



Town of Archer Lodge

AGENDA

Special Meeting for the Purposes of the following :

- **Quasi-Judicial Public Hearing**

Monday, April 18, 2022 @ 6:30 PM
Jeffrey D. Barnes Council Chambers

Page

1. WELCOME/CALL TO ORDER:

- 1.a. Invocation
- 1.b. Pledge of Allegiance

2. QUASI-JUDICIAL PUBLIC HEARING

- 3 - 29 2.a. Discussion and Consideration of a Special Use Permit Application Submitted by Piedmont Natural Gas Company, Inc., a North Carolina Corporation, to Construct a Natural Gas Regulator Station on a 3.601-acre parcel off Covered Bridge Road.

Conduct of Quasi-Judicial Public Hearing:

- 1. Town Attorney - Swear in Witnesses, including staff, who intend to Present Evidence.**
- 2. Mayor - Call Case as stated on the Agenda.**
- 3. If applicant is to be represented by anyone other than a licensed attorney, the applicant shall request the consent of the Town Council.**
- 4. Members of Town Council to disclose the following:**
 - Any site visits.
 - Ex parte communications.
 - Specialize knowledge they have relevant to the case.
 - Fixed opinion that is not susceptible to change based on what they learn.
 - Conflict of Interest.
 - Financial interest; and
 - Any other information relevant to determining whether a conflict of interest
 - ****Town Council to vote on recusal of member if any conflict exists.**
 - Note: The applicant or other affected persons may present any objections regarding a member's participation.
- 5. Mayor - Open the public hearing.**

6. Staff report
7. All parties represented by attorneys, the applicant, followed by any opposing party, may present a brief opening statement.
8. Applicant - present arguments and evidence in support of the application.
9. Persons opposed to granting the application shall present arguments and evidence against.
10. Opportunity for cross-examination.
11. After all evidence has been presented, the Mayor may ask the parties if there is additional relevant information that has not been presented that would make a continuance in order.
12. The Mayor will entertain objections and rule on the admissibility of the evidence or exhibit.
13. Mayor - Close the public hearing unless the hearing has been continued to the next regularly scheduled quasi-judicial hearing or to a publicly stated date, time, and location.
14. Mayor - Calls for a vote on each of the findings of fact/conclusions for the special use permit.
 - Must receive a super majority vote of the Town Council for the Application to be approved.
 - The Town Council may attach conditions of approval in accordance with existing state law and Town Code.
15. Mayor - Calls for a vote on the special use permit.
 - Must receive a super majority vote of the Town Council for the Application to be approved.
 - The Town Council may attach conditions of approval in accordance with existing state law and Town Code.
16. Mayor - Calls for a vote on the site plan.

[Staff Report](#)

[Special Use Permit App](#)

[Site Plans \(aka Construction Plans\)](#)

3. ADJOURNMENT:



TOWN OF ARCHER LODGE
14094 Buffalo Road
Archer Lodge, NC 27527
Main: 919-359-9727
Fax: 919-359-3333

Mayor:
Matthew B. Mulhollem

Council Members:
Clyde B. Castleberry
Mayor Pro Tem
Teresa M. Bruton
J. Mark Jackson
James (Jim) Purvis, III
Mark B. Wilson

To: Town Council
From: Julie Maybee, Town Planner
Date: April 18, 2022
Cc: Town Administrator, Finance Officer/Town Clerk, Deputy Clerk, Town Attorney
Re: Special Use Permit Application (SUP-3-1-22) and Site Plan submitted by Piedmont Natural Gas Company, Inc., a North Carolina Corporation, to Construct a Natural Gas Regulator Station on a 3.601 acre parcel off Covered Bridge Road.

Background:

On March 3, 2022, a Special Use Permit Application (revised) and site plan was submitted by Piedmont Natural Gas Company, Inc., to construct a Natural Gas Regulator Station on a 3.601 acre lot (lot proposed at the time of application) off Covered Court and Covered Bridge Road. The parent tract is 6625 Covered Bridge Road, Archer Lodge.

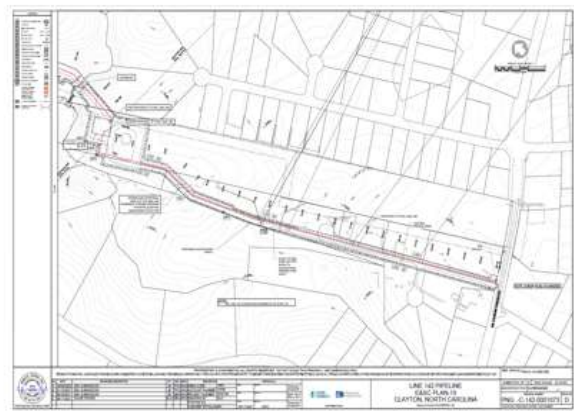
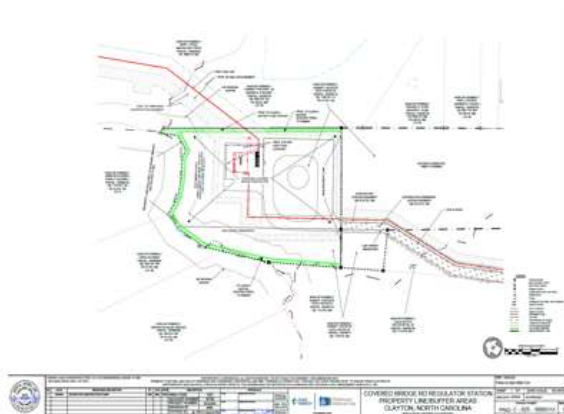
On March 9, 2022, the 3.601 lot was deeded to Piedmont Natural Gas Company, Inc., a North Carolina Corporation, and the plat was recorded. In collaboration with the Johnston County Planning Department and GIS Department, an address was assigned for the newly recorded lot. The address is 6231 Covered Bridge Road, Archer Lodge, and is referenced as Johnston County Tag ID # 16J03084J.



Accompanying the special use permit application is the proposed site plan (aka construction plans) depicting the location of natural gas regulator station on the 3.601 acre property. A link to the special use permit application and site plan is included under the agenda item.

Site & Vicinity

11



Zoning:

The property is zoned Agricultural Residential. The parent parcel is bounded on the North, East and West by lands zoned Single Family Residential District (SFR-1) and Agricultural-Residential (AR) District. Bounded on the South by lands zoned Agricultural Residential (AR).

Environmental:

The property is not located in Water Supply Watershed Protection Overlay District (WSWOD), nor does it contain any 100-year flood plains. A riparian buffer is located on the back portion of the lot

Subject Property and Adjacent Land Uses:

Staff will present photographs of the of the site and adjacent land uses at the meeting.

Technical Review Committee Comments:

As of this writing the following comments (see excerpts below) have been received from Technical Review Committee members on the special use permit application/site plan:

➤ *Johnston County Public Utilities:*

From: Jessica Batten <jessica.batten@johnstonnc.com>

Sent: Friday, March 04, 2022 2:42 PM

To: Julie Maybee <julie.maybee@archerlodgenc.gov>

Cc: Farmer, Chandra <chandra.farmer@johnstonnc.com>

Subject: Re: Technical Review Committee Review Request - Piedmont Natural Gas Regulator Station

Be Advised: This email originated from outside of the Town of Archer Lodge, NC

Julie,

The Piedmont Natural Gas site would need a stormwater and an erosion control permit. If it is funded with public money or if they have the power of eminent domain then they would need to go to the State for their erosion control permit. The County would issue the stormwater permit either way. It does look like they have some buffer and stream impacts. They would need 401/404 permits and buffer authorization for the impacts. The State will handle the buffer authorization as the County does not have jurisdiction for buffers in Archer Lodge. Please let me know if you need further information.

Thank you,

Jessica Batten, EI

Development Engineer/Stormwater Manager

Johnston County Public Utilities

309 E. Market Street

P.O. Box 2263

Smithfield, NC 27577

Office: 919-938-4717

➤ North Carolina Department of Transportation:

From: Lawhorn, Samuel C <sclawhorn@ncdot.gov>
Sent: Thursday, March 03, 2022 12:58 PM
To: Julie Maybee <julie.maybee@archerlodgenc.gov>
Subject: RE: [External] Technical Review Committee Review Request - Piedmont Natural Gas Regulator Station

Be Advised: This email originated from outside of the Town of Archer Lodge, NC

Julie,

Thanks for sending this over. Covered Ct is not NCDOT maintained so we do not need anything on this one.

Thanks,

Sam Lawhorn, P.E.
 District 3 Engineer
 Highway Division 4
 North Carolina Department of Transportation
 |
 919-739-5300
sclawhorn@ncdot.gov
 2671 US 70 West
 Goldsboro, NC 27530

Future Land Use Plan (Excerpts from the 2030 Archer Lodge Comprehensive Land Use Plan):

Community Vision & Mission Statement:

- "Vision Statement: Today and into the future the Town of Archer Lodge, will be a peaceful, family oriented, active community that looks to retain our small-town, agricultural character meeting the needs of current and future residents and business."
- "Mission Statement: The Town of Archer Lodge is a community that honors and embraces its rich cultural heritage and past, pursues healthy living in the present and looks for opportunity of mold future growth into the town's core values. Archer Lodge is home to many natural resources and open-agricultural land. With an eye toward planning future growth the Town will protect these resources."

Future Land Use:

- The *Town of Archer Lodge 2030 Comprehensive Land Use Plan* (2015) identifies key areas for land use and growth management, it makes recommendations relating to community image, small economic development and skill training, business and farming relationships, public services and infrastructure, parks, and recreation, as well as environmental protection and historic preservation.
- According to the plan, Archer Lodge is located within the Research Triangle Economic Development region designated by the State.
- Archer Lodge is described as a sub-rural community that combines the town's agricultural and suburban lifestyles.
- Given the influx of families moving to the Town, the plan acknowledges the likelihood of change in the community.
- Archer Lodge anticipates continued agricultural uses, residential developments, and business development to be the future land uses in the Town.

Town Planner Recommendations:

A PowerPoint presentation will be given at the meeting. Staff recommends approval conditioned upon making the findings of fact; and

- Compliance with Environmental Provisions; and other Permitting Requirements;
- Compliance with UDO, Article 6, Division 4. Installation of Fence/Fabric, as depicted on the site plan and maintained in good condition;
- Compliance with Exterior Lighting Requirements as required By UDO, Article 6, Division 3; and
- Class A buffer to be installed around entire perimeter of site prior to issuance of certificate of occupancy unless otherwise provided by the UDO. As built drawing, sealed by a NC Licensed Engineer or Architect, to be provided prior to the issuance of a Certificate of Occupancy.

Planning Board Recommendations:

On March 16, 2022, the Planning Board considered the proposed special use permit application and site plan. After deliberation, the Planning Board unanimously recommends to the Council approval of the special use permit, upon making the findings of fact, and site plan with the conditions stipulated by the Town Planner (see Exhibit #1).

Requested Council Action:

Staff respectfully requests that the Town Council consider and conduct a Quasi-Judicial Public Hearing (as outline on the Town Council Special meeting agenda) on the special use permit request and consider the accompanying site plan.

EXHIBIT #1**ARCHER LODGE PLANNING BOARD RECOMMENDATIONS****PIEDMONT NATURAL GAS COMPANY, INCORPORATED,
A NORTH CAROLINA CORPORATION
SPECIAL USE PERMIT AND SITE PLAN**

On March 16, 2022, the Archer Lodge Planning Board conducted a public meeting and deliberated on a special use permit application and site plan submitted by Piedmont Natural Gas Company, Inc., a North Carolina Corporation, to construct a Natural Gas Regulator Station on a 3.601 acre lot off Covered Court and Covered Bridge Road. The property is addressed as 6231 Covered Bridge Road, Archer Lodge, and is referenced as Johnston County Tag ID # 16J03084J. It is owned by Piedmont Natural Gas Company, Inc., a North Carolina Corporation.

After deliberation, the Planning Board voted, based on the information presented, to unanimously approve the *findings of fact* for “A” as stated below:

- A. Will not materially endanger the public health safety if located where proposed.**

After deliberation, the Planning Board voted, based on the information presented, to unanimously approve the *findings of fact* for “B” as stated below:

- B. Complies with all standards, conditions, and specifications of the UDO, including Article 5 Use Regulations, and Article 6 Development Standards.**

After deliberation, the Planning Board voted, based on the information presented, to unanimously approve the *findings of fact* for “C” as stated below:

- C. Will not substantially injure the value of the abutting land, or the special use is a public necessity.**

After deliberation, the Planning Board voted, based on the information presented, to unanimously approve the *findings of fact* for “D” as stated below:

- D. Will be in harmony with the area in which it is to be located.**

After deliberation, the Planning Board voted, based on the information presented, to unanimously approve the *findings of fact* for “E” as stated below.

