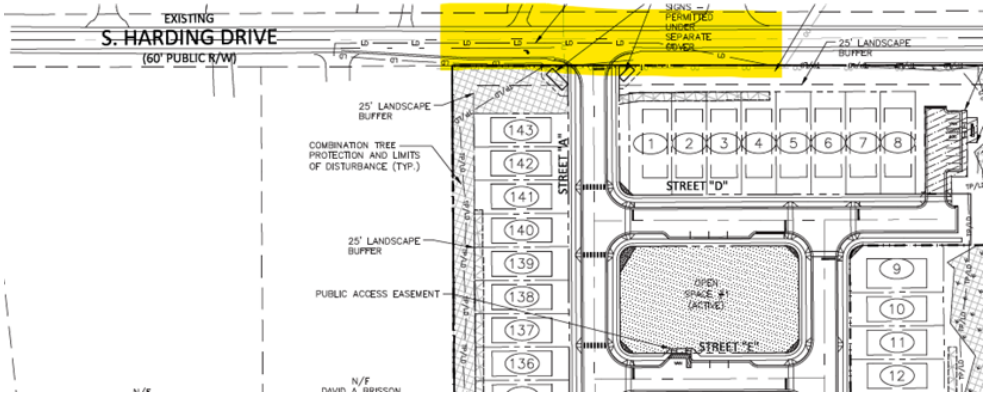
DISCUSSION:
The applicant is requesting a change of zone for the subject property from Residential-12 and Residential-9 Zoning Districts to Residential-6 Conditional Zoning District to construct a residential subdivision consisting of 143 lots.

Per NCGS 160D-102, a conditional zoning request is a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

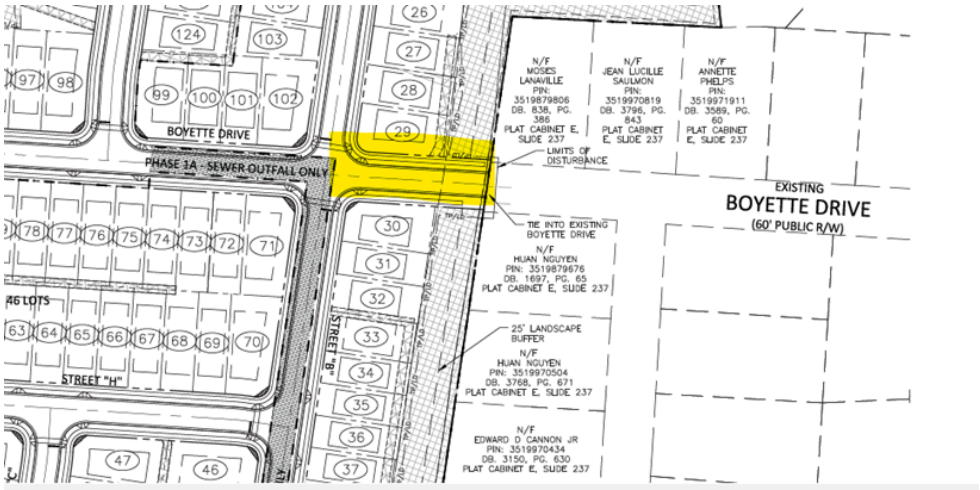
If a petition for conditional zoning is approved, the development and use of the property shall be governed by the ordinance requirements of the parallel Residential-6 Conditional Zoning District except those superseded by specific conditions, the approved concept plan, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district, and are binding on the property as an amendment to these regulations and to the Official Zoning Map. Should the applicant deviate from the minimum requirements of the proposed Residential-6 Conditional Zoning District, the deviations shall be identified on the concept plan for Council approval. Deviations are included in this staff report.

Existing Land Use: The majority of the site is vacant and formerly used for local YMCA outside recreational activities. Existing streams track near the eastern, southern, and western property boundaries and the floodplain extends into the site along the western boundary of the site. A 50 ft. Neuse River Basin riparian buffer is located on the eastern and southern boundaries, along the reformed stream.

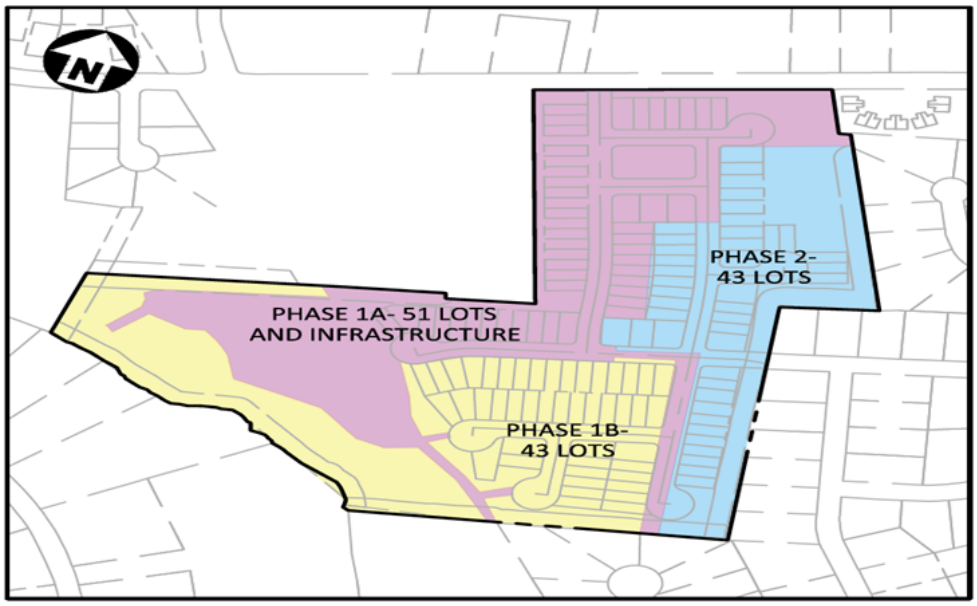
Access: Access to the site will be directly from two City-maintained streets, Harding Dr. and Boyette Dr. A right turning lane will be required from S. Harding Dr. into the front entrance of the subdivision in accordance with City Engineering standards.



The project will connect into this existing Boyette Drive stub street.



The proposed 143-lot subdivision will be constructed as a 3-phase infill residential development project which will be surrounded by a mix of existing residential housing types including multi-family and single-family development. Adjacent Office and Institutional uses include a church and a preschool/daycare center directly west of the site.



Density: 143 units/38.88 acres = 3.67 dwelling units/per acre

Min. lot size: 3,900 sq. ft.
Min. lot width: 39 ft.
Min. front setback: 20 ft.
Min. side setback: 5 ft.
Min. side corner setback: 16 ft.
Min. rear setback: 20 ft.
Max. building height: 3 stories

Required Open Space:

The proposed development will provide 11.51 acres of open space (26% of the gross site area). Open spaces will include both active (walking trails, playgrounds, outdoor grills, seating, and shade sails/structures) and passive (wooded areas, streams, wetlands) spaces. All open spaces will be held in common ownership, for the perpetual benefit of residents of the development by a HOA (Homeowners Association).

Required: 7.74 acres

Proposed: Passive-Approx. 10.74 acres
Active-Approx. 0.78 acres

Total: Approx. 11.51 acres

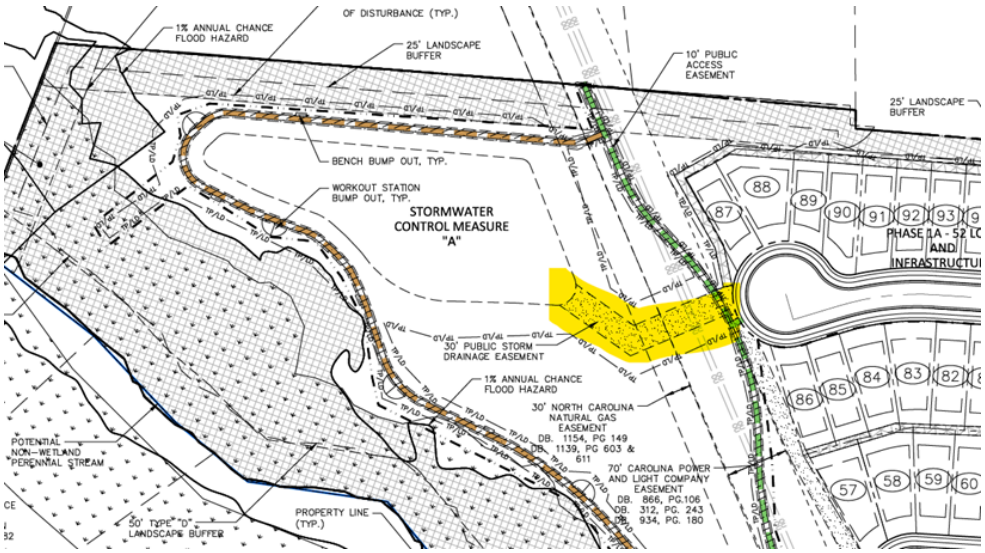
Parking:

Required: 2 per unit x 143 units = 286 spaces
Proposed: 286 spaces + 8 parallel spaces + 7 mail kiosk spaces = **301 parking spaces**

Utilities: City water and sewer are available to serve the site off S. Harding Drive.

Environmental Conditions: A portion of the project contains special flood hazard areas, protected blue line streams with riparian buffers and delineated wetlands. All proposed lots will be outside of these environmentally sensitive areas. These areas will be owned and managed by the homeowners association. The blue line stream crossing will meet the City of Goldsboro Standards and be permitted by the Department of Environmental Quality.

Storm Drainage: Surface or underground storm drainage facilities are proposed for all streets, driveways, and parking/loading areas. A proposed stormwater pond is required and has been identified for the site. It will be accessed by a 30 ft. wide utility easement granted to the City of Goldsboro for inspection purposes by Engineering staff.



Proposed public/private infrastructure:

Roadways : 4,769.3 linear ft. (Public)
Water mains: 4,728.79 linear ft. (Public)
Sewer mains: 4,600.63 linear ft. (Public)
Sidewalks: 9722.5 linear ft. (Public)
Trails: 2,632 linear ft. (Private)

Streets: The developer will be responsible for the construction of 60 ft. wide streets with pavement widths of 31 ft. back-to-back in accordance with City standards.

Sidewalks: 5 ft. wide internal handicap accessible sidewalks will be provided on both sides of the streets connecting residential dwellings to other destinations such as trails, greenways, playgrounds, mail kiosks, and other site amenities.

Street signs and lighting: Street signs and lighting will be provided for the subdivision in accordance with City standards.

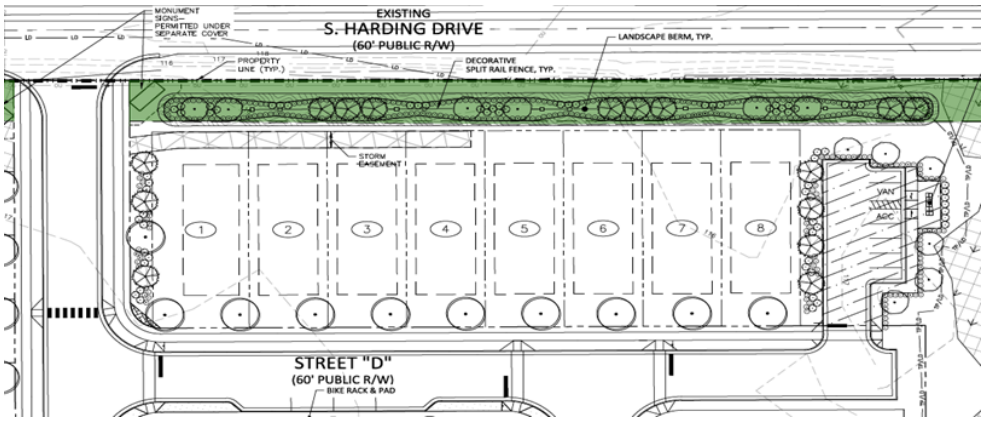
Utilities: All utilities will be required to be installed underground.

Interconnectivity: Interconnectivity has been identified for the site along the eastern property boundary at Boyette Dr.

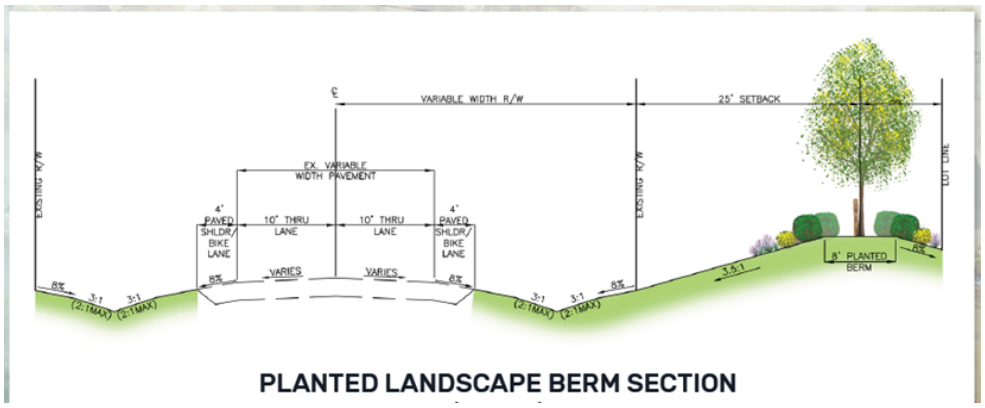
Mail kiosk and Parking: All residents will have access to a mail kiosk and seven (7) parking spaces to include two (2) handicap/van accessible spaces.

Subdivision signage: Two (2) monument signs are proposed and located at the entrance of the subdivision. Signs will be required to be located on private property, as well as not be located within sight triangles obstructing views of the motoring public.

Landscaping: The applicant has submitted a landscape plan that meets and exceeds the City's landscape ordinance. A 25 ft. wide landscape buffer will surround the entire development. Each residential lot will have one large tree installed in the front yard and any side lot abutting another street.



In addition, the applicant is proposing an earthen berm to be installed along the frontage of the subdivision adjacent to S. Harding Dr. The berm will be approximately 450 ft. in length and will include large trees, small trees, a variety of shrubs, and a split-rail fence.



Building Elevations: Building elevations have been submitted by the applicant. Each dwelling unit will be built in accordance with the North Carolina State Building Code.

Preliminary Subdivision Review and Approval
If the rezoning is approved, the applicant will be required to make application for preliminary subdivision. The technical review committee will review the plan for compliance with all City of Goldsboro Development standards and Condition of the zoning district. Planning staff will then issue preliminary subdivision approval. Site plan approval will be required before improvements can be authorized for the site and building permits are issued.

Conditions of the proposed R-6 Conditional Zoning District:

The following are agreed upon deviations from the minimum development standards of the City of Goldsboro Unified Development Ordinance. If the rezoning is approved by City Council, these deviations will become conditions of this R-6 Conditional Zoning District.

1. Side Building Setback: Proposed reduction from 8 ft. to 5 ft.
2. Rear Building Setback: Proposed reduction from 25 ft. to 20 ft.
3. Minimum lot size: Proposed reduction from 6,000 sq. ft. to 3,900 sq. ft.
4. Minimum lot width: Proposed reduction from 60 ft. to 39 ft.
5. Maximum Building height shall increased from 35 to 40 feet
6. Sidewalks will be provided on both sides of all proposed streets
7. Landscaped berm with increased landscaping on double frontage lots along South Harding Drive
8. Two decorative subdivision signs constructed of robust materials such as stone or similar solid masonry material
9. Active open space in the form of a landscaped neighborhood park with playground equipment
10. Active open space with improved walking trails, UDO does not require walking trails

The following architectural standards shall become conditions of the proposed R-6 Conditional Zoning District:

11. Shutters or window trim shall be provided on the front façade on all homes
12. The front facades of all homes will feature a minimum two (2) architectural features (from the following list): Horizontal siding, Board & Batten siding, Shake siding, Stone accent Brick accent or Balcony
13. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product applies to front and side elevations with right of way frontage.
14. Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.
15. All windows within a street facing facade utilizing siding materials shall either be set in full trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
16. All windows of a dwelling unit, except for accent windows and bay windows, shall feature a common muntin pattern, colonial pattern in half of each window.
17. All dwelling units shall have either a 2-car garage or a 1-car garage.
18. Garage doors shall have windows or decorative hardware.
19. A covered front porch is required for all dwelling units.
20. A minimum 6-feet deep outdoor patio shall be provided on all dwelling units.
21. All homes shall have minimum 12-inch eaves on two sides.
22. All corner lot units shall have a minimum of one window, facing the public right-of-way.
23. To ensure visual variety and maintain aesthetic appeal, no home will feature the same exterior siding and trim color combination as a house directly adjacent or directly across the street from it.

The City Council may modify proposed conditions and add additional conditions if the requested conditions are deemed necessary to protect the public health, welfare and safety of the public. All other conditions placed upon the zoning district must be agreed upon by the applicant.

BUDGET RELATIONSHIP:
N/A

STRATEGIC PLAN RELATIONSHIP:
N/A

STAFF RECOMMENDATION:
Planning Staff opinion is that the conditional rezoning request is consistent with the recommendations of the Comprehensive Land Use Plan and Land Use Plan Map.

Planning Staff opinion is that the City of Goldsboro can provide for the public's safety and meet transportation and utility demands for the subject property while maintaining sufficient levels of service to existing developments.

Planning Staff opinion is that the proposed R-6 conditional zoning district will not impair or injure the health, welfare and safety of the public.

Planning Staff opinion is that the proposed R-6 conditional zoning district will address Goldsboro's housing shortage, offering increased housing options and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life.

Therefore, Planning staff recommends approval of the proposed R-6 Conditional Zoning District with all agreed upon conditions.

REQUIRED ACTION:
Refer to the attached worksheet and review the consistency and inconsistency statements. The Planning Commission shall vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the May 5, 2025 meeting.

MANAGER'S RECOMMENDATION:
N/A

APPROVERS
Mark Helmer
Mark Helmer
Laura Getz
Matthew Livingston

CITY OF GOLDSBORO PLANNING COMMISSION
CZ-1-25 HERITAGE DOWNS
WORKSHEET

Pursuant to NCGS 160D-604(d), when the Planning Board (Planning Commission) is conducting a review of a proposed zoning text or map amendment, the Planning Board (Planning Commission) shall advise and comment on whether the proposed action is consistent with the City of Goldsboro Land Use Plan. The Planning Board (Planning Commission) must provide the City of Goldsboro City Council with a written recommendation that addresses plan consistency or inconsistency, and other matters as deemed appropriate by the Planning Board (Planning Commission).

Consistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be consistent with the Medium land use designation. The City of Goldsboro Planning Commission finds that the rezoning request is reasonable and in best public interest due to the fact that the proposed zoning and land use are compatible with the Comprehensive Land Use Plan and Land Use Plan Map. In addition, the City of Goldsboro will be able to provide sufficient public safety and meet transportation and utility demands for the subject property while maintaining sufficient levels of service to existing developments. Staff believes that the proposed rezoning will not impair or injure the health, safety and general welfare of the public. Lastly, the proposed conditional rezoning and land use request will address Goldsboro's housing shortage, offering increased housing option and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life. The City of Goldsboro Planning Commission recommends approval of the rezoning request to the Goldsboro City Council.

Voting Record for Recommendation:

Yes_____ No _____

Inconsistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the Medium land use designation and finds that this rezoning, if executed, would have a negative impact on the public. The City of Goldsboro Planning Commission deems this proposed rezoning to not be appropriate and does not recommend approval to the City of Goldsboro City Council. The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the land use plan. The City of Goldsboro Planning Commission recommends denial of the rezoning request to the Goldsboro City Council.

Voting Record for Recommendation:

Yes_____ No _____

GOLDSBORO
BE MORE DO MORE SEYMOUR

City of Goldsboro
Planning Department
2000 North Center Street
Goldsboro, NC 27530

CONDITIONAL ZONING APPLICATION

Development Name: Harding Drive

Proposed Use: Single Family Residential

Project location or address: S. Harding Drive

Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN#	TAX ID#
3519881157, 3519883223, 3519885239, 3519887367, 3519873233	

Project type? ■ Single Family ☐ Townhouse ☐ Multi-Family ☐ Non-Residential ☐ PUD/Mixed Use

PROPERTY OWNER INFORMATION

Name: Goldsboro Family YMCA INC

Address: 1105 Parkway Drive Goldsboro, NC 27534

Phone: | Email:

OWNER/DEVELOPER INFORMATION

Company Name: Starlight Homes | Contact Name: Bob Mishler

Address: 900 Ridgefield Drive, Suite 335 Raleigh, NC 37609

Phone: 919-422-7663 | Email: bob.mishler@ashtonwoods.com

CONSULTANT/ENGINEERING FIRM

Company Name: McAdams | Contact Name: Sarah Van Every

Address: 621 Hillsbrough Street, Suite 500, Raleigh NC 27603

Phone: 919-613-9500 | Email: vanevery@mcadamsco.com

ZONING INFORMATION

Existing Zoning District: R12, R9 | Proposed Zoning District: R6 Conditional Zoning

If more than one district, provide the acreage of each:

Overlay District? ☐ Yes ■ No | Inside City Limits? ■ Yes ☐ No

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf	0 ac / 0 sf	Flood Hazard Area	☒ Yes ☐ No
Proposed Impervious Surface acres/sf	10.94 ac / 476,546.4 sf	Neuse River Buffer	☒ Yes ☐ No
Watershed Protection Area	Lower Neuse River	Wetlands	☒ Yes ☐ No
FEMA Map Panel	3720351900K dated 6/20/18	Base Flood Elevation	112.9'

SITE DATA

Total # of single-family lots	137	Total densities per zoning district	3.56 dua
Total # of townhouse lots	0	Acreage in active open space	1.12
Total # of all lots	137	Acreage in passive open space	10.73
Linear feet of new roadways	4,769.53	Linear feet of new sewer mains	4,600.63
Linear feet of new water mains	4,728.79	Linear feet of new sidewalks	9,722.5
Proposed sewer allocation	41,100 GPD	Linear feet in new trails	2,632

SIGNATURE BLOCK (Applicable to all Developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the City.

I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project conforms to all application requirements applicable with the proposed development use.

Signature See Attached Date

Signature Date

APPLICATION FEES

Conditional Zoning (4 paper copies & digital copies of all required plans and applications) $550

OWNER AUTHORIZATION

I hereby give CONSENT to Bob Mishler, Starlight Homes (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me, or my agent, will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further consent to the City of Goldsboro to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

Signature of Owner _____ ***Printed Name of Owner*** Goldsboro Family YMCA INC

_____

(State)

_____

(County)

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

See Attached

Witness my hand and notarial seal this the _____ day of _____ 20_____.

Notary Public: _____

(Printed Name)

_____

(Signature)

(Seal)

County of Commission: _____

Commission Expires: _____

GOLDSBOR
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BE MORE DO MORE
SEYMOUR

North Carolina

Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4313

CITY OF GOLDSBORO
OWNER'S AUTHORIZATION

IF the owner(s) of this subject property are giving authorization for someone else to apply for an application with the City of Goldsboro, for any of the following City of Goldsboro applications: Please check the applicable box(es):

X] Rezoning	Site Plan	[3 Board of Adjustment - Variance
[X Subdivision	Ospecial Use Permit	Home Occupation Permits

This authorization must be completed and submitted at time of application. I/(WE)

Goldsboro Family YMCA INC hereby certify that 1/(WE)
(Name of owner(s) of subject property) am/(are) the Owners of the property legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:

Starlight Homes, Bob Mishler to submit an application

(Name of Company and Authorized Representative)

to the City of Goldsboro, NC for My/(OUR) property as listed below.

Wayne County Parcel Identification Number(s): Property Address:

3519873233, 3519881157, 3519883223, S Harding Drive 3519885239

Mark A. Pertchott — Property Owner — Print

Property Owner Signature — 10/21/2024 — Date

NOTARY STATEMENT

Sworn to and subscribed before me the a l day of
Notary Public in and for the State of

the 21 day of October, 2024
NC. County of Wayne

I, Jenn;€zr, Notary Public, do hereby certify that A. (name of individual(s)) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and seal this 21 day of Oct., 2024

Official signature of Notary

Jennifer Wright

Notary printed or typed name

official SEAL

My commission expires: 12/12/2024

Rev. 2 (12/08/2022

PROJECT NARRATIVE

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
- A statement showing the proposed density of the project with the method of calculating said density shown;
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
- List of deviations from the town's minimum UDO requirements.
- List of improvements that exceed the town's minimum UDO requirements.
- Expected sales, rental prices
- Architectural standards if applicable.

INFORMATION TO BE PROVIDED ON PLAN

The City of Goldsboro Site Plan Requirements can be found in Appendix A of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the Planning Director:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records ☐ Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by meets and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show all existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.

- [x] Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television
- [x] Existing open space and any other common areas.
- [x] Existing parking and loading areas.

Proposed Conditions:

- [x] All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii.
- [x] The total quantity of parking spaces required, and the total quantity of parking spaces provided. Indicate uses of buildings.
- [x] Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements.
- [ ] Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- [x] Sidewalks, trails and other pedestrian ways with locations, dimensions, and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- [x] General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable.
- [x] Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- [x] Location of all US Clean Water Act Section 404 wetland areas, detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- [x] Location of all proposed common areas.
- [x] All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- [x] Distance between buildings and height of buildings.
- [ ] Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- [ ] Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- [ ] Proposed building elevations and floor plans, if applicable.
- [ ] Conceptual traffic impact analysis.
- [x] Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- [x] Conceptual stormwater management provisions.
- [x] Total impervious surface square footage and percentage calculations for all development.
- [ ] Conceptual site lighting plan:

☐ Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.

☐ Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 6.3, Landscaping, Screening and Buffer Standards. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed plantings should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.

☐ Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).

Additional Zoning Conditions

. Permitted uses:
JSE CATEGORY: HOUSEHOLD LIVING
pecific Use R-6
ingle Family P*

Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the pecific standards of the Garner Unified Development Ordinance

. There shall be a maximum of 140 dwelling units.
. A Homeowners Association (HOA) shall be established in accordance with the Town of Goldsboro Land Development Ordinance. HOA documents must be recorded with the first final plat.

menity and Common Area Commitments

. One (1) active open space shall be provided in the development. Open Space programming shall include a minimum of outdoo grills, seating, tot lot/playground and shade sails/structure.
. Minimum 2,600 lf of private trail network with fitness 'bump outs' shall be provided in the development.

rchitectural Commitments

. Building height 3-stories, maximum.
. Shutters or window trim shall be provided on the front façade on all homes.
. The Front facades of all homes will feature a minimum two (2) architectural features (from the following list):
. Horizontal siding
. Board & Batten siding
. Shake siding
. Stone accent
. Brick accent
. Balcony

. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage.
0. Any cantilevered projection shall have cosmetic brackets or shelf supports directly underneath them.
1. All windows within a street facing facade face utilizing siding materials shall either be set in full trim at least equivalent to 1x4 board or feature decorative sills and pediments.
2. All windows of a dwelling unit, with the exception of accent windows and bay windows, shall feature a common muntin patter
3. All dwelling units shall have either a 2-car garage or a 1-car garage.
4. Garage doors shall have windows or decorative hardware. A minimum of two garage window styles and two garage hardware styles shall be included in the development.

Harding Drive Assemblage STL24001

R6 Conditional Zoning Narrative

Contact Information

Owner: Goldsboro Family YMCA INC

Authorized Agent: Starlight Homes, Bob Mishler

Engineer: McAdams, Matthew Foy, PE

Planner: McAdams, Sarah Van Every, AICP

Site Data

Address: S. Harding Drive

Current zoning: R9, R12

Parcel Size: 45.98 acres

PINs: 3519881157, 3519883223, 3519885239, 3519887367, 3519873233

Legal Descriptions: See attached

General Information

Development Name: S. Harding Drive Assemblage

Proposed lots: 137

Open Space dedication: 11.85 acres

ROW dedication: 7.47 acres

Density

Proposed Density: 3.56 dwelling units per acre

Caluculation Method: Number of units/net acreage

Proposed Infrastructure

Roadways: 4,769.53 lf of public roadway

Water mains: 4,728.79 lf

Sewer mains: 4,600.63 lf

Sidewalks: 9,722.5 lf

Trails: 2,632 lf of private trail

Length of each expected sewer allocation: 41,100 GPD

Neighboring Property Concerns

No known concerns from adjacent properties.

Adjacent Land Use

Compatibility: The subject property is an infill site surrounded by a mix of residential housing types, including single-family attached and detached, and multi-family. The proposed single-family residential development is compatible to the adjacent land use.

Environmental impacts: The majority of the site is vacant with tree stands primarily along the perimeter buffer.

Mitigation: There is a 50' Neuse River Basin buffer on the eastern boundary along the reformed stream. Additional development west of the existing transmission easement has been limited to passive open space, including a trail and benches.

Provide justification that the proposal will not place excessive burdens

Proposed development will not place excessive burdens to the City of Goldbsoro. Careful and thoughtful design has avoided road extension and development toward the stream (along the western boundary).

