CITY OF ARCHDALE

CITY COUNCIL

MEETING DATE: Tuesday July 28, 2020

SUBJECT: Request to revise an Approved Preliminary Plat for Royal Pines (Formerly Diamonds Keep) Subdivision Phase 5, located off of Archdale Road and being Randolph County parcel # 7726496982.

RECOMMENDATIONS OR COMMENTS: Keystone Group, INC wishes to submit a revised preliminary plat for Royal Pines subdivision Phase 5 for approval. Royal Pines is a major subdivision located off of Archdale Road, south of Windemere Heights, and north of Kynwood Village. The original preliminary plat for the Royal Pines (formerly Diamonds Keep) Subdivision was reviewed and approved at the July 2007 Council meeting, and a final plat for Phase 1 was approved in December of 2009. The subdivision was a victim to the 2008 recession, and development of Phases 2 through 5 was delayed. A revised Preliminary Plat for Phases 2 through 5 was approved in February 2017, so that development activities could continue in accordance with current City development guidelines. Final Plats have been recorded for Phases 2 and 3; Phase 4 is under construction.

There are minimal changes to the proposed site plan. The developer is seeking to add 11 lots to Phase 5, increasing the number of buildable lots to 75. To mitigate traffic, 3-Way Stop Signs will be installed at intersections along Cedar Crossing. Additional revisions pertain to pedestrian infrastructure within the subdivision. The developer will construct a greenway trail connecting Radiant Path to Cedar Crossing, and provide public pedestrian greenway easements along the northern, and western boundaries of the property for future expansion of the greenway system. Sidewalks are located on both sides of the streets that are 30 feet in width, and on one side for streets that are 26 feet in width. Additional sidewalk will be installed along Archdale Road for the length of property, providing a pedestrian loop and connecting Cedar Crossing to Leyland Terrace; pedestrian crosswalks will be installed at both entrances.

The proposed plat revision was reviewed by all members of the Technical Review Committee (TRC). The NCDOT required that left and right turn lanes be installed on Archdale Road. A previous traffic impact analysis was conducted for the proposed residential subdivision; the analysis showed that Archdale Road should effectively handle additional traffic from the subdivision, with the installation of turn lanes and two entrances. A homeowner's association has been established as required for the dedicated open space, and for drainage easements. The property is zoned R-15 and meets the dimensional requirements for an R-15 cluster subdivision. The minimum lot area for a single-family lot in an R-15 cluster subdivision is 11, 250 square feet. When added to the 182 lots in Phases 1 through 4, Phase 5 will complete the Royal Pines Subdivision. Staff recommends approval of the request.

