

PROJECT SUMMARY

TYPE OF PLAN: SITE PLAN
 GROUP DEVELOPMENT PLAN
 CLEARING/GRADING

CONTACT NAME: DALTON WARD - HUGH CREED ASSOCIATES, INC., P.A.

ADDRESS: 1306 W. WENDOVER AVE.
GREENSBORO, NC 27408

PHONE #: (336) 275-9826

E-MAIL ADDRESS: HCA@HUGHCREEDASSOCIATES.COM

DEVELOPER'S NAME: FRYAR ENTERPRISES, INC.

ADDRESS: PO BOX 220
MCLEANSVILLE, NC 27301

PHONE #: 336-382-7462

CONTRACTOR'S NAME: N/A

ADDRESS: N/A

PHONE #: N/A

PROPERTY OWNER'S NAME: CARROB PROPERTIES, LLC

ADDRESS: 5230 MCLEANSVILLE RD
MCLEANSVILLE, NC 27301

PHONE #: 336-382-7462

DESIGNER/ENGINEER: HUGH CREED ASSOCIATES, INC., P.A.

ADDRESS: 1306 W. WENDOVER AVE.
GREENSBORO, NC 27408

PHONE #: (336) 275-9826

E-MAIL ADDRESS: HCA@HUGHCREEDASSOCIATES.COM

TOTAL ACREAGE OF TRACT: 121.9± ACRES

TAX PARCEL (S) # (18 DIGITS) 119692

PLAT/DEED BOOK REFERENCE: DB 5538, PG 578

ZONING: AGRICULTURAL (AG)

EXISTING LAND USE: LAND CLEARING & INERT DEBRIS LANDFILL

PROPOSED LAND USE: LAND CLEARING & INERT DEBRIS LANDFILL

EXISTING BUILDING SQUARE FOOTAGE: 0

PROPOSED BUILDING SQUARE FOOTAGE: 0

TOTAL BUILDING SQUARE FOOTAGE: 0

MULTI-FAMILY DEVELOPMENT NUMBER OF UNITS: N/A

THIS COVER SHEET IS INTENDED FOR INFORMATION PURPOSES ONLY. IT SUMMARIZES AND OMITTS SOME REQUIREMENTS FOR SITE PLAN APPROVAL. IT IS NOT TO BE CONSTRUED OR USED AS MEANS OF NOT COMPLYING WITH THE DEVELOPMENT ORDINANCE. APPLICANT MUST COMPLETE ALL APPLICABLE SECTIONS.

UTILITIES

PUBLIC WATER SEWER
 PRIVATE WELL SEPTIC
 COMMUNITY WELL SEPTIC

PLANNING

- ALL SITE PLANS TO BE SUBMITTED TO THE COMMERCIAL PERMIT SPECIALIST.
- MINOR SITE PLANS: LESS THAN 15,000 SQUARE FEET GROSS FLOOR AREA OR FEWER THAN EIGHT DWELLING UNITS IN A SINGLE BUILDING AND OPEN USES OF LAND OF LESS THAN 40,000 S.F. OF LAND AREA. LAND SCAPING PLAN REQUIRED AT TIME OF SUBMITTAL: STAFF APPROVAL.
- MAJOR SITE PLAN: 15,000 S.F. OR MORE OF GROSS FLOOR AREA OR EIGHT OR MORE DWELLING UNITS IN A SINGLE BUILDING AND OPEN USES OF LAND OF MORE THAN 40,000 S.F. OF LAND AREA-LANDSCAPING PLAN MAY BE SUBMITTED WITHIN 90 DAYS OF BUILDING PERMIT ISSUANCE: TECHNICAL REVIEW COMMITTEE APPROVAL.
- PROJECTS WITHIN TOWNS THAT GUILFORD COUNTY PROVIDES PLANNING SERVICES TO REQUIRE TOWN BOARD APPROVALS.