Open Space

Description: The proposed development will provide 11.73 acres of open space. Open Space programming includes outdoor grills, seating, and shade sails/structures. Additional detail will be provided during subdivision process.

Ownership and Maintenance: All open space shall be owned and maintained by the HOA.

Development Schedule

Phasing: The subsequent subdivision development is intended to be developed in one phase.

Deviations

Side setback: Proposed reduction from 8' to 5'

Corner side setback: Proposed reduction from 16' to 10'

Rear setback: Proposed reduction from 25' to 20'

Minimum lot size: Proposed reduction from 6,000 sf to 3,900 sf

Minimum lot width: Proposed reduction from 60' to 39'

Improvements

Sidewalks on both sides of all internal streets.

Private trail along the western side of the development.

Maximum density of 3.7 dua.

Expected sales/rental prices

The intent is to provide a quality housing choice for Goldsboro residents.

Architectural standards

The proposed conditional zoning proffers several architectural standards, including the following:

1. Building height 3-stories, maximum.

2. Shutters or window trim shall be provided on the front façade on all homes.

3. The Front facades of all homes will feature a minimum two (2) architectural features (from the following list):
   a. Horizontal siding
   b. Board & Batten siding
   c. Shake siding
   d. Stone accent
   e. Brick accent
   f. Balcony

4. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage.

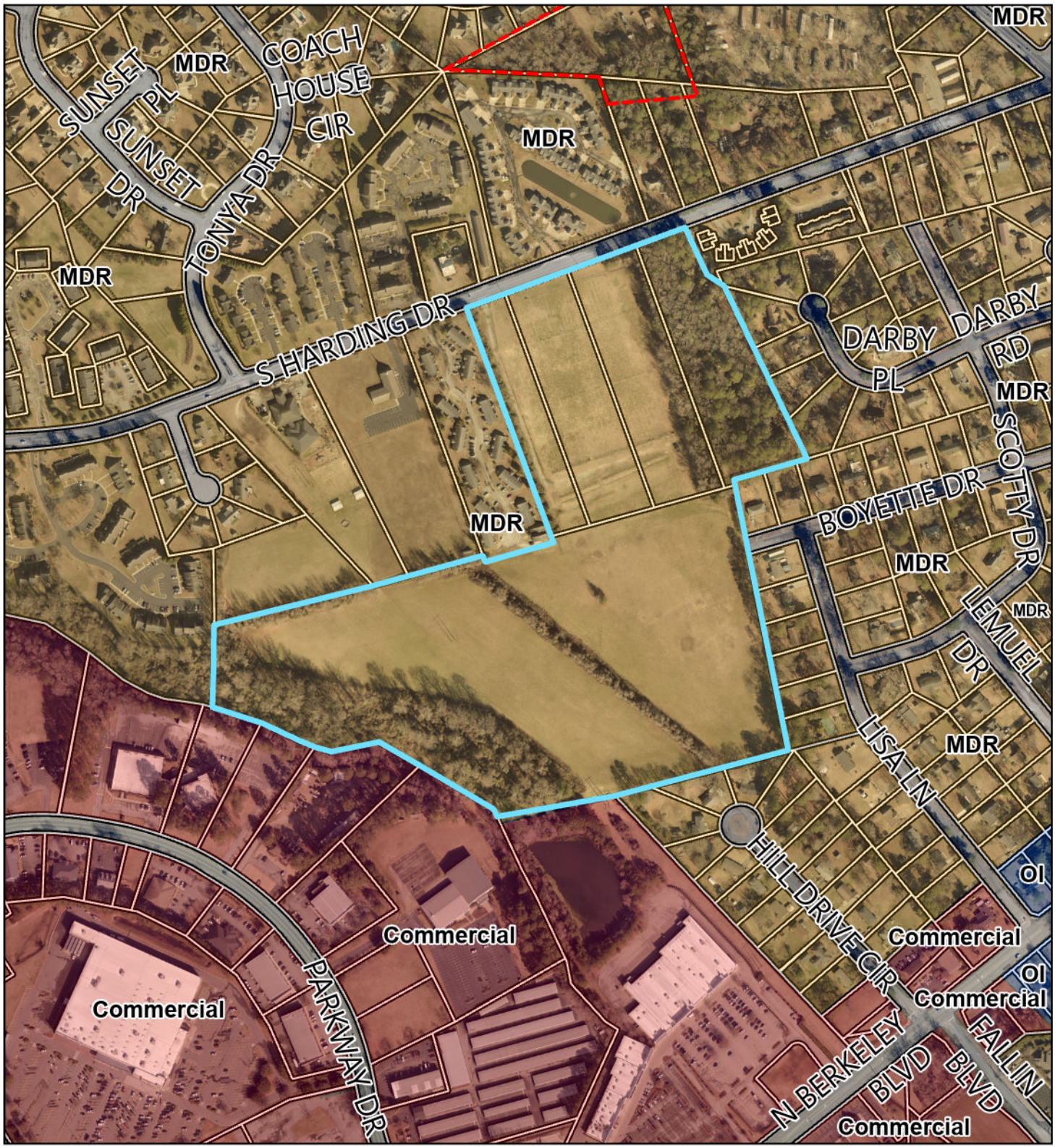
5. Any cantilevered projection shall have cosmetic brackets or shelf supports directly underneath them.

6. All windows within a street facing facade face utilizing siding materials shall either be set in full trim at least equivalent to 1x4 board or feature decorative sills and pediments.

7. All windows of a dwelling unit, with the exception of accent windows and bay windows, shall feature a common muntin pattern.

8. All dwelling units shall have either a 2-car garage or a 1-car garage.

9. Garage doors shall have windows or decorative hardware. A minimum of two garage window styles and two garage hardware styles shall be included in the development.



Case Number: CZ-01-25
Request: Rezone from R-12 & R-9 to R-6 Conditional zoning
Owner: Starlight Homes
Location: South Harding Drive

0 500 1,000 Feet

N

Legend

Future Land Use

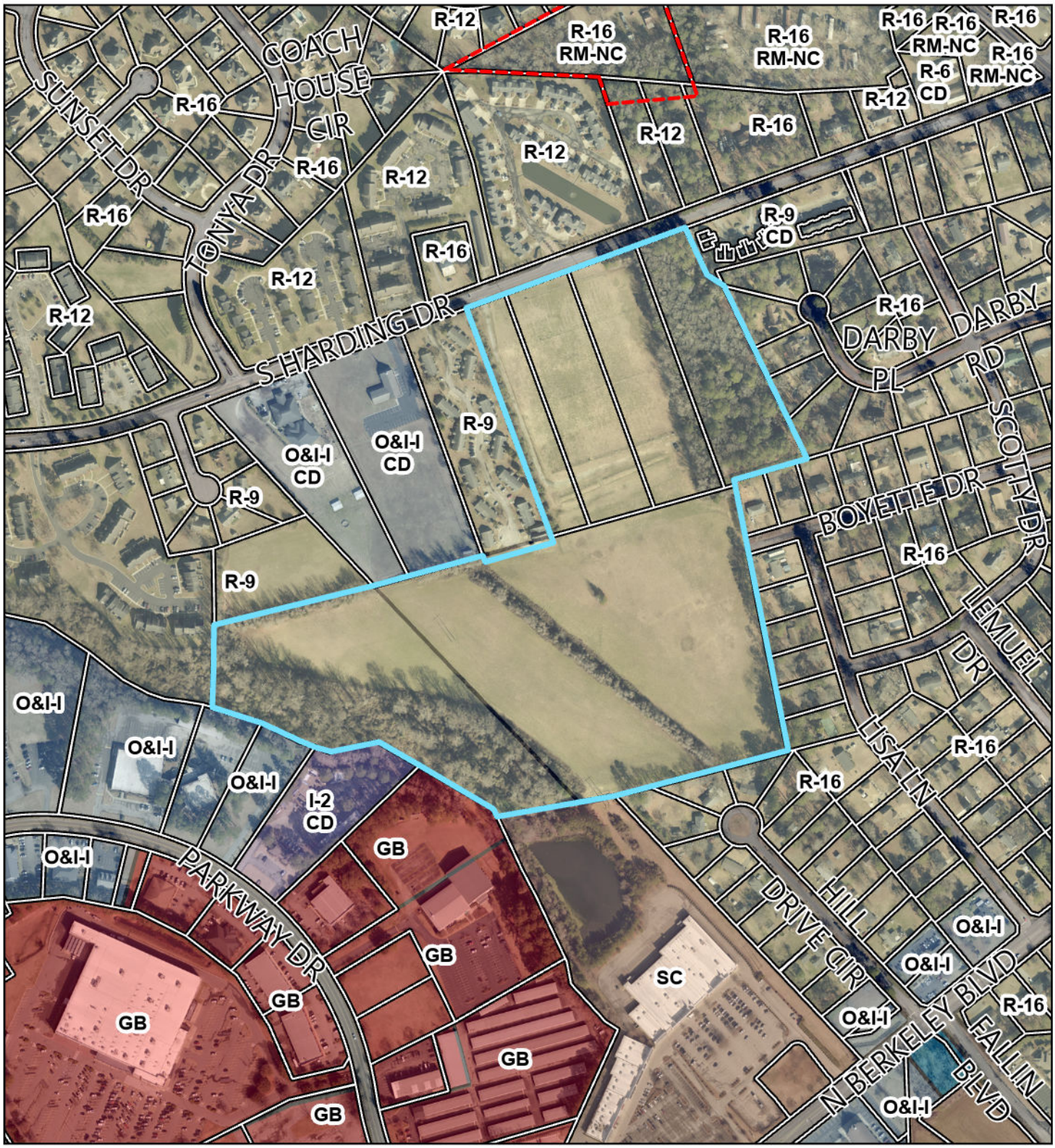
- Commercial
- Office and Institutional
- Industrial
- Conservation

Mixed Use

- Mixed Use - Downtown
- Mixed Use I
- Mixed Use II

Residential

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Rural Residential/ Agriculture



Case Number: CZ-01-25
Request: Rezone from R-12 & R-9 to R-6 Conditional zoning
Owner: Starlight Homes
Location: South Harding Drive

0 500 1,000 Feet

N

Zoning
- AB
- AG
- CBD
- GB
- HB
- I-1
- I-2

Legend
- IBP-1
- NB
- O&I-I
- O&I-II
- O-R
- R-12
- R-12SF
- R-16
- R-20
- R-20A
- R-40
- R-6
- R-9
- R-9SF
- RM-8
- RM-9
- SC

GOLDSBORO

BE MORE DO MORE
SEYMOUR

North Carolina

Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4313

CITY OF GOLDSBORO
OWNER'S AUTHORIZATION

IF the owner(s) of this subject property are giving authorization for someone else to apply for an application with the City of Goldsboro, for any of the following City of Goldsboro applications: Please check the applicable box(es):

X] Rezoning	Site Plan	[3 Board of Adjustment - Variance
[X Subdivision	Ospecial Use Permit	Home Occupation Permits

This authorization must be completed and submitted at time of application. I/(WE)

Goldsboro Family YMCA INC hereby certify that 1/(WE)
(Name of owner(s) of subject property) am/(are) the Owners of the property legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:

Starlight Homes, Bob Mishler to submit an application

(Name of Company and Authorized Representative)

to the City of Goldsboro, NC for My/(OUR) property as listed below.

Wayne County Parcel Identification Number(s): Property Address:

3519873233, 3519881157, 3519883223, S Harding Drive 3519885239

MARK A. Pentchoff — Property Owner — Print

Property Owner Signature — Date: 10/21/2024

NOTARY STATEMENT

Sworn to and subscribed before me the a l day of
Notary Public in and for the State of

the 21 day of October, 2024
NC. County of Wayne

I, Jenn;€zr, Notary Public, do hereby certify that A. (name of individual(s)) personally appeared before me this 21 day of Oct., 2024 and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 21 day of Oct., 2024

Official Signature of Notary

Jennifer Wright

Notary printed or typed name

JENNIFER WRIGHT
My Commission Expires
NOTARY PUBLIC
December 12, 2024
WAYNE COUNTY, NC

SEAL

My commission expires: 12/12/2024

Rev. 2 (12/08/2022

Zoning Conditions for S. Harding Drive Assemblage R-6

Permitted uses:

USE CATEGORY: HOUSEHOLD LIVING

Specific Use	**R-6**
Single Family	P*

*Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific standards of the Goldsboro Land Development Ordinance.

1. There shall be a maximum of 145 dwelling units.

2. A Homeowners Association (HOA) shall be established in accordance with the Town of Goldsboro Land Development Ordinance. HOA documents must be recorded with the first final plat.

Amenity and Common Area Commitments

1. One (1) Active Open Space shall be provided in the development. Active Open Space programming shall include a minimum of outdoor seating, landscaping, and an open play field.

2. Minimum 2,600 linear feet of private trail network with fitness stations shall be provided in the development.

Architectural Commitments

1. Building height 3-stories, maximum.

2. Shutters or window trim shall be provided on the front façade on all homes.

3. The front facades of all homes will feature a minimum two (2) architectural features (from the following list):
   a. Horizontal siding
   b. Board & Batten siding
   c. Shake siding
   d. Stone accent
   e. Brick accent
   f. Balcony

4. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage.

5. Any cantilevered projections shall have cosmetic brackets or shelf supports directly underneath them.

6. All windows within a street-facing facade utilizing siding materials shall either be set in full trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.

7. All front-façade windows of a dwelling unit, with the exception of accent windows and bay windows, shall feature a common muntin pattern, colonial pattern in half of each window.

8. All dwelling units shall have either a 2-car garage or a 1-car garage.

9. Garage doors shall have windows or decorative hardware.

10. A covered front porch is required on all dwelling units.

11. A minimum 6-feet deep outdoor patio shall be provided on all dwelling units.

12. All homes shall have a minimum 12-inch eaves on two (2) sides.

13. All corner lot units shall have a minimum of one window, facing the public right-of-way.

14. To ensure visual variety and maintain aesthetic appeal, no home will feature the same exterior siding and trim color combination as a house directly adjacent or directly across the street from it.

BufferYard Commitments:

Per table below, additional perimeter buffer width and plantings shall be provided:

Direction	**Adjacent to**	**Required buffer width**	**Provided buffer width**
North	Harding Dr	8’	25’
	PINs 3519774999 & 3519787052	15’	25’
	PIN 3519789182	10’	25’
	PIN 3519873233 (portion of to be recombined with PIN 3519774999)	15’	25
East	PIN 3519980842	10’	25’
	PINs 3519889569, 3519889456, 3519980326, 3519980266, 3519981135, 3519879806, 3519879676, 3519970504, 3519970434, 3519970364, 3519970285, 3519971115	15’	25’
South	PINs 3519868997, 3519867963, 3519866845, 3519971911, 3519970819, 3519879806	15’	25’
	PIN 3519866164	20’	25’
West	PIN 3519766657	20’	25’
	PIN 3519789182	10’	25’
	PIN 3519676771	10’	25’
	PINs 3519764877, 3519762982, 3519761938	50’	50’

HARDING DRIVE CONCEPT LAYOUT

SITE DATA TABLE

Parcels	3519881157, 3519883223, 3519885239, 3519887367, 3519873233 (portion of)
Site Area	Gross area: 43.24 AC R/W dedication: 7.36 AC **Net area: 35.88 AC**
Current Zoning	R-12, R-9
Proposed Zoning	R6-CZ Conditional Zoning
Watershed Classification	Lower Neuse River
River Basin	Neuse
FEMA Data	FIRM panels #3720351900K dated 06/20/2018
Existing Use	Vacant
Proposed Use	Residential
Density	143 Units / 38.88 AC = 3.67 DU/AC **Single-family detatched 28' = 143 units**
Setbacks (SFD 28') - Proposed R6	
Minimum Lot Size	3,900 SF
Minimum Lot Width	39'
Minimum Front Setback	20'
Minimum Side Setback	5'
Minimum Side Corner Setback	16'
Minimum Rear Setback	20'
Maximum Building Height	3 stories
Total Open Space	
Required	7.74 AC (Open space calculations account for 20% developed area not included in rights-of-way)
Proposed	± 10.74 AC - Passive ± 0.78 AC - Active **± 11.51 AC - Total**
Impervious Area	
Existing	0 AC
Proposed	±10.94 AC
Parking Data - Motor Vehicle	
Required	2/unit x 143 units = 286 spaces
Proposed	286 spaces 8 parallel spaces 7 mail parking spaces **301 spaces**

CONCEPT PLAN NOTES

01 Concept layout is for planning purposes only and is subject to verification of all assumptions shown.

02 All base file information taken from GIS is subject to change unless otherwise stated.

03 Site rezoning is subject to jurisdictional standards and schedules.

04 Streams and wetlands shown are subject to State and USACE verification.

05 On site information including site area, boundaries, density, open space, and tree conservation calculations are subject to change unless surveyed boundary is explicitly referenced on plans.

06 All assumptions shown herein are in accordance with current UDO standards as of the date shown on the plan. Changes to UDO standards, or jurisdictional text changes after that date may impact plan.

07 Sewer analysis needed to understand improvements required.

08 Storm drainage and grading analysis required to verify storm drainage requirements and improvements.

09 All storm ponds may be reduced or removed if Green Stormwater Infrastructure (GSI) is utilized.

LEGEND

- Property Line
- 39' Lots
- Easements
- Streams
- Wetlands
- Floodplain
- Active Open Space
- Passive Open Space
- Fitness station
- Private Gravel Trail
- Private Paved Trail

McADAMS

PREPARED FOR:
STARLIGHT HOMES

HARDING DRIVE CONCEPT LAYOUT
GOLDSBORO, NORTH CAROLINA

0' 100'
SCALE: 1" = 100'

STL-24001
02. 05. 2025

01

HARDING DRIVE

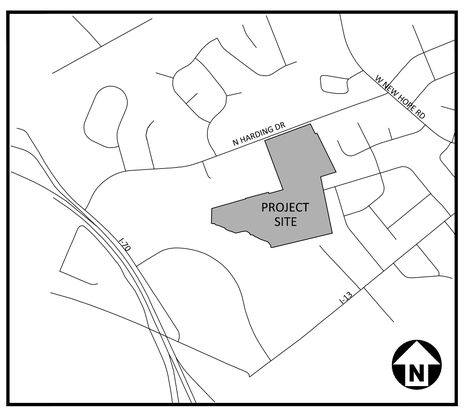
SOUTH HARDING DRIVE
GOLDSBORO, NORTH CAROLINA, 27534

CONDITIONAL REZONING MASTER PLAN

PROJECT NUMBER: STL-24001
DATE: JAN 29, 2025

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN AREA "A"
C2.02	SITE PLAN AREA "B"
C2.03	SITE PLAN AREA "C"
C2.04	SITE PLAN AREA "D"
C2.05	SITE PLAN AREA "E"
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN AREA "A"
C3.02	GRADING AND STORM DRAINAGE PLAN AREA "B"
C3.03	GRADING AND STORM DRAINAGE PLAN AREA "C"
C3.04	GRADING AND STORM DRAINAGE PLAN AREA "D"
C3.05	GRADING AND STORM DRAINAGE PLAN AREA "E"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN AREA "A"
C4.02	UTILITY PLAN AREA "B"
C4.03	UTILITY PLAN AREA "C"
C4.04	UTILITY PLAN AREA "D"
C4.05	UTILITY PLAN AREA "E"
C8.00-1	SITE DETAILS
C8.02-3	WATER DETAILS
C8.04	SANITARY SEWER DETAILS
C8.05-6	STORM DRAINAGE DETAILS
L5.00	OVERALL LANDSCAPE PLAN
L5.01	LANDSCAPE PLAN AREA "A"
L5.02	LANDSCAPE PLAN AREA "B"
L5.03	LANDSCAPE PLAN AREA "C"
L5.04	LANDSCAPE PLAN AREA "D"
L5.05	LANDSCAPE PLAN AREA "E"
L5.06	LANDSCAPE NOTES AND DETAILS



VICINITY MAP
N.T.S.

SITE DATA

OWNER INFORMATION	STARLIGHT HOMES	900 RIDGEFIELD DR RALEIGH, NC 27609	919-422-7663
PIN	3519881157, 3519883223, 3519885239, 3519887367, 3519873233 (PORTION OF)		
SITE AREA	GROSS AREA:	43.24 AC	
	R/W DEDICATION:	7.36 AC	
	NET AREA:	35.88 AC	
EXISTING ZONING	R-12, R-9		
PROPOSED ZONING	R6-CZ CONDITIONAL ZONING		
WATERSHED CLASSIFICATION	LOWER NEUSE RIVER		
RIVER BASIN	NEUSE		
FEMA DATA	FIRM PANELS #3720351900K DATED 06/20/2018		
EXISTING USE	VACANT		
PROPOSED USE	RESIDENTIAL		
DENSITY	143 UNITS / 38.88 AC = 3.67 DU/AC		
	SINGLE FAMILY 28'= 143 UNITS		
SETBACKS (SFD 29')	REQUIRED R6	MIN. LOT SIZE: 6,000 S.F.	
		MIN. LOT WIDTH: 60'	
		MIN. FRONT SETBACK: 25'	
		MIN. SIDE SETBACK: 8'	
		MIN. SIDE CORNER SET BACK: 16'	
		REAR SETBACK: 25'	
SETBACKS (SFD 29')	PROPOSED R6	MIN. LOT SIZE: 3,900 SF	
		MIN. LOT WIDTH: 39'	
		MIN. FRONT SETBACK: 20'	
		MIN. SIDE SETBACK: 5'	
		MIN. SIDE CORNER SETBACK: 16'	
		MIN. REAR SETBACK: 20'	
		MAX. BUILDING HEIGHT: 3 STORIES	
TOTAL OPEN SPACE	REQUIRED	7.74 AC (OPEN SPACE CALCULATIONS ACCOUNT FOR 20% DEVELOPED AREA NOT INCLUDING RIGHT OF WAY)	
	PROPOSED	10.73 AC - PASSIVE	
		0.78 AC - ACTIVE	
		11.51 AC - TOTAL	
IMPERVIOUS AREA	EXISTING	0 AC	
	PROPOSED	10.94 AC	

PARKING DATA

SFD (29')	MOTOR VEHICLE	REQUIRED	2/UNIT x 137 UNITS = 274 SPACES
		PROPOSED	274 SPACES
			8 PARALLEL SPACES
			7 MAIL PARKING SPACES
			289 SPACES

RECEIVED
By Mark E. Helmer, AICP at 10:40 am, Feb 11, 2025

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY APPROVE THIS DEVELOPMENT PLAN. I (WE) FURTHER CERTIFY THAT ALL THE EXTERIOR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PAVING AND LANDSCAPING, AS SHOWN N THE SITE PLAN WILL BE MAINTAINED IN ACCORDANCE WITH THIS PLAN

OWNER(S) SIGNATURE:_____

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

MATTHEW FOY
foy@mcadamsco.com
PHONE: 919.361.5000

CLIENT

STARLIGHT HOMES
900 RIDGEFIELD DRIVE SUITE 335
RALEIGH, NC 27609
PHONE: 919.422.7663

ASHTON WOODS
STARLIGHT HOMES

PROJECT DIRECTORY

DEVELOPER
BOB MISCHER
STARLIGHT HOMES
900 RIDGEFIELD DRIVE,
SUITE 335
RALEIGH, NC 27609
PHONE: (919)422-7663
PIN: 3519881157
3519883223
3519885239
3519887367
3519873233

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055676 ALEX HEATON — NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER COG COMMENTS
2	01.29.2025	2ND REZONING SUBMITTAL

CONDITIONAL REZONING MASTER PLAN DRAWINGS FOR:

HARDING DRIVE
GOLDSBORO, NORTH
CAROLINA, 27534
PROJECT NUMBER: STL-24001

X:\Projects\STL\STL-24001\04-Production\Engineering\Master Plan\Current Drawings\STL-24001-CS1.dwg, 1/27/2025 2:01:29 PM, Sofie Fitzwilliam

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY OF GOLDSBORO, A REPRESENTATIVE OF THE OWNER, THE GRADING COMPANY, THE EROSION CONTROL INSTALLER, AND A REPRESENTATIVE FOR THE ENGINEER OF RECORD.
3. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SEE EROSION CONTROL PLAN FOR SEQUENCING.
4. GRADING CONTRACTOR SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT POSITIVE DRAINAGE FROM THE HOUSE FOUNDATION IS PROVIDED AND WATER FROM A HIGHER ELEVATION ON ADJOINING LOTS IS DIVERTED THROUGH THE USE OF SWALES ALONG LOT LINES. THE GRADING CONTRACTOR SHALL ALSO ENSURE THAT PONDING ON INDIVIDUAL LOTS WILL NOT BE CREATED.
5. EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE.
6. ALL PUBLIC STREETS & LANES MUST BE INSTALLED TO THE MINIMUM CITY OF GOLDSBORO STANDARDS SET FORTH IN THE STREET/SUBDIVISION DESIGN MANUAL OR THE CONDITIONS NOTED ON THE PLANS, WHICHEVER IS MORE STRINGENT.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF GOLDSBORO STANDARDS, SPECIFICATIONS AND DETAILS.
8. ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATIONS AND DEPTHS TO BE CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
9. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
10. PRIOR TO STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR NCDOT STREET OR HIGHWAY RIGHT-OF-WAY, THE FOLLOWING PROCEDURES SHALL BE UNDERTAKEN: TOWN RIGHT-OF-WAY: CONTACT CITY OF GOLDSBORO ENGINEERING DEPARTMENT (919-580-4317) FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY. CONTACT McADAMS COMPANY PROJECT ENGINEERS (919-361-5000) AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE), PRIOR TO PLACING CURB AND GUTTER AND CITY OF GOLDSBORO FOR SIDEWALKS AND RAMPS.
11. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY.
13. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE TAKEN OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPAL REQUIREMENTS.
14. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
15. NO SUBSTITUTION FOR SPECIFIED MATERIALS SHALL TAKE PLACE WITHOUT WRITTEN APPROVAL FROM THE OWNER. SAID APPROVAL MUST BE ACQUIRED PRIOR TO INSTALLATION. ANY COSTS FOR TESTING OR ENGINEERING SERVICES REQUIRED TO PROVE PROPOSED SUBSTITUTIONS ARE ACCEPTABLE SHALL BE PAID BY THE CONTRACTOR.
16. ALL SIGNS AND TRAFFIC CONTROL DEVICES SHALL BE IN COMPLIANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
17. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
18. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
19. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
20. STREET LIGHTING WILL BE INSTALLED IN ACCORDANCE WITH THE CITY OF GOLDSBORO UNIFIED DEVELOPMENT ORDINANCE – LIGHTING PLANS SHALL BE BY OTHERS.
21. NONE OF THE SUBJECT PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA.
22. CURB & GUTTER DETAILS ARE SPECIFIC TO CITY OF GOLDSBORO UDO AND MSSD STANDARDS.
23. PAVEMENT DESIGN IS SHOWN AS A MINIMUM AND FINAL DESIGN TO BE DETERMINED BY GEOTECHNICAL ENGINEER.
24. DUKE ENERGY ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY WORK WITHIN THE DUKE EASEMENT AND TO CONTACT DUKE ENERGY BEFORE ANY WORK WITHIN THEIR EASEMENT
25. PIEDMONT NATURAL GAS ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY WORK WITHIN THE NATURAL GAS EASEMENT, CONTACT 800-632-4949 BEFORE STARTING ANY WORK WITHIN THEIR EASEMENT

SITE NOTES

1. OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. ALL HOUSING DESIGN INFORMATION SHALL BE SUBMITTED TO THE CITY OF GOLDSBORO IN CONJUNCTION WITH BUILDING PERMIT PROCESS.
3. SITE PLANS WILL BE SUBMITTED TO THE CITY OF GOLDSBORO FOR THE REMAINING FUTURE DEVELOPMENT AREAS WITHIN THE REMAINING PHASES.
4. EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND THAT MINIMUM CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT.
5. ALL PUBLIC SIDEWALKS/CROSSWALKS ACROSS ALLEY ENTRANCES SHALL BE FLUSH, CONCRETE PAVEMENT (SEE DETAIL).
6. CURB RADII ARE DIMENSIONED TO THE BACK OF CURB
7. ALL DIRECTIONAL ARROWS, PEDESTRIAN CROSSINGS, AND STOP BARS ON THE DEVELOPMENT SHALL BE THERMOPLASTIC.

PAVEMENT MARKINGS & SIGNAGE NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE TO CITY OF GOLDSBORO STANDARD AND SPECIFICATIONS, LATEST REVISIONS.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH CITY OF GOLDSBORO STANDARDS.
3. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH MUTCD, LATEST REVISION.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF GOLDSBORO STANDARDS.
2. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
3. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
4. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
5. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
6. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
7. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
8. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
9. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
10. CONTRACTOR SHALL GRADE & INSTALL PREFORMED SCOUR HOLES, LEVEL SPREADERS AND VELOCITY DISSIPATERS PER DETAILS.
11. CONTRACTOR SHALL DETERMINE SPILL CURB LOCATIONS PRIOR TO PLACEMENT TO PROVIDE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES. NO BIRD-BATHS SHALL BE ALLOWED WITHIN CURB AND GUTTER OR ASPHALT AREAS.