SUMMARY OF INFORMATION: GIS Map, Approved Site Plan (2017), Proposed Site Plan

ATTACHMENTS: [x] YES [ ] NO

Royal Pines Phase 5 Plat Revision

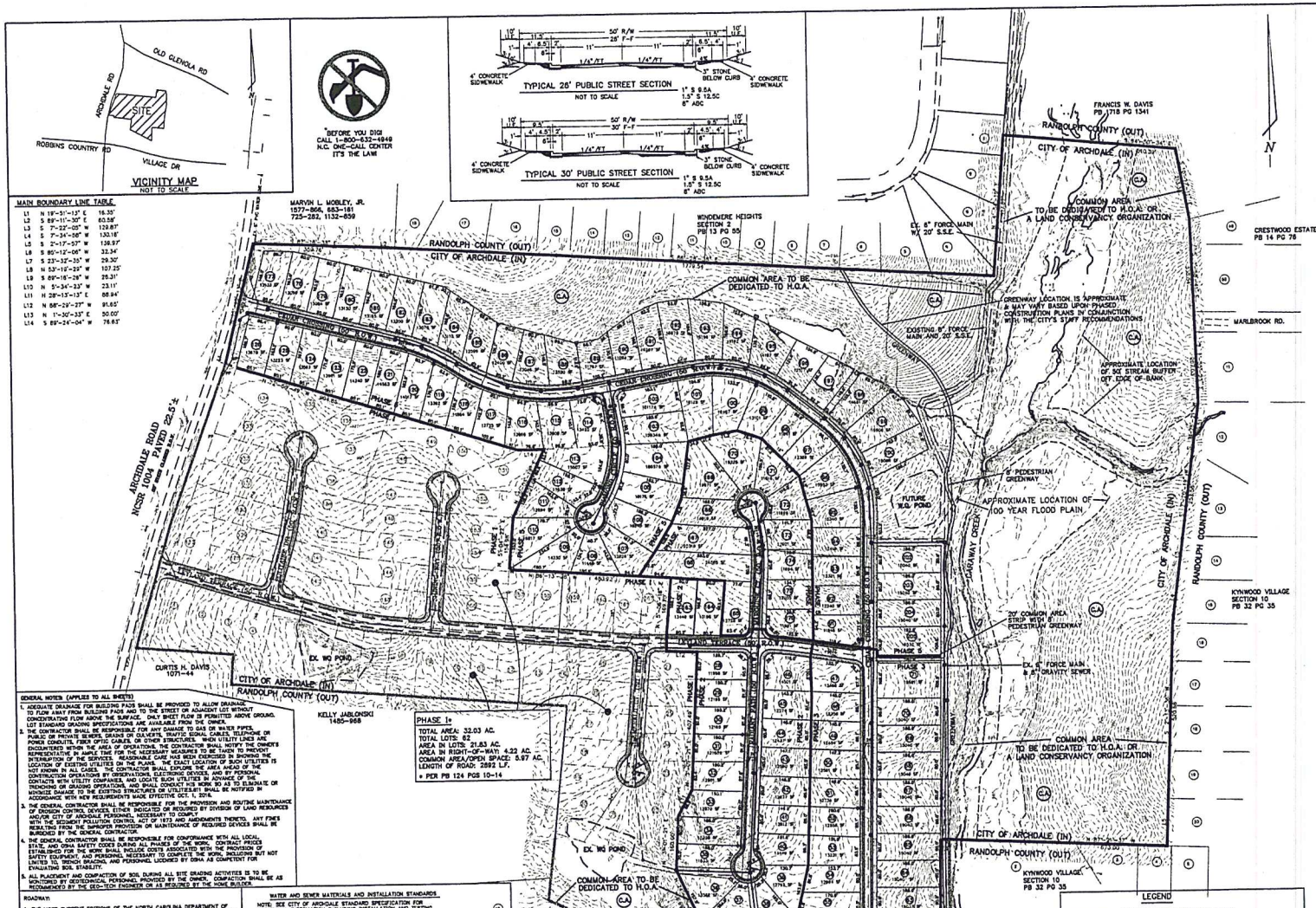
REID	89773	OWNER ADDRESS2	
PIN	7726496982	OWNER CITY	GREENSBORO
TAXED ACREAGE	75.86	OWNER STATE	NC
PROPERTY DESCRIPTION	R1004;E	OWNER ZIP	27407
DEED BOOK & PAGE	002650/00950	LOCATION ADDRESS	No Physical Address
PLAT BOOK & PAGE		LOCATION ZIP	No ZIP
OWNER	KEYSTONE GROUP INC	DATA REFRESHED	7/19/2020
OWNER ADDRESS	3708 ALLIANCE DR		

Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 667 feet
7/21/2020

PRELIMINARY PLAN
FOR
DIAMONDS KEEP SUBDIVISION
PHASES 2, 3, 4 & 5
(SEE PURPOSE STATEMENT)
ARCHDALE ROAD (NCSR 1004)
DEVELOPED BY
BANK OF NORTH CAROLINA
CITY OF ARCHDALE
RANDOLPH COUNTY – NORTH CAROLINA