N/A
(IF APPLICABLE TOWN NAME)

NUMBER OF COPIES REQUIRED:

- 23 COPIES IF PROJECT IS TO RECEIVE WATER AND/OR SEWER FROM THE CITY OF GREENSBORO AND IS SUBJECT TO A WATER AND SEWER SERVICE AGREEMENT (WSSA).
- 15 COPIES IF PROJECT CURRENTLY RECEIVES WATER AND/OR SEWER FROM THE CITY OF GREENSBORO.
- 9 COPIES IF PROJECT USES OR PROPOSES TO USE WELL AND SEPTIC.
- ADDITIONAL COPIES MAY BE NEEDED IF A GRADING PERMIT IS REQUIRED. SEE THE EROSION CONTROL SECTION OF THIS SHEET. CONTACT EROSION CONTROL 336-641-3803.
- CONSTRUCTION PLANS FOR BUILDING PERMITS WILL BE ACCEPTED AFTER SITE PLAN APPROVAL.
- CONDITIONAL USE ZONING PROJECTS: LIST AND DEPICT ZONING CONDITIONS ON PLAN.
- PARKING REQUIREMENTS: SEE SECTION 6-2 OF THE GUILFORD COUNTY DEVELOPMENT ORDINANCE.
- SEE SITE PLAN BULLETIN FOR MORE INFORMATION OR REFER TO APPENDIX 2 OF THE GUILFORD COUNTY DEVELOPMENT ORDINANCE-
http://www.co.guilford.nc.us/planning_cms/.

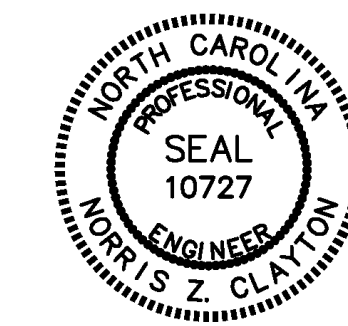
CONTACT PLANNING SECTION @ 336-641-3591

SPECIAL USE PERMIT #29-98-SP AMENDMENT: FRYAR LCID LANDFILL

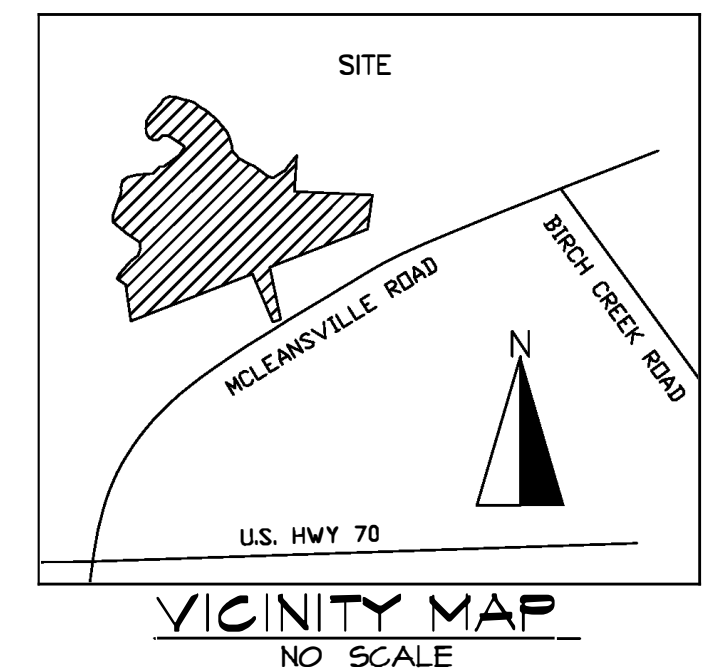
MCLEANSVILLE TOWNSHIP
5233 MCLEANSVILLE RD
MCLEANSVILLE, NC 27301

GUILFORD COUNTY, NORTH CAROLINA

CASE #29-98-SP



Thomas Z. Clayton
JULY 10, 2023



ENVIRONMENTAL SERVICES PUBLIC WATER & SEWER

WATER & SEWER SYSTEM

- WATER & SEWER FEASIBILITY STUDY REQUIRED.
- COMMISSIONERS' APPROVAL REQUIRED.
- WATER & SEWER FEES REQUIRED.
- OUTSIDE CITY-UTILITY AGREEMENT & ANNEXATION PETITION REQUIRED.