GRADING AND DRAINAGE NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GOLDSBORO STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY OF GOLDSBORO, A REPRESENTATIVE OF THE OWNER, THE GRADING COMPANY, THE EROSION CONTROL INSTALLER, UTILITY CONTRACTOR, AND A REPRESENTATIVE FOR THE ENGINEER OF RECORD.
6. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
9. GRADING CONTRACTOR SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT POSITIVE DRAINAGE FROM THE HOUSE FOUNDATION IS PROVIDED AND WATER FROM A HIGHER ELEVATION ON ADJOINING LOTS IS DIVERTED THROUGH THE USE OF SWALES ALONG LOT LINES. THE GRADING CONTRACTOR SHALL ALSO ENSURE THAT PONDING ON INDIVIDUAL LOTS WILL NOT BE CREATED.
10. EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE.
11. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET TO THE PIPE CROWN IN TRAFFIC, UNLESS APPROVED BY THE CITY OF GOLDSBORO.
12. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC AREAS.
13. STORM SEWER PIPE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE PIPE FLARED END SECTION UNLESS OTHERWISE SPECIFIED ON PLANS
14. EACH DRAINAGE STRUCTURE SHALL HAVE A SHAPED INVERT CONSTRUCTED FROM CONCRETE PER CITY OF GOLDSBORO STANDARD SPECIFICATIONS
15. ENERGY DISSIPATER SHALL BE INSTALLED AT ALL STORM SEWER DISCHARGE POINTS. A FABRIC OR WASHED STONE BARRIER SHALL BE INSTALLED BETWEEN THE DISSIPATION PAD AND THE NATURAL GROUND.
16. STORM PIPE TRENCH EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF GOLDSBORO STANDARD SPECIFICATIONS AND DETAILS. PLEASE CONTACT THE CITY OF GOLDSBORO DEVELOPMENT SERVICES ENGINEER PRIOR TO THE INSTALLATION OF ALL STORM DRAIN PIPE. STORMWATER CALCULATIONS ARE BASED ON A MAXIMUM 3,500 SF OF IMPERVIOUS AREA PER LOT.
17. ALL STORM DRAINAGE PIPE SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) UNLESS NOTES OTHERWISE.
18. DISCHARGE BASED ON 10-YR STORM EVENT UNLESS NOTED OTHERWISE.
19. CB=CATCH BASIN: FES=FLARED END SECTION: JB=JUNCTION BOX; YI=YARD INLET; (TOK#5.03); DI=DROP INLET (TOK #5.04)
20. RIM ELEVATION GIVEN FOR CB IS TOP OF CURB, YI OPENING INVERT FOR SLAB TOP, DI IS TOP OF GRATE FOR GRATED INLET, JB IS TOP OF RIM.
21. 'CITY OF GOLDSBORO DRAINAGE EASEMENT'=PUBLIC EASEMENT
22. ALL PUBLIC STORM DRAINAGE FRAMES, GRATES, & HOODS SHALL BE STAMPED W/ "DRAINS TO RIVER" IN ACCORDANCE WITH CITY OF GOLDSBORO STANDARDS.
23. THE USE OF WAFFLE BOXES IS NOT PERMITTED WITHIN PUBLIC RIGHT OF WAY AND PUBLIC DRAINAGE EASEMENTS.
24. THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING STEPS IN THE STORM DRAINAGE BLOSES GREATER THAN OR EQUAL TO 3'-6" DEPTH. THE STEPS SHALL BE INSTALLED ON 12 INCH CENTERS AND SECURED PER CITY OF GOLDSBORO SPECIFICATIONS.

STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF GOLDSBORO DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   A. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   B. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   C. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   E. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

ADDITIONAL UTILITY NOTES

1. ALL WATER SERVICE LINES WHERE 1 TO 2 UNITS CONNECT SHALL BE 1" HDPE SDR9 LINE. ALL WATER SERVICE LINES WHERE 3 OR MORE UNITS CONNECT SHALL BE 2" HDPE SDR9 LINE.
2. ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF GOLDSBORO STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
3. ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 3'Wx3'L CITY OF GOLDSBORO WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
4. ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
5. IN ACCORDANCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
6. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.

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

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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621 Hillsborough Street
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STARLIGHT HOMES
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PHONE: 919. 422.7663

ASHTON WOODS
STARLIGHT HOMES

HARDING DRIVE
CONDITIONAL REZONING MASTER PLAN
S. HARDING DRIVE
GOLDSBORO, NORTH CAROLINA, 27534

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055676 ENGINEER ALEX KEATON — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER COG COMMENTS
2	01.29.2024	2ND REZONING SUBMITTAL

PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-N1
CHECKED BY	MRF
DRAWN BY	SRF
SCALE	N.T.S.
DATE	01. 29. 2025

SHEET

PROJECT NOTES
C0.00

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GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

SURVEY LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FIBER OPTIC MARKER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — X — FENCE LINE
- TREE LINE
- GUARDRAIL
- PERENNIAL STREAM

SITE DATA

PIN	3519881157, 3519883223, 3519885239, 3519887367, 3519873233
SITE AREA	45.98 AC
ZONING	R-9 & R-12
DEVELOPMENT TIER	SUBURBAN
RIVER BASIN	NEUSE
USE	VACANT
IMPERVIOUS AREA	NONE

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PROJECT NO.	STL-24001
FILENAME	STL24001-EC1
CHECKED BY	MRF
DRAWN BY	SRF
SCALE	1"=100'
DATE	01. 29. 2025

SHEET

EXISTING CONDITIONS PLAN
C1.00

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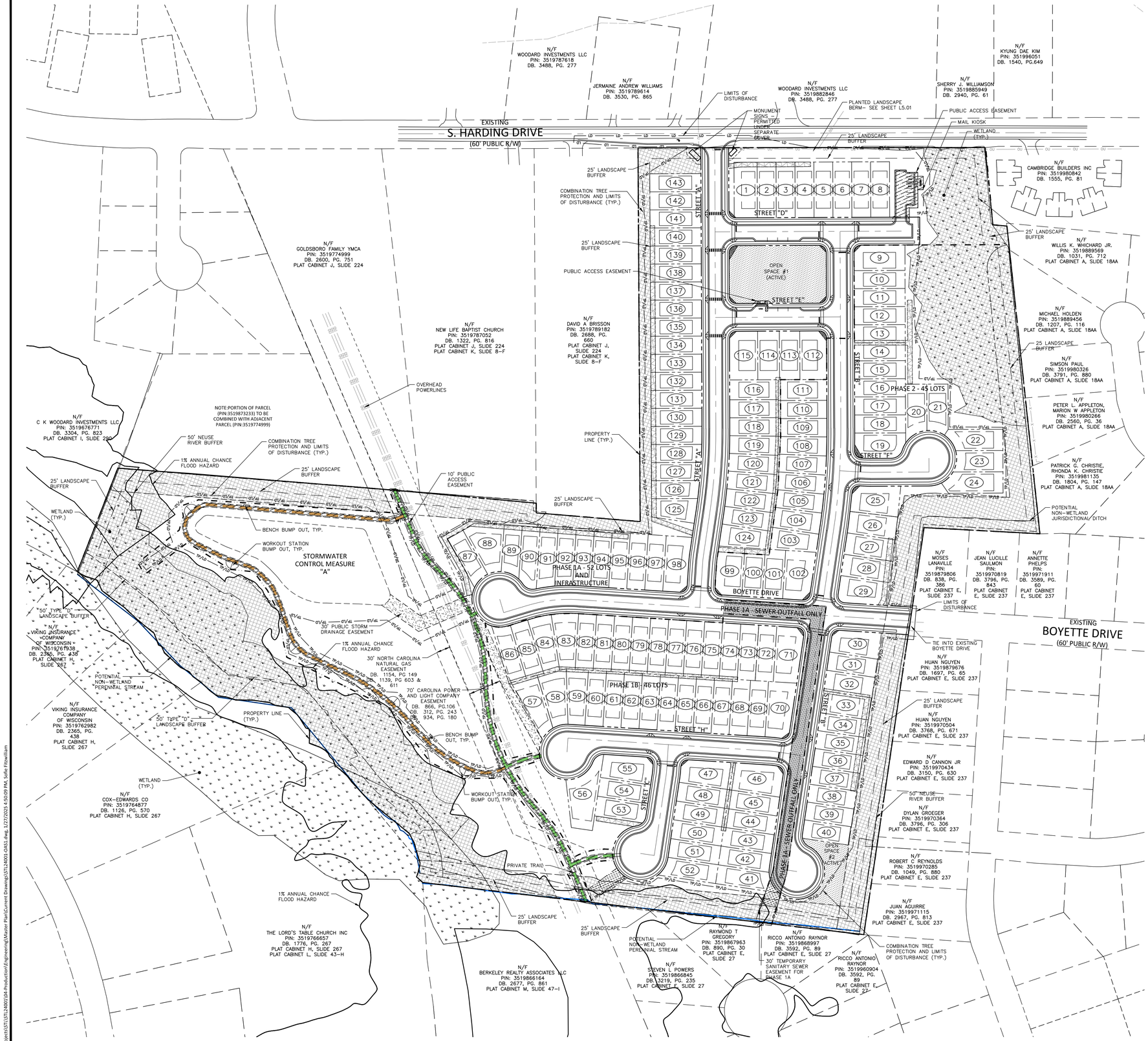
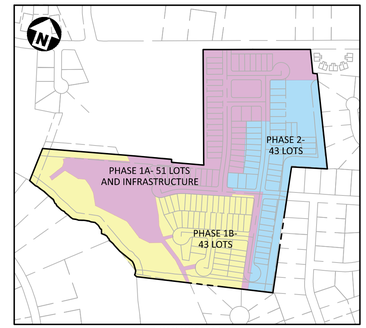


GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.



PHASING MAP

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- PERENNIAL STREAM
- 6' PAVED TRAIL
- 6' DECOMPOSED GRANITE TRAIL

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' CoG PUBLIC SANITARY SEWER EASEMENT

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REVISIONS

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2	01.29.2024	2ND REZONING SUBMITTAL

PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-OAS1
CHECKED BY	MRF
DRAWN BY	SRF
SCALE	1"=100'
DATE	01. 29. 2025

SHEET

OVERALL SITE PLAN

C2.00

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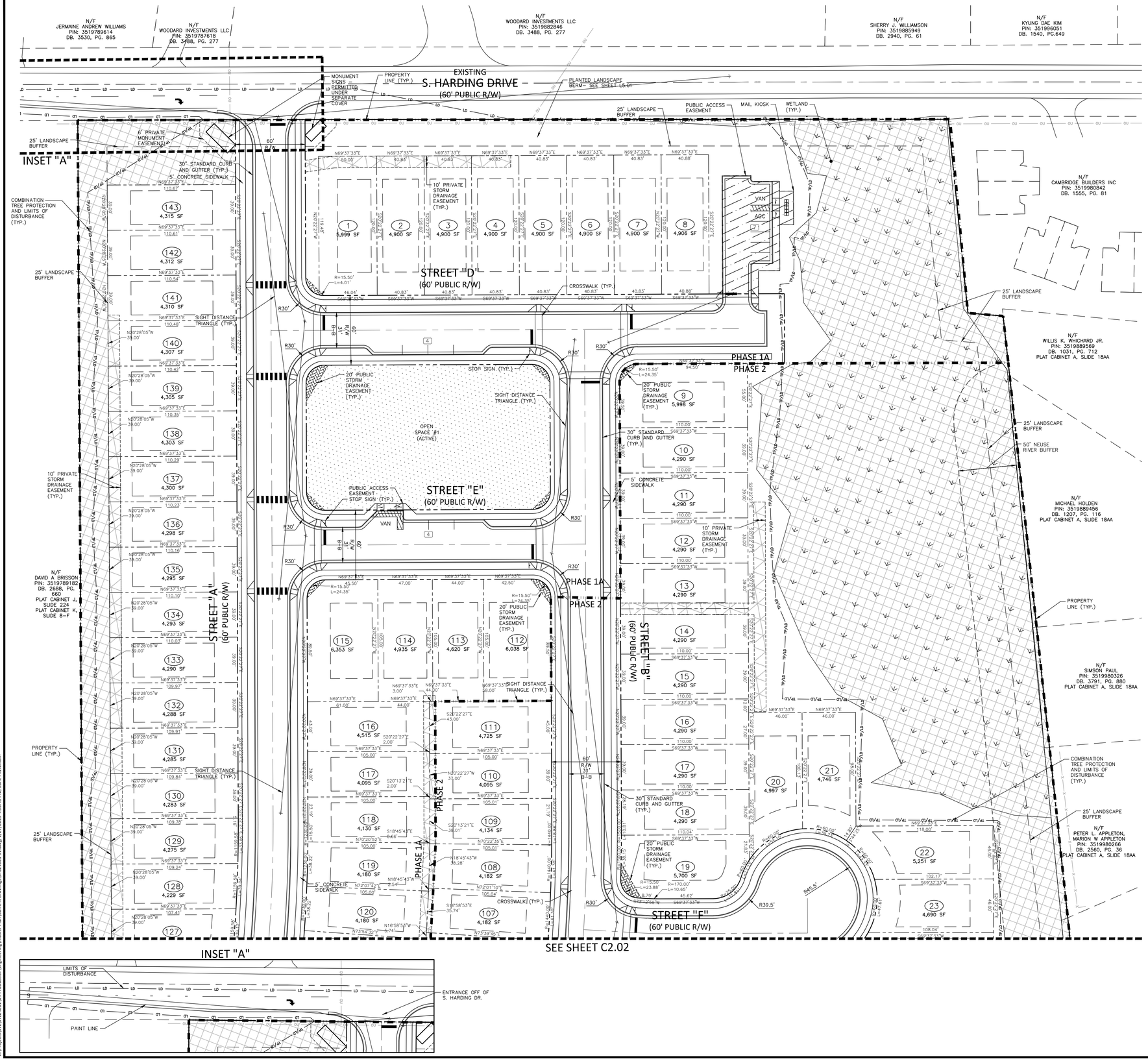

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

KEY MAP

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- PERENNIAL STREAM
- 6' PAVED TRAIL
- 6' DECOMPOSED GRANITE TRAIL

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC 20' STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' CoG PUBLIC SANITARY SEWER EASEMENT

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ASHTON WOODS
STARLIGHT HOMES

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CONDITIONAL REZONING MASTER PLAN
S. HARDING DRIVE
GOLDSBORO, NORTH CAROLINA, 27534

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055676 ALEX KEATON — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER COG COMMENTS
2	01.29.2024	2ND REZONING SUBMITTAL

PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-S1
CHECKED BY	MRF
DRAWN BY	SRF
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

SITE PLAN-
AREA "A"
C2.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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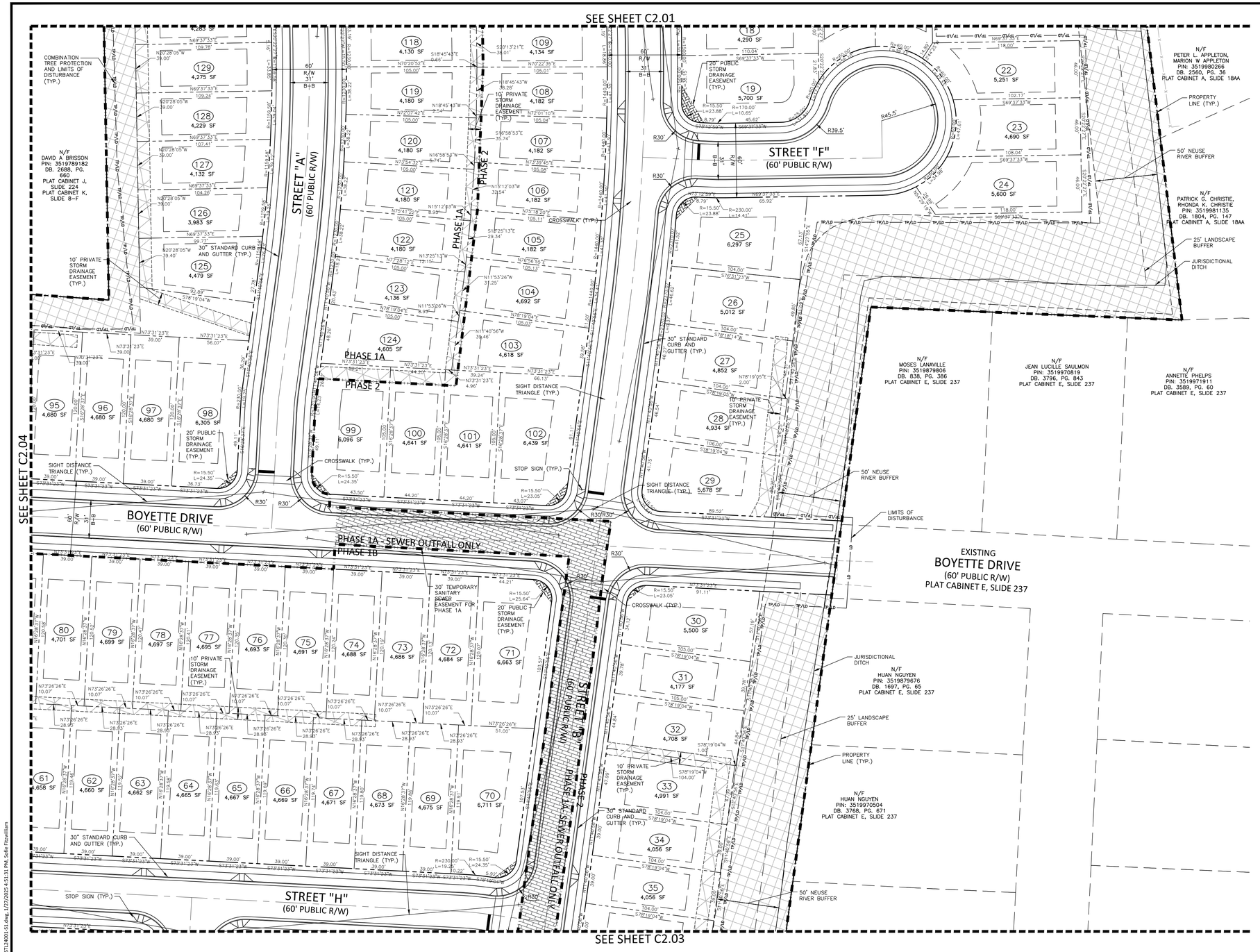

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
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- EASEMENT LINE
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HATCH LEGEND

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- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' CoG PUBLIC SANITARY SEWER EASEMENT

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PLAN INFORMATION

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FILENAME	STL24001-S1
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DRAWN BY	SRF
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

SITE PLAN-
AREA "B"

C2.02

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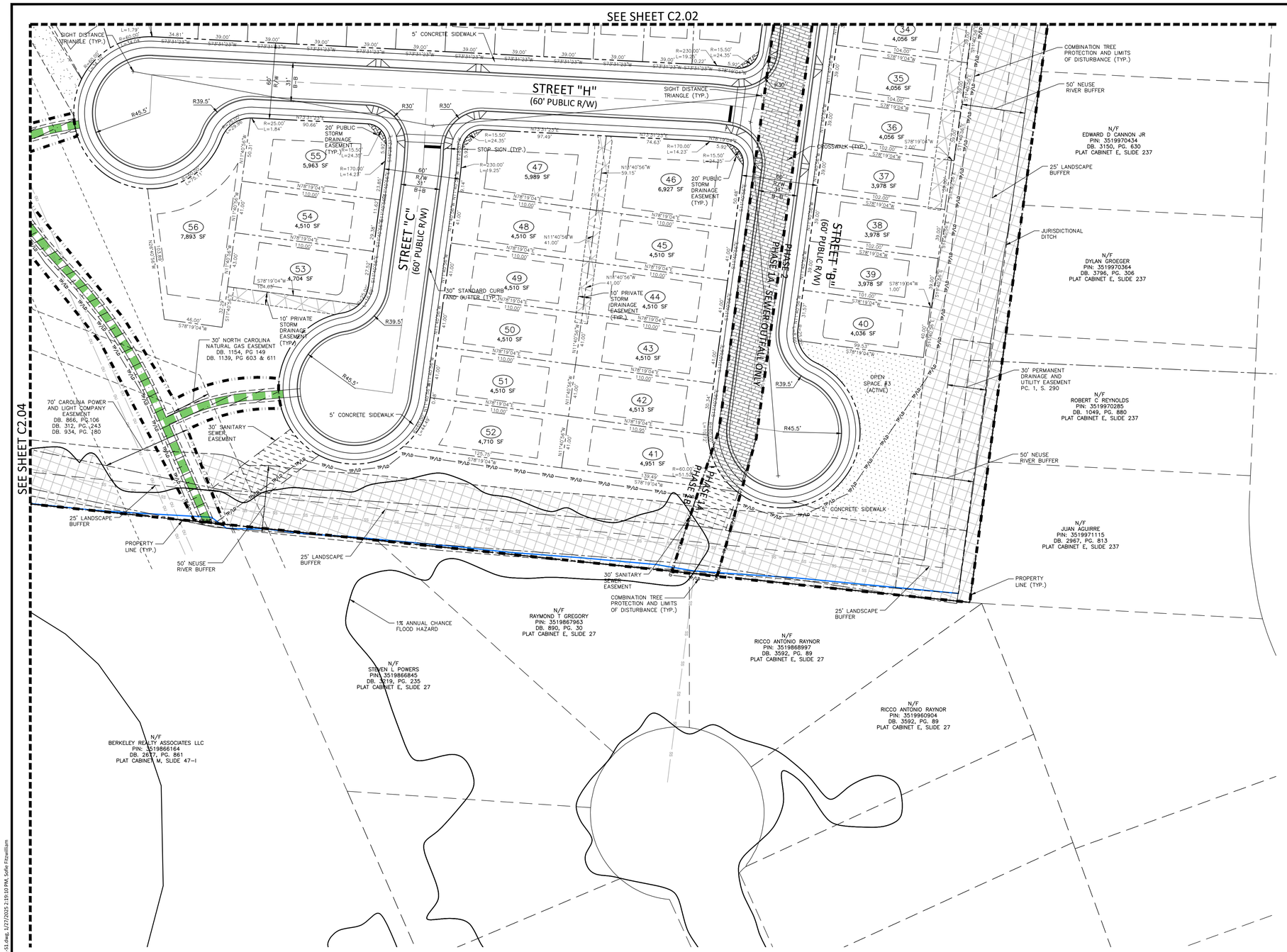

GRAPHIC SCALE
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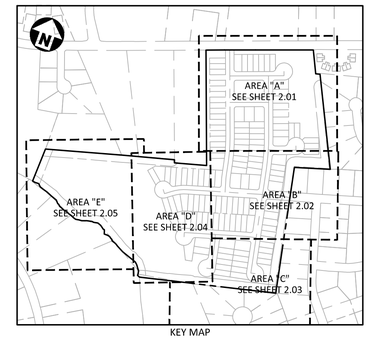
1 inch = 40 ft.



KEY MAP

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL (ACC)
- VAN ACCESSIBLE PARKING STALL (VAN)
- PARKING SPACE COUNT (XX)
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- PERENNIAL STREAM
- 6' PAVED TRAIL
- 6' DECOMPOSED GRANITE TRAIL

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
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- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' CoG PUBLIC SANITARY SEWER EASEMENT

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PLAN INFORMATION

PROJECT NO.	STL-24001
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DRAWN BY	SRF
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DATE	01. 29. 2025

SHEET

SITE PLAN-
AREA "C"
C2.03

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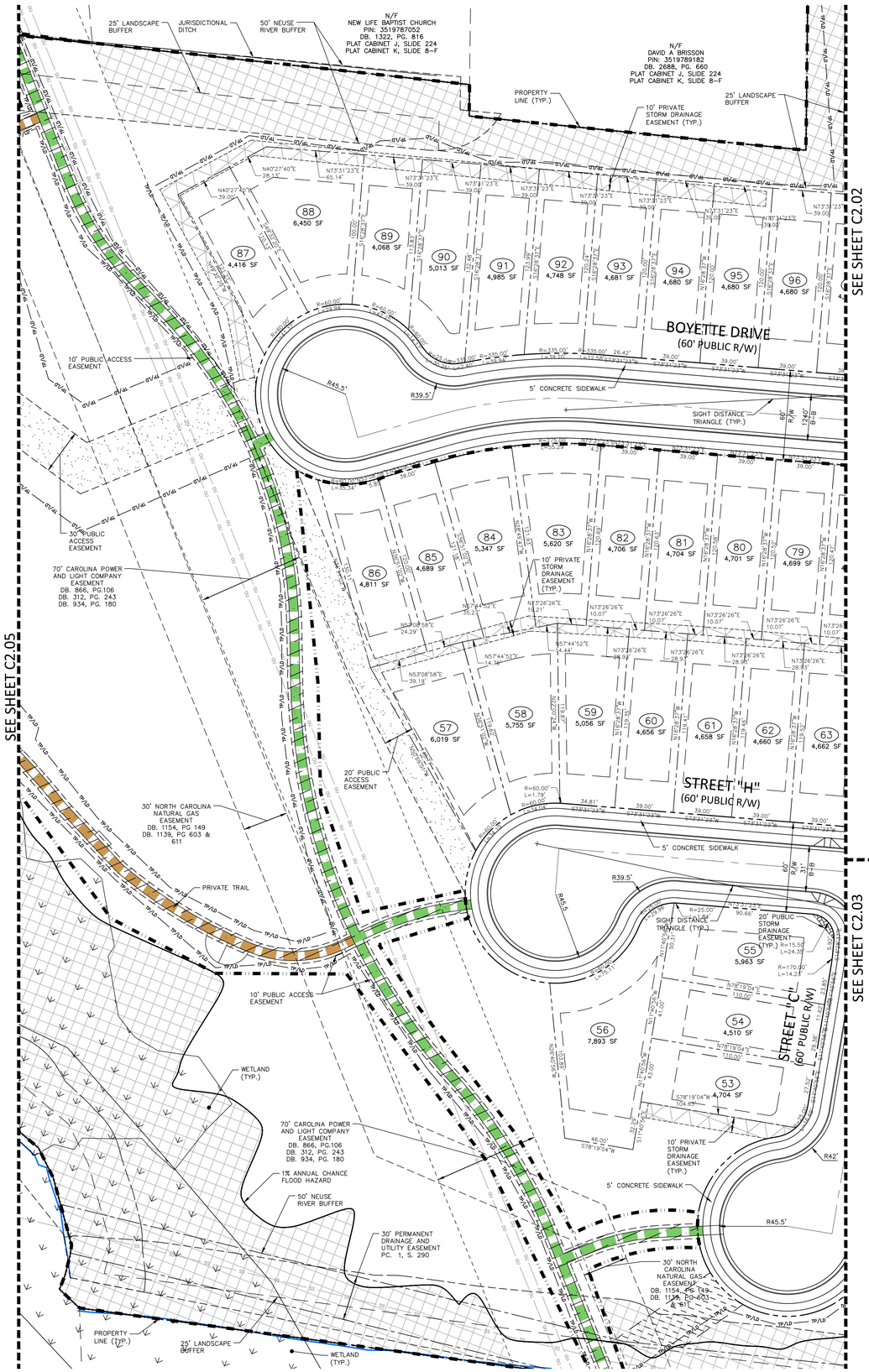

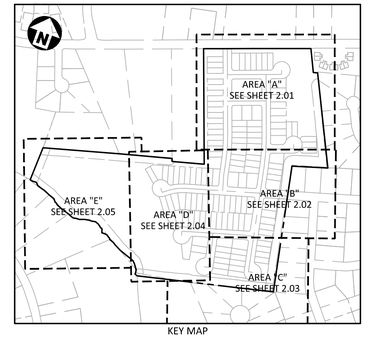

KEY MAP

GRAPHIC SCALE
0 5 10 20
1 inch = 10 ft.

