



CITY OF ARCHDALE

CITY COUNCIL

MEETING DATE: Tuesday August 25, 2020

SUBJECT: Application for Extension of Water & Sewer Service to a proposed single-family subdivision (Quaker Field) along Robbins Country and Deaton Roads.

RECOMMENDATIONS OR COMMENTS: The City has received an application from P.R.O. Development, LLC to extend the public Water & Sewer system to serve a proposed single-family subdivision (Quaker Field). The property was annexed into the City and rezoned to R-12.5 in August of 2019 in preparation for a single-family subdivision.

The applicant has submitted a Minor Subdivision Sketch Plan to Staff, who will submit it to the Technical Review Committee (TRC) for review. The proposed minor subdivision currently proposes approximately 16 lots along Robbins Country and Deaton Roads, which is subject to modification. The proposed Minor Subdivision requires the extension of municipal water and sewer lines, which requires the City Council to review for feasibility and viability. A Final Plat shall not be approved until all utility extension improvements have been inspected and approved in accordance with the provisions of this ordinance.

The applicant is seeking approval to extend an 8" sewer line north along a utility easement, from a manhole on Whisper Oak Drive, within the Oak Forest Subdivision. The proposed sewer line proposes to serve 14 of the lots proposed through easements. The remaining 2 lots will be served from an existing 8" sewer line along Deaton Road.

The applicant is seeking approval to extend a 6" water line north along a utility easement, from an existing 6" water line along Whisper Oak Drive, within the Oak Forest Subdivision. The proposed water line is designed to serve lots 1 through 8, while the remaining 8 lots are to be served from an existing Davidson Water line along Robbins Country and Deaton Roads.

SUMMARY OF INFORMATION: Water & Sewer Extension Application, Aerial Map, Sketch Plan.

ATTACHMENTS: YES NO



APPLICATION FOR EXTENSION OF WATER/SEWER SERVICE

Owner/Applicant Information

Name of Owner: P.R.O. Development, LLC
Name of Applicant: (if different then owner)
Address: 213 Washboard Rd, Thomasville, NC 27360
Phone: 336-880-7422

Applicant's Contractor

Name: TBD
Address: TBD
Phone: TBD

Property Information

Property Address & PIN: Robbins Country Road PIN: 7717657655
Deed Book: 2694 Page: 289
Present Use: Vacant
Proposed Use: Single Family Residential Subdivision
Acreage: 11.46AC
Present Zoning: R-12.5
Proposed Zoning: R-12.5
Reason for Connection Request:
Proposed new single family subdivision

Type of Utility Extension Request:

Water Sewer Both

Estimated Linear Feet of Extension:

(Engineer Review Fee = \$ 100 + \$ 5 every 100 Linear Feet)



Legend

- Subject Property
- City Limits
- Roads
- Force Main
- Gravity
- Interceptor
- Lateral
- Archdale Water

Map By: P/Z Staff 8/25/2020 MW

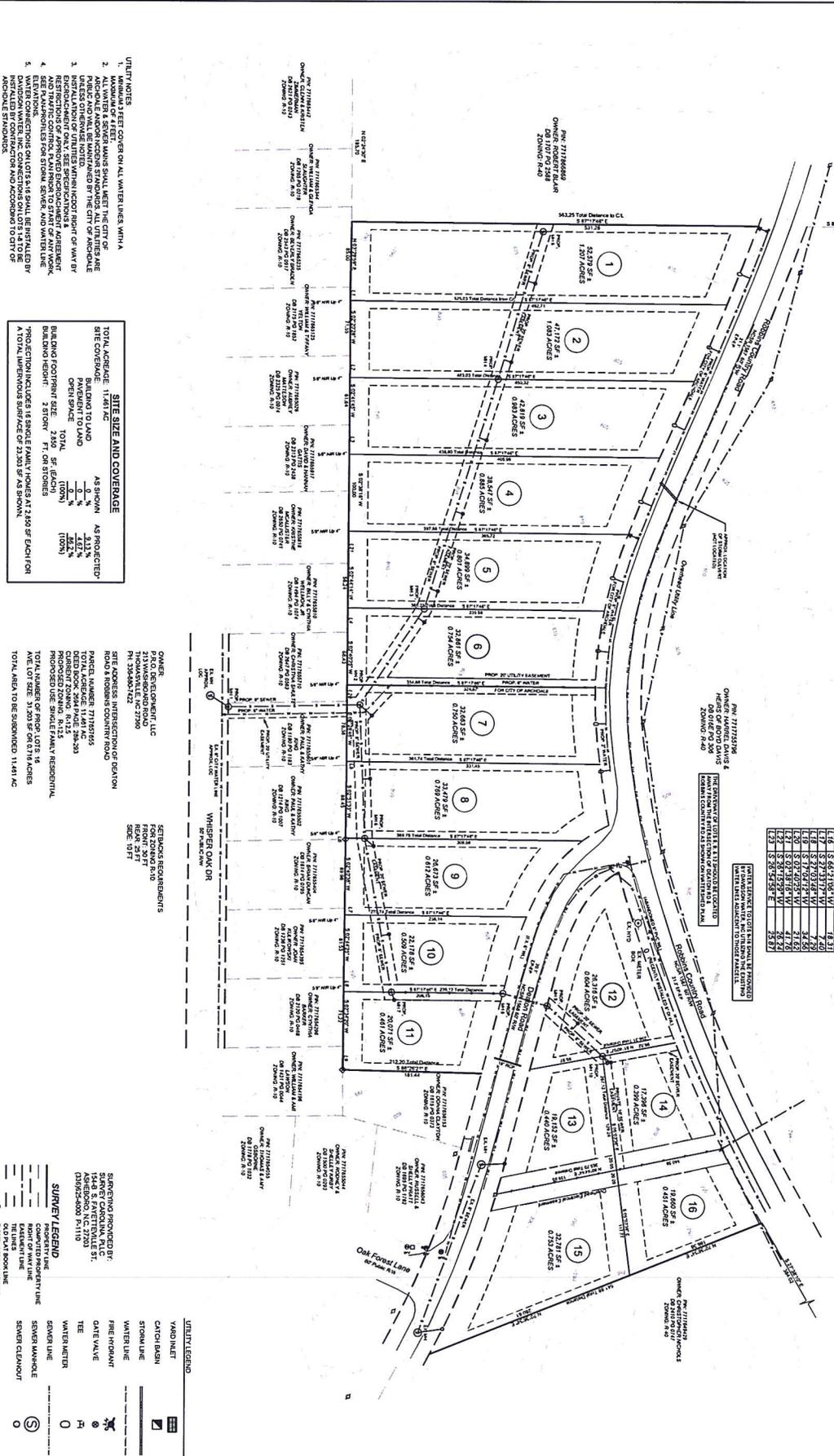
City of Archdale Water and Sewer Extension
Property located along Robbins Country and Deaton Roads,
being Randolph County Parcel # 7717657655
Subject Property: 10.75 Acres