CONTACT ENVIRONMENTAL SERVICES
@ 336-641-3645

STORM WATER MANAGEMENT/ WATERSHED PROTECTION

SOUTH BUFFALO CREEK (NON-WATER SUPPLY)
WATER-SUPPLY WATERSHED NAME:

N/A
GWA/WCA TIER #

2.41 AC.
AMOUNT OF EXISTING BUILT-UPON AREA

0.00 AC.
AMOUNT OF PROPOSED BUA

2.41 AC.
AMOUNT OF TOTAL BUA

1.98%
PERCENTAGE OF BUILT-UPON AREA

24% MAX FOR LOW-DENSITY DEVELOPMENT
MAXIMUM AMOUNT OF BUA ALLOWED PER
STORM WATER CONTROL DESIGN

- A FINAL PLAT OF PERMANENT RUN-OFF CONTROL STRUCTURES MUST BE RECORDED IN THE GUILFORD COUNTY REGISTER OF DEEDS PRIOR TO RECEIVING A FINAL CERTIFICATE OF OCCUPANCY.

- CONSTRUCTION OF THE WATER QUALITY DEVICE(S) MUST BE COMPLETE AND THE "ENGINEER'S CERTIFICATION OF COMPLETION" MUST BE APPROVED BY THE WATERSHED PROTECTION ENGINEER PRIOR TO RECEIVING A FINAL CERTIFICATE OF OCCUPANCY.

CONTACT WATERSHED DEPARTMENT
@ 336-641-5565

EROSION CONTROL

10.0 AC. (MAXIMUM AT ONE TIME)
TOTAL DISTURBED AREA

- A GRADING PERMIT IS REQUIRED IF TOTAL DISTURBED AREA IS 1 ACRE OR MORE.
- IF PROPOSED DEVELOPMENT INVOLVES STREAM AND/OR WETLAND DISTURBANCE, THE DEVELOPER NEEDS TO CONTACT THE NC DIVISION OF WATER QUALITY AND THE US ARMY CORPS OF ENGINEERS FOR APPROVAL PRIOR TO DISTURBANCE.
- PROPERTY OWNERS ARE RESPONSIBLE FOR SOIL EROSION & SEDIMENTATION CONTROL ON THEIR PROPERTIES. (INCLUDING SITES THAT ARE LESS THAN 1 ACRE DISTURBED.)
- ALL SOIL EROSION & SEDIMENTATION CONTROL AND SITE PLAN COMPLIANCE REQUIREMENTS ARE TO BE MET PRIOR TO RECEIVING A FINAL CERTIFICATE OF OCCUPANCY.

CONTACT EROSION CONTROL
@ 336-641-3803

BUILDING

YEAR EDITION OF CODE:

- 2018 EDITION NC STATE BUILDING CODES
- 2018 EDITION NC STATE BUILDING CODES
- NEW CONSTRUCTION
- RENOVATION (EXISTING BLDG)
- UPFIT
- ALTERATION

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED		TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	
TOTAL					

OCCUPANCY GROUP:

- GROUP A-ASSEMBLY
- GROUP B-BUSINESS
- GROUP F-FACTORY
- GROUP M-MERCANTILE
- GROUP S-STORAGE
- GROUP E-EDUCATIONAL
- GROUP H-HAZARDOUS
- GROUP I-INSTITUTIONAL
- GROUP R-MULTI-FAMILY RESIDENTIAL
- GROUP U-UTILITY AND MISCELLANEOUS

HANDICAPPED ACCESSIBILITY:

4'-0" WIDE HC SIDE WALKS(SLOPE 1 IN 12) TO ALL REQUIRED EXISTS FROM VAN ACCESSIBLE PARKING SPACE

BUILDING SEPARATION:

30'-0" DISTANCE BETWEEN BUILDINGS

CONTACT BUILDING DEPARTMENT @ 336-641-3753

DEPARTMENT OF TRANSPORTATION

- DRIVEWAY PERMIT REQUIRED

CONTACT NC DOT @ 336-334-3161

1ST 2ND 3RD 4TH 5TH 6TH 7TH 8TH

SHEET INDEX

SHEET TITLE
COVER SHEET
OVERALL
SITE PLAN

SHEET #

1
2

TOPOGRAPHY LEGEND

- EXISTING TOPOGRAPHY (APPROX. 2016)
- NCDEQ APPROVED TOPOGRAPHY
- PROPOSED FUTURE TOPOGRAPHY

TOPOGRAPHY NOTE

"EXISTING TOPOGRAPHY (APPROX. 2016)" REPRESENTS EXISTING CONDITIONS ON-SITE PER GIS DATA. "NCDEQ APPROVED TOPOGRAPHY" REPRESENTS LCID LANDFILL CELLS THAT HAVE BEEN PREVIOUSLY APPROVED BY THE NCDEQ SOLID WASTE SECTION (PERMIT NO. 41P-LCID). "PROPOSED FUTURE TOPOGRAPHY" REPRESENTS APPROXIMATE FUTURE LCID CELLS. FUTURE CELLS WILL BE REVIEWED AND APPROVED BY NCDEQ & GUILFORD COUNTY EROSION CONTROL.

SITE NOTES:

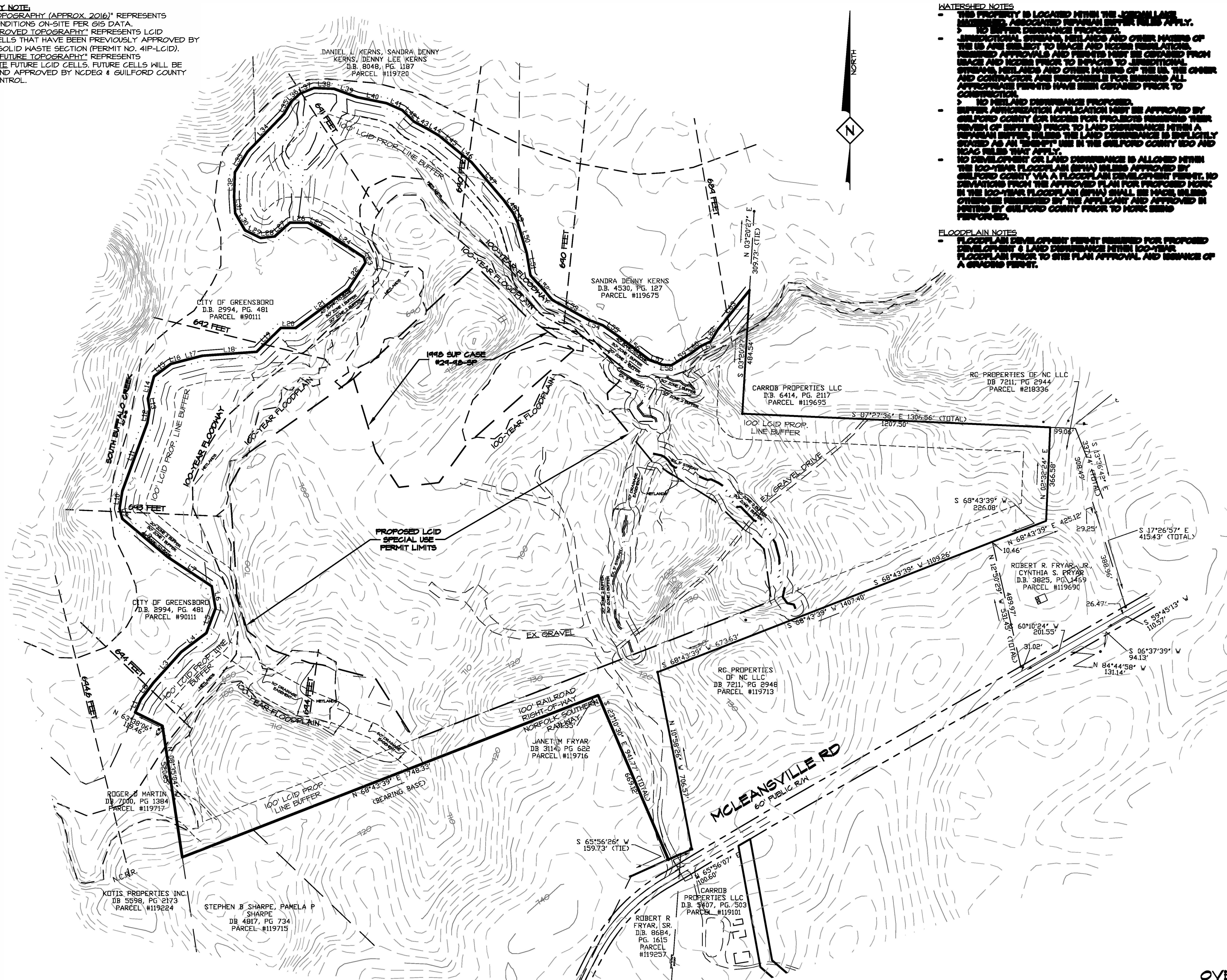
1. PARCEL #119692
TOTAL AREA = 121.9± AC.
ZONING: AG
ORIGINAL SPECIAL USE PERMIT #29-98-SP
PROP. USE = MAJOR LCID LANDFILL
2. DB 5538, PG 518
3. FLOODPLAIN & FLOODWAY PER FEMA MAPS 310784500J, 310880500J, EFF. 6/19/2007
4. WATERSHED: SOUTH BUFFALO CREEK (CAPE FEAR) MS-V, NSM (NON-WATER SUPPLY)
5. SOILS: ENON, WILKES
6. NO WELLS OR SEPTIC SYSTEMS ON SITE OR WITHIN 100' OF LCID LANDFILL BOUNDARY.