SITE LEGEND

- SIGNAGE
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PROJECT NO.	STL-24001
FILENAME	STL24001-S1
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DRAWN BY	SRF
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

SITE PLAN-
AREA "D"

C2.04

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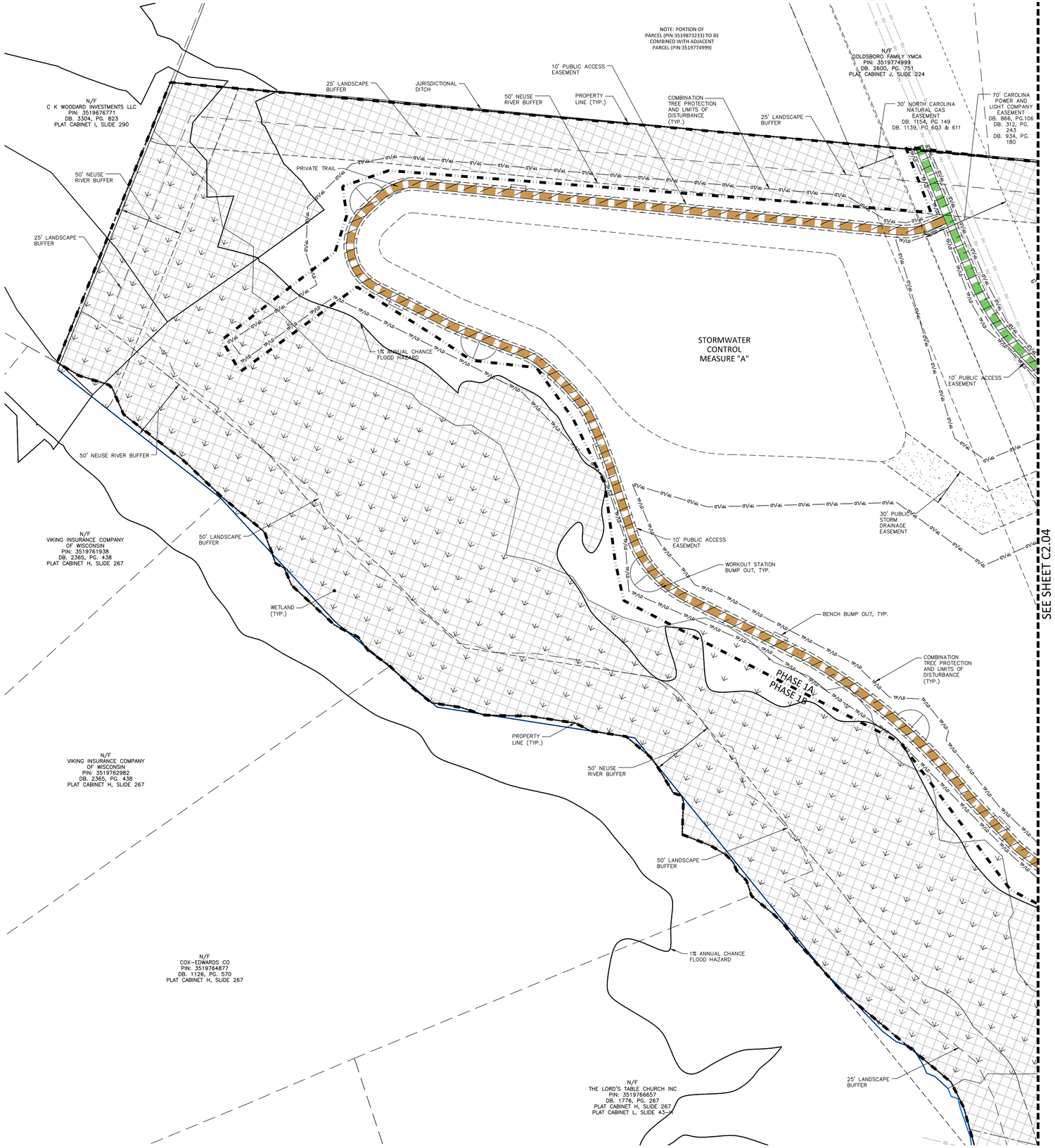

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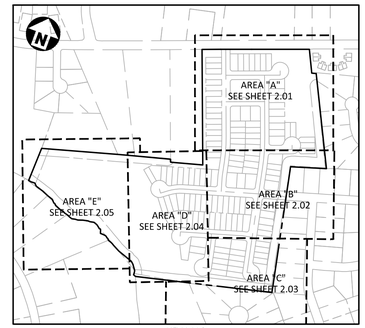
1 inch = 40 ft.



KEY MAP

SITE LEGEND

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- 30' CoG PUBLIC SANITARY SEWER EASEMENT

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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-S1
CHECKED BY	MRF
DRAWN BY	SRF
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

SITE PLAN- AREA "E"

C2.05

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GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF–DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD RD RD — ROOF DRAIN, 8" ADS NON–PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP TP TP — TREE PROTECTION FENCE
- LD LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' ToG PUBLIC SANITARY SEWER EASEMENT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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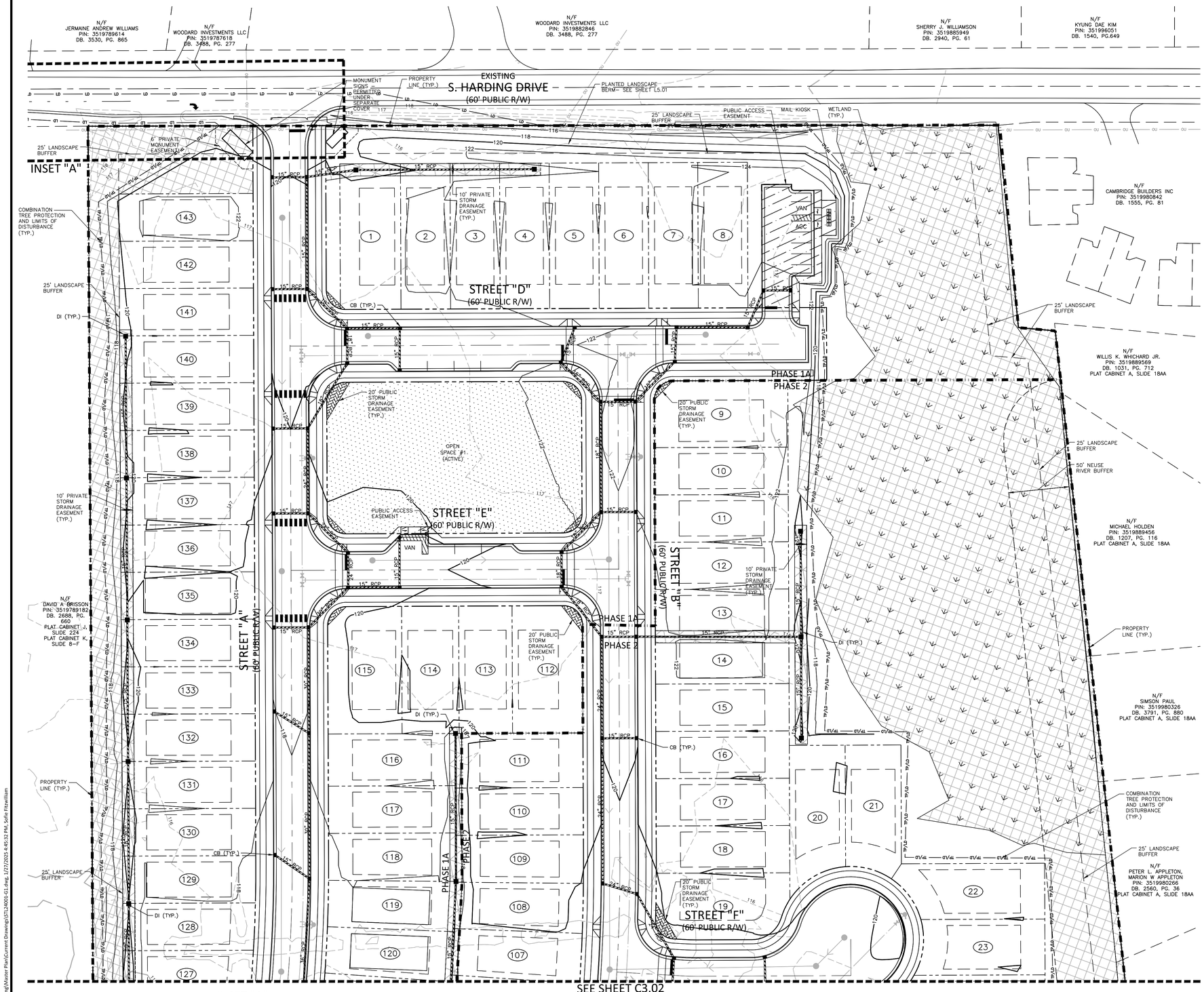
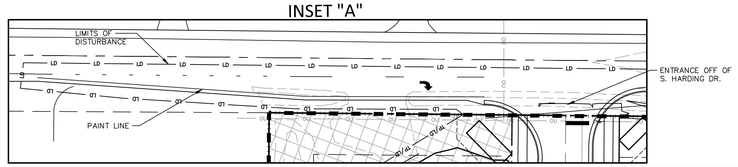
PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-G1
CHECKED BY	MRF
DRAWN BY	SRF
SCALE	1"=100'
DATE	01. 29. 2025

SHEET

OVERALL GRADING PLAN
C3.00





KEY MAP

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
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DRAWN BY	SRF
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DATE	01. 29. 2025

SHEET

GRADING PLAN- AREA "A"

C3.01

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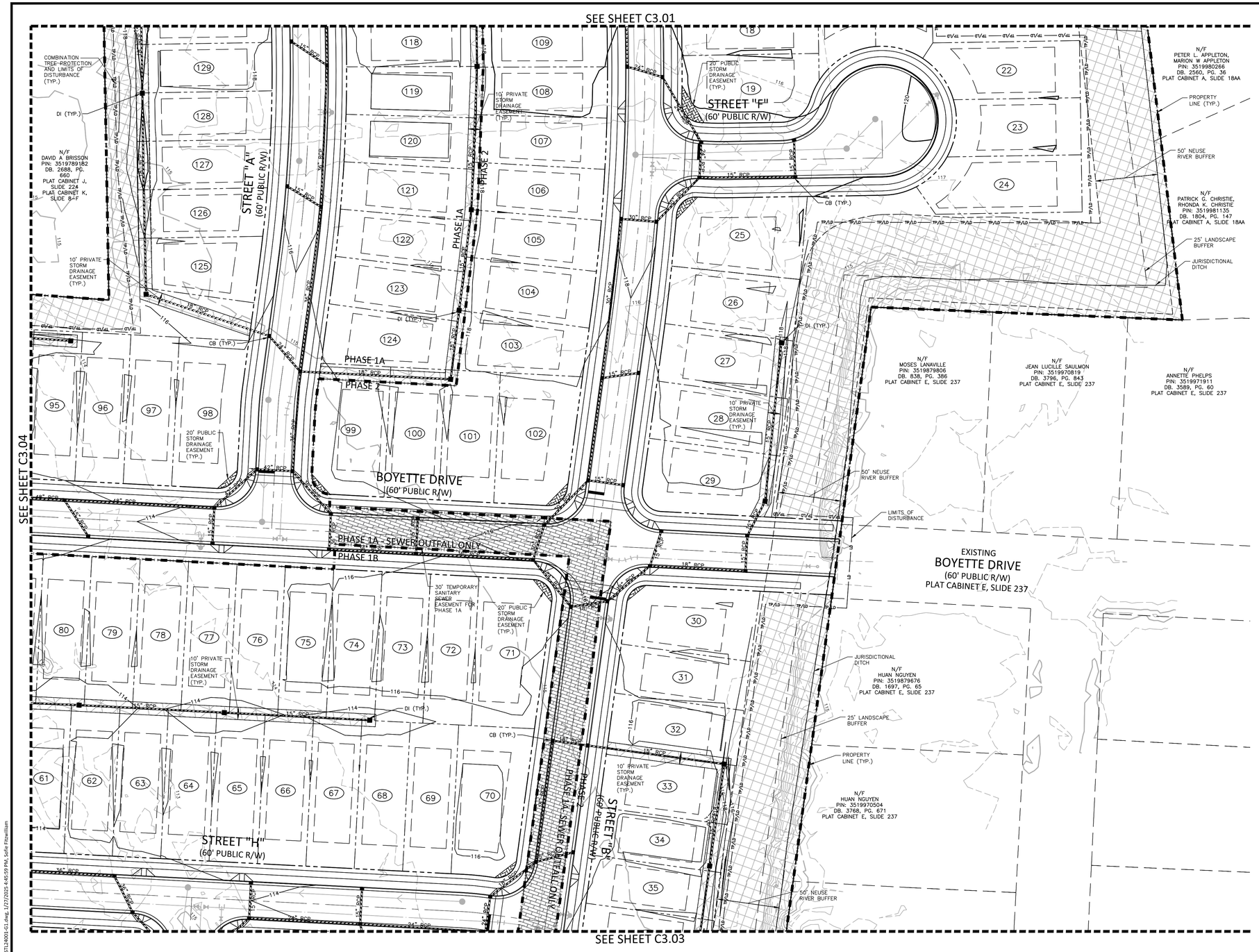

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-G1
CHECKED BY	MRF
DRAWN BY	SRF
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

GRADING PLAN- AREA "B"

C3.02

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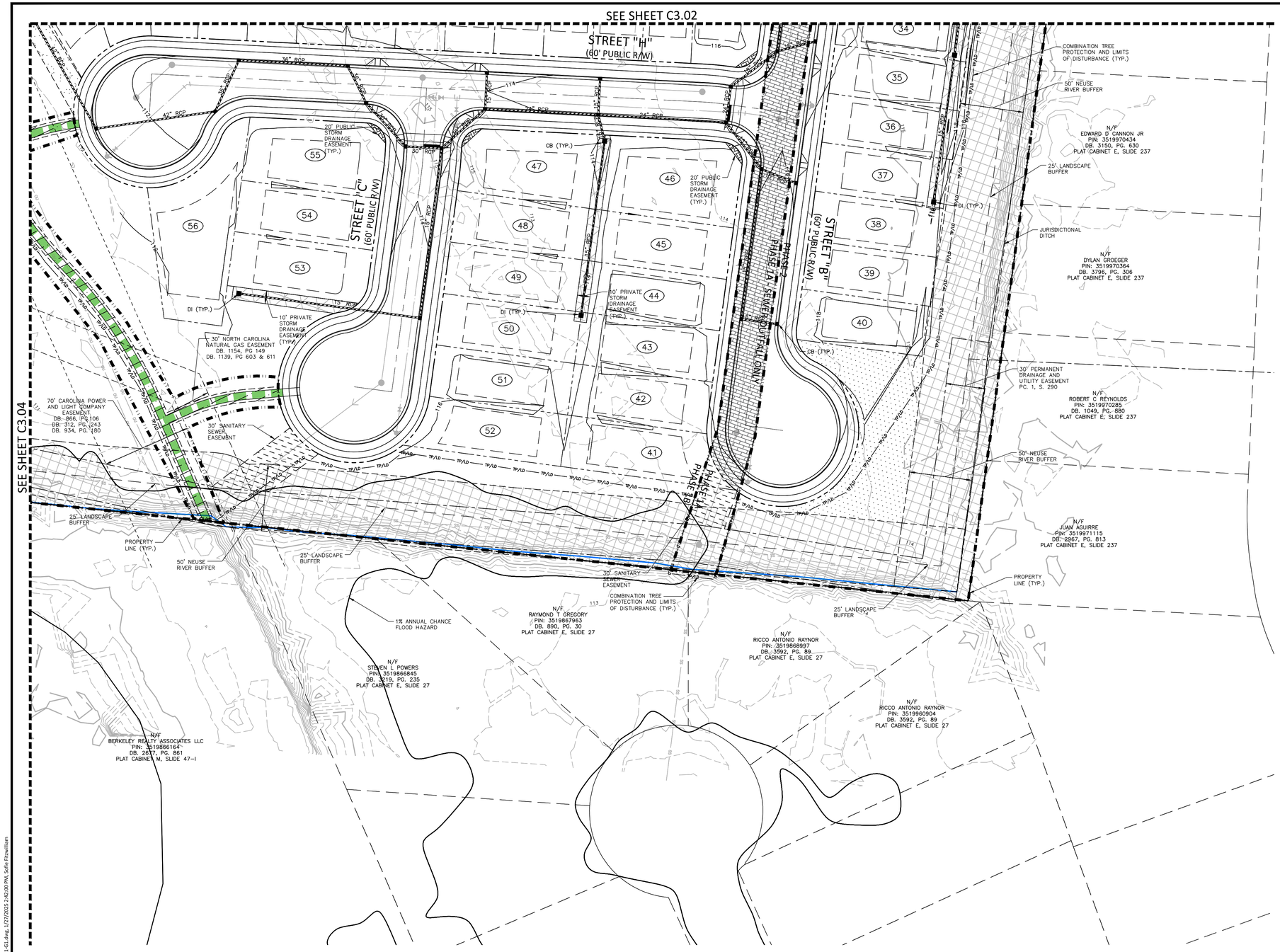

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

KEY MAP

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD—RD—RD — ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP—TP—TP — TREE PROTECTION FENCE
- LD—LD—LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' TOG PUBLIC SANITARY SEWER EASEMENT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ASHTON WOODS
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CONDITIONAL REZONING MASTER PLAN
S. HARDING DRIVE
GOLDSBORO, NORTH CAROLINA, 27534

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REVISIONS

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PROJECT NO.	STL-24001
FILENAME	STL24001-G1
CHECKED BY	MRF
DRAWN BY	SRF
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

GRADING PLAN- AREA "C"

C3.03

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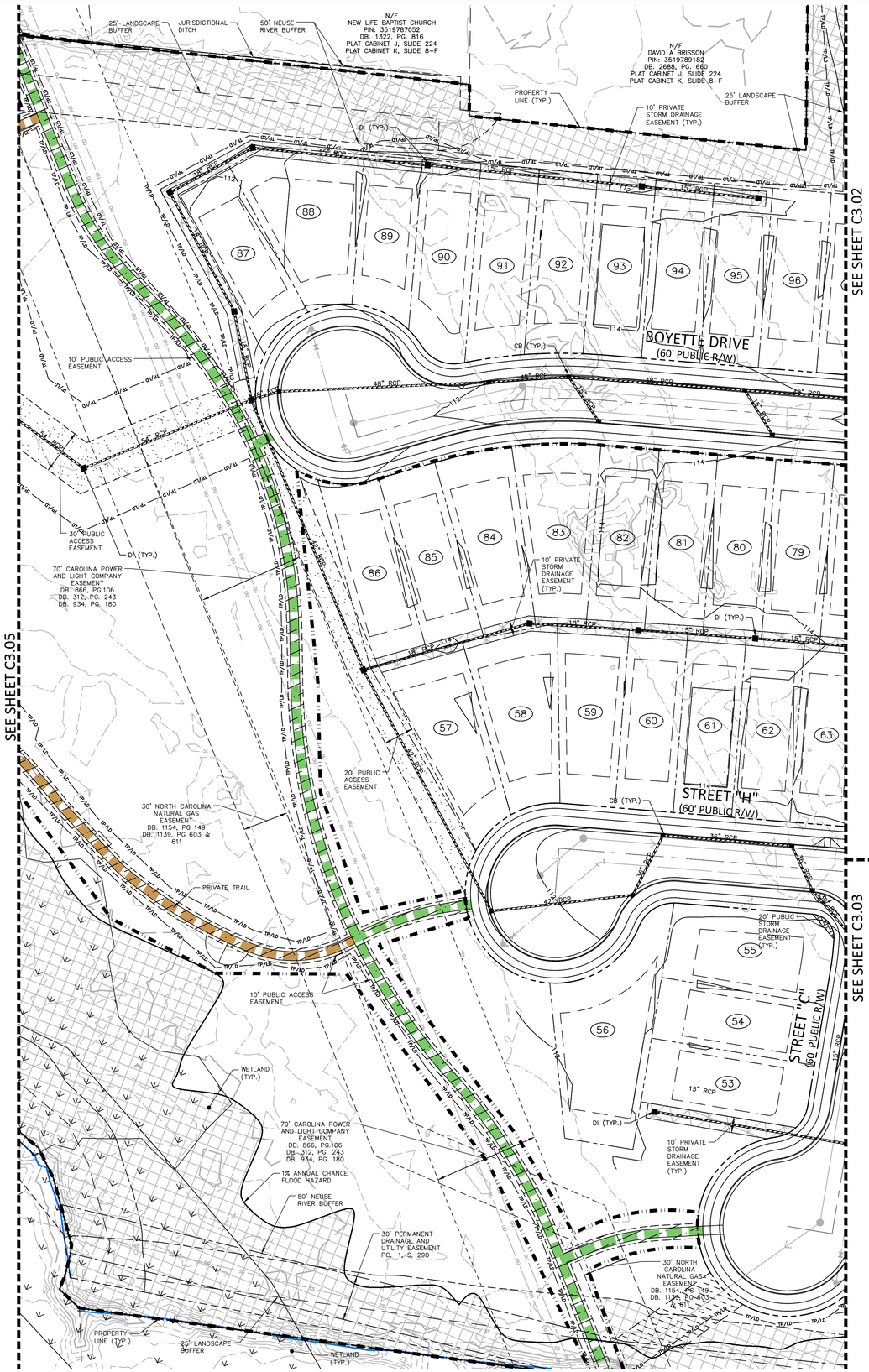

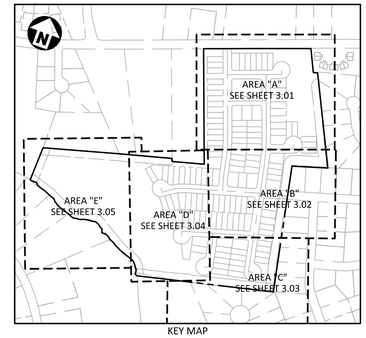

KEY MAP

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
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- JUNCTION BOX
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- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
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- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' ToG PUBLIC SANITARY SEWER EASEMENT

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PROJECT NO.	STL-24001
FILENAME	STL24001-G1
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DRAWN BY	SRF
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DATE	01. 29. 2025

SHEET

GRADING PLAN- AREA "D"

C3.04

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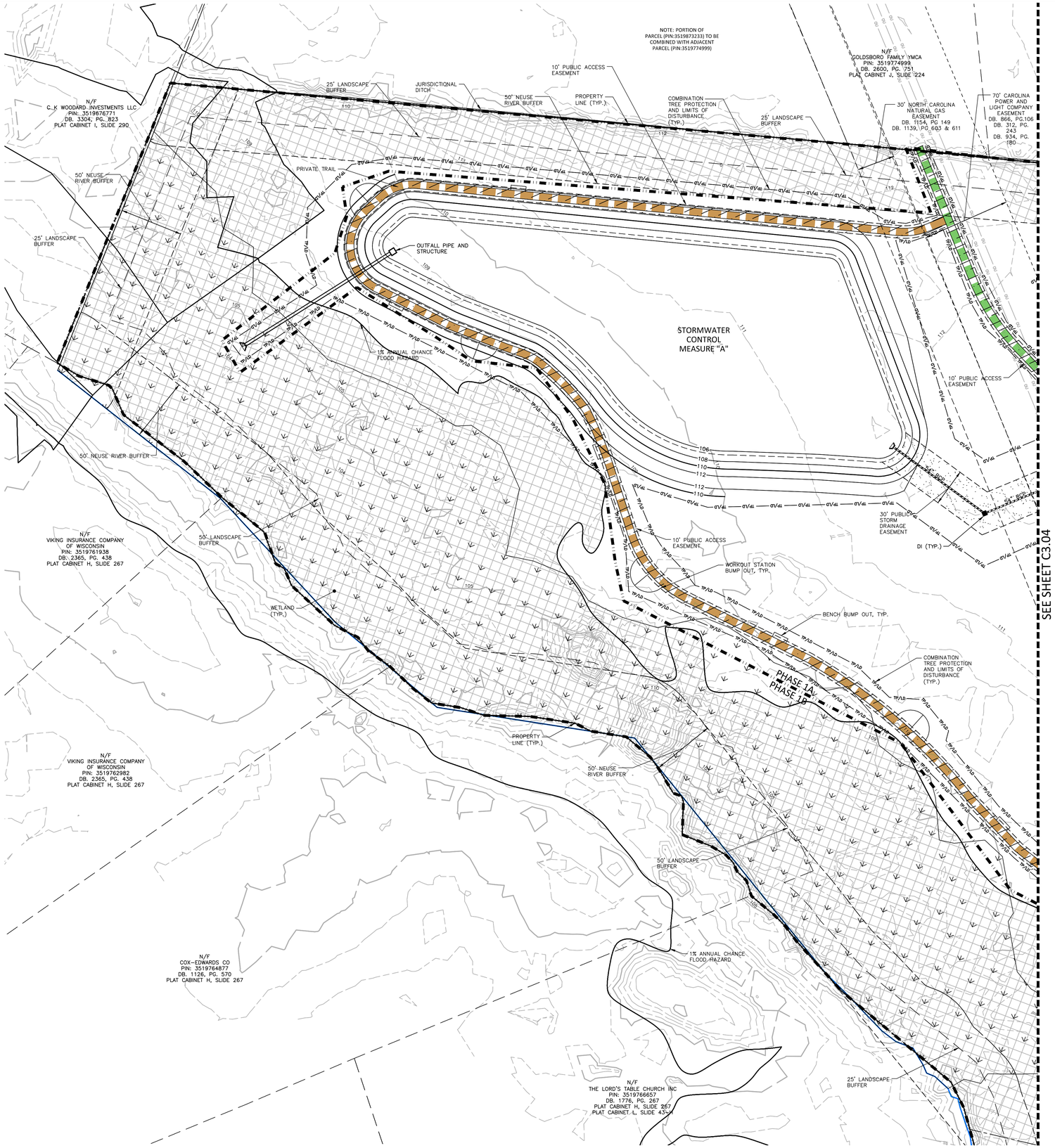

GRAPHIC SCALE
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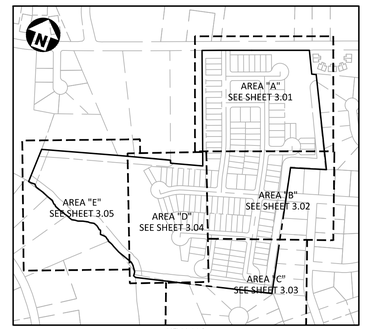
1 inch = 40 ft.