- E. Is in general conformity with the Town’s adopted policy guidance.**

After deliberation, the Planning Board voted, based on the information presented, to unanimously approve the *findings of fact* for “F” as stated below.

- F. **Will not exceed the Town's ability to provide adequate public facilities (fire and rescue, utilities, etc.).**

Based on the above, a motion was made by Planning Board Member Herbert Locklear and seconded by Planning Board Member Chris Cipriani to recommend approval of the special use permit to the Archer Lodge Town Council and site plan with conditions recommended by the Town Planner (in staff report). The motion carried unanimously.

* 3/9/22 - See DB 6205 / PAGE 523-527
PB 95 P 292



Office Use Only:

Permit #: _____
Fee: \$ _____; Receipt No. _____
Payment Method: Ck# _____
Cash: _____; Other: _____ Pay Date: _____
Application Rec.: _____

Town of Archer Lodge

Special Use Permit Application

1. General Information (Please Type or Print)

* Property Owner: Robert Turner Boyette and Faye Boyette, Piedmont Natural Gas Easement
Address: 206 Hamby St City: Clayton State: NC Zip: 27570
Telephone Number: _____ Fax Number: _____
E-mail Address: _____
Applicant/Contact: Piedmont Natural Gas/ Tom Morris, PM/ Suzanne Herron contact
Address: 4720 Piedmont Row Drive City: Charlotte State: NC Zip: 28210
Telephone Number: _____ Fax Number: _____
E-mail Address: 704-731-4245 TM / 615-383-6300 SH
tom.morris2@duke-energy.com suzanne.herron@eli-llc.com

2. Property Information:

Property Address (if known): 6225 Covered Bridge Rd
Johnston Co. Tax Map: See map Lot: _____ Zoning District: Agricultural Residential
Site Access Off Road: Covered Bridge Rd Lot Acreage: 3.601
Status of Lot: Existing: X Proposed: _____
Protected Watershed: No: _____ Yes: X, If yes, proposed impervious surface area: 87,499 ;
Existing Impervious Surface: 0

3. Utilities (Existing or Proposed – Check All That Apply):

Public Sewer: (a) NA Existing, (b) _____ Proposed
Public Water: (a) NA Existing, (b) _____ Proposed
Well: (a) NA Existing, (b) _____ Proposed
Septic: (a) NA Existing, (b) _____ Proposed
Building Floor Area (sq. ft.) NA Max. Bldg./Structure Height: _____ ft.

4. Describe Nature of Request (Type of Building, Land Use, Hours of Operation, etc.):

The proposed project will install a necessary public utility, natural gas regulator station on this property. This regulator station consists of large diameter pipes and other equipment that take natural gas from a transmission pressure to a distribution pressure so that it can be provided to homes and businesses in the community. There will be no buildings. The property is currently wooded and zoned AG (agriculture), therefore the land use is compatible

with the proposed station site. The property will be accessed by PNG employees two to four times a month for maintenance and testing. The site will be secured with an 8-foot high fence topped with barbed wire and will be additionally screened by existing wooded areas.

5. Submittal Information:

The items listed below are needed to verify compliance with the Town of Archer Lodge, Code of Ordinances, NC State/Local laws and must accompany the special use permit application. Please note that additional information may be needed upon review of the submitted material

- A. A copy of the most recent deed to the property for which the permit is requested. A copy can be obtained from the Johnston County Register of Deeds Office.
- B. A copy of the property survey plat.
- C. If leasehold property, provide copy of lease and, if applicable, access easement to leasehold property.
- D. A site plan (20 hard copies and 1 electronic copy using the Adobe.PDF or MS Word.DOCX file format) prepared/drawn to scale (min. 1"=50' unless otherwise specified) by either a N.C. Professional Land Surveyor, Engineer or Architect depicting the following:
 - 1. Vicinity map, property boundaries, total area of parcel (sq. ft. and acreage), names of adjoining property owners, north arrow, and scale. If leasehold property, also show boundaries of leasehold and access easement to leasehold property.
 - 2. Names of adjoining streets, location of rights-of-way(s) and easements.
 - 3. Existing and proposed structures (including additions) existing & proposed parking areas, parking spaces (including handicapped parking spaces) drive/sidewalk location(s), existing & proposed exterior building/structure lighting and site lighting.
 - 4. If the site is in a protected watershed, please state the applicable square footage, acreage, and percentage, of impervious surface area (existing and proposed).
 - 5. If applicable, location of 100 year flood plain.
 - 6. If applicable, location of all wetlands, perennial streams and surface drainage areas, retention ponds, existing and proposed topography [min. 10' contour]) and buffer areas.
 - 7. If applicable, existing or proposed dumpster location(s) & screening.
 - 8. If applicable, location/type of any required landscape buffer either existing or proposed.
 - 9. Note on site plan all that apply: Height/# stories of existing/proposed buildings/structures, proposed land use (i.e., restaurant, warehouse, etc.), zoning of adjacent tracts.
 - 10. If applicable, any existing utility lines easements (water, sewer, electric, gas, etc.)
 - 11. Location of existing and proposed fire hydrant(s) and standpipes, existing or proposed fire lane.
 - 12. Location/Type of Traffic Control Devices/Driveways Adjacent to Site.
 - 13. Supplemental standard requirements (where applicable) – see Attached Exhibit (s):

E. Other: _____

F. Fee: 750.00

6. Special Use Permits:

The Archer Lodge Town Council does not have unlimited discretion in deciding whether to grant a special use permit. NC State Laws will be adhered to in the conduct of quasi-judicial public hearing. Moreover, findings of fact will be made in accordance with ordinance provisions referenced in Chapter 30, Article II, Division 2, Subdivision 2, Section 30-90 of the Archer Lodge Code of Ordinances

Additionally, where applicable, development standards for specific uses will also be considered and evaluated for ordinance compliance.

Please note: Under each indicate the facts you, the applicant, intend to show and statements that you intend to make to convince the Town Council that it can properly reach the required findings of fact listed below (attach additional sheets if needed):

- A. All applicable specific conditions pertaining to the proposed use have been or will be satisfied; UDO Sec 30-3318 (c)(4) d 1 through 6**

(1) The proposed use will not materially endanger the public health, safety if placed in this location. (2) The proposed use complies with all standards, conditions, and specifications of the UDO. (3) As a public utility, the proposed use is a public necessity. (4) The proposed use will be screened from view so it will be in harmony with the area. (5) The proposed use is a public utility. (6) The proposed use will not exceed the Town's ability to provide adequate public facilities.

- B. Access roads or entrance and exit drives are or will be sufficient in size and properly located to ensure automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or other emergency;**

The proposed site will not be a publicly accessed facility. Piedmont Natural Gas staff will access the site via a driveway at the end of Covered Court two to four times per month for maintenance and testing. A gate will be installed with a lock to restrict access. A Knox box will be installed to allow access by emergency responders. Space will be provided adjacent to the station to provide ingress/egress by emergency vehicles.

- C. Off-street parking, loading, refuse, and other service areas are located so as to be safe convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties in the general neighborhood;**

The site will allow for off-street parking for maintenance and emergency vehicles. The site will be screened from neighboring properties by a wooded buffer that surrounds the station on all four sides.

- D. Utilities, schools, fire, police, and other necessary public and private facilities and services will be adequate to handle the proposed use;**

The proposed site will provide a natural gas utility to the community and does not require public services other than service from the local electric utility provider, telecom service provider, police and fire protection.

- E. The location and arrangement of the use on the site, screening, buffering, landscaping, pedestrian ways, and bicycle facilities harmonize with adjoining properties and the general area and minimize adverse impact;**

The location of the site is in a wooded area. The site will be screened using an 8 foot high fence and the existing wooded area.

As a necessary public utility, the proposed use is compatible with the adjoining properties and the existing zoning.

- F. The type, size, and intensity, of the proposed use, including such considerations as the hours of operations and number of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood.**

The proposed property use will be accessed by Piedmont Natural Gas staff two to four times per month for maintenance and testing. The site will not create a significant adverse impact on the adjoining properties or the neighborhood.

Note: If the Town Council approves a special use permit, it may, as part of the terms of such approval, impose any additional reasonable conditions and safeguards as may be necessary to ensure that the criteria for the granting of such a permit will be complied with and to reduce or minimize any potentially injurious effect of the use on adjoining properties, the character of the neighborhood, or the health, safety, morals, or general welfare of the community. Where appropriate, such conditions may include requirements that the special use permit may be reviewed by the town council on a periodical basis, street and utility rights-of-way be dedicated to the public and that provision be made of recreational space and facilities.

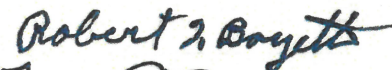
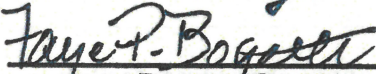
7. Signatures and Acknowledgment:

The undersigned hereby certify that the application material is complete and accurate.

FURTHERMORE, the undersign hereby authorizes the Town of Archer Lodge, NC Town Planner or designated representatives to enter upon the above referenced property for the purpose of inspecting and determining/verifying compliance with the Town's ordinance provisions.


Applicant's Signature

2/9/2022
Date



Property Owner's or
Authorized Agent's Signature

02-21-22
Date

Town of Archer Lodge, NC
14094 Buffalo Road
Archer Lodge, NC 27573

Main: 919.359.9727
Fax: 919.359.3333

Web Site: <https://www.archerlodgenc.gov/planning-zoning>

Submitted electronically by Smith Anderson Blount Dorsett Mitchell Jernigan LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Johnston County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$620.00

Parcel Identifier No. Portions of 178001-18-7095 and 178001-27-5305 Verified by _____ County on the ____ day of _____, 2022

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P. (SMW) *(No title opinion is given or implied by reason of our preparation of this deed)*

Brief description for the Index: ±3.601 Acres near Covered Bridge Road in Johnston County

THIS DEED made this 9th day of March, 2022, by and between

GRANTOR	GRANTEE
ROBERT TURNER BOYETTE and wife, FAYE P. BOYETTE 6225 Covered Bridge Road Archer Lodge, NC 27527-6349	PIEDMONT NATURAL GAS COMPANY, INC., a North Carolina corporation 4720 Piedmont Row Drive Charlotte, NC 28210

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Wilders Township, Town of Archer Lodge, Johnston County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1130, Page 482 and Book 1168, Page 171, both Johnston County Registry.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 95, Page 292, Johnston County Registry.

9880746_3.Docx

TO HAVE AND TO HOLD the aforesaid property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Ad valorem taxes for 2022 and subsequent years, not yet due and payable.
2. Road, utility, or other rights of way and/or easements of record.
3. All matters shown on maps recorded in Plat Book 95, Page 292; Plat Book 20, Page 173; and Plat Book 31, Page 129, all Johnston County Registry.

[The reminder of this page intentionally left blank. Signature Page to Follow]

[Signature Page to General Warranty Deed]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTORS:

Robert Turner Boyette (SEAL)
ROBERT TURNER BOYETTE

Faye P. Boyette (SEAL)
FAYE P. BOYETTE

STATE OF NORTH CAROLINA

COUNTY OF DANFORTH

I, the undersigned Notary Public of the County of IREDELL and State aforesaid, certify that **Robert Turner Boyette and wife, Faye P. Boyette**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 2 day of March, 2022.