LANDFILL NOTES, CONDITIONS

1. TOTAL ACTIVE LCID AREA WILL BE GOVERNED BY THE SOLID WASTE SECTION WITH NCDEQ. A MAXIMUM OF 10 AC. WILL BE DISTURBED AT ANY TIME FOR LCID OPERATIONS.
2. ACCESS AND HAUL ROAD TO BE SPRAYED WITH WATER AS NEEDED TO CONTROL DUST. ACCESS AND HAUL ROADS ARE TO BE STABILIZED WITH SANDROCK.
3. THERE ARE NO WELLS LOCATED WITHIN 100' OF THE PROPOSED LCID FILL AREA.
4. THE LCID LANDFILL WILL ONLY ACCEPT UNTREATED WOOD, STUMPS, LIMBS, BRUSH, GRASS, VEGETATIVE MATERIAL, ASPHALT, CURED CONCRETE, BRICK, CONCRETE BLOCK, GRAVEL, ROCK, AND UNCONTAMINATED EARTH.
5. THE LCID LANDFILL AREA WILL BE USED FOR PASTURE AND HAY PRODUCTION AFTER LANDFILL OPERATIONS HAVE CONCLUDED.
6. ALL OFFSITE FILL MATERIALS WILL BE PLACED AT AN ELEVATION FOUR FEET OR GREATER ABOVE THE EXISTING WATER TABLE.
7. LANDFILL PERMIT RENEWALS/EXPANSIONS ARE REVIEWED/PERMITTED BY THE SOLID WASTE SECTION WITH NCDEQ EVERY 5 YEARS. AS A PART OF THE 5-YEAR RENEWALS, A REVISED EROSION CONTROL PLAN FOR THE PROPOSED EXPANSION SHALL BE SUBMITTED TO GUILFORD COUNTY EROSION CONTROL SECTION BEFORE LCID OPERATIONS BEGIN IN PROPOSED EXPANSION AREA.
8. EROSION CONTROL DESIGN AND INSPECTIONS WILL BE GOVERNED BY GUILFORD COUNTY SOIL EROSION CONTROL SECTION.
9. NO FURTHER EXCAVATION SHALL TAKE PLACE FOR LCID LANDFILL OPERATIONS. LCID WASTE WILL BE PLACED ON EXISTING GROUND.