NOT TO SCALE

OWNER	PARCELS	PARCEL LENGTH	CHORD BEARING	DELTA ANGLE	LINE BEARING	DISTANCE
C1	531.00	87.83	83.81	11.51	87.09	7.61
C2	531.00	87.83	83.81	11.51	87.09	7.61
C3	531.00	87.83	83.81	11.51	87.09	7.61
C4	531.00	87.83	83.81	11.51	87.09	7.61
C5	531.00	87.83	83.81	11.51	87.09	7.61
C6	531.00	87.83	83.81	11.51	87.09	7.61
C7	531.00	87.83	83.81	11.51	87.09	7.61
C8	531.00	87.83	83.81	11.51	87.09	7.61
C9	531.00	87.83	83.81	11.51	87.09	7.61
C10	531.00	87.83	83.81	11.51	87.09	7.61
C11	531.00	87.83	83.81	11.51	87.09	7.61
C12	531.00	87.83	83.81	11.51	87.09	7.61

OWNER: J. S. BECK ENGINEERING, PLLC
 5537 AUTUMN HARVEST DRIVE
 KERNERSVILLE, NC 27284
 PH: (336) 880-1229
 LICENSE NO. P-1388
 EMAIL: JSBECKENG@GMAIL.COM



- UTILITY NOTES:
1. ALL UTILITY LINES SHALL BE SHOWN ON ALL WATER LINES WITHIN 10' OF THE CENTERLINE.
 2. ALL UTILITY LINES SHALL BE SHOWN ON ALL WATER LINES WITHIN 10' OF THE CENTERLINE.
 3. ALL UTILITY LINES SHALL BE SHOWN ON ALL WATER LINES WITHIN 10' OF THE CENTERLINE.
 4. ALL UTILITY LINES SHALL BE SHOWN ON ALL WATER LINES WITHIN 10' OF THE CENTERLINE.
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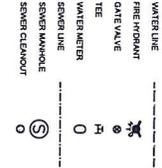
SITE SIZE AND COVERAGE

81% COVERAGE	AS SHOWN	AS PROPOSED
TOTAL ACRES	11.851 AC	9.121 AC
BUILDING TO LAND	0.00%	0.00%
OPEN SPACE	100%	100%
TOTAL SF	511,000 SF	397,000 SF
PROPOSED USE	RESIDENTIAL	RESIDENTIAL
TOTAL NUMBER OF PLOTS	16	16
TOTAL AREA OF PLOTS	11.851 AC	9.121 AC

OWNER: P.R.O. DEVELOPMENT, LLC
 1000 W. HARRIS STREET
 THUNDERBOLT, NC 27286
 PH: 336-880-7222

SETBACK REQUIREMENTS:
 FRONT: 20 FT
 REAR: 5 FT
 SIDE: 10 FT

PREPARED BY: SENECA CAROLINA, LLC
 1000 W. HARRIS STREET
 THUNDERBOLT, NC 27286
 PH: 336-880-7222



<p>Project: 11818</p> <p>Date: 8/16/20</p> <p>Scale: 1"=80'</p>	<p>OVERALL SITE PLAN</p> <p>QUAKER FIELD SUBDIVISION</p> <p>ROBBINS COUNTRY ROAD</p> <p>ARCHDALE, NC</p> <p>RANDOLPH COUNTY</p>	<p>No.</p>	<p>Revision/Issue</p>	<p>Date</p>	<p>J. S. BECK ENGINEERING, PLLC 5537 AUTUMN HARVEST DRIVE KERNERSVILLE, NC 27284 PH: (336) 880-1229 LICENSE NO. P-1388 EMAIL: JSBECKENG@GMAIL.COM</p>	
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