JOB #2015085
NOVEMBER, 2016



PURPOSE STATEMENT

THE PRINCIPLE IMPROVEMENTS INDICATED ON THIS REVISED PRELIMINARY PLAN WERE PREVIOUSLY APPROVED BY THE CITY OF ARCHDALE IN 2007. THE 62 LOTS WITHIN THE AREA DESIGNATED AS PHASE I, INCLUDING ALL PUBLIC IMPROVEMENTS WERE INSTALLED IN ACCORDANCE WITH THE ORIGINAL PRELIMINARY PLAN. IN ADDITION, ROADWAY GRADING AND PUBLIC UTILITY INSTALLATIONS WITHIN PHASES 2, 3 & 4 HAVE BEEN COMPLETED IN CONFORMANCE WITH THE ORIGINAL PRELIMINARY PLAN AND APPLICABLE CONSTRUCION PLANS ALSO APPROVED BY THE CITY OF ARCHDALE. DUE TO ECONOMIC CONDITIONS, CONTINUED DEVELOPMENT ACTIVITIES WITHIN PHASES 2, 3, 4 & 5 WERE DELAYED AFTER RECORDATION OF LOTS CONTAINED WITHIN PHASE I.

IT IS THE PURPOSE OF THIS REVISED PRELIMINARY PLAN TO RE-ESTABLISH THE APPROVAL STATUS OF THE PRELIMINARY PLAN SO THAT DEVELOPMENT ACTIVITIES CAN CONTINUE IN ACCORDANCE WITH THE CURRENT CITY OF ARCHDALE'S DEVELOPMENT ORDINANCE. IT SHOULD BE NOTED THAT ROADWAY EXTENSIONS AND THE ASSOCIATED 19 LOTS EAST OF CARAWAY CREEK WHICH WERE INCLUDED IN THE ORIGINAL APPROVED PRELIMINARY PLAN, HAVE BEEN REMOVED, AND APPLICABLE AREAS INDICATED AS COMMON AREA TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION. REMAINING IMPROVEMENTS INDICATED ON THIS REVISED PRELIMINARY PLAN ARE IN GENERAL CONFORMANCE WITH THE ORIGINAL SITE PLAN.

OWNER/DEVELOPER

BANK OF NORTH CAROLINA
C/O SPECIAL ASSETS GROUP
3980 PREMIER DRIVE
SUITE 130
HIGH POINT, N.C. 27265
PHONE: (336) 905-8916

SITE DATA

ZONING: R-15 (CLUSTER)
MINIMUM LOT STANDARDS
AREA = 11,250 S.F.
SETBACKS *
FRONT = 35'
SIDE = 10'
CORNER LOT = 15'
REAR = 25'

* SETBACKS MAY BE REDUCED BY 25% WITH PERMISSION FROM THE CITY OF ARCHDALE DURING INDIVIDUAL LOT ZONING PERMIT REVIEW

TOTAL SITE AREA (PHASES 2-5): 89.65 AC.
TOTAL NUMBER OF LOTS: 121
DENSITY: 1.35 D.U./AC.
NOTE: OVERALL DENSITY FOR TOTAL SITE INCLUDING PHASE I = 121 + 62/121.88 = 1.5 D.U./AC.

COMMON AREA/OPEN SPACE: 42.77 AC. (47.7%)*
* NOTE: COMMON AREA FOR TOTAL SITE INCLUDING PHASE I = 42.77 + 5.97/121.88 = 40.0%

TAX PARCELS: 7726-49-4252, 7726-49-4730, 7726-49-0779, 7726-39-3960, 7726-39-1551

DEED REFERENCES: DB 1485 PG 982, DB 1618 PG 1116, DB 1874 PG 1564, DB 1500 PG 659, DB 1485 PG 957

UTILITIES: PUBLIC WATER (DAVIDSON WATER INC.)
PUBLIC SEWER (CITY OF ARCHDALE)

PHASE 2
TOTAL AREA: 8.30 AC.
TOTAL LOTS: 21
AREA IN LOTS: 6.92 AC.
AREA IN RIGHT-OF-WAY: 1.38 AC.
LENGTH OF ROAD: 1172 L.F.

PHASE 3
TOTAL AREA: 9.92 AC.
TOTAL LOTS: 24
AREA IN LOTS: 7.90 AC.
AREA IN RIGHT-OF-WAY: 1.39 AC.
COMMON AREA: 0.71 AC.
LENGTH OF ROAD: 1158 L.F.