KEY MAP

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF–DRAIN
- JUNCTION BOX
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- LINE BREAK SYMBOL
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- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD RD RD — ROOF DRAIN, 8" ADS NON–PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP TP TP — TREE PROTECTION FENCE
- LD LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
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- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' ToG PUBLIC SANITARY SEWER EASEMENT

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SHEET

GRADING PLAN- AREA "E"

C3.05

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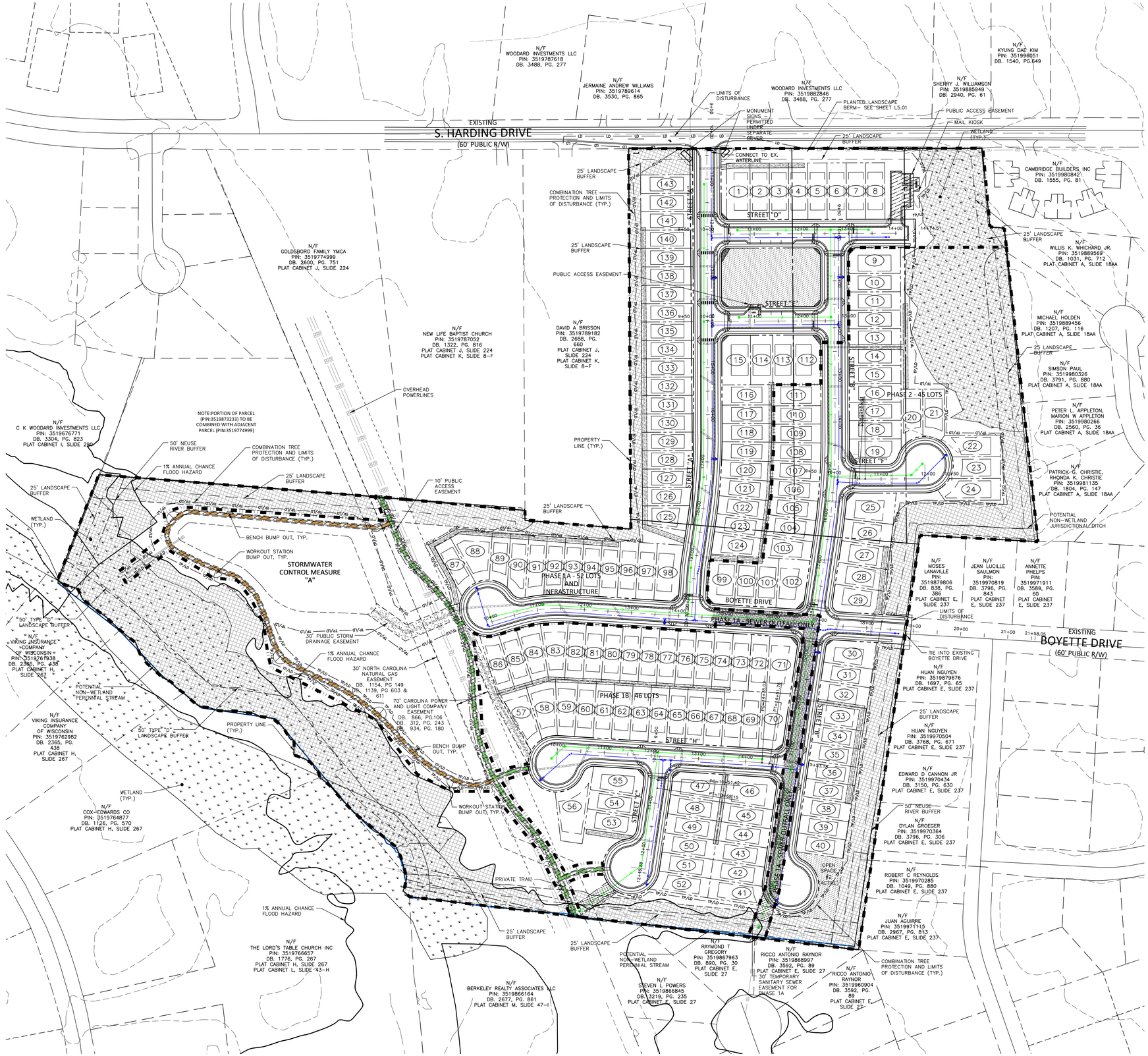

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' CoG PUBLIC SANITARY SEWER EASEMENT

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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-OAU1
CHECKED BY	MRF
DRAWN BY	SRF
SCALE	1"=100'
DATE	01. 29. 2025

SHEET

SITE PLAN-
AREA "A"

C4.00

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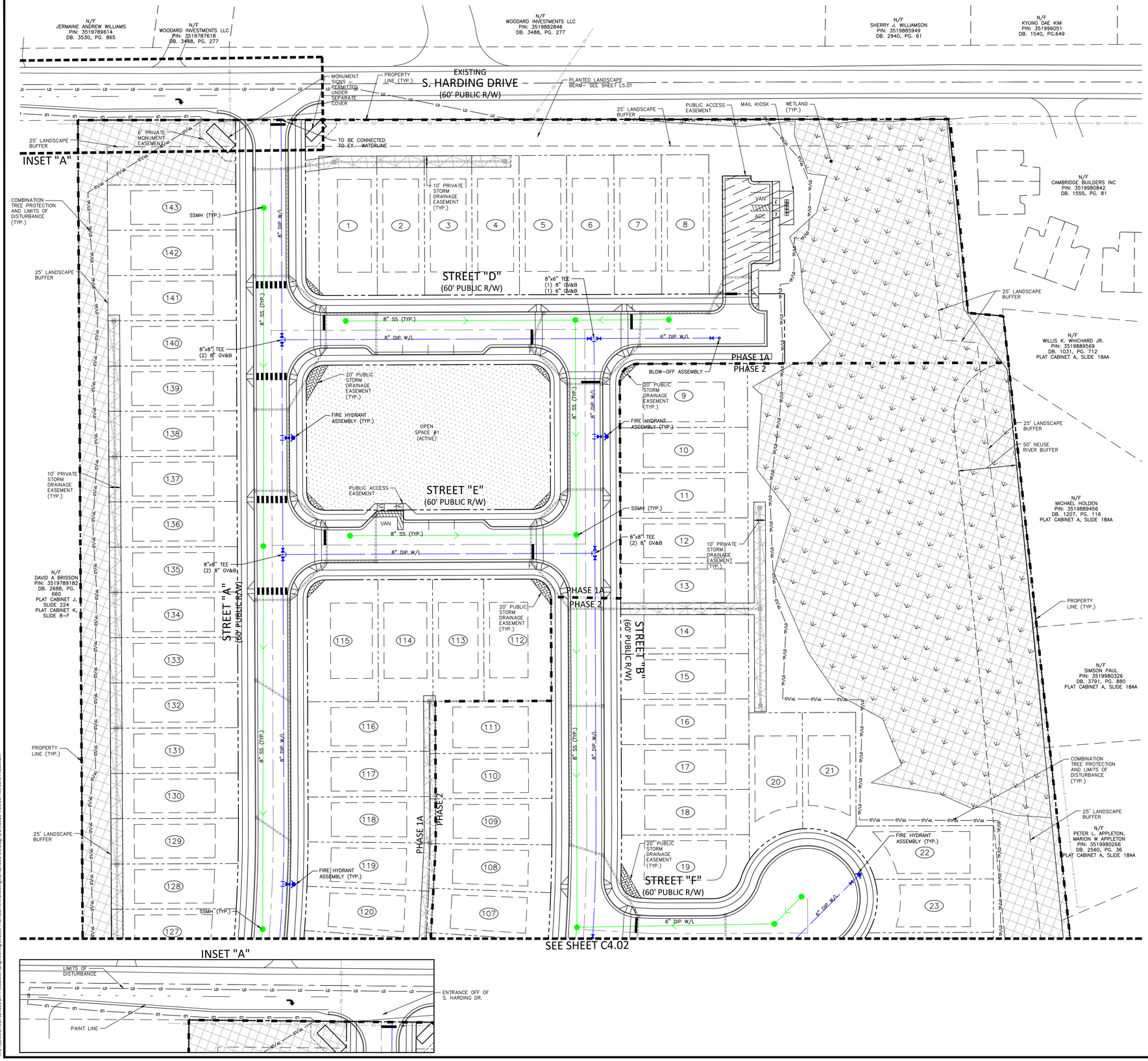

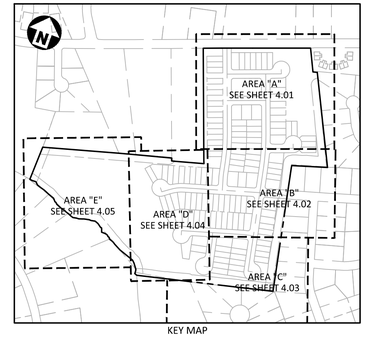

KEY MAP

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE (PIV)
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
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- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-U1
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DRAWN BY	SRF
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

UTILITY PLAN-
AREA "A"

C4.01

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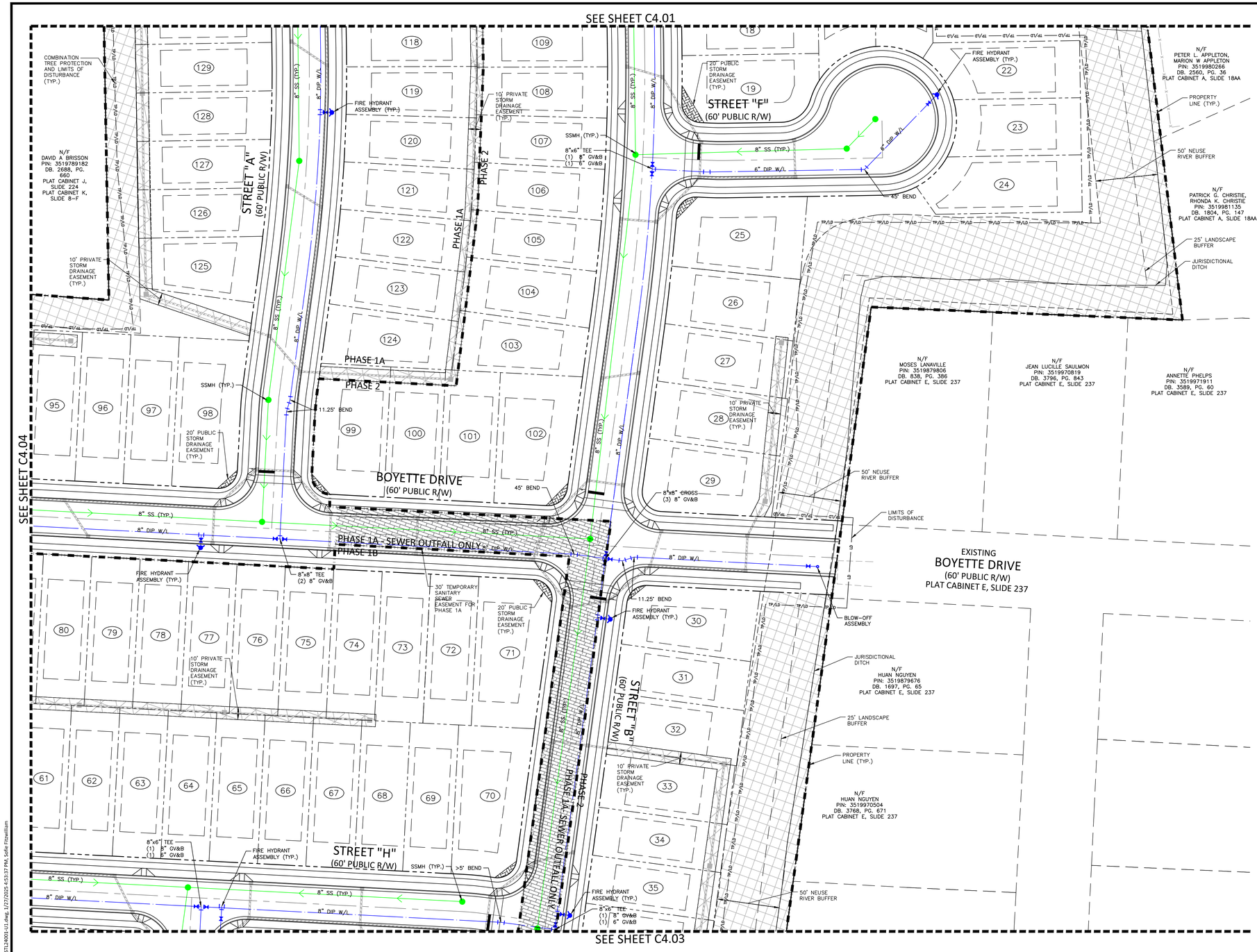

GRAPHIC SCALE
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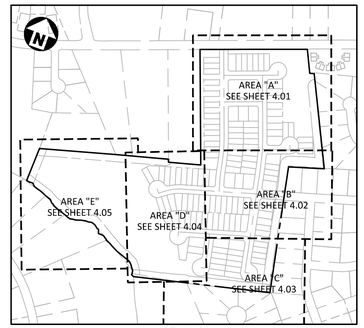
1 inch = 40 ft.



KEY MAP

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
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- WATER METER
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- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN (FM)
- GAS LINE (G)
- OVERHEAD UTILITY (OU)
- UNDERGROUND ELECTRIC (UE)
- TELEPHONE (T)
- EASEMENT LINE

HATCH LEGEND

- OPEN SPACE (ACTIVE)
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SHEET

UTILITY PLAN- AREA "B"

C4.02

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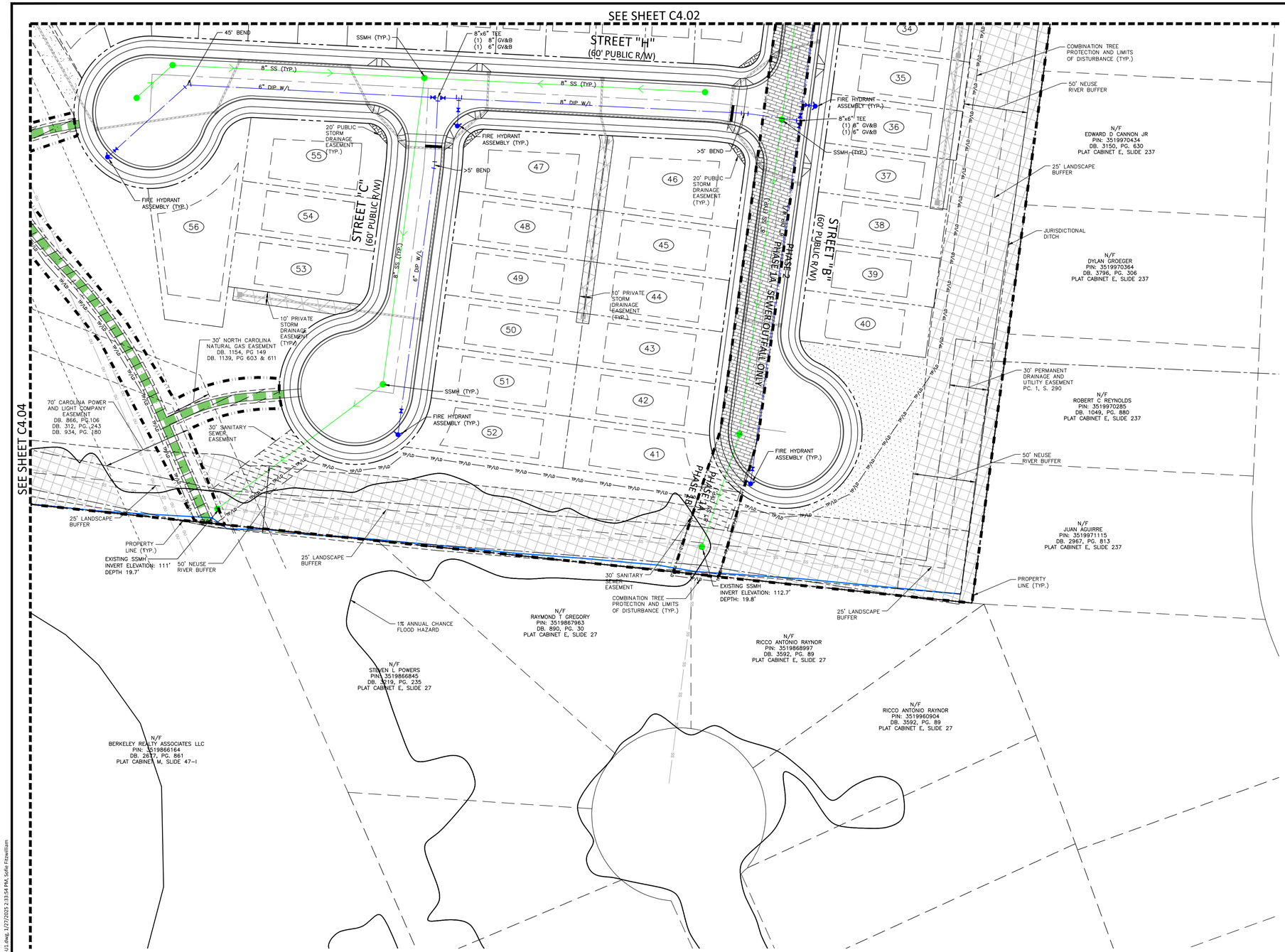

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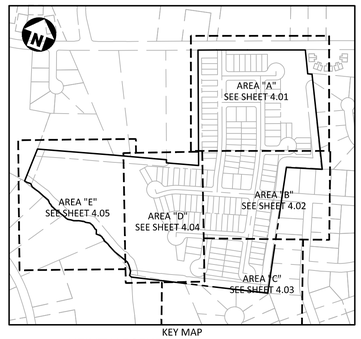

KEY MAP

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
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SHEET

UTILITY PLAN-
AREA "C"

C4.03

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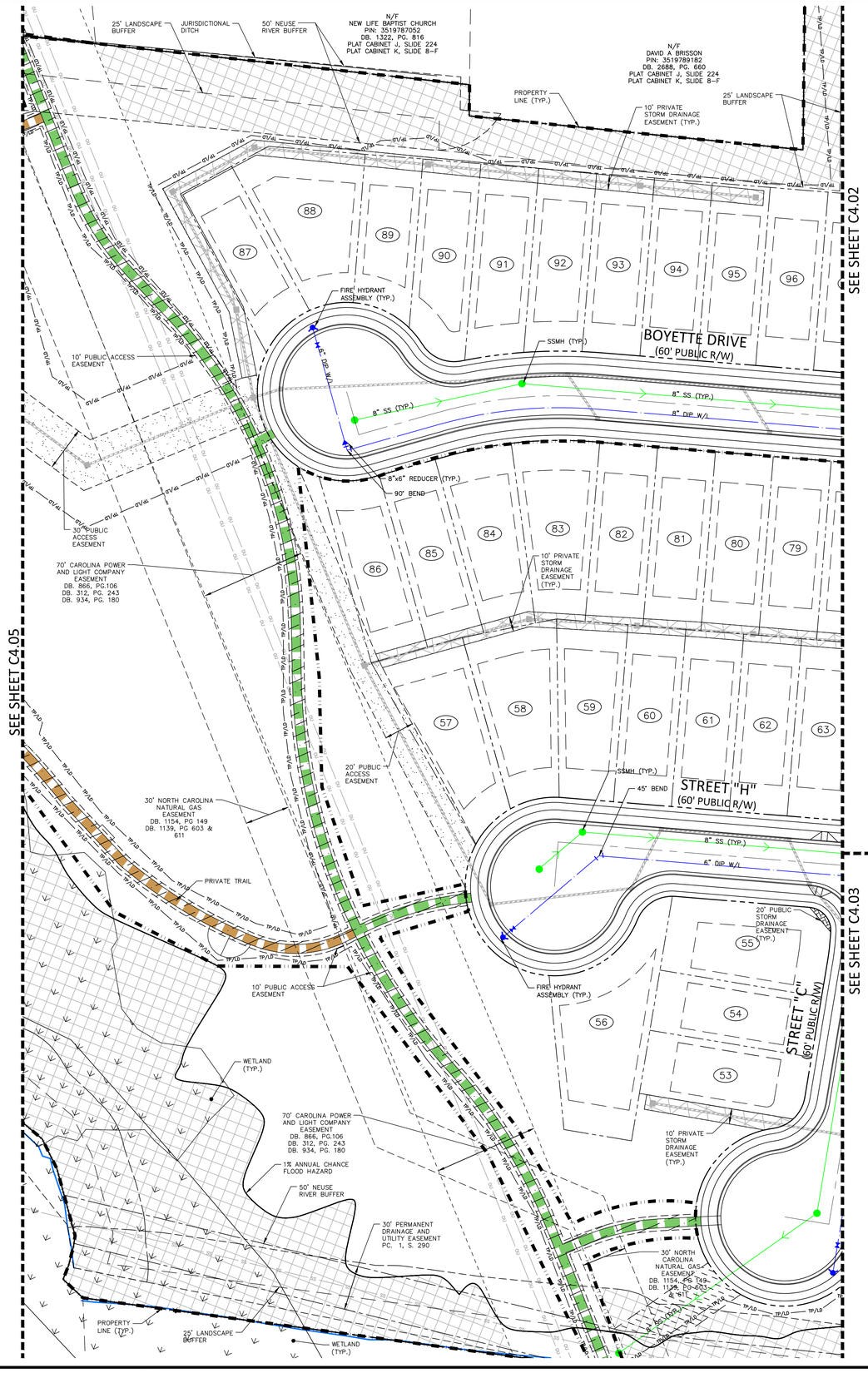

SEE SHEET C4.02
SEE SHEET C4.03

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

KEY MAP

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' ToG PUBLIC SANITARY SEWER EASEMENT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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HARDING DRIVE
CONDITIONAL REZONING MASTER PLAN
S. HARDING DRIVE
GOLDSBORO, NORTH CAROLINA, 27534

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055676 ENGINEER ALEX KEATON

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER COG COMMENTS
2	01.29.2024	2ND REZONING SUBMITTAL

PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-U1
CHECKED BY	MRF
DRAWN BY	SRF
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

UTILITY PLAN-
AREA "D"

C4.04

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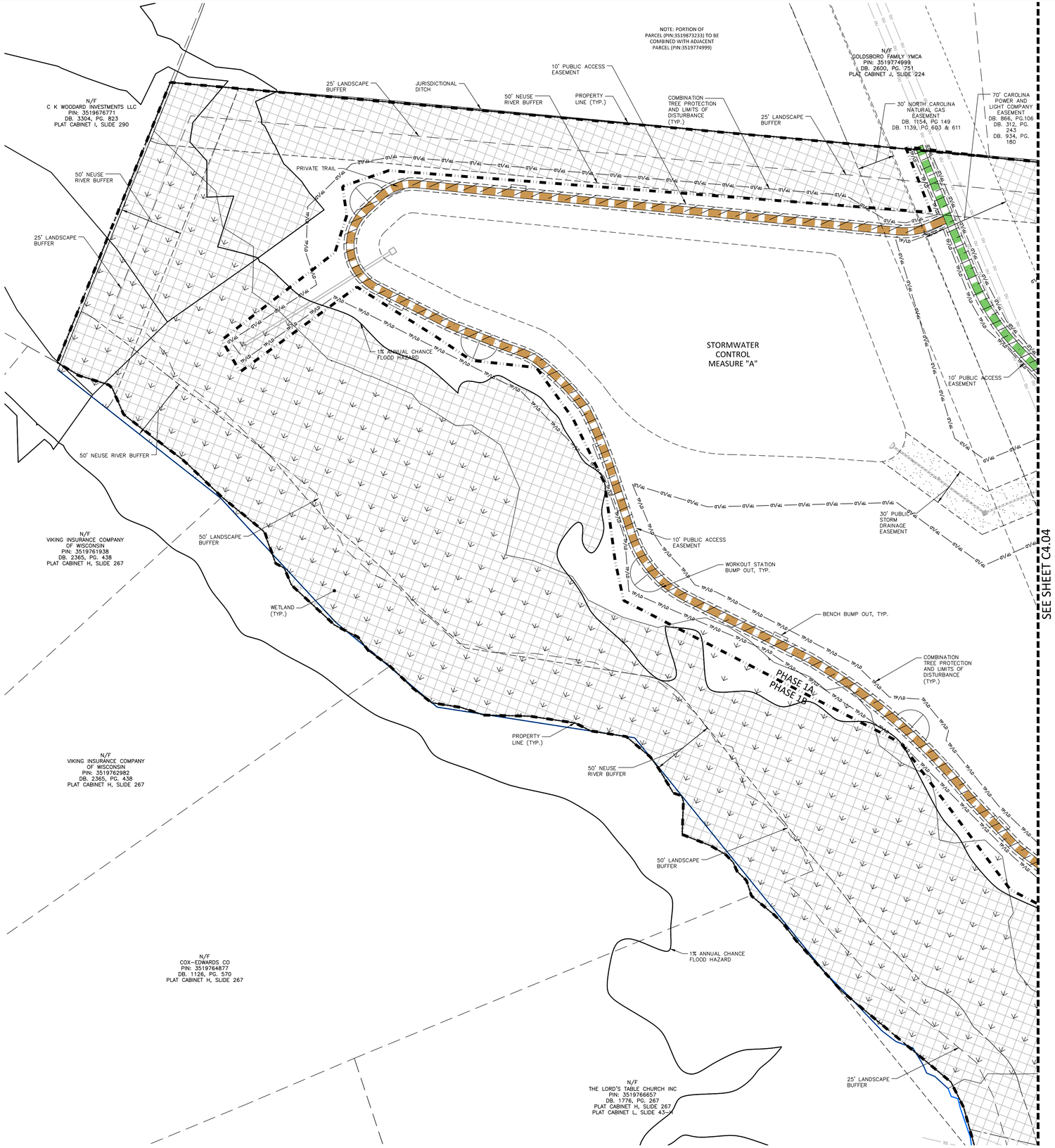

GRAPHIC SCALE
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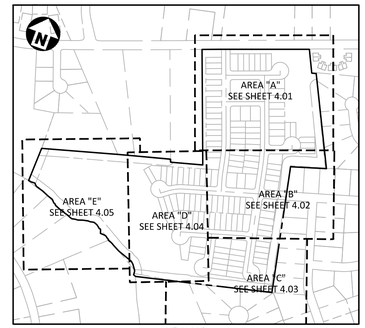
1 inch = 40 ft.



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- UNDERGROUND ELECTRIC (UE)
- TELEPHONE (T)
- EASEMENT LINE

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CHECKED BY	MRF
DRAWN BY	SRF
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

UTILITY PLAN-
AREA "E"

C4.05

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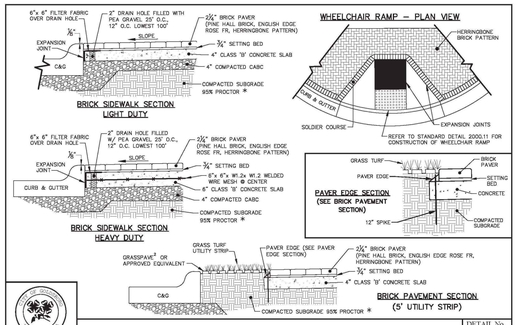
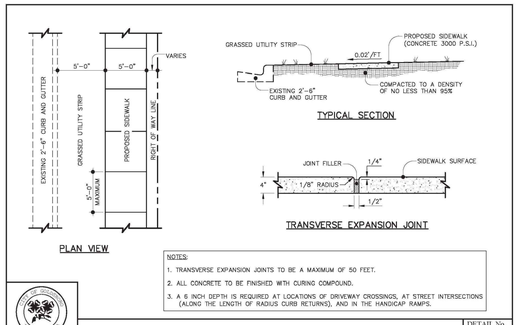


STANDARD BRICK OR CONCRETE PAVERS SIDEWALK

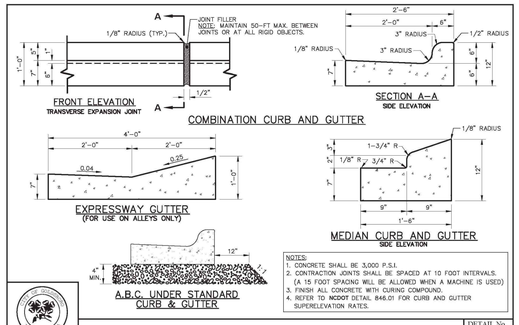
EFFECTIVE: 12/01/18 | DETAIL No. 02000.01 SHEET 2 OF 5



NOTES:
1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET.
2. ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
3. A 6 INCH DEPTH IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AT STREET INTERSECTIONS (ALONG THE LENGTH OF RADIUS CURB RETURNS), AND IN THE HANDICAP RAMPS.

STANDARD CONCRETE SIDEWALK

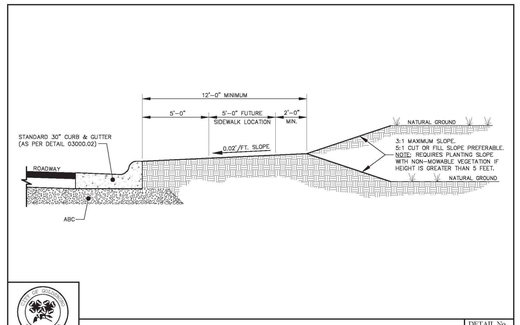
EFFECTIVE: 12/01/18 | DETAIL No. 02000.01 SHEET 1 OF 2



NOTES:
1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. (A 15 FOOT SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. FINISH ALL CONCRETE WITH CURING COMPOUND.
4. REFER TO NCDOT DETAIL 846.01 FOR CURB AND GUTTER SUPERELEVATION RATES.

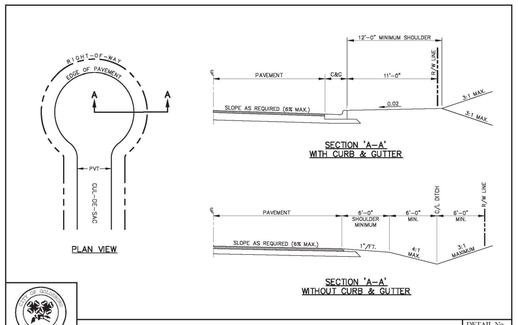
STANDARD CONCRETE CURB AND GUTTER

EFFECTIVE: 12/01/18 | DETAIL No. 02000.02 SHEET 1 OF 1



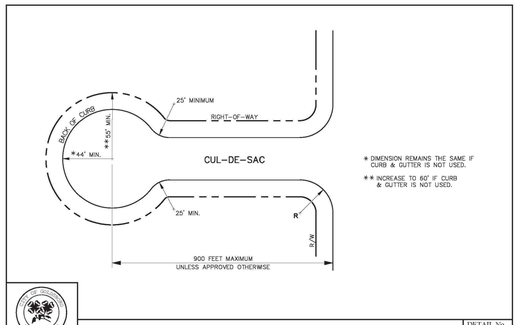
STANDARD CURB AND GUTTER SECTION WITHOUT SIDEWALK

EFFECTIVE: 12/01/18 | DETAIL No. 02000.04 SHEET 1 OF 1



CUL-DE-SAC SECTION

EFFECTIVE: 12/01/18 | DETAIL No. 02000.05 SHEET 3 OF 3

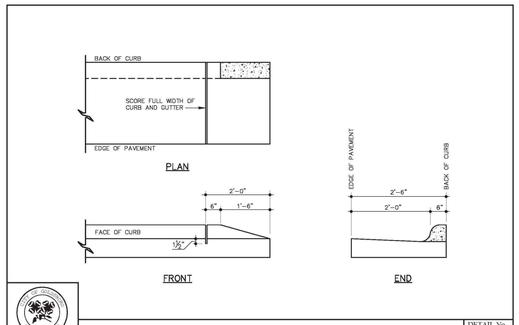


* DIMENSION REMAINS THE SAME IF CURB & GUTTER IS NOT USED.