My Commission Expires: 9/11/22

[Signature]
Notary Public

(Affix Seal)

Kevin R Dancy
Notary's Printed or Typed Name

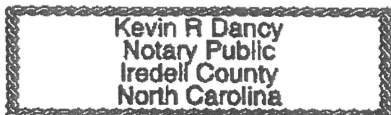


EXHIBIT A
Legal Description

BEING THAT CERTAIN 3.601 ACRE, MORE OR LESS, TRACT OF LAND AS SHOWN ON THAT CERTAIN RECOMBINATION SURVEY RECORDED IN PLAT BOOK 95, PAGE 292, JOHNSTON COUNTY REGISTRY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

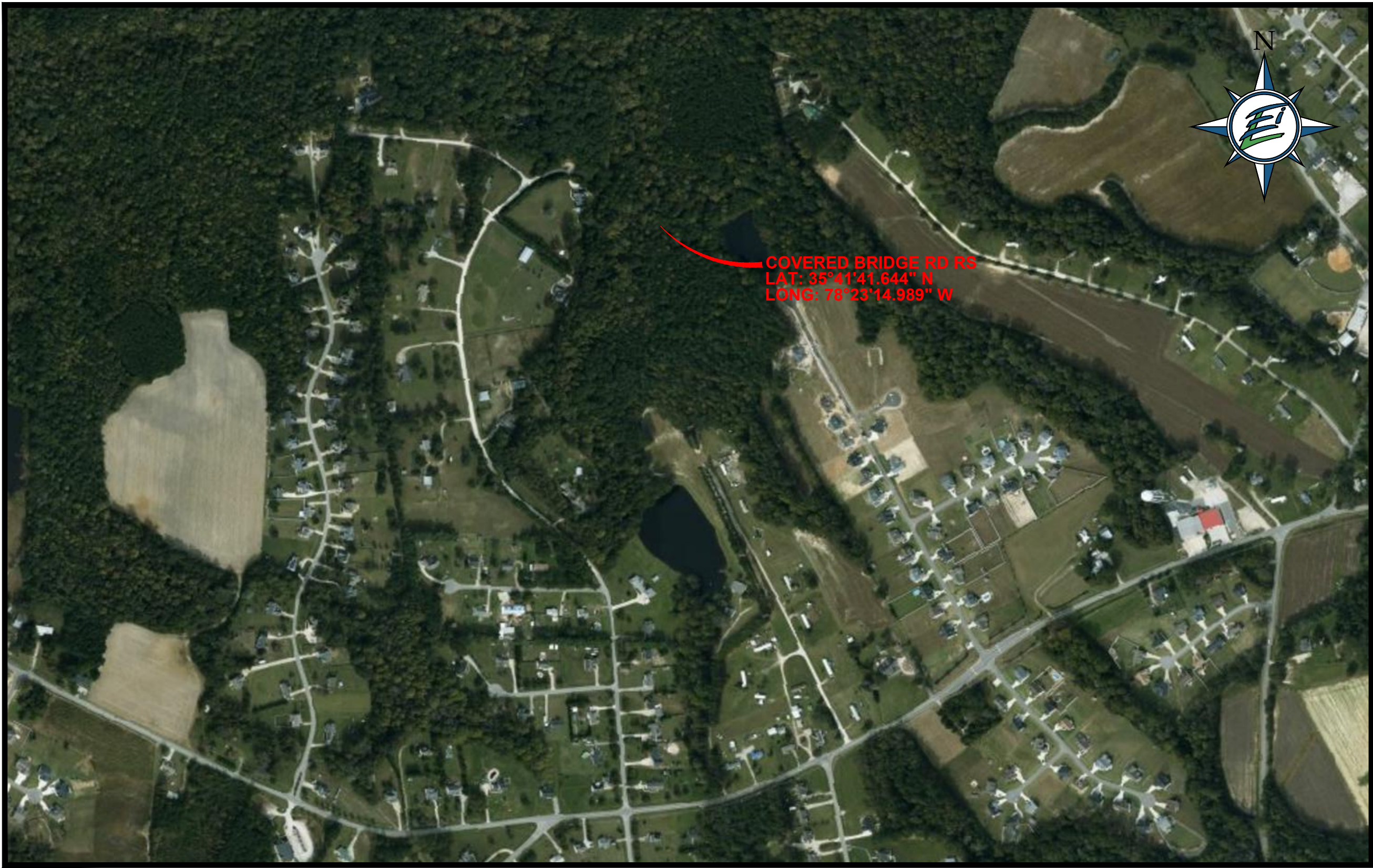
BEING LOCATED IN WILDERS TOWNSHIP, TOWN OF ARCHER LODGE, JOHNSTON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND IN THE EAST LINE OF A TRACT CONVEYED TO ROBERT T. BOYETTE AND FAYE P. BOYETTE BY DEED BOOK 1168, PAGE 171 AND SHOWN AS LOT 1 ON PLAT BOOK 31, PAGE 129, SAID IRON PIPE ALSO BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO MICHAEL E. CLINE AND JENNIFER J. CLINE BY DEED RECORDED IN DEED BOOK 5555, PAGE 596 AND SHOWN AS LOT 53 ON PLAT BOOK 86, PAGE 365, SAID IRON PIPE FURTHER BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO SHIMER Z. PINCKNEY, JR. AND DEBORA A. PINCKNEY BY DEED RECORDED IN DEED BOOK 5528, PAGE 703 AND SHOWN AS LOT 54 ON SAID PLAT BOOK 86, PAGE 365, AND SAID IRON PIPE HAVING NORTH CAROLINA STATE PLANE COORDINATES (NAD 83/2011) OF N=708,134.53, E=2,182,213.86; THENCE N 30-05-12 W, 59.64' WITH THE EAST LINE OF SAID BOYETTE TRACT AND THE WEST LINE OF SAID PINCKNEY TRACT TO AN IRON ROD SET, SAID IRON ROD SET BEING THE POINT OF BEGINNING FOR THE SOUTHEAST CORNER OF A RECOMBINED TRACT AS SHOWN IN PLAT BOOK 95, PAGE 292, AND SAID POINT OF BEGINNING HAVING NORTH CAROLINA STATE PLANE COORDINATES (NAD 83/2011) OF N=708,186.13, E=2,182,183.96; THENCE WITH THE SOUTHERLY LINE OF SAID PLAT BOOK 95, PAGE 292 (PASSING AT A DISTANCE OF 264.92' AN IRON ROD SET IN THE WEST LINE OF SAID BOYETTE TRACT AND THE EAST LINE OF A TRACT CONVEYED TO ROBERT T. BOYETTE AND FAYE P. BOYETTE BY DEED RECORDED IN DEED BOOK 1130, PAGE 482 AND CONTINUING WITH THE SOUTHERLY LINE OF SAID PLAT BOOK 95, PAGE 292) S 60-12-25 W FOR A TOTAL DISTANCE OF 365.23' TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID PLAT BOOK 95, PAGE 292, LOCATED IN THE WEST LINE OF SAID DEED BOOK 1130, PAGE 482 AND THE EAST LINE OF A TRACT CONVEYED TO ROBERT T. BOYETTE AND FAYE P. BOYETTE BY DEED RECORDED IN DEED BOOK 1110, PAGE 455; THENCE N 26-04-43 W, 206.70' WITH THE WEST LINE OF SAID DEED BOOK 1130, PAGE 482 AND THE EAST LINE OF SAID DEED BOOK 1110, PAGE 455 TO AN IRON ROD SET, THENCE N 17-45-55 W, 191.67' TO A POINT LOCATED IN THE CENTER LINE OF BUZZARD BRANCH; THENCE WITH THE CENTER LINE OF SAID BUZZARD BRANCH THE FOLLOWING CALLS: N 05-34-21 E, 38.33' TO A POINT; N 01-00-20 E, 45.35' TO A POINT; N 24-44-54 E, 9.01' TO A POINT; N 24-44-54 E, 40.45' TO A POINT; S 89-28-23 E, 54.80' TO A POINT; N 69-01-46 E, 51.93' TO A POINT; N 62-39-18 E, 47.44' TO A POINT;

N 87-56-49 E, 22.64' TO A POINT; N 30-03-37 E, 44.17' TO A POINT; N 23-21-12 W, 55.04' TO A POINT; AND S 72-54-47 E, 19.29' TO AN IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID PINCKNEY TRACT, THE NORTHEAST CORNER OF SAID DEED BOOK 1168, PAGE 171 AND SOUTHWEST CORNER OF A TRACT CONVEYED TO MARY L. PRICE AND MARVIN KENT PRICE BY DEED RECORDED IN DEED BOOK 4069, PAGE 992; THENCE S 30-05-12 E, 507.24' WITH THE EAST LINE OF SAID DEED BOOK 1168, PAGE 171 AND THE WEST LINE OF SAID PINCKNEY TRACT TO THE POINT OF BEGINNING, CONTAINING 3.601 ACRES OF LAND.

CONSTRUCTION PLANS
FOR
COVERED BRIDGE RD REGULATOR STATION
CLAYTON, NORTH CAROLINA
CP#: 0232265
6225 COVERED BRIDGE RD
ARCHERS LODGE, NC

SHEET NO.	DRAWING NO.	DRAWING TITLE	REV
1	PNG-G-025-0001121	COVER SHEET	0
2	PNG-G-025-0001122	GENERAL - ABBREVIATIONS & LEGEND	0
3	PNG-G-025-0001123	PIPE SUPPORT DETAILS	0
4	PNG-G-025-0001124	CIVIL DETAILS	0
5	PNG-G-025-0001125	SUPPORT BLOCK DETAILS	0
6	PNG-G-025-0001126	TEST WIRING DETAILS	0
7	PNG-C-025-0001351	EXISTING CONDITIONS PLAN	0
8	PNG-C-025-0001350	CIVIL SITE PLAN	0
9	PNG-C-025-0001357	FOUNDATION PLAN	0
10	PNG-M-025-0001336	MECHANICAL PIPING PLAN	0
11	PNG-M-025-0001337	MECHANICAL SECTIONS	0
12	PNG-M-025-0001338	MECHANICAL SECTIONS	0
13	PNG-M-025-0001339	MECHANICAL SECTIONS	0
14	PNG-M-025-0001340	MECHANICAL DETAILS	0
15	PNG-M-025-0001341	BILL OF MATERIALS	0
16	PNG-M-025-0001342	BILL OF MATERIALS	0
17	PNG-M-025-0001343	BILL OF MATERIALS	0
18	PNG-D-025-0001095	P&ID LEGEND	0
19	PNG-D-025-0001096	P&ID LEGEND	0
20	PNG-D-025-0001097	P&ID LEGEND	0
21	PNG-D-025-0001098	STATION P&ID	0
22	PNG-E-025-0001270	ELECTRICAL SPECIFICATIONS	0
23	PNG-E-025-0001273	GROUNDING PLAN	0
24	PNG-E-025-0001274	GROUNDING DETAILS	0
25	PNG-E-025-0001271	STATION HAZARDOUS CLASSIFICATION AREA	0
26	PNG-E-025-0001272	HAZARDOUS CLASSIFICATION DETAILS	0
27	PNG-E-025-0001275	ELECTRICAL & INSTRUMENTATION CONDUIT PLAN	0
28	PNG-E-025-0001276	CABLE & CONDUIT SCHEDULE	0
29	PNG-E-025-0001277	INSTRUMENT CONNECTION DETAILS	0
30	PNG-E-025-0001278	POWER DISTRIBUTION DETAILS	0
31	PNG-E-025-0001279	LIGHTING INSTALLATION DETAILS	0
32	PNG-E-025-0001280	RTU SERVICE CANOPY	0
33	PNG-E-025-0001281	SERVICE CANOPY POWER DISTRIBUTION	0
34	PNG-X-025-0001046	STATION EMERGENCY SCHEMATIC	0
SHEETS INCORPORATED BY REFERENCE			
	PNG-G-000-0001031	TYPICAL FENCE SECTION & DETAILS	
	2009081-300	42"00 X 15' LG 1.0 MM BTU/HR 4" SCH. 40 ONE-PATH, 8-PASSES COIL W/ 4"-600# RFWN FLANGES	
	2009081-101	42"00 X 15'-0" LG 1.0 MM BTU/HR 4" SCH. 40 ONE-PATH, 8- PASSES COIL W/ 4"-600# RFWN FLANGES	
	R0668-NGBU-RS-6783-LD01	ENCLOSURE LAYOUT	
	R0668-NGBU-RS-6783-WD01	WIRING DIAGRAM	
	R0668-NGBU-RS-6783-WD02	WIRING DIAGRAM	
	R0668-NGBU-RS-6783-WD03	WIRING DIAGRAM	



LOCATION MAP
NOT TO SCALE

ISSUED FOR CONSTRUCTION

ISSUE DATE: 02/04/22

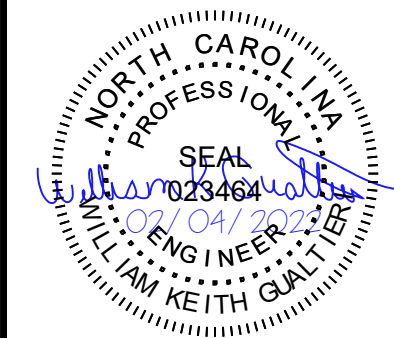
DESIGN CONSULTANTS:

ENGINEER:

W. KEITH GUALTIERI, P.E.
ENERGY, LAND, & INFRASTRUCTURE, LLC.
4250 NORTH FAIRFAX DRIVE, SUITE 60
ARLINGTON, VA 22203
703-994-0429

SURVEYOR:

TIM VAN GELDER, PLS
MCKIM & CREED
8070 TOWER POINT DRIVE
CHARLOTTE, NC 28227
704-841-2588



ENERGY LAND & INFRASTRUCTURE, PLLC NC ENGINEERING LICENSE P-1289
136 QUADE DRIVE CARY, NC 27513

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INAPPROPRIATE DISCLOSURE ALL PREVIOUS PAPER COPIES OF THIS DRAWING MUST BE DESTROYED IN ACCORDANCE WITH RECORDS & INFO. MANAGEMENT (RIM) POLICY 1001

NO	DATE	REVISION(S) DESCRIPTION	BY	CHK	APPD	DESCRIPTION	APPROVALS
0	02/04/22	ISSUED FOR CONSTRUCTION PLANS	KRR	DMC	WKG	AREA CODE 1853 ACCOUNT NUMBER 10700 PROJECT NUMBER 0232265 DRAWING BY KRR STATION ID 84-TR-91-GLD-6783 CHECKER INITIALS WKG	DATE SIGNATURE / INITIALS REGIONAL ENGINEER MGR TECH REC & STD DATE SIGNATURE / INITIALS PRINCIPAL ENGINEER



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COVERED BRIDGE RD REGULATOR STATION
COVER SHEET & INDEX
CLAYTON, NORTH CAROLINA
RESOURCE CENTER GOLDSBORO

REF. DWG(S)

SHEET 1 OF 34	DWG SCALE: AS SHOWN
DWG DATE 02/04/22	SUPERSEDED
DRAWING NUMBER PNG-G - 025 - 0001121	REVISION 0
PNG-DISCIPLINE-RESOURCE CENTER-NUMBER	



0

02/04/22

ISSUED FOR CONSTRUCTION PLANS

KRR

DMC

WKD

NO

DATE

REVISION(S) DESCRIPTION

BY

CHK

APPD

1853

10700

0232265

KRR

84-TR-91-GLD-6783

WKD

DESCRIPTION

AREA CODE

ACCOUNT NUMBER

PROJECT NUMBER

DRAWING BY

STATION ID

CHECKER INITIALS

APPROVALS

SIGNATURE / INITIALS

REGIONAL ENGINEER

MGR TECH REC & STD

PRINCIPAL ENGINEER

DATE

DATE

DATE

DATE

02/04/22

William K. Gwaltter

WKD

023464

02/04/2022

WILLIAM KEITH GUALTTER

ENGINEER

SEAL

PROFESSIONAL

NORTH CAROLINA

ENERGY LAND & INFRASTRUCTURE, PLLC NC ENGINEERING LICENSE P-1289
136 QUADE DRIVE CARY, NC 27513

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DUKE ENERGY

Piedmont Natural Gas

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COVERED BRIDGE RD REGULATOR STATION

EXISTING CONDITIONS PLAN

CLAYTON, NORTH CAROLINA

RESOURCE CENTER GOLDSBORO

REF. DWG(S)
PNG-G-025-0001121

SHEET 7 OF 34 DWG SCALE: AS SHOWN

DWG DATE 02/04/22 SUPERSEDED

DRAWING NUMBER PNG- C - 025 - 0001351 REVISION 0

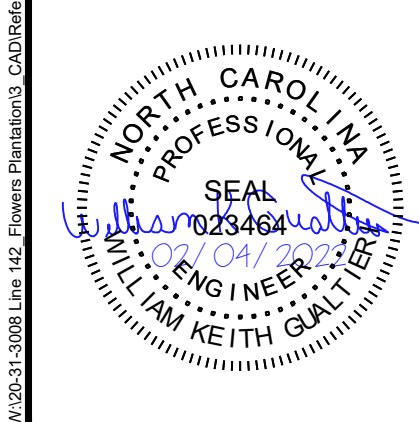
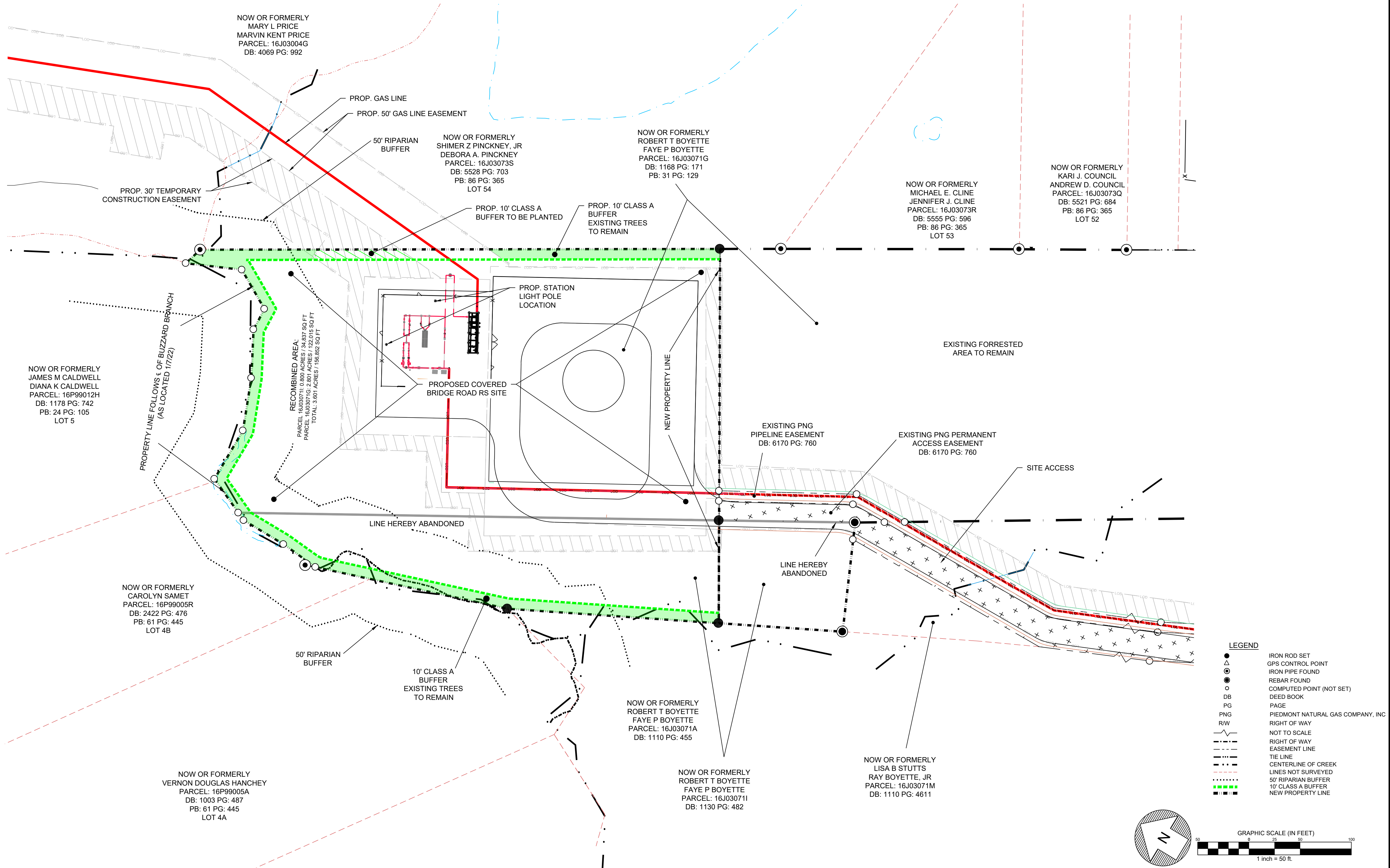
PNG-DISCIPLINE-RESOURCE CENTER-NUMBER

GRAPHIC SCALE (IN FEET)

10 0 5 10 20

1 inch = 10 ft.

REF. DWG(S) PNG-G-025-0001121			
SHEET	8	OF 34	DWG SCALE: AS SHOWN
DWG DATE 02/04/22		SUPERSEDED	
DRAWING NUMBER PNG- C - 025 - 0001350			REVISION 0
PNG-DISCIPLINE-RESOURCE CENTER-NUMBER			



ENERGY LAND & INFRASTRUCTURE, PLLC NC ENGINEERING LICENSE P-1289
136 QUADE DRIVE CARY, NC 27513

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NO	DATE	REVISION(S) DESCRIPTION	BY	CHK	APPD	DESCRIPTION	AREA CODE	1853	DATE	SIGNATURE / INITIALS	REGIONAL ENGINEER
0	02/04/22	ISSUED FOR CONSTRUCTION PLANS	KRR	DMC	WKG	ACCOUNT NUMBER	10700				
						PROJECT NUMBER	0232265				
						DRAWING BY	KRR				
						STATION ID	84-TR-91-GLD-6783				
						CHECKER INITIALS	WKG		02/04/22	William K Galtier	PRINCIPAL ENGINEER



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COVERED BRIDGE RD REGULATOR STATION PROPERTY LINE/BUFFER AREAS CLAYTON, NORTH CAROLINA RESOURCE CENTER GOLDSBORO

REF. DWG(S)
PNG-G-025-0001121

SHEET	1	OF	1	DWG SCALE:	AS SHOWN
DWG DATE	02/04/22	SUPERSEDED			
DRAWING NUMBER	PNG- C - 025 - 0000XXX	REVISION	0		
PNG-DISCIPLINE-RESOURCE CENTER-NUMBER					

GENERAL GRADING NOTES

- ALL SLOPES ARE TO BE GRADED AT 3:1 OR FLATTER UNLESS OTHERWISE NOTED HEREON.
- THE PROPOSED CONTOURS AND ELEVATIONS INDICATE FINISHED SURFACE GRADE.
- THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING CONSTRUCTION OF THIS PROJECT. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT BOUNDARY WITHOUT PROPER AGREEMENTS WITH THE AFFECTED PROPERTY OWNERS. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
- THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 3 DAYS BUT NOT MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES TO REMAIN. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED UTILITIES ACCORDING TO LOCAL CODES AT THE CONTRACTORS EXPENSE.
- FOR INSTALLATION OF NEW PERMANENT ACCESS ROADS, REMOVE TOPSOIL PRIOR TO GRADING AND CONSTRUCTION OF ROAD.

CAUTION

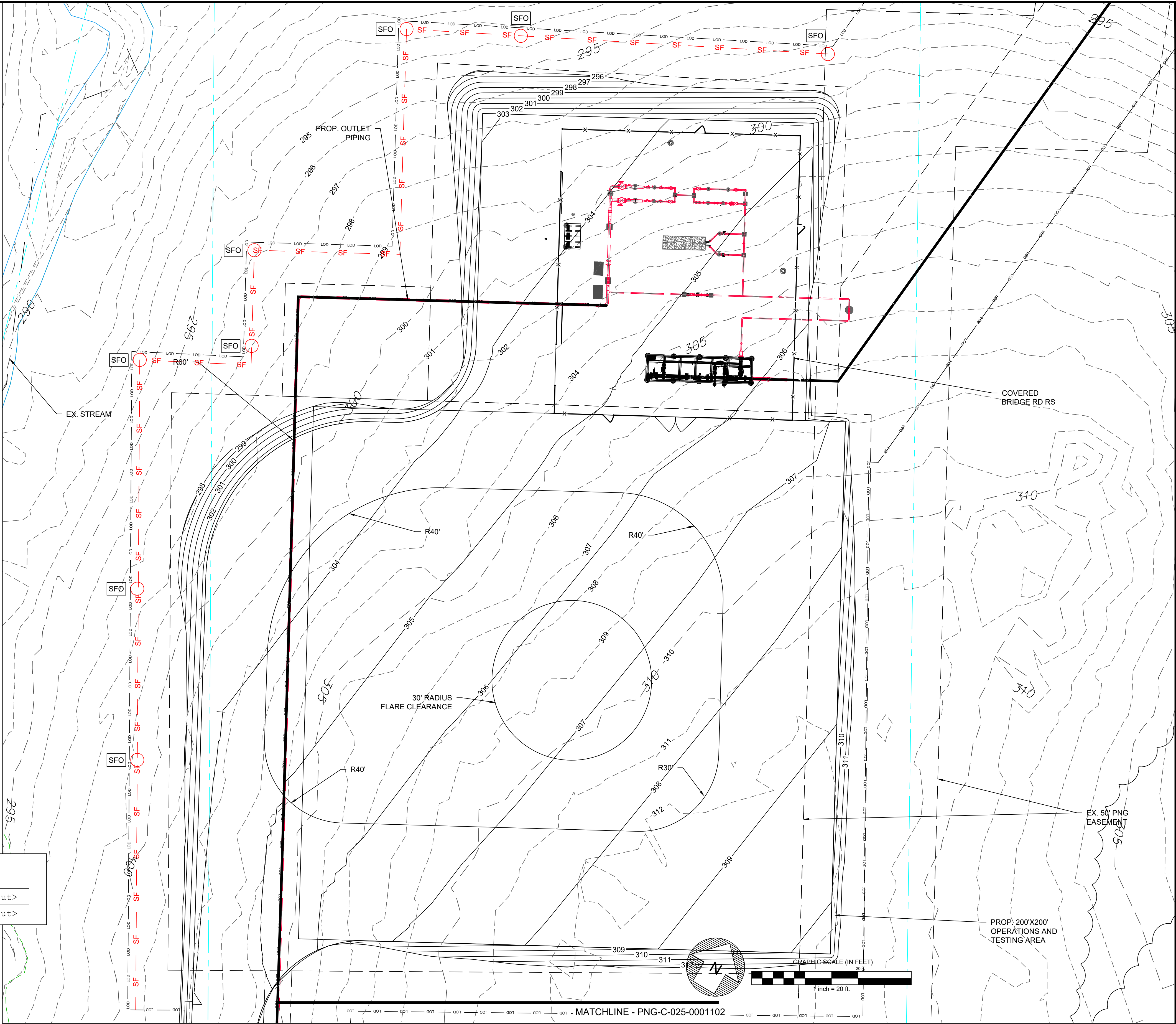
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND	
CODE	PLAN SYMBOL
TCE	TEMPORARY CONSTRUCTION ENTRANCE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
JH	J-HOOK
SFO	SILT FENCE OUTLET
PS	PERMANENT SEEDING
CTWO	CONCRETE TRUCK WASHOUT
PT	PORTABLE TOILET