PHASE 4
TOTAL AREA: 4.75 AC.
TOTAL LOTS: 12
AREA IN LOTS: 4.20 AC.
AREA IN RIGHT-OF-WAY: 0.55 AC.
LENGTH OF ROAD: 405 L.F.

PHASE 5
TOTAL AREA: 66.52 AC.
TOTAL LOTS: 64
AREA IN LOTS: 20.72 AC.
AREA IN RIGHT-OF-WAY: 3.57 AC.
COMMON AREA/OPEN SPACE: 42.15 AC.
LENGTH OF ROAD: 2998 L.F.

WATERSHED DATA

PRIMARY WATERSHED: CARRAWAY CREEK (NOT A DRINKING WATER WATERSHED)
THE CITY OF ARCHDALE HAS BEEN APPROVED BY THE NCDENR AS A DESIGNATED REVIEW AUTHORITY FOR WATERSHED MANAGEMENT PLANS. PRIOR TO ANY DEVELOPMENT ACTIVITIES WITHIN PHASES 2, 3, 4 & 5 OF THIS REVISED PRELIMINARY PLAN, A STORM WATER MANAGEMENT PLAN, IN SUPPORT OF THE INDIVIDUAL PHASES, WILL BE SUBMITTED TO THE CITY OF ACHDALE FOR REVIEW AND APPROVAL. THE STORM WATER MANAGEMENT PLAN WILL BE IN CONFORMANCE WITH THE PHASE II NPDES RULES, AND REQUIREMENTS OF THE 401/404 PERMITS PREVIOUSLY ISSUED FOR THIS SITE.

GENERAL NOTES (APPLIES TO ALL SHEETS)

1. ADEQUATE DRAINAGE FOR BUILDING PADS SHALL BE PROVIDED TO ALLOW DRAINAGE TO FLOW AWAY FROM BUILDING PADS AND TO THE STREET OR ADJACENT LOT WITHOUT CONCENTRATING FLOW ABOVE THE SURFACE. DALY SWEET FLOW IS PERMITTED ABOVE GROUND. LOT STANDARD GRADING SPECIFICATIONS ARE AVAILABLE FROM THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO GAS OR WATER PIPES, PUBLIC CONDUITS, FIBER OPTIC CABLES, OR OTHER STRUCTURES. WHEN UTILITY LINES ARE ENCOUNTERED WITHIN THE AREA OF OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN AMPLE TIME FOR THE NECESSARY MEASURES TO BE TAKEN TO PREVENT INTERRUPTION OF THE SERVICES. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF SUCH UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF THE CONSTRUCTION OPERATIONS BY OBSERVATIONS, ELECTRONIC DETECTION AHEAD OF THE CONTACTS WITH UTILITY COMPANIES, AND LOCATE SUCH UTILITIES IN ADVANCE OF THE TRENCHING OR GRADING OPERATIONS, AND MODIFY HIS WORK SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO THE EXISTING STRUCTURES OR UTILITIES. ANY DAMAGE SHALL BE NOTIFIED IN ACCORDANCE WITH NEW REQUIREMENTS MADE EFFECTIVE OCT. 1, 2016.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION AND ROUTINE MAINTENANCE OF EROSION CONTROL DEVICES EITHER INDICATED OR REQUIRED BY DIVISION OF LAND RESOURCES AND/OR CITY OF ARCHDALE PERSONNEL. ANY FINES WITH THE SEDIMENT POLLUTION CONTROL ACT OF 1973 AND AMENDMENTS THERETO, ANY FINES RESULTING FROM THE CONTRACTOR'S PROVISION OR MAINTENANCE OF REQUIRED DEVICES SHALL BE BORNE BY THE GENERAL CONTRACTOR.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMANCE WITH ALL LOCAL, STATE, AND FEDERAL SAFETY CODES DURING ALL PHASES OF THE WORK. CONTRACT PRICES STATED FOR THE WORK SHALL INCLUDE COSTS ASSOCIATED WITH THE PROVISION OF SAFETY EQUIPMENT, AND PERSONNEL NECESSARY TO COMPLETE THE WORK, INCLUDING BUT NOT LIMITED TO, TRENCH BRACING, AND PERSONNEL LICENSED BY OSHA AS COMPETENT FOR EVALUATING SOIL STABILITY.
5. ALL PLACEMENT AND COMPACTION OF SOIL DURING ALL SITE GRADING ACTIVITIES IS TO BE MONITORED BY GEOTECHNICAL PERSONNEL PROVIDED BY THE OWNER. COMPACTION SHALL BE AS RECOMMENDED BY THE GEO-TECH ENGINEER OR AS REQUIRED BY THE HOME BUILDER.