** INCREASE TO 60' IF CURB & GUTTER IS NOT USED.

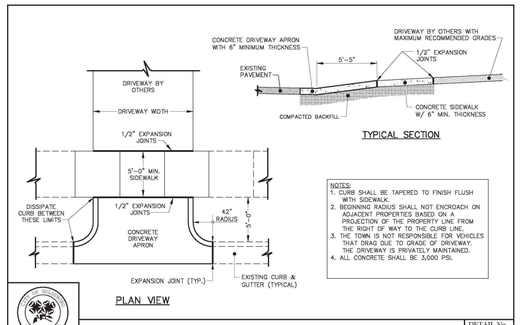
RESIDENTIAL CUL-DE-SAC

EFFECTIVE: 12/01/18 | DETAIL No. 02000.05 SHEET 1 OF 3



STANDARD METHOD OF ENDING CURB AND GUTTER

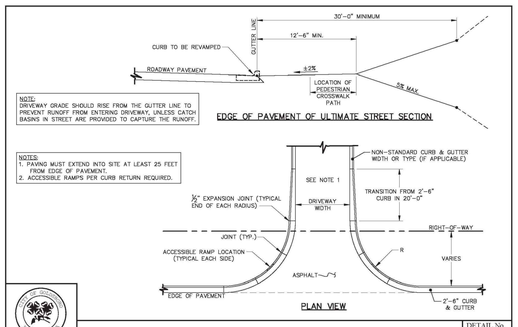
EFFECTIVE: 12/01/18 | DETAIL No. 02000.06 SHEET 1 OF 1



NOTES:
1. CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.
2. BEGINNING RADIUS SHALL NOT ENCROACH ON ADJACENT PROPERTIES BASED ON A PROJECTION OF THE PROPERTY LINE FROM THE RIGHT OF WAY TO THE CURB LINE.
3. THE TOWN IS NOT RESPONSIBLE FOR VEHICLES THAT DRAG DUE TO GRADE OF DRIVEWAY. THE DRIVEWAY IS PRIVATELY MAINTAINED.
4. ALL CONCRETE SHALL BE 3,000 PSI.

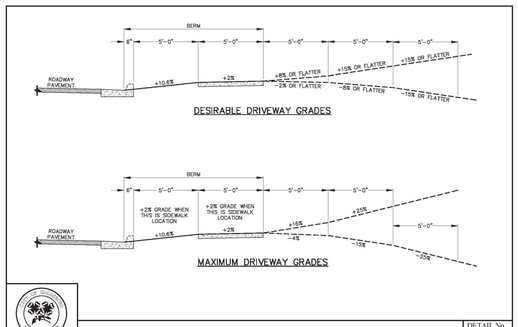
STANDARD DRIVEWAY APRON

EFFECTIVE: 12/01/18 | DETAIL No. 02000.08 SHEET 1 OF 4



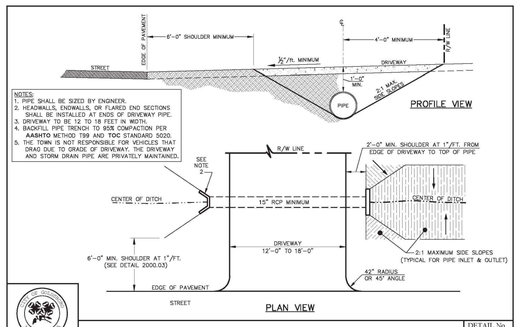
STANDARD DRIVEWAY ENTRANCE AND GRADES

EFFECTIVE: 12/01/18 | DETAIL No. 02000.08 SHEET 3 OF 4



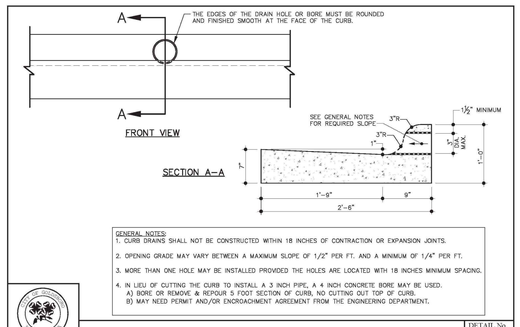
STANDARD DRIVEWAY GRADES

EFFECTIVE: 12/01/18 | DETAIL No. 02000.08 SHEET 2 OF 4



RESIDENTIAL DRIVEWAY APRON WITHOUT CURB AND GUTTER

EFFECTIVE: 12/01/18 | DETAIL No. 02000.08 SHEET 4 OF 4



STANDARD CURB DRAIN

EFFECTIVE: 12/01/18 | DETAIL No. 02000.09 SHEET 1 OF 1

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REVISIONS

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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-D1
CHECKED BY	MRF
DRAWN BY	SRF
SCALE	N/A
DATE	01. 29. 2025

SHEET

SITE DETAILS

C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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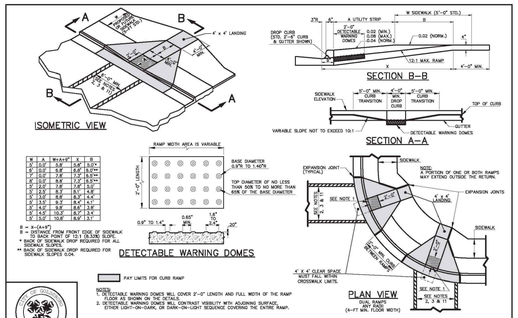
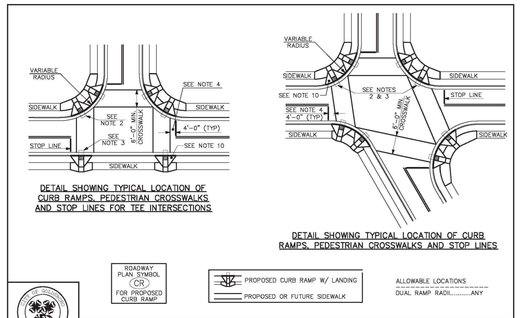


STANDARD CURB RAMPS

EFFECTIVE: 12/01/18

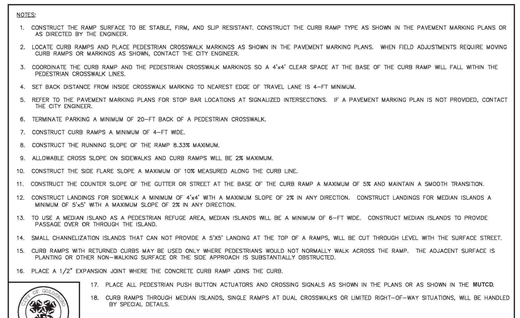
DETAIL No. 02000.11 SHEET 1 OF 3



STANDARD CURB RAMPS

EFFECTIVE: 12/01/18

DETAIL No. 02000.11 SHEET 2 OF 3



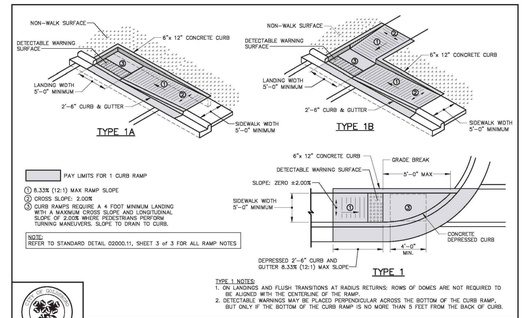
NOTES:

1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE CITY ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4'-7" MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE CITY ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20'-0" FT BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4'-0" FT WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6'-0" FT WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB.
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED RIGHT-OF-WAY SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS.

STANDARD CURB RAMPS

EFFECTIVE: 12/01/18

DETAIL No. 02000.11 SHEET 3 OF 3



ALTERNATIVE CURB RAMPS - DIRECTIONAL RAMPS

EFFECTIVE: 12/01/18

DETAIL No. 02000.12 SHEET 1 OF 4

ALTERNATIVE CURB RAMPS - PARALLEL RAMPS

EFFECTIVE: 12/01/18

DETAIL No. 02000.12 SHEET 3 OF 4

ALTERNATIVE CURB RAMPS - SHARED LANDING

EFFECTIVE: 12/01/18

DETAIL No. 02000.12 SHEET 4 OF 4

NOTES:

1. ALL PAVEMENT CUTS SHALL BE REPAIRED WITHIN A MAXIMUM OF THREE (3) DAYS FROM THE DATE THE CUT IS MADE.
2. CONCRETE TRENCH CAP ON ASPHALT STREETS SHALL BE USED ONLY DURING INCLEMENT WEATHER WHEN ASPHALT PLANTS ARE NOT OPERATING.
3. IN ALL OPEN TRENCHES, BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPACTION REQUIREMENTS BY SOILS TESTING CERTIFIED BY A LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER.
4. BACKFILL WITH A HIGH CLAY CONTENT, HIGH SHRINK-SWELL POTENTIAL, OR HIGH MOISTURE CONTENT THAT CANNOT MEET COMPACTION REQUIREMENTS SHALL BE DEEMED UNSUITABLE AND SHALL BE REPLACED WITH SUITABLE BACKFILL MATERIAL.
5. ALL PAVEMENT PATCHES SHALL PROVIDE A UNIFORM AND SMOOTH DRIVING SURFACE.

STANDARD TRENCH AND PAVEMENT REPAIR

EFFECTIVE: 12/01/18

DETAIL No. 03000.01 SHEET 1 OF 1

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DRAWN BY	SRF
SCALE	N.T.S
DATE	01. 29. 2025

SHEET

SITE DETAILS

C8.01

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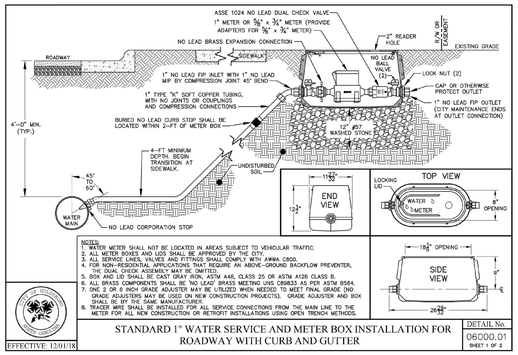
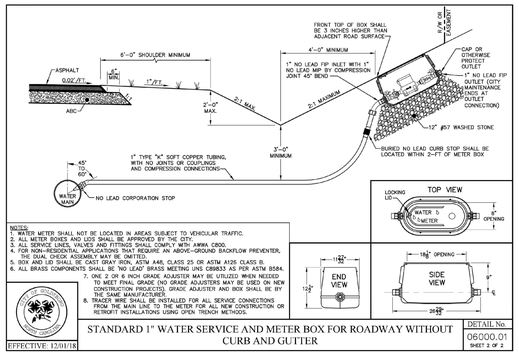
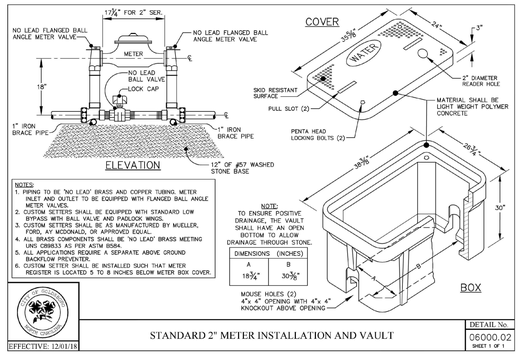


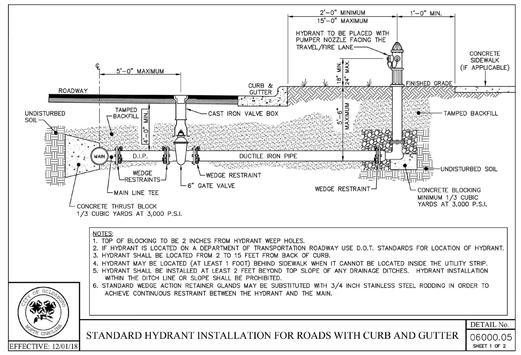
EFFECTIVE: 12/01/18 — STANDARD 1" WATER SERVICE AND METER BOX INSTALLATION FOR ROADWAY WITH CURB AND GUTTER — DETAIL No. 06000.01 SHEET 1 OF 2



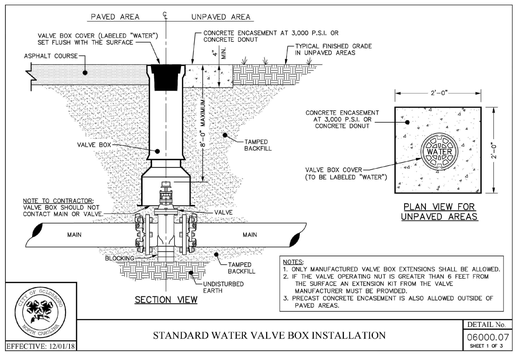
EFFECTIVE: 12/01/18 — STANDARD 1" WATER SERVICE AND METER BOX FOR ROADWAY WITHOUT CURB AND GUTTER — DETAIL No. 06000.01 SHEET 2 OF 2



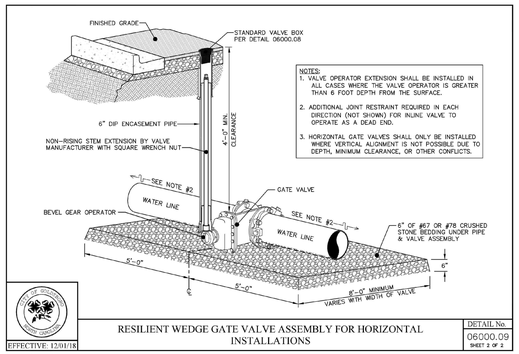
EFFECTIVE: 12/01/18 — STANDARD 2" METER INSTALLATION AND VAULT — DETAIL No. 06000.02 SHEET 1 OF 1



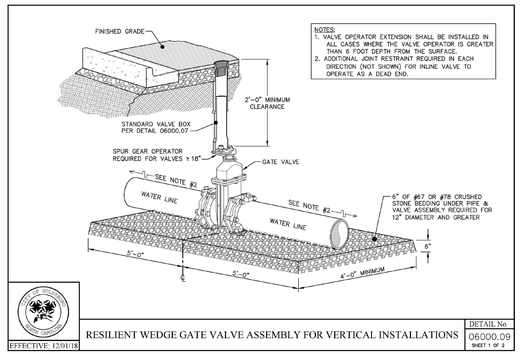
EFFECTIVE: 12/01/18 — STANDARD HYDRANT INSTALLATION FOR ROADS WITH CURB AND GUTTER — DETAIL No. 06000.05 SHEET 1 OF 2



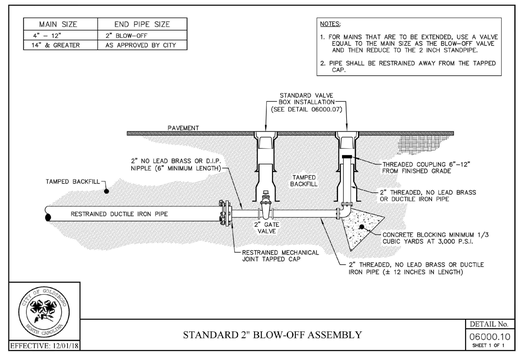
EFFECTIVE: 12/01/18 — STANDARD HYDRANT INSTALLATION FOR ROADS WITHOUT CURB AND GUTTER — DETAIL No. 06000.05 SHEET 2 OF 2



EFFECTIVE: 12/01/18 — STANDARD HYDRANT LOCATION — DETAIL No. 06000.06 SHEET 1 OF 2



EFFECTIVE: 12/01/18 — STANDARD WATER VALVE BOX — DETAIL No. 06000.07 SHEET 2 OF 3



EFFECTIVE: 12/01/18 — STANDARD WATER CURB STOP BOX — DETAIL No. 06000.07 SHEET 3 OF 3

EFFECTIVE: 12/01/18 — STANDARD WATER VALVE BOX INSTALLATION — DETAIL No. 06000.07 SHEET 1 OF 3

EFFECTIVE: 12/01/18 — RESILIENT WEDGE GATE VALVE ASSEMBLY FOR HORIZONTAL INSTALLATIONS — DETAIL No. 06000.09 SHEET 2 OF 2

EFFECTIVE: 12/01/18 — RESILIENT WEDGE GATE VALVE ASSEMBLY FOR VERTICAL INSTALLATIONS — DETAIL No. 06000.09 SHEET 1 OF 2

EFFECTIVE: 12/01/18 — STANDARD 2" BLOW-OFF ASSEMBLY — DETAIL No. 06000.10 SHEET 1 OF 1

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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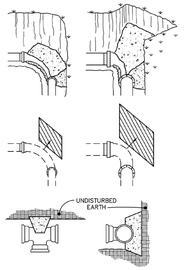
DRAWN BY	SRF
SCALE	N.T.S
DATE	01. 29. 2025

SHEET

WATER DETAILS
C8.02



MINIMUM CONCRETE BLOCKING (C.Y.) *					
NOMINAL PIPE DIAMETER INCHES	TEES & DEAD ENDS	90° BEND	45° BEND	22½° BEND	11¼° BEND
4	⅓	⅓	⅓	⅓	⅓
6	⅓	⅓	⅓	⅓	⅓
8	⅓	½	⅓	⅓	⅓
10	⅔	¾	½	⅓	⅓
12	¾	1.0	⅔	⅓	⅓

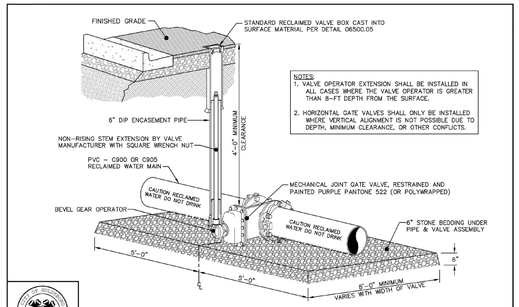
NOTES:
1. FITTING SHALL BE WRAPPED WITH A MINIMUM 4 MIL PLASTIC.
2. NO CONCRETE SHALL COVER BOLTS OR GLANDS.
3. PIPE DIAMETERS BEYOND 12 INCHES SHALL UTILIZE A PROFESSIONAL ENGINEER'S SEALED DESIGN CONSISTING OF RESTRAINED JOINT PIPE OR BLOCKING.

* CONCRETE SHALL BE 3,000 P.S.I. MIX.

EFFECTIVE: 12/01/18

STANDARD THRUST BLOCKING

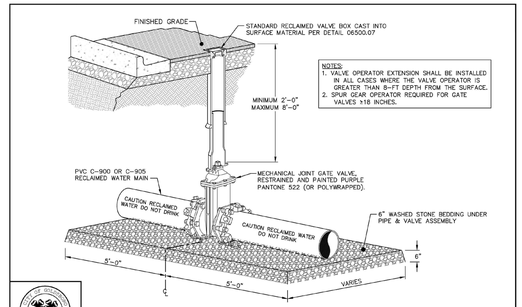
DETAIL No.
06000.12
SHEET 1 OF 1



EFFECTIVE: 12/01/18

RESILIENT WEDGE GATE VALVE ASSEMBLY FOR RECLAIMED WATER (HORIZONTAL INSTALLATIONS)

DETAIL No.
06500.06
SHEET 2 OF 3



EFFECTIVE: 12/01/18

RESILIENT WEDGE GATE VALVE ASSEMBLY FOR RECLAIMED WATER (VERTICAL INSTALLATIONS)

DETAIL No.
06500.06
SHEET 3 OF 3

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SHEET

WATER DETAILS

C8.03

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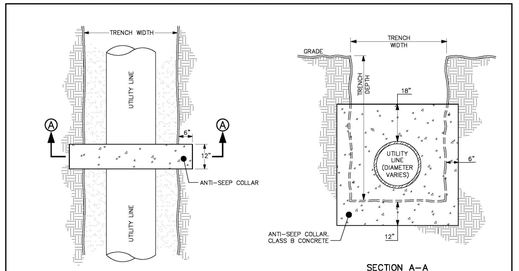
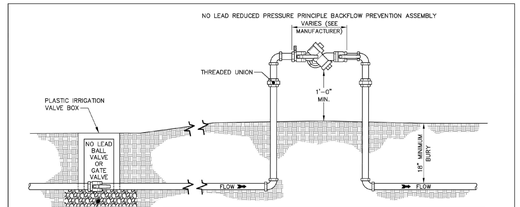
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



EFFECTIVE: 12/01/18

ANTI-SEEP COLLAR

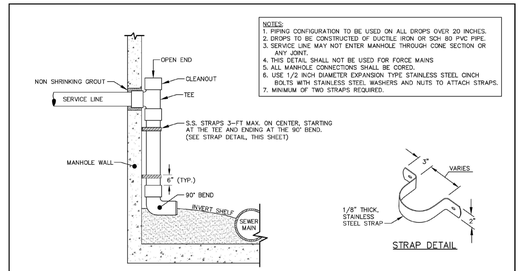
DETAIL No. 03000.03 SHEET 1 OF 1



EFFECTIVE: 12/01/18

STANDARD 1" RESIDENTIAL IRRIGATION BACKFLOW ASSEMBLY

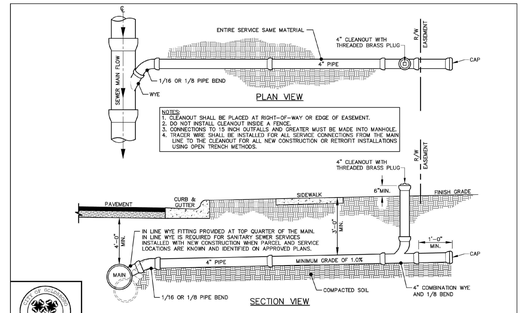
DETAIL No. 07000.02 SHEET 1 OF 1



EFFECTIVE: 12/01/18

STANDARD INSIDE DROP FOR SANITARY SEWER SERVICE

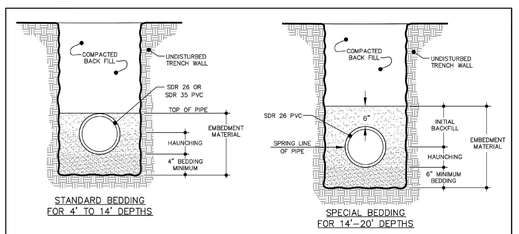
DETAIL No. 08000.06 SHEET 1 OF 1



EFFECTIVE: 12/01/18

STANDARD 4" SANITARY SEWER SERVICE FOR CURB AND GUTTER SECTIONS

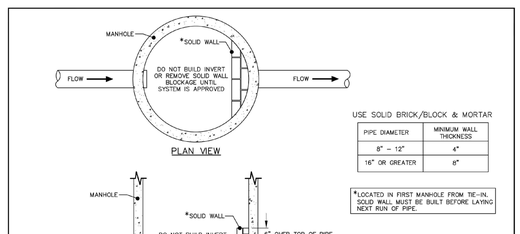
DETAIL No. 08000.08 SHEET 1 OF 4



EFFECTIVE: 12/01/18

STANDARD 4" SANITARY SEWER SERVICE FOR DEEP SEWER MAINS (14-FT AND GREATER)

DETAIL No. 08000.08 SHEET 2 OF 4



EFFECTIVE: 12/01/18

STANDARD 4" SANITARY SEWER SERVICE FOR DITCH SECTION

DETAIL No. 08000.08 SHEET 4 OF 4

EFFECTIVE: 12/01/18

STANDARD SANITARY SEWER SERVICE MANHOLE TAP

DETAIL No. 08000.08 SHEET 3 OF 4

EFFECTIVE: 12/01/18

SANITARY SEWER LATERAL SADDLE CONNECTION TO EXISTING MAIN

DETAIL No. 08000.09 SHEET 1 OF 1

EFFECTIVE: 12/01/18

BEDDING FOR PVC SANITARY SEWER PIPE

DETAIL No. 08000.10 SHEET 1 OF 1

EFFECTIVE: 12/01/18

SANITARY SEWER PROTECTION DURING CONSTRUCTION

DETAIL No. 08000.13 SHEET 1 OF 1

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SEWER DETAILS

C8.04

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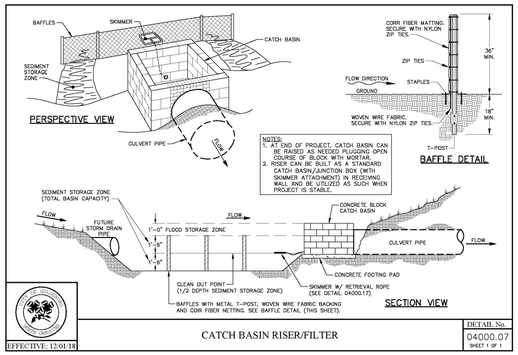
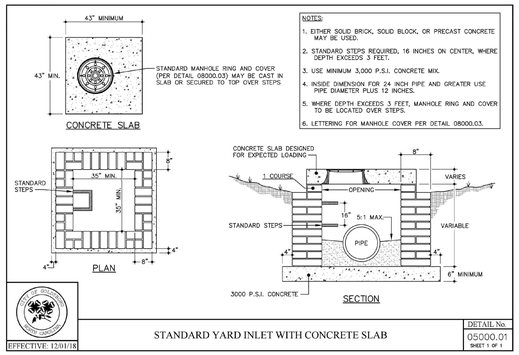


EFFECTIVE: 12/01/18

CATCH BASIN RISER/FILTER

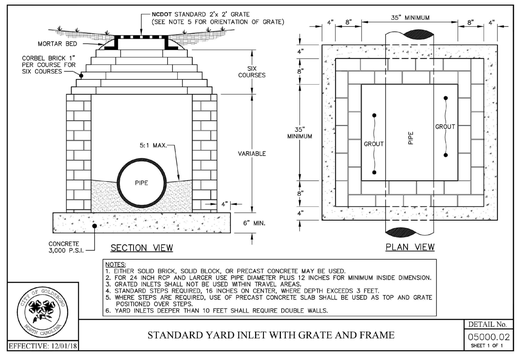
DETAIL No. 04000.07 SHEET 1 OF 1



EFFECTIVE: 12/01/18

STANDARD YARD INLET WITH CONCRETE SLAB

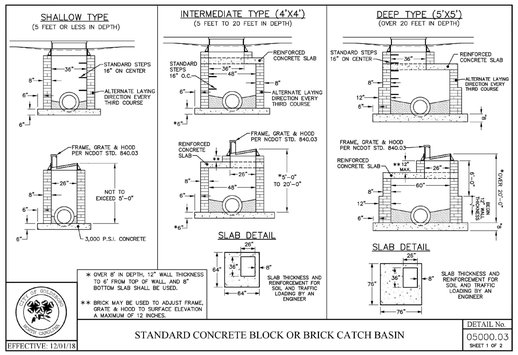
DETAIL No. 05000.01 SHEET 1 OF 1



EFFECTIVE: 12/01/18

STANDARD YARD INLET WITH GRATE AND FRAME

DETAIL No. 05000.02 SHEET 1 OF 1



EFFECTIVE: 12/01/18

STANDARD CONCRETE BLOCK OR BRICK CATCH BASIN

DETAIL No. 05000.03 SHEET 1 OF 2

EFFECTIVE: 12/01/18

STANDARD PRECAST CONCRETE CATCH BASIN

DETAIL No. 05000.03 SHEET 2 OF 2

EFFECTIVE: 12/01/18

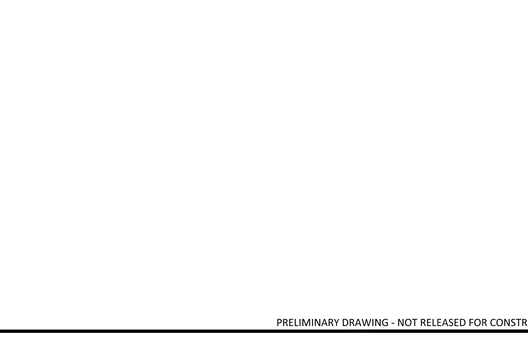
STANDARD MEDIAN CURB FOR CATCH BASIN

DETAIL No. 05000.04 SHEET 1 OF 1

EFFECTIVE: 12/01/18

STANDARD PRECAST CONCRETE MANHOLE JUNCTION BOX

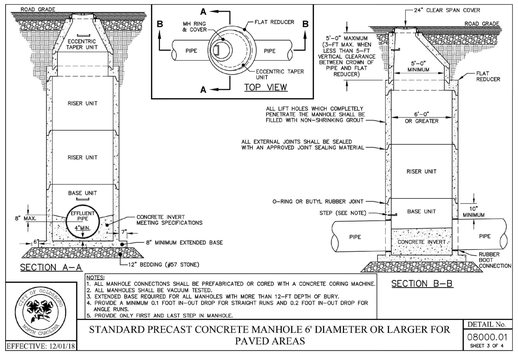
DETAIL No. 05000.05 SHEET 1 OF 1



EFFECTIVE: 12/01/18

STANDARD PRECAST CONCRETE MANHOLE 6' DIAMETER OR LARGER FOR NON-PAVED AREAS

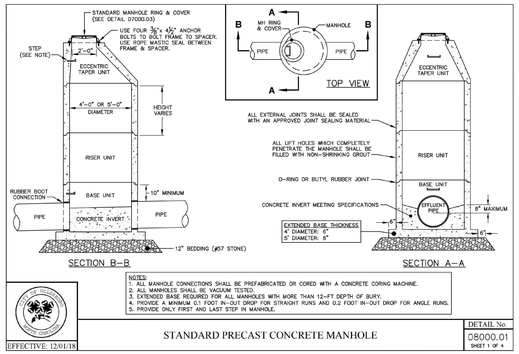
DETAIL No. 08000.01 SHEET 2 OF 4



EFFECTIVE: 12/01/18

STANDARD PRECAST CONCRETE MANHOLE 6' DIAMETER OR LARGER FOR PAVED AREAS

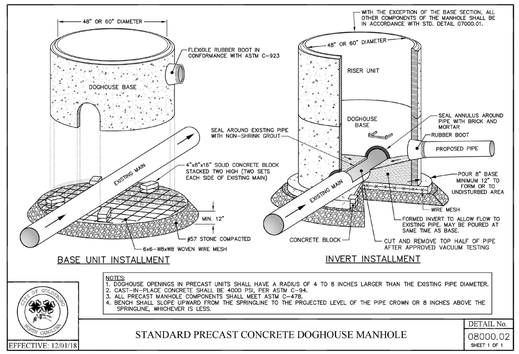
DETAIL No. 08000.01 SHEET 3 OF 4



EFFECTIVE: 12/01/18

STANDARD PRECAST CONCRETE MANHOLE

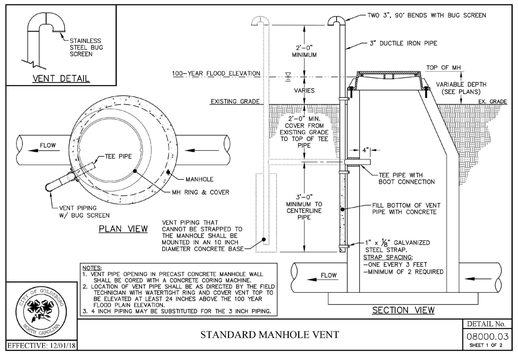
DETAIL No. 08000.01 SHEET 1 OF 4



EFFECTIVE: 12/01/18

STANDARD PRECAST CONCRETE DOGHOUSE MANHOLE

DETAIL No. 08000.02 SHEET 1 OF 4



EFFECTIVE: 12/01/18

STANDARD MANHOLE VENT

DETAIL No. 08000.03 SHEET 1 OF 2

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SHEET

STORM DETAILS
C8.05

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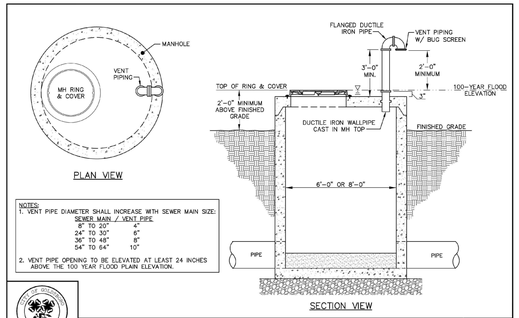