LIMIT OF DISTURBANCE	
LOD TOTAL:	231,699 SF
PROP. IMPERVIOUS AREA	
COVERED BRIDGE RD. STATION:	9,569 SF
OPERATIONS AND TESTING AREA:	20,879 SF
ACCESS DRIVEWAY:	57,051 SF
TOTAL IMPERVIOUS:	87,499 SF

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CUT-FILL	1.000	1.050	69124.78 Sq. Ft.	2954.22 Cu. Yd.	2681.48 Cu. Yd.	272.73 Cu. Yd.<Cut>
Totals			69124.78 Sq. Ft.	2954.22 Cu. Yd.	2681.48 Cu. Yd.	272.73 Cu. Yd.<Cut>



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NO.	DATE	REVISION(S) DESCRIPTION	BY	CHK	APPD	DESCRIPTION	DATE	INITIALS	APPROVALS
A	10/06/2020	30% SUBMISSION	JB	JDS	WKG	AREA CODE	1853		REGIONAL ENGINEER
B	01/19/2021	60% SUBMISSION	JB	JDS	WKG	ACCOUNT NUMBER	10700		MGR TECH REC & STD
C	06/28/2021	90% SUBMISSION	KR	JDS	WKG	PROJECT NUMBER	0232195		PRINCIPAL ENGINEER
D	09/17/2021	ISSUE FOR BID	SLO	JDS	WKG	DRAWING BY	SLO		
						STATION ID			
						CHECKER INITIALS	JDS	09/17/2021	WKG



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LINE 142 PIPELINE
COVERED BRIDGE RS GRADING PLAN
CLAYTON, NORTH CAROLINA

Resource Center GOLDSBORO, NC

REF. DWG(S) PNG-G-142-0001000

SHEET(S)04 OF 118 DWG SCALE AS SHOWN

DWG DATE 09/17/2021 SUPERSEDED

DRAWING NUMBER

PNG -C-142-0001104

DISCIPLINE / RESOURCE CENTER / LINE NUMBER

REVISION

D

GENERAL GRADING NOTES

1. ALL SLOPES ARE TO BE GRADED AT 3:1 OR FLATTER UNLESS OTHERWISE NOTED HEREON.
2. THE PROPOSED CONTOURS AND ELEVATIONS INDICATE FINISHED SURFACE GRADE.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING CONSTRUCTION OF THIS PROJECT. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT BOUNDARY WITHOUT PROPER AGREEMENTS WITH THE AFFECTED PROPERTY OWNERS. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
4. THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 3 DAYS BUT NOT MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES TO REMAIN. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED UTILITIES ACCORDING TO LOCAL CODES AT THE CONTRACTORS EXPENSE.
5. FOR INSTALLATION OF NEW PERMANENT ACCESS ROADS, REMOVE TOPSOIL PRIOR TO GRADING AND CONSTRUCTION OF ROAD.

LEGEND	
CODE	PLAN SYMBOL
TCE	TEMPORARY CONSTRUCTION ENTRANCE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
JH	J-HOOK
SFO	SILT FENCE OUTLET
PS	PERMANENT SEEDING
CTWO	CONCRETE TRUCK WASHOUT
PT	PORTABLE TOILET
	—LOD
	SF
	SFO
	PS
	CTWO
	PT

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LIMIT OF DISTURBANCE	
LOD TOTAL:	231,699 SF
PROP. IMPERVIOUS AREA	
COVERED BRIDGE RD. STATION:	9,569 SF
OPERATIONS AND TESTING AREA:	20,879 SF
ACCESS DRIVEWAY:	57,051 SF
TOTAL IMPERVIOUS:	87,499 SF

MATCHLINE - PNG-C-025-0001104

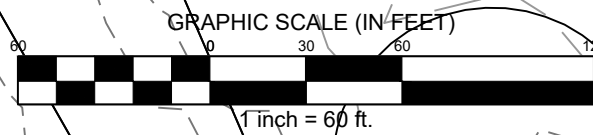
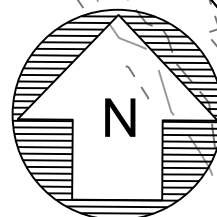
EX. STREAM

24"x38" RCP ELLIPTICAL CULVERT TO BE INSTALLED AT STREAM CROSSING. INVERTS TO BE PLACED AT STREAM BED FOR CONTINUOUS FLOW

PROP. 10' DISTRIBUTION EASEMENT

PROP. 30' ACCESS EASEMENT

APPROX. END OF GRAVEL DRIVE FOR MOBILE HOME PARK



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NO.	DATE	REVISION(S) DESCRIPTION	BY	CHK	APPD	DESCRIPTION	DATE	INITIALS	APPROVALS
A	10/06/2020	30% SUBMISSION	JB	JDS	WKG	AREA CODE 1853			REGIONAL ENGINEER
B	01/19/2021	60% SUBMISSION	JB	JDS	WKG	ACCOUNT NUMBER 10700			MGR TECH REC & STD
C	06/28/2021	90% SUBMISSION	JSB	JDS	WKG	PROJECT NUMBER 0232195			PRINCIPAL ENGINEER
D	09/17/2021	ISSUE FOR BID	SLO	JDS	WKG	DRAWING BY SLO	09/17/2021	WKG	
						STATION ID			
						CHECKER INITIALS JDS			



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LINE 142 PIPELINE
ACCESS RD 013 GRADING & EPSC
CLAYTON, NORTH CAROLINA

Resource Center GOLDSBORO, NC

REF. DWG(S) PNG-G-142-0001000

SHEET(S) 10 OF 118 DWG SCALE AS SHOWN

DWG DATE 09/17/2021 SUPERSEDED

DRAWING NUMBER PNG -C-142-0001102 REVISION D

DISCIPLINE / RESOURCE CENTER / LINE NUMBER

Engineering drawing showing the 10 IN ALIGNMENT PLAN & PROFILE for the LINE 142 PIPELINE in Clayton, North Carolina. The drawing includes stationing, plan view, profile view, and a table of revisions.

OWNERSHIP: TRACT 142-JOHN-077_A01, TRACT 142-JOHN-078_A01, TRACT 142-JOHN-080_A01, TRACT 142-JOHN-081_A01

ACREAGE: 0.65, 0.67, 0.15, 1.54

STATIONING: 0+00 to 26+50

PLAN: Shows the proposed 10" steel gas line alignment, existing stream (S28), and various structures (e.g., covered bridge, covered CT.).

PROFILE: Shows the vertical alignment of the proposed 10" steel gas line, including existing grade, proposed grade, and cover requirements (e.g., 60" MIN. COVER ACROSS STREAM, 36" MIN. COVER).

REVISIONS:

NO.	DATE	REVISION(S) DESCRIPTION	BY	CHK	APPD	DESCRIPTION
A	10/06/2020	30% SUBMISSION	JB	TFG	WKG	AREA CODE 1853
B	01/19/2021	60% SUBMISSION	JB	TFG	WKG	ACCOUNT NUMBER 10700
C	06/28/2021	90% SUBMISSION	JB	TFG	WKG	PROJECT NUMBER 0232195
D	09/17/2021	ISSUE FOR BID	SLO	TFG	WKG	DRAWING BY SLO

APPROVALS:

DATE	INITIALS	APPROVALS
09/17/2021	WKG	REGIONAL ENGINEER
		MGR TECH REC & STD
		PRINCIPAL ENGINEER

DUKE ENERGY and **Piedmont Natural Gas** logos are present.

LINE 142 PIPELINE
10 IN ALIGNMENT PLAN & PROFILE
CLAYTON, NORTH CAROLINA

Resource Center GOLDSBORO, NC

REVISIONS:

NO.	DATE	REVISION(S) DESCRIPTION
1	09/17/2021	ISSUE FOR BID

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REF. DWG(S): PNG-G-142-0001000