ROADWAYS

1. THE MOST CURRENT EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES AND THE ATTLEBORO DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND STANDARD DRAWINGS WILL GOVERN ALL ROADWAY CONSTRUCTION UNLESS OTHERWISE SPECIFIED HEREIN.
2. ALL STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED. RCP SHALL BE MINIMUM CLASS III AND JOINTS MUST HAVE O-RINGS OR FLEXIBLE JOINT MATERIAL.
3. ALL SUBGRADE UNDER PAVED AREAS, CURB AND GUTTER, SIDEWALK, AND ROADWAY SHOULDERS SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T99 AND THE NCDOT. TESTS BY AN INDEPENDENT TESTING LAB ARE TO BE MADE AS DIRECTED BY THE CITY AT THE OWNER'S EXPENSE. THE SUBGRADE SHALL BE PROOFROLLED AND WITNESSED BY THE CITY PRIOR TO PLACEMENT OF STONE OR ASPHALT BASE. THE PROOF ROLL SHALL PROVIDE A NON-YIELDING SURFACE (PUMPING, RUTTING, SATURATED SOIL, ETC. ARE UNACCEPTABLE).
4. ALL STONE BASE SHALL BE COMPACTED TO 100% (+/-1.5%) OF THE DRY UNIT WEIGHT AS DETERMINED BY AASHTO T180 AND THE NCDOT. THE DRY UNIT WEIGHT AND OPTIMUM MOISTURE CONTENT WILL BE THE LATEST NUMBERS ON FILE AT THE QUARRY FROM WHICH THE ABC STONE IS OBTAINED. STONE FROM DIFFERENT QUARRIES SHALL NOT BE MIXED. DENSITY WILL BE TESTED WITH A NUCLEAR DENSITY GAUGE. MOISTURE CONTENT MUST BE NO MORE THAN 1/2 OF THE OPTIMUM MOISTURE CONTENT PRIOR TO PAVING. THE STONE BASE SHALL ALSO BE PROOF ROLLED AND WITNESSED BY THE INSPECTOR PRIOR TO PAVING. THE PROOF ROLL SHALL PROVIDE A NON-YIELDING SURFACE (PUMPING, RUTTING, SATURATED SOIL, ETC. ARE UNACCEPTABLE).
5. THE CITY RESERVES THE RIGHT TO TEST ASPHALT BY CORE SAMPLING OR BY THE NUCLEAR METHODS AT THE OWNER'S EXPENSE.
6. UNDER DRAINS TO BE CONSTRUCTED AS REQUIRED BY CITY INSPECTOR TO STABILIZE SUBGRADE. METHOD TO BE DETERMINED BY OWNER'S TESTING LAB OR OWNER'S ENGINEER.
7. EXISTING CURB AND GUTTER AND PAVEMENT TO BE REPLACED OR REPAIRED AS REQUIRED TO TIE IN TO SOUND MATERIAL.
8. WHEELCHAIR RAMPS ARE REQUIRED FOR STANDARD CURB AND GUTTER INTERSECTIONS. SEE NCDOT STANDARD 848 FOR RAMP CONSTRUCTION OR MOST CURRENT REQUIREMENTS.