NOTES:
1. VENT PIPE DIAMETER SHALL INCREASE WITH SEWER MAIN SIZE:

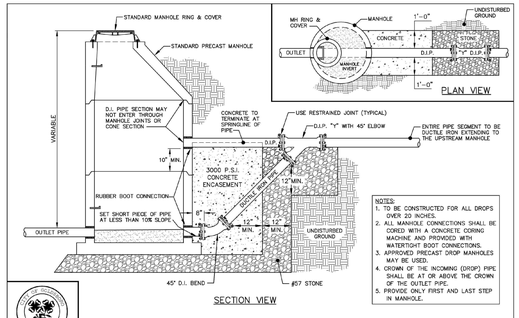
SEWER MAIN	VENT PIPE
8" TO 20"	4"
24" TO 30"	6"
36" TO 48"	8"
54" TO 64"	10"

2. VENT PIPE OPENING TO BE ELEVATED AT LEAST 24 INCHES ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION.

EFFECTIVE: 12/01/18

STANDARD MANHOLE VENT WITH FLAT TOP MANHOLE

DETAIL No. 08000.03 SHEET 2 OF 3

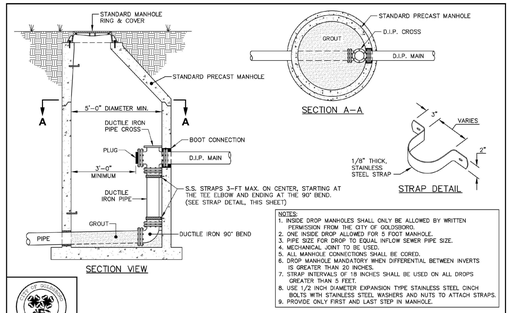


NOTES:
1. TO BE CONSTRUCTED FOR ALL DROPS OVER 20 INCHES.
2. ALL MANHOLE CONNECTIONS SHALL BE CORED WITH A CONCRETE CORING MACHINE AND PROVIDED WITH WATERTIGHT BOOT CONNECTIONS.
3. APPROVED PRECAST DROP MANHOLES MAY BE USED.
4. CROWN OF THE INCOMING (DROP) PIPE SHALL BE AT OR ABOVE THE CROWN OF THE OUTLET PIPE.
5. PROVIDE ONLY FIRST AND LAST STEP IN MANHOLE.

EFFECTIVE: 12/01/18

STANDARD OUTSIDE DROP MANHOLE

DETAIL No. 08000.04 SHEET 1 OF 1

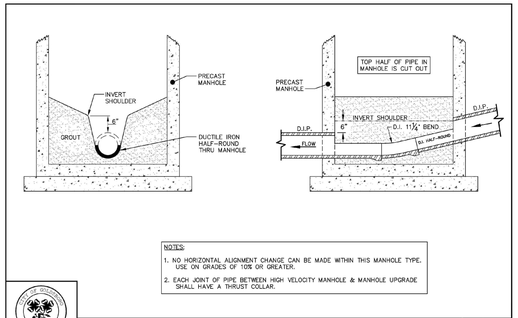


NOTES:
1. INSIDE DROP MANHOLES SHALL ONLY BE ALLOWED BY WRITTEN PERMISSION FROM THE CITY OF GOLDSBORO.
2. ONE INSIDE DROP ALLOWED FOR 5 FOOT MANHOLE.
3. PIPE SIZE FOR DROP TO EQUAL INFLOW SEWER PIPE SIZE.
4. MECHANICAL JOINT TO BE USED.
5. ALL MANHOLE CONNECTIONS SHALL BE CORED.
6. DROP MANHOLE MANDATORY WHEN DIFFERENTIAL BETWEEN INVERTS IS GREATER THAN 20 INCHES.
7. STRAP INTERVALS OF 18 INCHES SHALL BE USED ON ALL DROPS GREATER THAN 5 FEET.
8. USE 1/2 INCH DIAMETER EXPANSION TYPE STAINLESS STEEL CINCH BOLTS WITH STAINLESS STEEL WASHERS AND NUTS TO ATTACH STRAPS.
9. PROVIDE ONLY FIRST AND LAST STEP IN MANHOLE.

EFFECTIVE: 12/01/18

STANDARD INSIDE DROP MANHOLE

DETAIL No. 08000.05 SHEET 1 OF 1



NOTES:
1. NO HORIZONTAL ALIGNMENT CHANGE CAN BE MADE WITHIN THIS MANHOLE TYPE. USE ON GRADES OF 10% OR GREATER.
2. EACH JOINT OF PIPE BETWEEN HIGH VELOCITY MANHOLE & MANHOLE UPGRADE SHALL HAVE A THRUST COLLAR.

EFFECTIVE: 12/01/18

STANDARD HIGH VELOCITY MANHOLE INVERT

DETAIL No. 08000.07 SHEET 1 OF 1

NOTES:
1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONCRETE ENCASEMENT NOT REQUIRED WHEN PIPE IS AT LEAST 3 FEET UNDER CENTERLINE OF CREEK BOTTOM.

EFFECTIVE: 12/01/18

STANDARD CONCRETE ENCASEMENT FOR STREAM CROSSING

DETAIL No. 08000.11 SHEET 1 OF 1

SPECIFICATION TIME (MIN:SEC) REQUIRED FOR PRESSURE DROP FROM 3-1/2 TO 2-1/2 PSIG

LENGTH OF TEST SECTION	NOMINAL PIPE DIAMETER (INCHES)														
	8	10	12	14	15	16	18	20	21	24	27	30	36	42
25	7:33	9:26	11:20	13:13	14:10	15:11	17:00	18:53	19:48	22:40	25:30	28:19	34:00	39:40
50	7:33	9:26	11:20	13:13	14:10	15:11	17:00	18:53	19:48	22:40	25:30	28:19	34:00	39:40
75	7:33	9:26	11:20	13:13	14:10	15:11	17:00	18:53	19:48	22:40	25:30	28:19	34:00	52:35
100	7:33	9:26	11:20	13:13	14:10	15:11	17:00	18:53	19:48	22:47	28:51	35:37	51:17	69:48
125	7:33	9:26	11:20	13:13	14:10	15:11	17:00	19:47	21:48	28:29	36:03	44:31	64:06	87:15
150	7:33	9:26	11:20	13:13	14:10	15:12	19:14	23:44	26:10	34:11	43:16	53:25	76:55	104:42
175	7:33	9:26	11:20	13:34	15:35	17:44	22:26	27:42	30:32	39:53	50:28	62:19	89:45	122:10
200	7:33	9:26	11:24	15:31	17:48	20:16	25:39	31:39	34:54	45:35	57:42	71:13	102:36	139:36
225	7:33	9:26	12:49	17:27	20:02	22:48	28:51	35:37	39:16	51:17	64:54	80:08	115:24	157:03
250	7:33	9:53	14:15	19:23	22:16	25:20	32:03	39:34	43:37	56:58	72:07	89:02	128:12	174:30
275	7:33	10:52	15:40	21:20	24:29	27:52	35:16	43:31	47:59	62:40	79:19	97:56	141:00	191:57
300	7:35	11:52	17:06	23:16	26:43	30:23	38:28	47:29	52:21	68:22	86:32	106:48	153:54	209:25
350	8:52	13:51	19:57	27:09	31:10	35:27	44:52	55:24	61:05	79:46	101:00	124:42	179:30	244:19
400	10:07	15:50	22:48	31:01	35:37	40:31	51:17	63:19	69:48	91:10	115:24	142:30	205:06	279:13
450	11:23	17:48	25:39	34:54	40:04	45:35	57:42	71:13	78:31	102:36	129:48	160:18	230:48	314:07
500	12:39	19:47	28:30	38:47	44:31	50:39	64:06	79:05	87:15	114:00	144:12	178:06	256:24	349:02

EFFECTIVE: 12/01/18

STANDARD AIR TEST TABLE

DETAIL No. 08000.12 SHEET 1 OF 1

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ASHTON WOODS
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CONDITIONAL REZONING MASTER PLAN
S. HARDING DRIVE
GOLDSBORO, NORTH CAROLINA, 27534

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055676 ALEX KEATON — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER COG COMMENTS
2	01.29.2024	2ND REZONING SUBMITTAL

PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-D1
CHECKED BY	MRF
DRAWN BY	SRF
SCALE	N.T.S
DATE	01. 29. 2025

SHEET

STORM DETAILS

C8.06

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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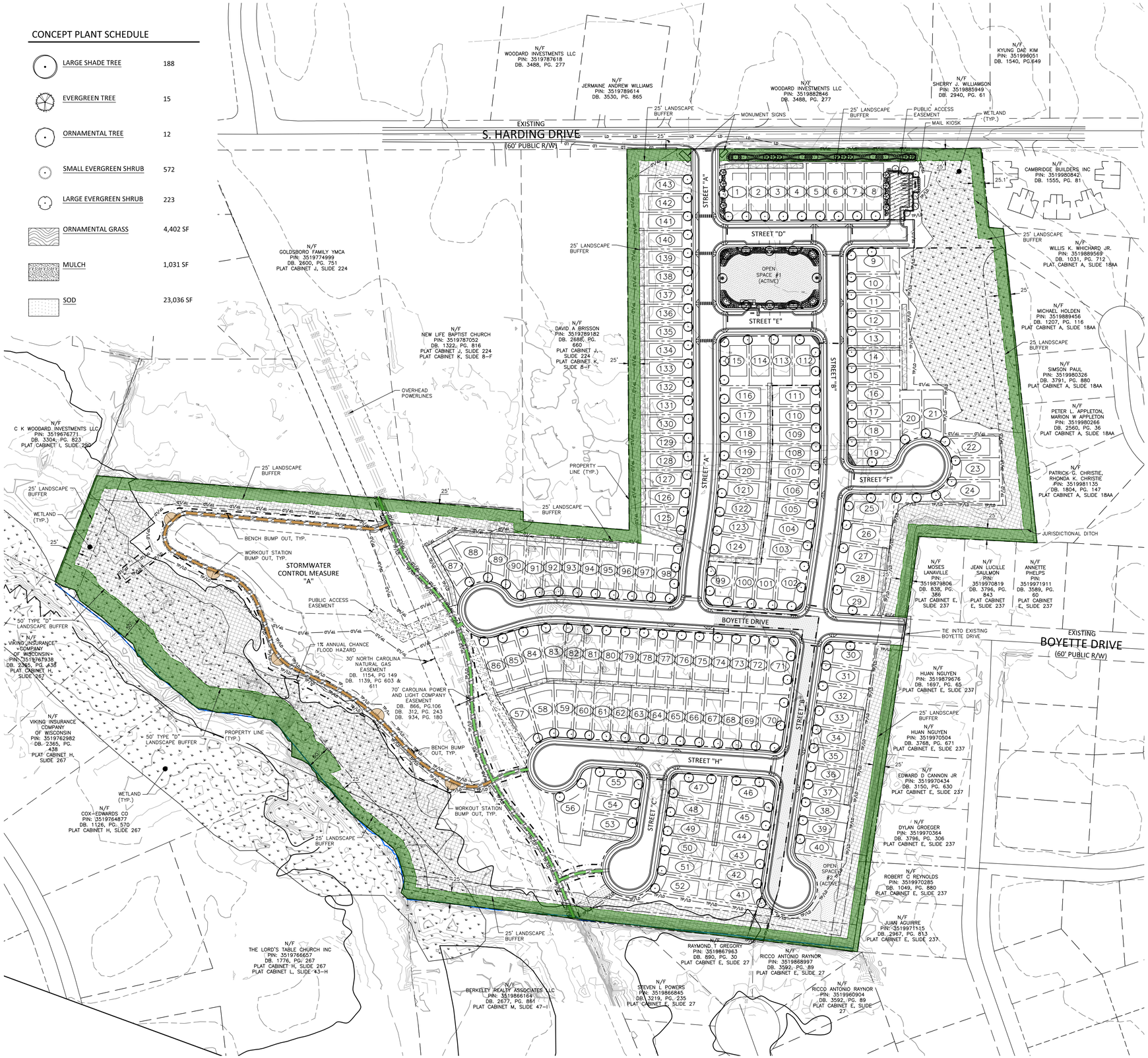
CONCEPT PLANT SCHEDULE

LARGE SHADE TREE	188
EVERGREEN TREE	15
ORNAMENTAL TREE	12
SMALL EVERGREEN SHRUB	572
LARGE EVERGREEN SHRUB	223
ORNAMENTAL GRASS	4,402 SF
MULCH	1,031 SF
SOD	23,036 SF



SITE LEGEND

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- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
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- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- 6' PAVED TRAIL
- 6' DECOMPOSED GRANITE TRAIL

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' CoG PUBLIC SANITARY SEWER EASEMENT
- LANDSCAPE PERIMETER BUFFER

REQUIRED LANDSCAPE	
REQUIRED LANDSCAPE PERIMETER BUFFER	
BUFFER YARD C | 25' WIDTH, 5949 LF	
REQUIRED LARGE TREES, 5949 LF/100 * 3	201 LARGE TREES
PROVIDED LARGE TREES	EXISTING VEGETATION
REQUIRED SMALL TREES, 5949 LF/100 * 4	268 SMALL TREES
PROVIDED SMALL TREES	EXISTING VEGETATION
REQUIRED LARGE SHRUBS, 5949 LF/100 * 20	1,341 LARGE SHRUBS
PROVIDED LARGE SHRUBS	EXISTING VEGETATION
REQUIRED SMALL SHRUBS, 5949 LF/100 * 10	670 SMALL SHRUBS
PROVIDED SMALL SHRUBS	EXISTING VEGETATION
BUFFER YARD D | 50' WIDTH, 755 LF	
REQUIRED LARGE TREES, 755 LF/100 * 4	30 LARGE TREES
PROVIDED LARGE TREES	EXISTING VEGETATION
REQUIRED SMALL TREES, 755 LF/100 * 5	38 SMALL TREES
PROVIDED SMALL TREES	EXISTING VEGETATION
REQUIRED LARGE SHRUBS, 755 LF/100 * 25	189 LARGE SHRUBS
PROVIDED LARGE SHRUBS	EXISTING VEGETATION
REQUIRED SMALL SHRUBS, 755 LF/100 * 15	113 SMALL SHRUBS
PROVIDED SMALL SHRUBS	EXISTING VEGETATION
STREET YARD	
HARDING DRIVE REQUIRED TREES, 721 LF / 40	19 LARGE TREES
HARDING DRIVE PROVIDED TREES	
RESIDENTIAL YARD	
REQUIRED LARGE TREES, 1 PER LOT	
PROVIDED LARGE TREES	1 PER LOT

NOTES:
1. EACH LOT SHALL HAVE ONE LARGE TREE OR TWO SMALL TREES.
2. EXISTING VEGETATION TO BE SURVEYED OR DETERMINED IN FIELD FOR BUFFER QUALIFICATIONS.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-LS1
CHECKED BY	JAR
DRAWN BY	MAH
SCALE	1"=100'
DATE	01. 29. 2025

SHEET

OVERALL LANDSCAPE PLAN

L5.00

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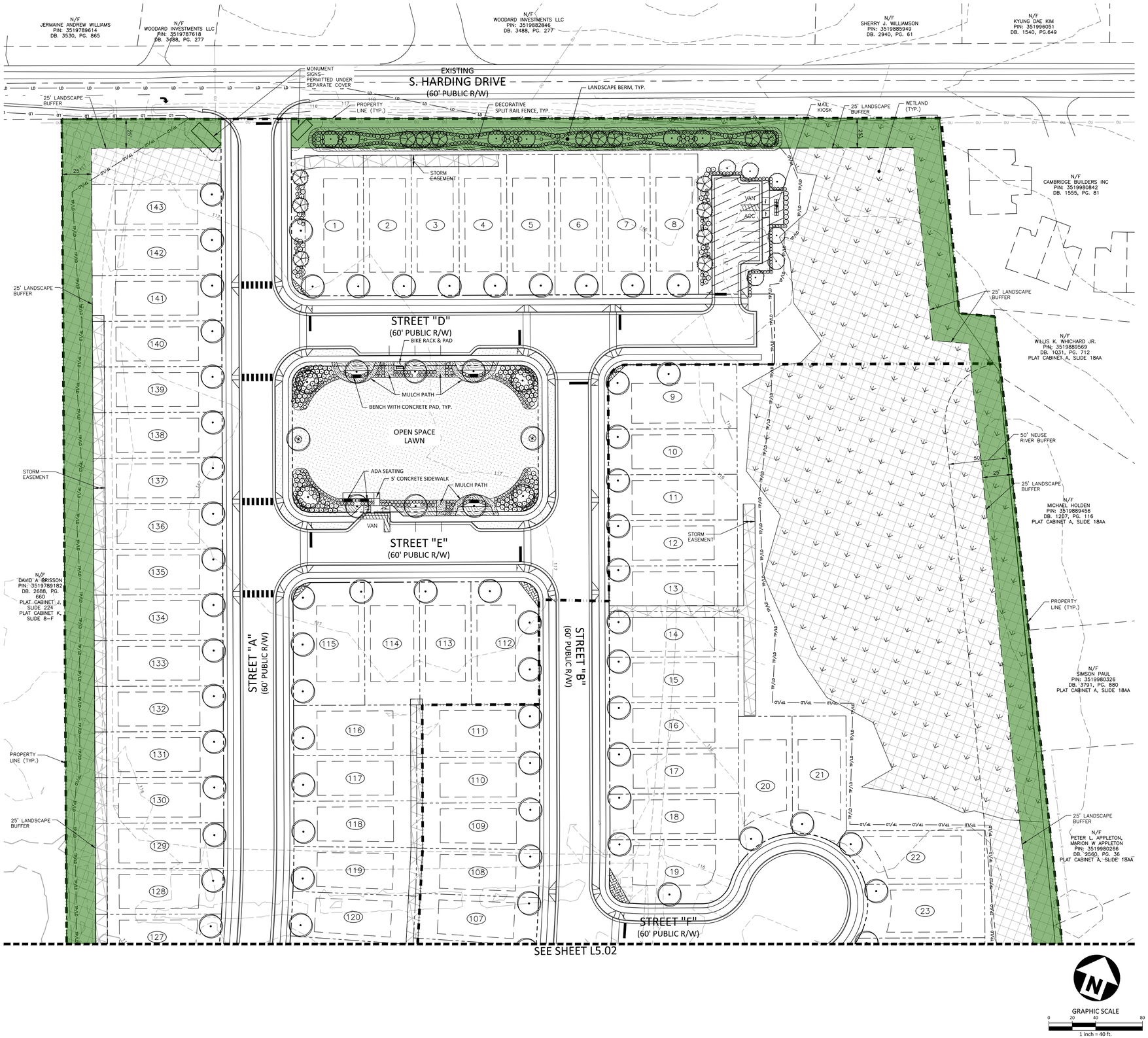

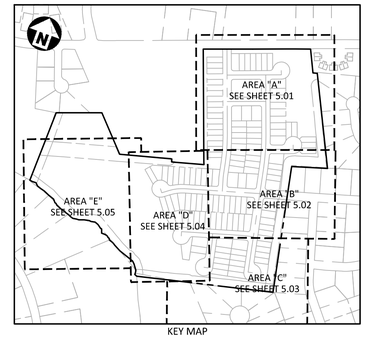

KEY MAP

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- PUBLIC ACCESS EASEMENT
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- TEMPORARY SANITARY SEWER EASEMENT
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CONCEPT PLANT SCHEDULE

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LARGE EVERGREEN SHRUB	223
ORNAMENTAL GRASS	4,402 SF
MULCH	1,031 SF
SOD	23,036 SF

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1977 JAMES A. RITCHIE

REVISIONS

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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-LS1
CHECKED BY	JAR
DRAWN BY	MAH
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

LANDSCAPE PLAN- AREA "A"

L5.01

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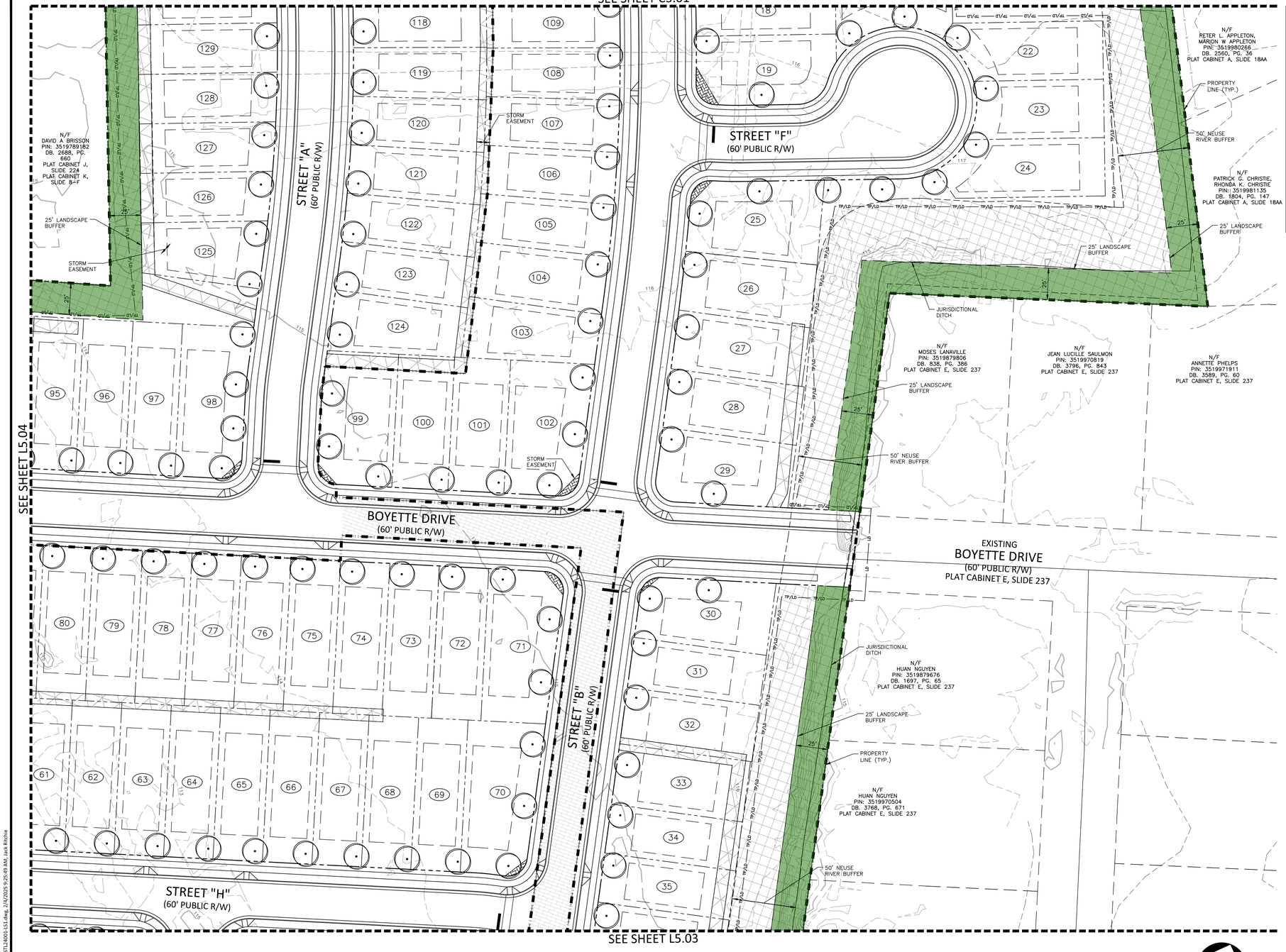

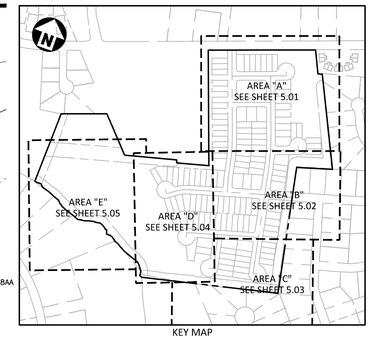

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CONCEPT PLANT SCHEDULE

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	SMALL EVERGREEN SHRUB	572
	LARGE EVERGREEN SHRUB	223
	ORNAMENTAL GRASS	4,402 SF
	MULCH	1,031 SF
	SOD	23,036 SF

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1977 JAMES A. RITCHIE
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-LS1
CHECKED BY	JAR
DRAWN BY	MAH
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

LANDSCAPE PLAN- AREA "B"