SHEET(S) 40 OF 118 DWG SCALE AS SHOWN

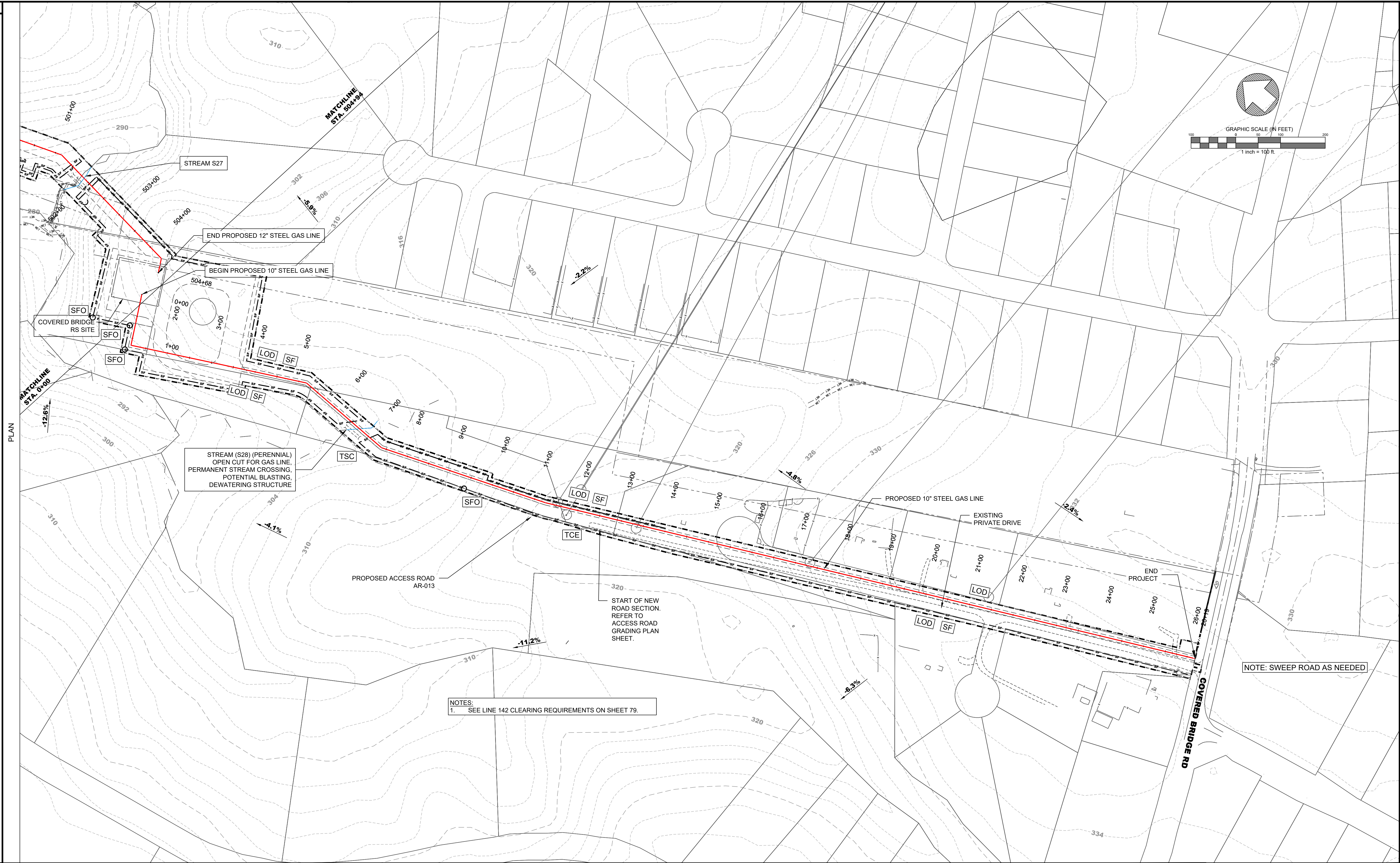
DWG DATE 09/17/2021 SUPERSEDED

DRAWING NUMBER **REVISION**

PNG -C-142-0001037 **D**

DISCIPLINE / RESOURCE CENTER / LINE NUMBER

LEGEND	
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	LIMITS OF DISTURBANCE
	SILT FENCE
	SILT FENCE HOOK
	SILT FENCE OUTLET
	COMPOST SOCK
	COMPOST SOCK INLET PROTECTION
	SEDIMENT FILTER BAG
	TEMPORARY STREAM CROSSING
	TEMPORARY WETLAND CROSSING
	SLOPE BREAKER
	ORANGE SAFETY FENCE
	TRENCH BREAKER
	TEMPORARY TRENCH PLUG
	CURLEX PLACEMENT
	PERMANENT SEEDING
	CONCRETE TRUCK WASHOUT
	PORTABLE TOILET
	TEMPORARY EASEMENT THROUGH WETLAND
	PERMANENT EASEMENT THROUGH WETLAND
	EXISTING STREAM THROUGH EASEMENT
	CLEAN WATER DIVERSION
	TEMPORARY STORMWATER CONVEYANCE



NO. DATE

REVISION(S) DESCRIPTION

BY CHK APPD

DESCRIPTION

DATE

INITIALS

DATE

INITIALS

DATE

INITIALS

APPROVALS

REGIONAL ENGINEER

MGR TECH REC & STD

PRINCIPAL ENGINEER

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LINE 142 PIPELINE

E&SC PLAN-19

CLAYTON, NORTH CAROLINA

Resource Center GOLDSBORO, NC

REF. DWG(S) PNG-G-142-0001000

SHEET(S) 74 OF 118 DWG SCALE AS SHOWN

DWG DATE 09/17/2021 SUPERSEDED

DRAWING NUMBER PNG -C-142-0001073 REVISION D

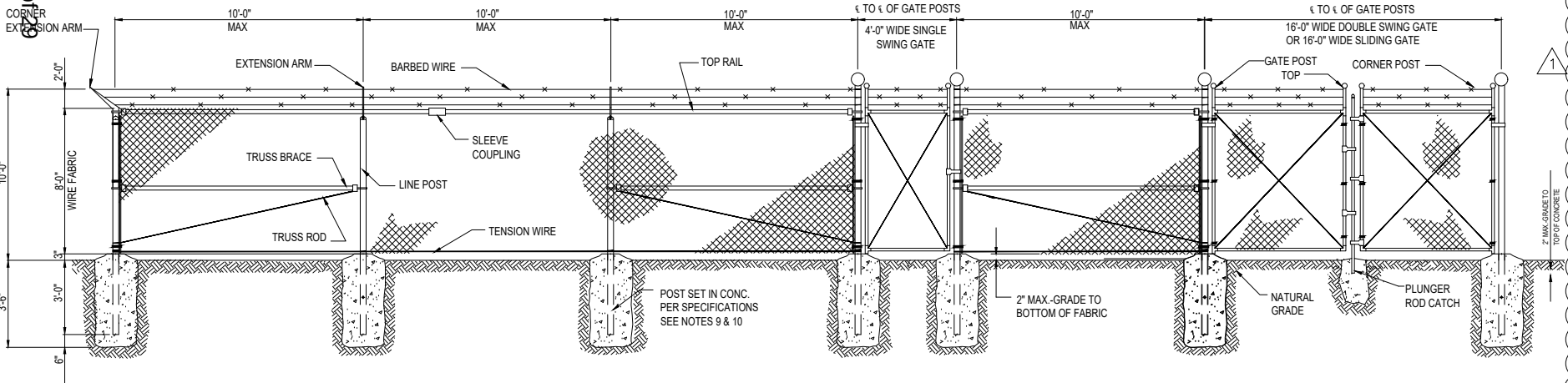
DISCIPLINE / RESOURCE CENTER / LINE NUMBER

CHAIN LINK FENCE SPECIFICATIONS

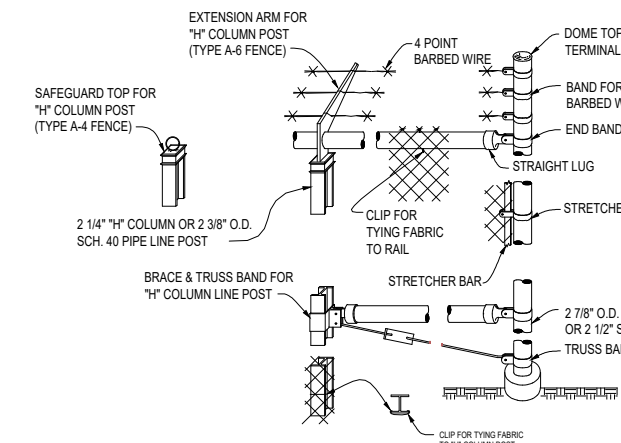
- 1) INSTALLATION OF FENCE ADDITION SHALL BE PLUMB AND TRUE TO LINE, CHAIN LINK FABRIC SHALL BE TAUT AND PROPERLY SECURED, CORNER BRACES AND DIAGONAL BRACES SHALL BE PROPERLY PLACED TO PREVENT SAGGING. THE COMPLETE INSTALLATION SHALL BE INSTALLED BY SKILLED AND EXPERIENCED FENCE ERECTORS, IN A WORKMANLIKE MANNER, IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND IN ACCORDANCE WITH ALL LOCAL APPLICABLE CODES.
- 2) MATERIAL SHALL BE HOT-DIP GALVANIZED FENCE CHAIN LINK FABRIC - THE CHAIN LINK FABRIC SHALL BE IN ACCORDANCE WITH ASTM A-392 SPECIFICATIONS AND SHALL BE HOT DIPPED GALVANIZED AFTER WEAVING, HAVING A COATING WEIGHT OF 2 OUNCES OF ZINC PER SQUARE FOOT, MINIMUM, OF UNCOATED WIRE SURFACE (CLASS II). FABRIC SHALL BE NO. 9 GAUGE WIRE WOVEN IN A 2-INCH CHAIN LINK DIAMOND MESH. THE FABRIC SHALL BE FASTENED TO THE LINE POST BY MEANS OF NO. 6 GAUGE ALUMINUM WIRE CLIPS SPACED 12 INCHES ON CENTER. IT SHALL BE ATTACHED TO TOP RAIL WITH NO. 9 GAUGE ALUMINUM TIE WIRES SPACED 24 INCHES ON CENTER. FABRIC SHALL BE ATTACHED TO TERMINAL POST BY MEANS OF A 1/4" X 3/4" TENSION BAR WITH HEAVY GAUGE PRESSED STEEL BAR OR CLIPS SPACED APPROXIMATELY 14 INCHES ON CENTER.
- 3) BARBED WIRE SHALL BE OF 4 POINT PATTERN, COMPOSED OF TWO STRANDS OF NO. 11-1/2 GAUGE GALVANIZED WIRE WITH LARGE BARBS SPACED APPROXIMATELY 4 TO 5 INCHES ON CENTER. RAZOR WIRE SHALL BE USED WHEN LOCAL ORDINANCE REQUIRES OR AT PROJECT MANAGERS REQUEST.
- 4) BOTTOM TENSION WIRE - NO. 7 GAUGE GALVANIZED COIL SPRING TENSION WIRE WITH CLASS I COATING. WIRE TO BE FASTENED TO CHAIN LINK FABRIC WITH NO. 11 GAUGE HOG RINGS ON 18 INCH CENTERS.
- 5) POST AND OTHER APPURTENANCES - ALL POST AND OTHER APPURTENANCES SHALL BE HOT-DIP GALVANIZED WITH A MINIMUM ZINC COATING OF 2.0 OUNCES PER SQUARE FOOT OF SURFACE (CLASS II COATING ASTM A-392).
- 6) LINE POST SHALL BE OF 4 POINT PATTERN, COMPOSED OF TWO STRANDS OF NO. 11-1/2 GAUGE GALVANIZED WIRE WITH LARGE BARBS SPACED APPROXIMATELY 4 TO 5 INCHES ON CENTER. RAZOR WIRE SHALL BE USED WHEN LOCAL ORDINANCE REQUIRES OR AT PROJECT MANAGERS REQUEST.
- 7) TERMINAL POST AND ALL END, CORNER AND PULL POSTS SHALL BE 2-1/2" X 2-1/2" X .1875" W.T. SQUARE TUBING OR 2-7/8" O.D. SCHEDULE 40 PIPE.
- 8) GATE POST SHALL BE OF THE FOLLOWING SIZE FOR SINGLE SWING GATES OR ONE LEAF OF DOUBLE GATE
- | POST | SIZE | NOM. WT. |
|----------------|---------------------------|-----------------------|
| UP TO 6' WIDE | 2-1/2" SQ. OR 2-7/8" O.D. | SAME AS TERMINAL POST |
| OVER 6' TO 13' | 4" O.D. | 9.11 LB/FT |
- 9) EACH POST SHALL BE OF SUFFICIENT LENGTH TO ALLOW FOR INSTALLATION TO A DEPTH OF 3'-0" BELOW GROUND LEVEL.
- 10) LINE POST AND TERMINAL POST ANCHORAGE SHALL BE ALL POST SHALL BE SET IN CYLINDRICAL CONCRETE FOUNDATIONS WITH TOP OF FINISH CONCRETE SURFACE 3 INCHES ABOVE FINISH GRADE. EXCAVATION SHALL BE 3'-6" DEEP AND NOT LESS THAN TEN INCHES (10") IN DIAMETER FOR ALL LINE POSTS, AND NOT LESS THAN 3.5 TIMES THE DIAMETER FOR TERMINAL AND GATE POST. CONCRETE SHALL MEET ACI-318 SPECIFICATION FOR 3000 PSI-28 DAY STRENGTH CONCRETE.
- 11) FENCE SHALL HAVE A CONTINUOUS TOP RAIL FOR ITS FULL LENGTH OF STANDARD GALVANIZED PIPE, 1-5/8" O.D.. THE TOP RAIL SHALL PASS THROUGH OPENINGS PROVIDED FOR THAT PURPOSE IN THE POST TOPS AND EACH LENGTH SHALL BE COUPLED WITH A SLEEVE COUPLING, WITH EXPANSION COUPLING EVERY FIFTH JOINT.
- 12) TRUSS BRACES SHALL BE STANDARD GALVANIZED 1-5/8" O.D. PIPE 2.71 LB./FT., WITH A 3/8" O.D. TRUSS ROD AND TURNBUCKLE ATTACHMENT SHALL BE INSTALLED BETWEEN EACH END OR GATE POST AND THE ADJACENT LINE POST. TWO TRUSS BRACES SHALL BE FURNISHED ON CORNER OR PULL POSTS.
- 13) FITTINGS USED IN THE COMPLETE FENCE ASSEMBLY SHALL BE OF MALLEABLE, CAST IRON OR PRESSED STEEL AND SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
- 14) EXTENSION ARM LINE POST SHALL BE EQUIPPED WITH EXTENSION ARMS TO WITHSTAND A MINIMUM PULL-DOWN WEIGHT OF 450 LBS. FROM END OF ARM. ARMS TO BE DESIGNED TO EXTEND AT A 45 DEGREE ANGLE WITH LOCKING DEVICE TO SECURELY FASTEN THREE STRANDS OF BARBED WIRE EQUALLY SPACED WITH THE TOP STRAND LOCATED 12 INCHES (12") ABOVE FABRIC AND 12 INCHES (12") OUT FROM THE FENCE LINE.
- 15) POST TOPS AND ALL END, CORNER, PULL AND GATE POST SHALL BE EQUIPPED WITH TOPS. TUBULAR POST TOPS TO BE SO DESIGNED AS TO EXCLUDE MOISTURE FROM THE POST. ALL LINE POST TOPS DESIGNED TO HOLD THE TOP RAIL AND THE EXTENSION ARM FOR THREE STRANDS OF BARBED WIRE.
- 16) GATE FRAMES SHALL BE MADE OF 2" X 2" X .110" W.T. SQUARE STEEL TUBING OR 1.9 INCH O.D. SCHEDULE 40, 2.72 LB./FT. STANDARD WEIGHT PIPE, HOT-DIP GALVANIZED. FRAMES TO BE JOINED AT CORNERS TO FORM A RIGID PANEL AND SHALL BE FILLED WITH CHAIN LINK FABRIC OF SAME GAUGE AS USED ON THE FENCE. FABRIC SHALL BE FASTENED IN THE FRAME ON ALL FOUR SIDES BY MEANS OF TENSION BARS AND CLIPS. THREE STRANDS OF BARBED WIRE SHALL BE FASTENED TO THE EXTENDED FRAMES OF GATE. EACH FRAME TO BE EQUIPPED WITH 3/8" DIAMETER ADJUSTABLE TRUSS ROD, HINGES, POSITIVE TYPE LATCHING DEVICE WITH PROVISIONS FOR PADLOCKING. ALL DRIVE GATES TO BE PROVIDED WITH CENTER PLUNGER ROD, CATCH AND SEMI-AUTOMATIC OUTER CATCHES TO SECURE GATES IN OPEN POSITION.
- 17) FENCE SECTION COMPANY TYPE - A-8 FABRIC HEIGHT - 96" TOTAL FENCE HEIGHT - 10'-0"
- TUFF GUARD GATE:
- 18) SPECIFICATIONS SHOWN CAN BE CHANGED WITH ENGINEERING APPROVAL.
- 19) FOOTING WIDTH TO BE (4)X POST WIDTH. VERIFY FOOTING DEPTH AND WIDTH WITH LOCAL CODES AND SITE CONDITIONS.
- 20) ALL COMPONENTS OF THE TUFF GUARD WILL BE COATED BLACK, EXCEPT FOR THE HANDLE WITH ELECTRONIC LOCK, PANIC BAR, AND CLOSER.
- 21) OUTSIDE LOOKING IN, GATE WILL LATCH ON LEFT AND OPEN OUTSIDE OF FENCE LINE.