WATER AND SEWER MATERIALS AND INSTALLATION STANDARDS

NOTE: SEE CITY OF ARCHDALE STANDARD SPECIFICATION FOR ADDITIONAL INFORMATION INCLUDING INSTALLATION AND TESTING REQUIREMENTS

1. SEWER: A. MAINS
   - 6" SDR 35 (W/ BEDDING)
   - 6" VITRIFIED CLAY
   - 8" D1 (PC 350)
   B. SERVICES
   - 4" SDR 35 OR SCH 40 PVC
   - CAST IRON "WYE" 1/8 BEND
   - CAST IRON CLEANOUT WITH BRASS CAP
   - FERNCO STYLE COUPLINGS
2. WATER: A. MAINS
   - 8"/6" D.I. (PC 350)
   - 6"/6" PVC C-900(CL 150)
   - VALVES: MUST HAVE RESILIENT SEAT WEDGE
   B. SERVICES
   - TYPE K COPPER (CONTACT CITY PERSONNEL FOR METER SETTER & BOX REQUIREMENTS)
3. WATER AND SEWER CONNECTIONS SHALL BE TO THE CENTER OF EACH LOT AND BESIDE EACH OTHER, SPACED AT 30' CENTER TO CENTER AND HAVE 2" x 2" STAKES PLACED ON EACH SIDE WITH FLAGGING.
4. FOR STANDARD CURB AND GUTTER STREETS: HYDRANTS SHALL BE PLACED 1'-6" TO 3 FEET BEHIND BACK OF CURB (MEASURING TO CENTER OF HYDRANT). PLACEMENT MUST BE AT LEAST 1 FOOT FROM ALL SIDEWALK.
5. RESIDENTIAL SINGLE FAMILY WATER & SEWER SERVICES TO BE PLACED 1 FOOT WITHIN LIMITS OF RIGHTS-OF-WAY AT CENTER OF EACH LOT.
6. DENSITY TESTS BY AN INDEPENDENT TESTING LAB ARE TO BE MADE AS DIRECTED BY THE CITY INSPECTOR AT THE OWNER'S EXPENSE.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY STANDARDS AND ANY OTHER INSTALLATION REQUIREMENTS PRIOR TO ESTABLISHING CONTRACT COSTS. QUESTIONS CONCERNING ANY PUBLIC INFRASTRUCTURE IMPROVEMENT COSTS WILL BE DIRECTED TO THE CITY OF ARCHDALE DEPARTMENT OF PUBLIC WORKS AT 336-431-9941 OR THE ENGINEER. ALL MATERIALS AND METHODS OF INSTALLATION SHALL CONFORM WITH CITY OF ARCHDALE STANDARDS.

THIS IS NOT A SURVEY. IT IS NOT FOR SALES, RECORDATION OR CONVEYANCE. NO FIELD WORK HAS BEEN PROVIDED BY JAMESTOWN ENGINEERING GROUP, INC.

FLOOD CERTIFICATION

The undersigned hereby certifies to the best of his knowledge and belief the location of the subject property has been checked against area HUD/FIA maps and information provided by the Department of Housing and Urban Development and finds that:

(✓) The subject property is located in a SPECIAL FLOOD HAZARD AREA as determined by HUD/FIA flood map.

( ) The subject property is not located in a SPECIAL FLOOD HAZARD AREA as determined by HUD/FIA flood map. SEE COMMUNITY PANEL NUMBER

( ) The subject property is located in an area which has not been mapped as to flood areas by HUD/FIA.

DATE: _____ BY: _____

NORTH CAROLINA SEAL 019 PROFESSIONAL ENGINEER W. PRITCHETT
12-21-16

JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
117 E. MAIN STREET
P.O. BOX 365
JAMESTOWN, N.C. 27282
Telephone (336) 886-5523
C-0626