L5.02

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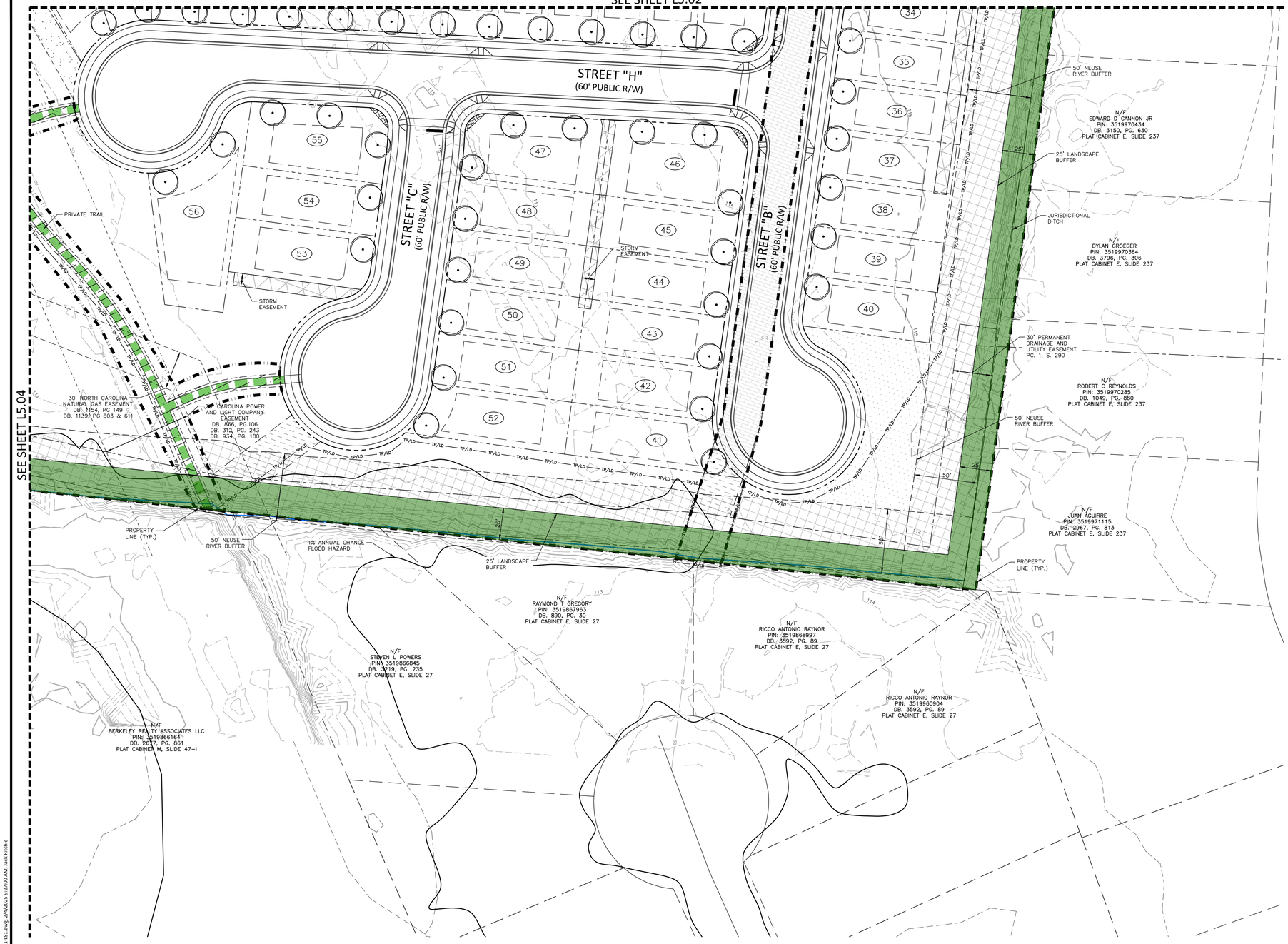

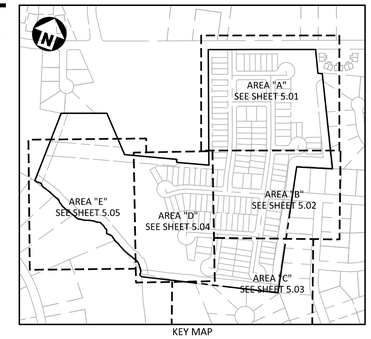

KEY MAP

SITE LEGEND

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- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE A / TYPE B / TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
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- 6' PAVED TRAIL
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HATCH LEGEND

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- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
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- 30' CoG PUBLIC SANITARY SEWER EASEMENT
- LANDSCAPE PERIMETER BUFFER

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

CONCEPT PLANT SCHEDULE

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ORNAMENTAL GRASS	4,402 SF
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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-LS1
CHECKED BY	JAR
DRAWN BY	MAH
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

LANDSCAPE PLAN- AREA "C"

L5.03

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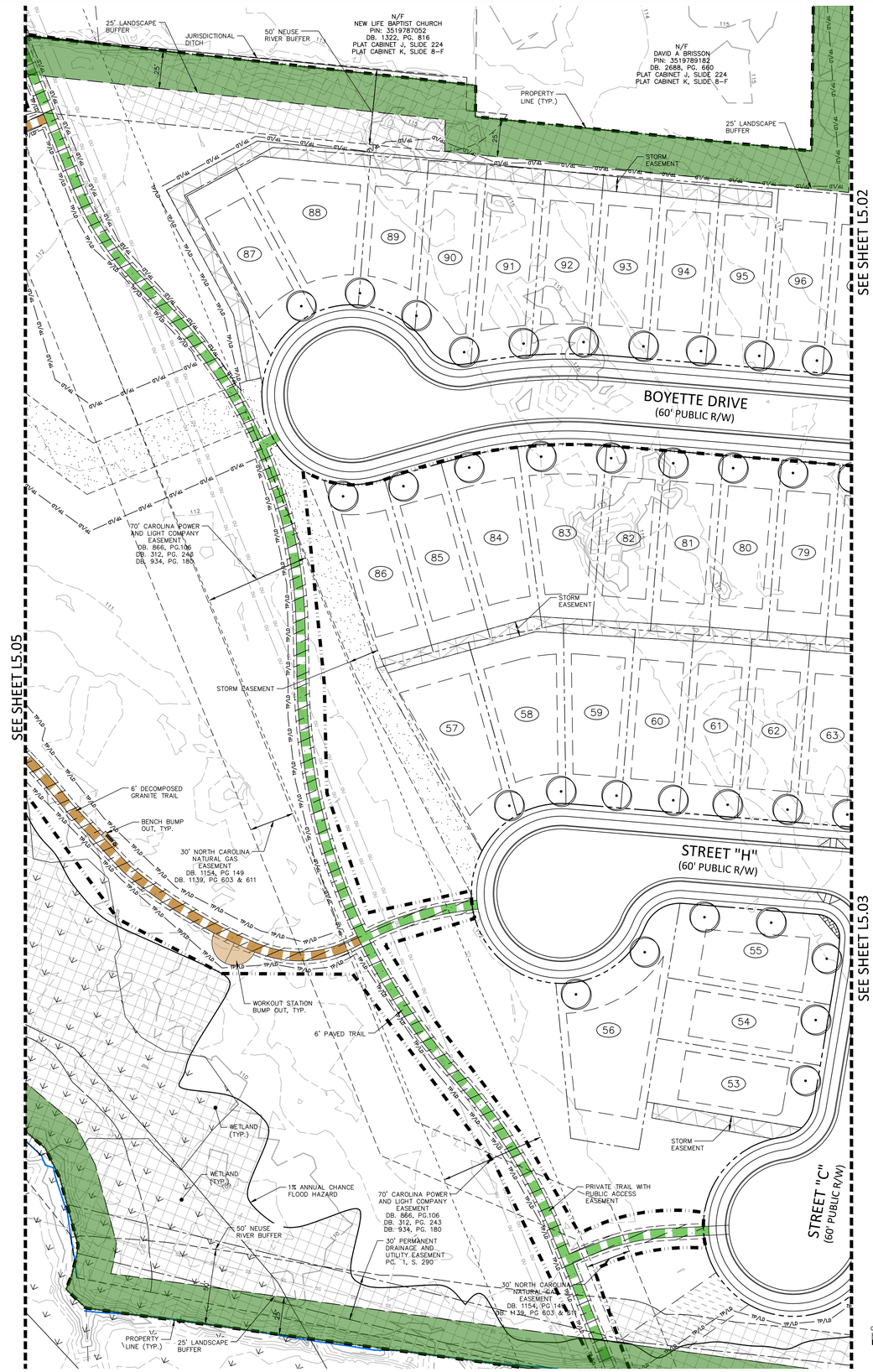

GRAPHIC SCALE
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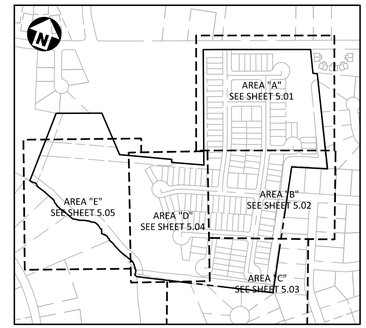
1 inch = 40 ft.



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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-LS1
CHECKED BY	JAR
DRAWN BY	MAH
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

LANDSCAPE PLAN- AREA "D"

L5.04

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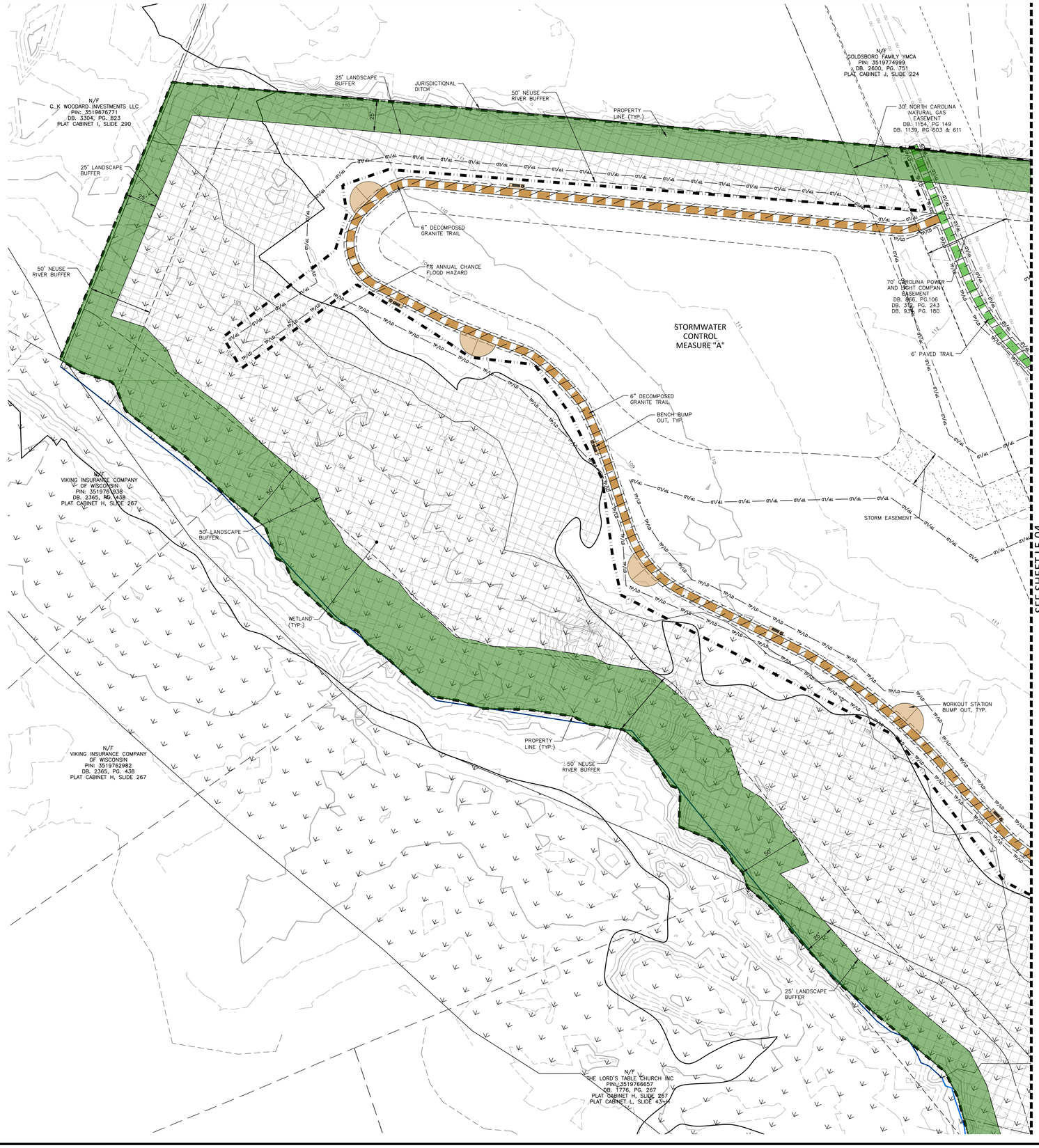

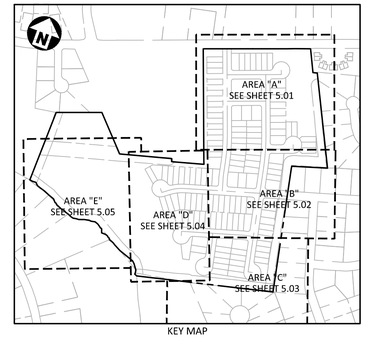

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- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' CoG PUBLIC SANITARY SEWER EASEMENT
- LANDSCAPE PERIMETER BUFFER

CONCEPT PLANT SCHEDULE

LARGE SHADE TREE	188
EVERGREEN TREE	15
ORNAMENTAL TREE	12
SMALL EVERGREEN SHRUB	572
LARGE EVERGREEN SHRUB	223
ORNAMENTAL GRASS	4,402 SF
MULCH	1,031 SF
SOD	23,036 SF

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

STARLIGHT HOMES
900 RIDGEFIELD DRIVE, SUITE 335
RALEIGH, NC 27609
PHONE: 919. 422.7663

ASHTON WOODS
STARLIGHT HOMES

HARDING DRIVE
CONDITIONAL REZONING MASTER PLAN
S. HARDING DRIVE
GOLDSBORO, NORTH CAROLINA, 27534

NORTH CAROLINA LANDSCAPE ARCHITECTURE PROFESSIONAL CORPORATION 1977 JACK A. RITCHIE II — NOT VALID WITHOUT ORIGINAL SIGNATURE AND EMBOSSED SEAL

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER COG COMMENTS
2	01.29.2024	2ND REZONING SUBMITTAL

PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-LS1
CHECKED BY	JAR
DRAWN BY	MAH
SCALE	1"=40'
DATE	01. 29. 2025

SHEET

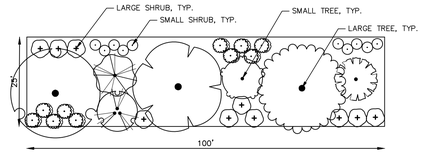
LANDSCAPE PLAN- AREA "E"

L5.05

X:\Projects\STL\STL24001\04-Production\Engineering\Master Plan\Current Drawings\STL24001-LS1.dwg, 2/4/2025 9:28:09 AM, Jack Ritchie

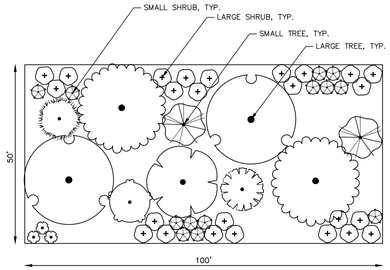
GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GOLDSBORO AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



25' TYPE C BUFFER YARD PLANTING DETAIL
100' TYPICAL SECTION
SCALE: 1' = 20'

PLANT MATERIAL PER 100 LF SECTION:
(3) LARGE TREES
(4) SMALL TREES
(20) LARGE SHRUBS
(10) SMALL SHRUBS



50' TYPE D BUFFER YARD PLANTING DETAIL
100' TYPICAL SECTION
SCALE: 1' = 20'

PLANT MATERIAL PER 100 LF SECTION:
(4) LARGE TREES
(5) SMALL TREES
(25) LARGE SHRUBS
(15) SMALL SHRUBS

NOTE: EXISTING VEGETATION TO BE COUNTED TOWARDS BUFFER PLANT MATERIAL. SUPPLEMENT AS NECESSARY WHERE EXISTING VEGETATION IS INSUFFICIENT OR LACKING.

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\STL\STL24001\04-Production\Engineering\Master Plan\Current Drawings\STL24001-LS1..dwg, 2/3/2025 6:42:44 PM, Jack Ritchie

McADAMS
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ASHTON WOODS
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HARDING DRIVE
CONDITIONAL REZONING MASTER PLAN
S. HARDING DRIVE
GOLDSBORO, NORTH CAROLINA, 27534

NORTH CAROLINA LANDSCAPE ARCHITECTURE REGISTERED Miller CORPORATION 1977 PROFESSIONAL JARVIS RITCHIE II NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER COG COMMENTS
2	01.29.2024	2ND REZONING SUBMITTAL

PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-LS1
CHECKED BY	JAR
DRAWN BY	MAH
SCALE	1"=20'
DATE	01. 29. 2025

SHEET

LANDSCAPE NOTES AND DETAILS
L5.06

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 31, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT MEETING

TITLE: GZ-01-25 (7Brew Coffee) Mark Huonder (Office and Institutional-1 to General Business) – Corner of N. Berkley Blvd. and Ridgecrest Dr.

DEPARTMENT: Planning

BACKGROUND:
ADDRESS: 706 N. Berkeley Blvd.
PARCEL: 3519-53-9599
PROPERTY OWNER: Riddle and Smith Holdings, LLC
APPLICANT: Mark Huonder

The applicant is requesting a rezoning from the Office and Institutional (O & I-1) Zoning District to the General Business (GB) Zoning District. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses by providing general goods and services to the community. The district is intended to promote high-quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size.

Area: Approx. 18,730.80 sq. ft. or 0.43 acres

SURROUNDING ZONING:
North: Shopping Center (SC), Highway Business (HB)
South: Residential (R-16)/General Business (GB)
East: General Business (GB)/Residential (R-16)
West: General Business (GB)

Existing Use: The property is currently occupied and used as a law office.

Land Use Plan: The City's Land Use Plan locates this parcel within the Commercial land use designation. This designation was given based off of proximity to existing major transportation corridors and commercial development. The designation encourages in-fill development at existing commercial sites. The General Business (GB) Zoning District is identified as a corresponding district for the Commercial land use designation.

DISCUSSION:
This is a rezoning proposal for approximately 0.43 acres to be rezoned from the Office and Institutional (O & I -1) Zoning District to the General Business (GB) Zoning District. As such, all permitted uses in the General Business Zoning District shall be considered as potential uses for the site.

The subject property is located east of Discount Tire and directly across the street from Berkeley

Mall and Panera Bread along Berkeley Boulevard. An existing residential subdivision is located south of the subject property.

TRC REVIEW:
Staff have distributed this proposed rezoning request to City Engineering and the Fire Marshall's Office only, since this is a straight rezoning request. City water and sewer are available to serve the site. The property is not located in the City's Special Flood Hazard Area.

BUDGET RELATIONSHIP:
N/A

STRATEGIC PLAN RELATIONSHIP:
N/A

STAFF RECOMMENDATION:
Staff is recommending approval of the rezoning request. The proposed rezoning and the range of uses permitted in the requested zoning district are compatible with the surrounding zoning patterns and land uses. In addition, the proposed rezoning is compatible with the City of Goldsboro's Comprehensive Plan and accompanying Land Use Map. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

REQUIRED ACTION:
Refer to the attached worksheet and review the consistency and inconsistency statements. The Planning Commission shall vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the May 5, 2025 meeting.

MANAGER'S RECOMMENDATION:
N/A

APPROVERS
Holly Jones
Mark Helmer
Laura Getz
Matthew Livingston

CITY OF GOLDSBORO PLANNING COMMISSION
GZ-1-25 MARK HUONDER
WORKSHEET

Pursuant to NCGS 160D-604(d), when the Planning Board (Planning Commission) is conducting a review of a proposed zoning text or map amendment, the Planning Board (Planning Commission) shall advise and comment on whether the proposed action is consistent with the City of Goldsboro Land Use Plan. The Planning Board (Planning Commission) must provide the City of Goldsboro City Council with a written recommendation that addresses plan consistency or inconsistency and other matters as deemed appropriate by the Planning Board (Planning Commission).

Consistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be consistent with the Commercial land use designation. The City of Goldsboro Planning Commission finds that the rezoning request is reasonable and in best public interest due to the fact that the proposed rezoning and the range of uses permitted in the requested zoning district are compatible with the surrounding zoning patterns and land uses. In addition, the proposed rezoning is compatible with the City of Goldsboro's Comprehensive Plan and accompanying Land Use Map. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

Voting Record for Recommendation:

Yes _____ No _____

Inconsistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the Commercial land use designation and finds that this rezoning, if executed, would have a negative impact on the public. The City of Goldsboro Planning Commission deems this proposed rezoning to not be appropriate and does not recommend approval to the City of Goldsboro City Council. The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the land use plan.

Voting Record for Recommendation:

Yes _____ No _____

GOLDSBORO
BE MORE DO MORE SEYMOUR

Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4313

Application Fees:
Conditional Zoning $550 (Includes advertisement fee)
General Zoning $500 (Includes advertisement fee)

Received Date: 3-4-25
Initials: HJ

CHANGE OF ZONE APPLICATION

For Office Use Only:

Application Number: GZ-01-25 Date processed: 3-4-25

Fee Type: ☐ Cash ☑ Check # 4785 ☐ Credit Card Initials: HJ

Applicant Acknowledgement: Only applicable if Conditional Zoning

I understand that the City of Goldsboro must have three (3) sets of Site plans submitted along with an electronic site plan emailed to the Planning Administrative Assistant listed on the website at www.goldsboronc.gov/planning or they will not be able to send out my application for formal review. I understand my 30 day review period begins after the City of Goldsboro acknowledges they have an electronic PDF copy of the required site plan. Information on the site plan shall meet or exceed the City of Goldsboro Unified Development Ordinance (UDO). Site plan needs to be in sufficient detail and scale to display precisely how the use intends to operate. See attached sheet for common things expected on site plan. If a portion of the property is propsed to be rezoned then a survay is required for the proposed area or application will not be accepted.

Applicant Signature: _____

Application is hereby made to the City Council of the City of Goldsboro for a Rezoning request (Complete the following information):

☐ **Conditional Zoning** ☑ **General Zoning** (check which applies)

Name of Development: 7Brew Coffee Drive-Through

Property Address: 706 N Berkeley Blvd. Goldsboro, NC. 27534

Total Acreage: 0.43 Acres **Frontage:** 103' **Depth:** 190'

Wayne Co. Pin #: ~~3159539599~~ 3519539599 **Current Zoning:** O&I-1 **Proposed Zoning:** GB

If Conditional Zoning, describe proposed use, justification and any uses prohibited for the request:

Applicant (Print): Mark Huonder

Applicant Address: 1000 Forest Park Blvd, Suite 401 **City,State,Zip:** Fort Worth, TX 76110

Applicant Phone: 651-357-5723 **Applicant Email:** mh@netleaseproperties.com

I, Mark Huonder *, do hereby consent to the specific conditions and or uses listed on this application. I acknowledge that if the Goldsboro City Council imposes additional conditions, I will be required to sign the Ordinance prior to Council signing the ordinance for approval.*

Owner (Print): Riddle & Smith Holdings L.L.C.

Owner Address: PO Box 11453 **City,State,Zip:** Goldsboro, NC 27532

Owner Phone: _____ **Owner Email:** _____

(If owner differs from applicant a Owners Authorization Form is required upon submission)

Surveyor/Site Designer (Print): John Nilges - Excelsior Engineering/John Schebaum - BFA, Inc.

Surveyor/Site Designer Address: 103 Elm Street **City,State,Zip:** Washington, MO 63090

Surveyor/Site Designer Phone: 636-239-4751 **Surveyor/Site Designer Email:** jschebaum@bfaeng.com

SIGNATURE REQUIRED

Mark Huonder — *Applicant - Printed*

Mark Huonder — *Applicant Signature*

2/24/25 — *Date*

GOLDSBORO
BE MORE DO MORE SEYMOUR
North Carolina

Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4313

CITY OF GOLDSBORO
OWNER'S AUTHORIZATION

IF the owner(s) of this subject property are giving authorization for someone else to apply for an application with the City of Goldsboro, for any of the following City of Goldsboro applications:

Please check the applicable box(es):

- ☒ Rezoning
- ☒ Site Plan
- ☐ Board of Adjustment - Variance
- ☐ Subdivision
- ☐ Special Use Permit
- ☐ Home Occupation Permits

This authorization must be completed and submitted at time of application. I/(WE)

Riddle & Smith Holdings LLC
(Name of owner(s) of subject property)

do(es) hereby certify that I/(WE) am/(are) the Owners of the property legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:

Net Lease Properties
(Name of Company and Authorized Representative)

to submit an application to the City of Goldsboro, NC for My/(OUR) property as listed below.

Wayne County Parcel Identification Number(s):	**Property Address:**
3519539599	706 N. Berkeley Blvd.

Jonathan Smith
Property Owner – Print

Property Owner Signature **Date** 2/20/25

NOTARY STATEMENT

Sworn to and subscribed before me the 20th **day of** February, 2025

Notary Public in and for the State of Georgia **. County of** Fulton

I, Carey Bryant **, Notary Public, do hereby certify that** Jonathan Smith **(name of individual(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this** 20th **day of** Feb, 2025

CAREY BRYANT NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 19, 2026 SEAL

Carey Bryant
Official Signature of Notary

Carey Bryant
Notary printed or typed name

My commission expires: 4/19/26

Case Number: GZ-01-25
Request: Rezone from OI-1 to GB
Owner: Riddle & Smith Holdings LLC.
Location: 706 North Berkeley Blvd
PIN#3519539599

0 50 100 200 Feet

N

Legend

Future Land Use

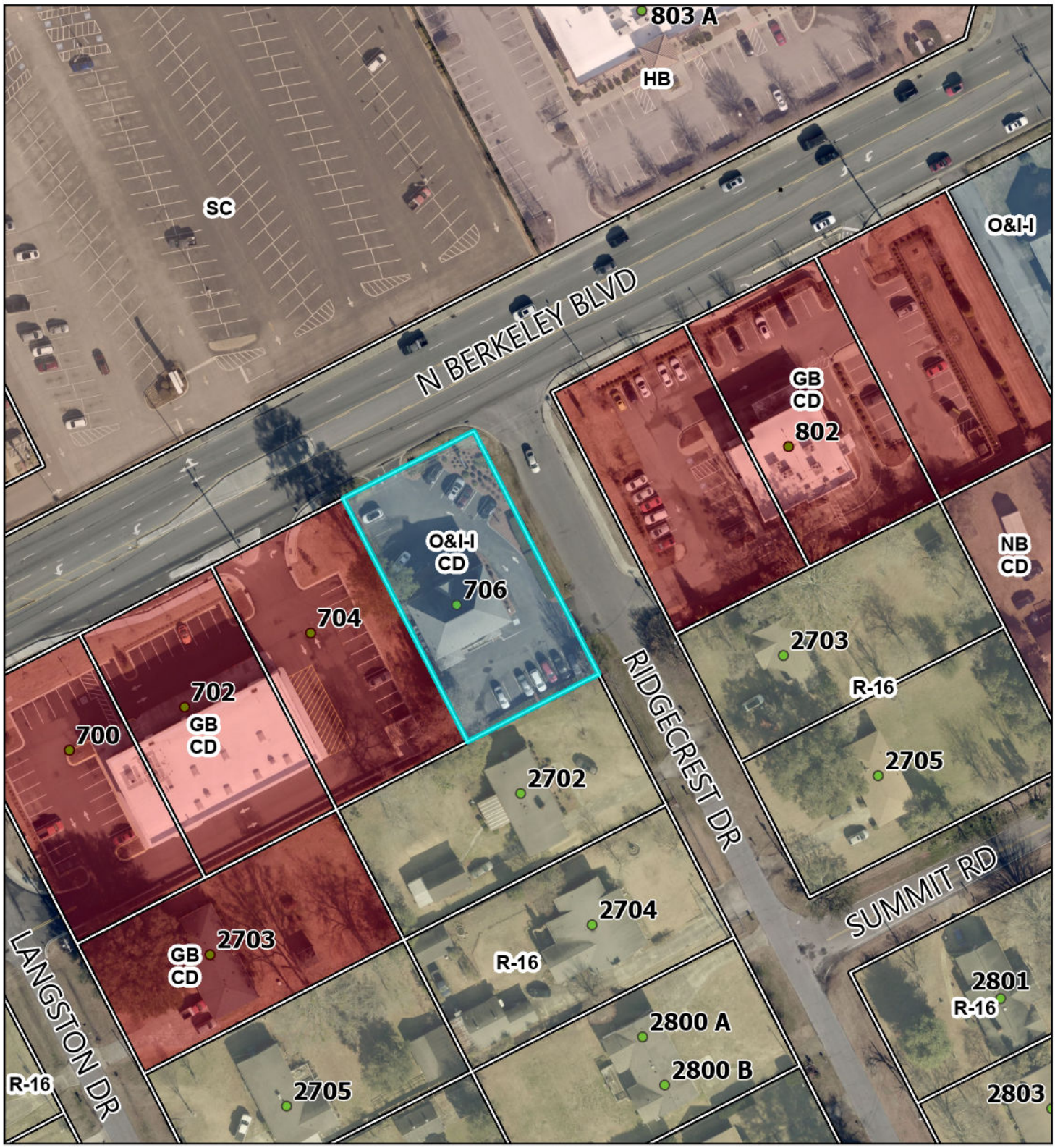
- Commercial
- Office and Institutional
- Industrial
- Conservation

Mixed Use

- Mixed Use - Downtown
- Mixed Use I
- Mixed Use II

Residential

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Rural Residential/ Agriculture



Case Number: GZ-01-25
Request: Rezone from OI-1 to GB
Owner: Riddle & Smith Holdings LLC.
Location: 706 North Berkeley Blvd
PIN#3519539599

0 50 100 200 Feet

N

Zoning
- AB
- AG
- CBD
- GB
- HB
- I-1
- I-2

Legend
- IBP-1
- NB
- O&I-I
- O&I-II
- O-R
- R-12
- R-12SF
- R-16
- R-20
- R-20A
- R-40
- R-6
- R-9
- R-9SF
- RM-8
- RM-9
- SC