NOTE: SEE PLAN DRAWING FOR SPECIFIC DIMENSIONS, LOCATION, SIZE OF AREA AND GATE LOCATIONS

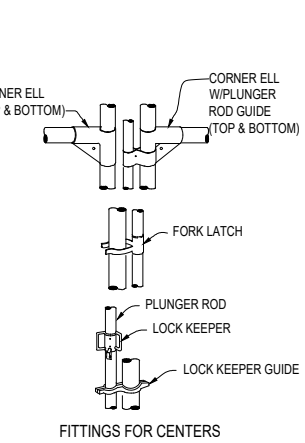
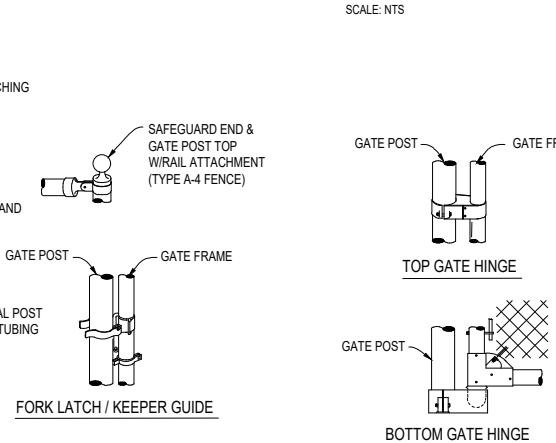
NOTE: COMPANY TO SPECIFY THE FOLLOWING COMPANY TYPE PLAN OF AREA TO BE FENCED LOCATION OF INSTALLATION OR ANY SPECIAL COMBINATION IN CONTRACT WITH FENCING CONTRACTOR



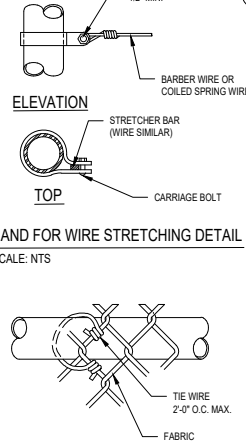
ELEVATION VIEW
SCALE: NTS



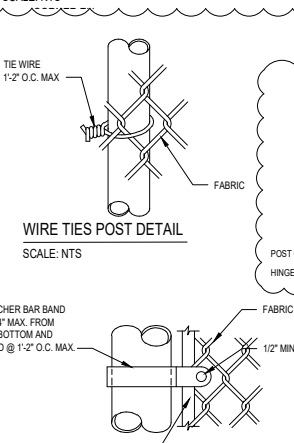
TOP POST FITTING DETAILS
SCALE: NTS



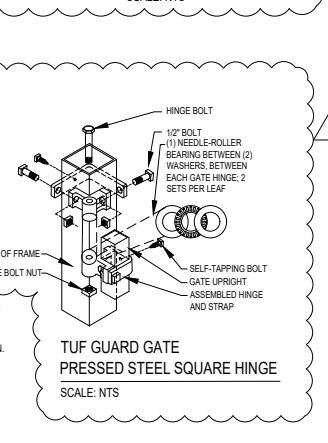
GATE FITTING DETAILS
SCALE: NTS



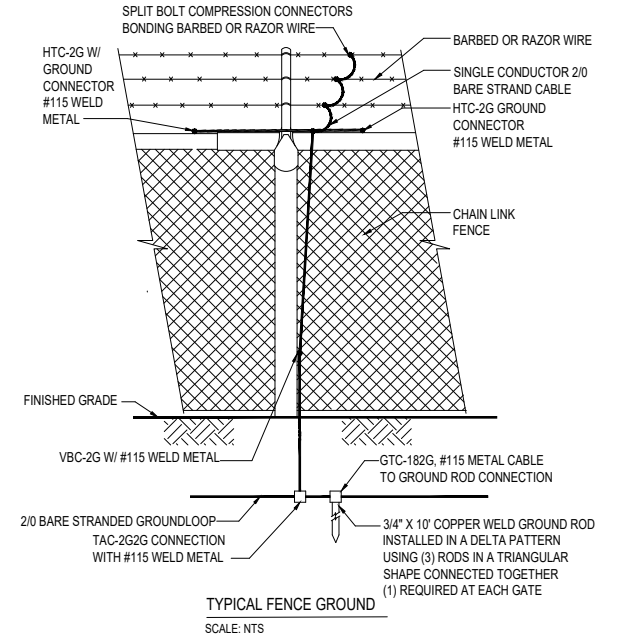
WIRE TIES TOP OR BRACE RAIL DETAIL
SCALE: NTS



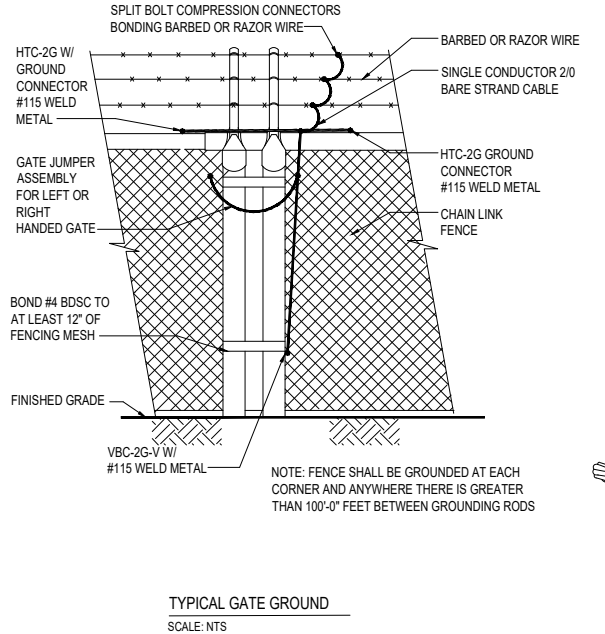
END OR GATE POST DETAIL
SCALE: NTS



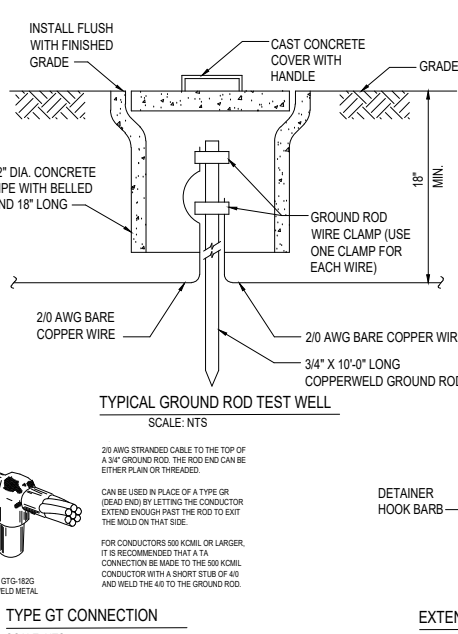
TUFF GUARD GATE
PRESSED STEEL SQUARE HINGE
SCALE: NTS



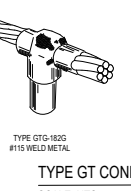
TYPICAL FENCE GROUND
SCALE: NTS



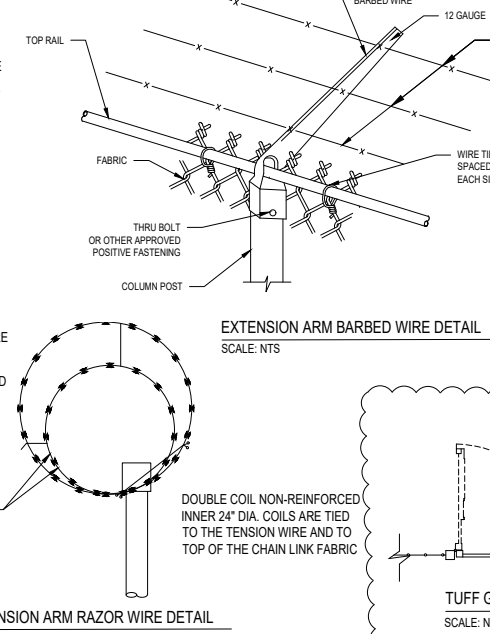
TYPICAL GATE GROUND
SCALE: NTS



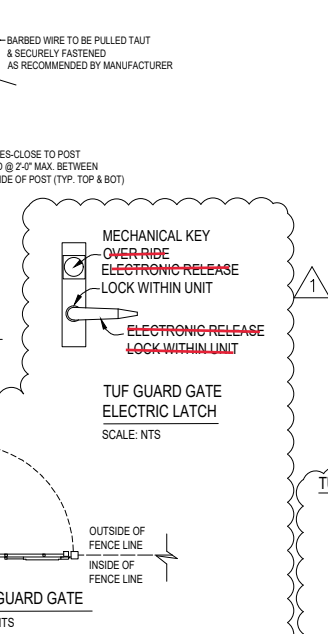
TYPICAL GROUND ROD TEST WELL
SCALE: NTS



TYPE GT CONNECTION
SCALE: NTS



EXTENSION ARM RAZOR WIRE DETAIL
SCALE: NTS



TUFF GUARD GATE
ELECTRIC LATCH
SCALE: NTS

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NO.	DATE	REVISION(S) DESCRIPTION	BY	CHK	APPD	DESCRIPTION	DATE	INITIALS	REGIONAL ENGINEER
0	05-08-17	ISSUED FOR STANDARD DRAWING	JLS	MJC	JK	AREA CODE	-	N/A	
1	5/11/2018	ADDITION OF MERCHANT METALS DETAILS-TUFF GUARD GATE	AA	MJC	JLS	ACCOUNT NUMBER	-		
						PROJECT NUMBER	-		
						DRAWING BY	AA		
						STATION ID	-		
						CHECKER INITIALS	-		

DATE	INITIALS	REGIONAL ENGINEER
-	N/A	
5/10/2018	MJC	MGR. TECH REC & STD
-	N/A	PRINCIPAL ENGINEER



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TYPICAL FENCE SECTION & DETAILS