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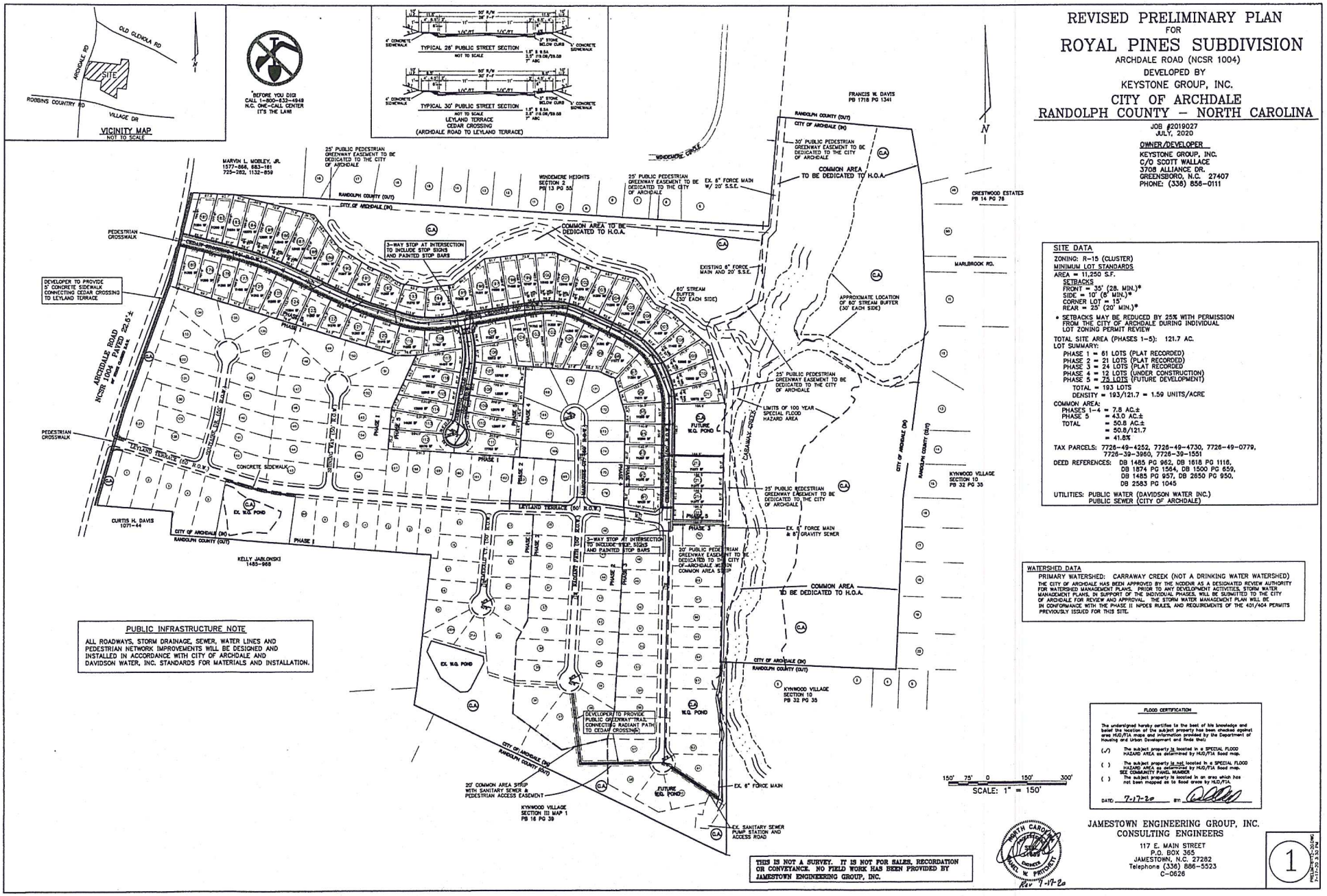
PROJ.DWG 12-20-16 4:00 PM

REVISED PRELIMINARY PLAN
FOR
ROYAL PINES SUBDIVISION
ARCHDALE ROAD (NCSR 1004)
DEVELOPED BY
KEYSTONE GROUP, INC.
CITY OF ARCHDALE
RANDOLPH COUNTY – NORTH CAROLINA

JOB #2019027
JULY, 2020

OWNER/DEVELOPER
KEYSTONE GROUP, INC.
C/O SCOTT WALLACE
3708 ALLIANCE DR.
GREENSBORO, N.C. 27407
PHONE: (336) 856-0111



SITE DATA

ZONING: R-15 (CLUSTER)
MINIMUM LOT STANDARDS
AREA = 11,250 S.F.
SETBACKS
FRONT = 35' (28' MIN.)*
SIDE = 10' (8' MIN.)*
CORNER LOT = 15'
REAR = 25' (20' MIN.)*

* SETBACKS MAY BE REDUCED BY 25% WITH PERMISSION FROM THE CITY OF ARCHDALE DURING INDIVIDUAL LOT ZONING PERMIT REVIEW

TOTAL SITE AREA (PHASES 1-5): 121.7 AC.
LOT SUMMARY:
PHASE 1 = 61 LOTS (PLAT RECORDED)
PHASE 2 = 21 LOTS (PLAT RECORDED)
PHASE 3 = 24 LOTS (PLAT RECORDED)
PHASE 4 = 12 LOTS (UNDER CONSTRUCTION)
PHASE 5 = 75 LOTS (FUTURE DEVELOPMENT)
TOTAL = 193 LOTS
DENSITY = 193/121.7 = 1.59 UNITS/ACRE

COMMON AREA:
PHASES 1-4 = 7.8 AC.±
PHASE 5 = 43.0 AC.±
TOTAL = 50.8 AC.±
= 50.8/121.7
= 41.8%

TAX PARCELS: 7726-49-4252, 7726-49-4730, 7726-49-0779, 7726-39-3950, 7726-39-1551

DEED REFERENCES: DB 1485 PG 962, DB 1616 PG 1116, DB 1874 PG 1564, DB 1500 PG 659, DB 1485 PG 957, DB 2650 PG 950, DB 2583 PG 1045

UTILITIES: PUBLIC WATER (DAVIDSON WATER INC.)
PUBLIC SEWER (CITY OF ARCHDALE)

WATERSHED DATA

PRIMARY WATERSHED: CARRAWAY CREEK (NOT A DRINKING WATER WATERSHED)

THE CITY OF ARCHDALE HAS BEEN APPROVED BY THE NCDDIR AS A DESIGNATED REVIEW AUTHORITY FOR WATERSHED MANAGEMENT PLANS. PRIOR TO ANY DEVELOPMENT ACTIVITIES, STORM WATER MANAGEMENT PLANS, IN SUPPORT OF THE INDIVIDUAL PHASES, WILL BE SUBMITTED TO THE CITY OF ARCHDALE FOR REVIEW AND APPROVAL. THE STORM WATER MANAGEMENT PLAN WILL BE IN CONFORMANCE WITH THE PHASE II NPDES RULES, AND REQUIREMENTS OF THE 401/404 PERMITS PREVIOUSLY ISSUED FOR THIS SITE.

PUBLIC INFRASTRUCTURE NOTE

ALL ROADWAYS, STORM DRAINAGE, SEWER, WATER LINES AND PEDESTRIAN NETWORK IMPROVEMENTS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CITY OF ARCHDALE AND DAVIDSON WATER, INC. STANDARDS FOR MATERIALS AND INSTALLATION.

FLOOD CERTIFICATION

The undersigned hereby certifies to the best of his knowledge and belief the location of the subject property has been checked against area HUD/FIA maps and information provided by the Department of Housing and Urban Development and finds that:

(✓) The subject property is located in a SPECIAL FLOOD HAZARD AREA as determined by HUD/FIA flood map.

( ) The subject property is not located in a SPECIAL FLOOD HAZARD AREA as determined by HUD/FIA flood map. SEE COMMUNITY PANEL NUMBER

( ) The subject property is located in an area which has not been mapped as to flood areas by HUD/FIA.

DATED: 7-17-20 BY: [signature]

THIS IS NOT A SURVEY. IT IS NOT FOR SALES, RECORDATION OR CONVEYANCE. NO FIELD WORK HAS BEEN PROVIDED BY JAMESTOWN ENGINEERING GROUP, INC.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 019863 DANIEL W. PRITCHETT
Rev 7-17-20

JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
117 E. MAIN STREET
P.O. BOX 365
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Telephone (336) 886-5523
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