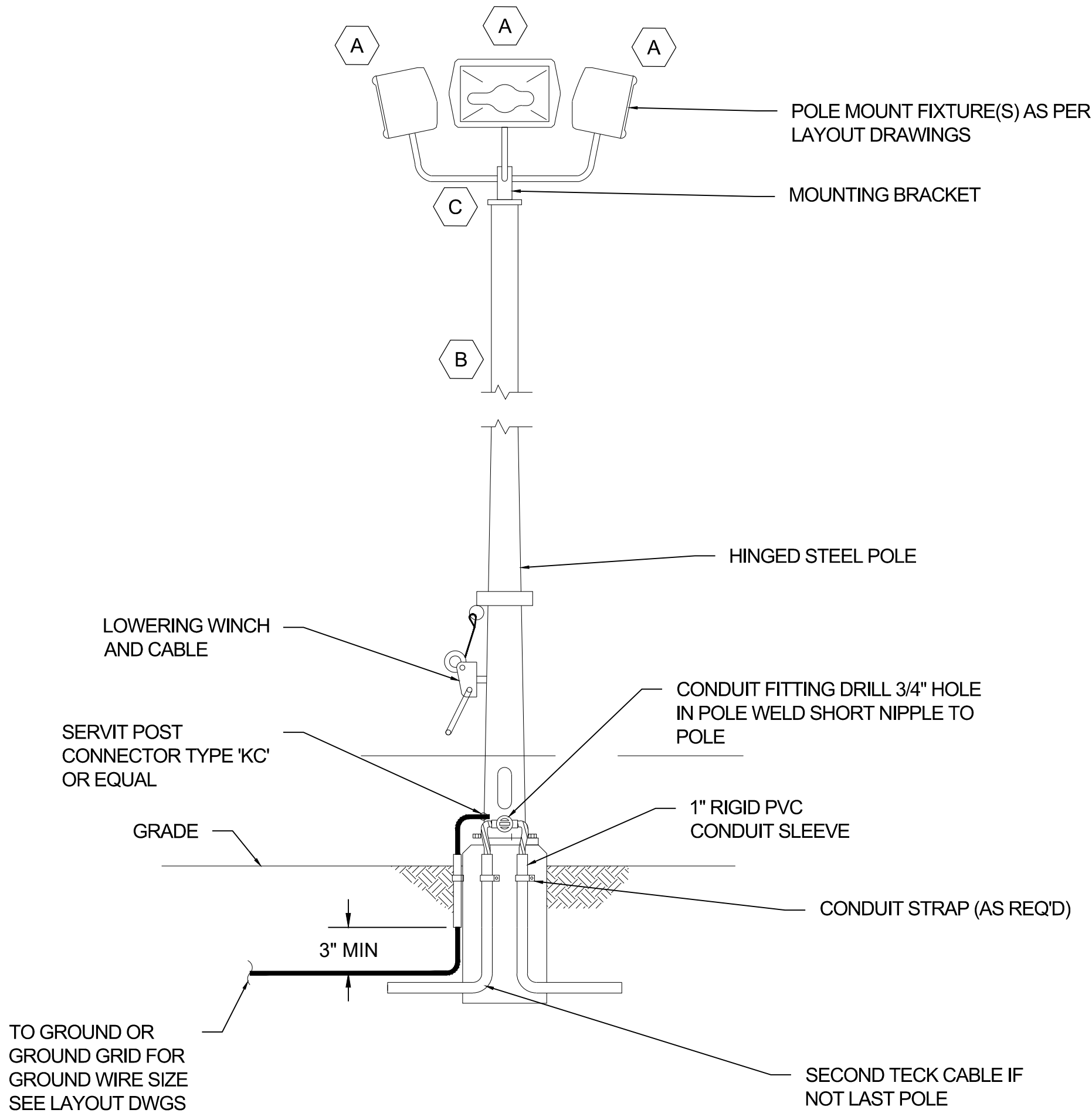
All Resource Centers

SHEET(S) 1 OF 1	DWG SCALE AS NOTED
DWG DATE 4/20/2018	SUPERSEDED
DRAWING NUMBER	REVISION
PNG -G-000-0001031	1
DISCIPLINE / RESOURCE CENTER / LINE NUMBER	

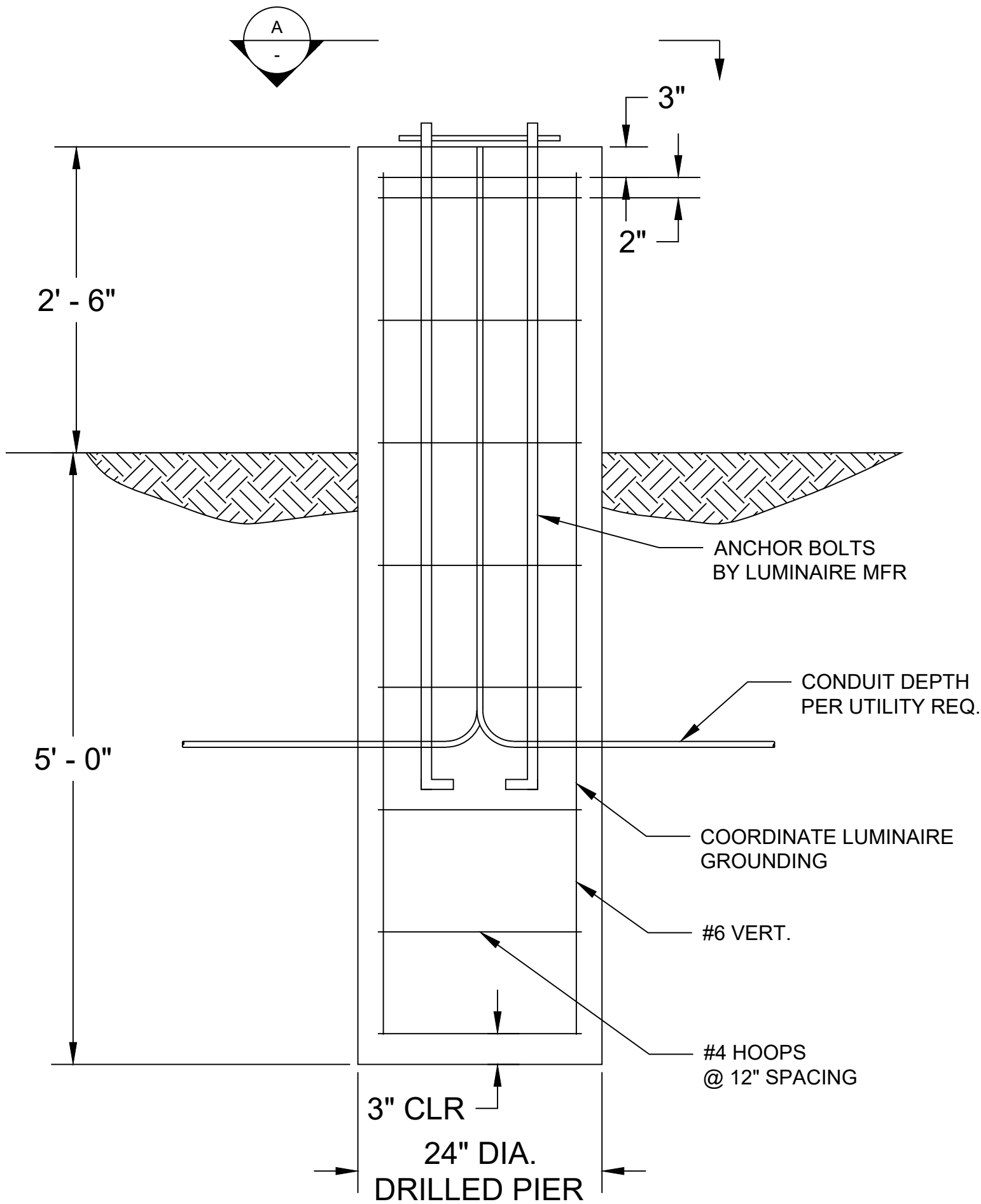
LIGHTING BILL OF MATERIALS (PER LIGHT)					
ITEM	QTY	MATERIAL DESCRIPTION	MANUFAC.	MODEL	SUPPLIER
(A)	3	SAFE SITE FLOODLIGHT, CLASS 1, DIV 2, 100-277VAC, 60Hz, NEMA 4X, 130W, POLE MOUNT	DIALLIGHT	FLD476NC4NG (OR EQ.)	CONSTRUCTION CONTRACTOR
(B)	1	24' HIGH HINGED LIGHTING POLE c/w LOWERING WINCH	APPLETON	GLW-PHSM-24 (OR EQ.)	CONSTRUCTION CONTRACTOR
(C)	1	BULL HORN FOR 2 FLOODLIGHTS, 2-3/8" MOUNT, 21" SPACING c/w ADAPTOR FOR 4" SQUARE TOP POLE	DIALLIGHT	FLX-3LBH-20DB FLX-4SPA-20DB (OR EQ.)	CONSTRUCTION CONTRACTOR

NOTES:

1. CONDUIT FITTINGS:
CLASS I, DIV 1 - EXPLOSION PROOF
CLASS1, DIV 2 - VAPOURTIGHT
2. HINGED-OVER POSITION OF POLE AND LUMINAIRES: LOCATE BASE AND POLE SO MOTION IS NOT INTERFERED WITH BY EQUIPMENT, PIPING, FENCING, ETC. INSTALL SUCH LOWERED FIX FALLS WITH YARD.
3. FLOODLIGHTS ARE SET TO OPERATE MANUALLY AND NOT VIA PHOTOCELL. LIGHT FIXTURES WILL BE ORIENTED TO CAST LIGHT ONTO THE STATION AND NOT THE SURROUNDING PROPERTIES.

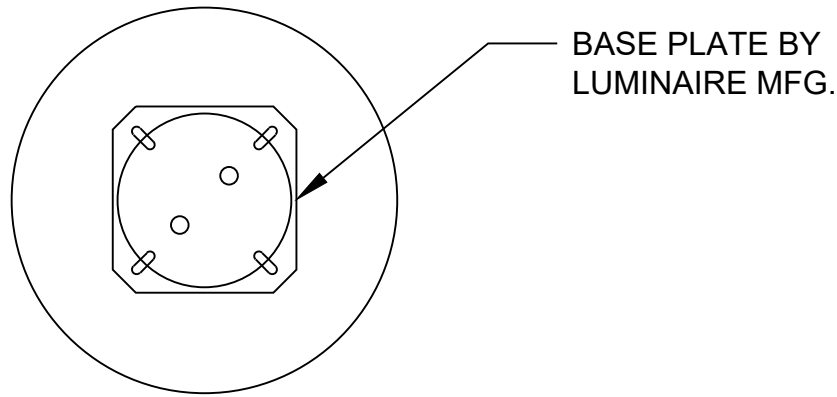


POLE MOUNTED FLOODLIGHT FIXTURE
SCALE: NTS



DETAIL

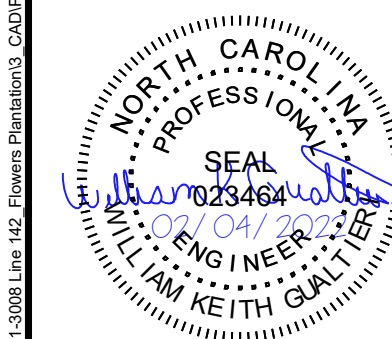
LUMINAIRE FOUNDATION DRILLED PIER
SCALE: NTS



SECTION

LUMINAIRE FOUNDATION DRILLED PIER
SCALE: NTS

W:\021-1-0001 Line 42 - Powers -Piedmont\03 - CAD Production\06 - Electrical\PNG-E-025-XXXXXX- LIGHTING INSTALLATION.dwg 2/2/2022 8:05 PM



ENERGY LAND & INFRASTRUCTURE, PLLC NC ENGINEERING LICENSE P-1289
136 QUADE DRIVE CARY, NC 27513

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NO	DATE	REVISION(S) DESCRIPTION	BY	CHK	APPD	DESCRIPTION	DATE	SIGNATURE / INITIALS	REGIONAL ENGINEER
0	02/04/22	ISSUED FOR CONSTRUCTION PLANS	KRR	DMC	WKG	AREA CODE 1853			
						ACCOUNT NUMBER 10700			
						PROJECT NUMBER 0232265			
						DRAWING BY KRR			
						STATION ID 84-TR-91-GLD-6783			
						CHECKER INITIALS WKG	02/04/2022	William K Gualtieri	PRINCIPAL ENGINEER



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COVERED BRIDGE RD REGULATOR STATION
LIGHTING INSTALLATION DETAIL
CLAYTON, NORTH CAROLINA
RESOURCE CENTER GOLDSBORO

REF. DWG(S)
PNG-G-025-0001121

SHEET 31 OF 34	DWG SCALE: AS SHOWN
DWG DATE 02/04/22	SUPERSEDED
DRAWING NUMBER	REVISION
PNG- E - 025 - 0001279	0
PNG-DISCIPLINE-RESOURCE CENTER-NUMBER	