GUILFORD COUNTY LCID LANDFILL (MAJOR) REQUIREMENTS UDO SEC. 5.15 C

1. USE SEPARATION: ONE HUNDRED (100) FEET MINIMUM FROM PROPERTY LINES, RESIDENTIAL DWELLINGS, COMMERCIAL OR PUBLIC BUILDINGS, AND WELLS PER 15A NCAC 13B. 0564(4)(b).
2. BUFFER: FIFTY (50) FEET FROM THE WASTE BOUNDARY TO ALL SURFACE WATERS OF THE STATE AS DEFINED IN G.S. 143-212. WHERE POSSIBLE, A MINIMUM FIFTEEN (15) FOOT TREE BUFFER SHALL BE RETAINED AROUND THE EXTERIOR PROPERTY LINE.
3. ACCESS: ACCESS TO THE LANDFILL SHALL BE CONTROLLED WITH GATES, CHAINS, BERMS, FENCES, ETC. TO PREVENT UNAUTHORIZED ACCESS PER 15A NCAC 13B. 0566 (b).
4. DUST: ALL UNPAVED AREAS SHALL BE MAINTAINED IN A MANNER WHICH PREVENTS DUST FROM LEAVING THE PROPERTY.
5. OPERATION:
 - A. NO FILLING IS PERMITTED IN ANY STREAM OR ONE HUNDRED (100) YEAR FLOODPLAIN. FILLING TO THE EDGE OF THE ONE HUNDRED (100) YEAR FLOODPLAIN IS PERMITTED ONLY IF THE BACK SLOPE IS STABLE AND NO STEEPER THAN THREE TO ONE (3:1).
 - B. NO FILLING IS PERMITTED IN MINOR DRAINAGEWAYS UNLESS THE DRAINAGE HAS BEEN PIPED OR OTHERWISE DIVERTED IN ACCORDANCE WITH APPROVED PLANS; AND
 - C. NO FILLING IS PERMITTED IN UTILITY EASEMENTS, EXCEPT ELECTRICAL TRANSMISSION EASEMENTS FOR 44KV OR GREATER LINES.
6. CLOSURE: LANDFILLS SHALL BE CLOSED WITH A MINIMUM OF ONE (1) FOOT OF CLEAN SOIL, GRADED TO A MAXIMUM SLOPE OF THREE TO ONE (3:1), AND STABILIZED WITH VEGETATION OR BY OTHER APPROVED MEANS.

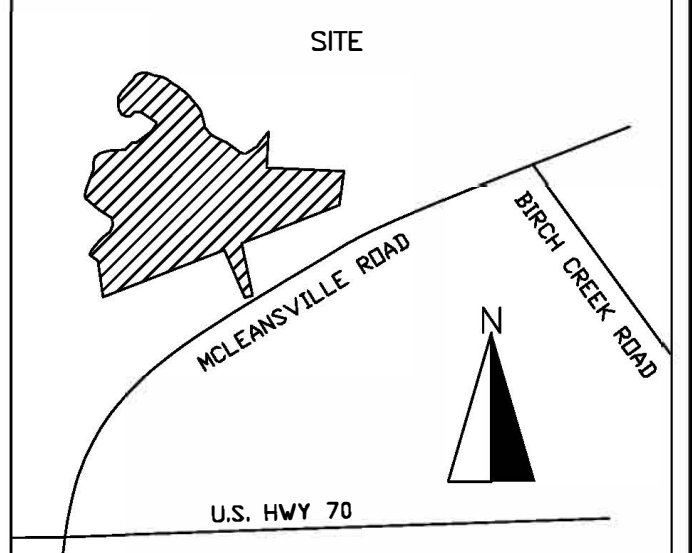


WATERSHED NOTES

- THIS PROPERTY IS LOCATED WITHIN THE JORDAN LAKE WATERSHED. ASSOCIATED REGULATORY REQUIREMENTS APPLY.
- NO OTHER SPECIAL USE PERMITS ARE IN EFFECT WITHIN THE WATERSHED. ANY SUCH PERMITS MUST BE OBTAINED FROM THE WATERSHED DISTRICT BEFORE CONSTRUCTION.
- NO FILL OR DISTURBANCE IS ALLOWED WITHIN THE 100-YEAR FLOODPLAIN (FWA) UNLESS APPROVED BY GUILFORD COUNTY VIA A FLOODPLAIN DEVELOPMENT PERMIT. NO DEVIATIONS FROM THE APPROVED PLAN FOR PROPOSED WORK IN THE 100-YEAR FLOODPLAIN SHALL BE MADE UNLESS OTHERWISE PERMITTED BY THE APPLICANT AND APPROVED IN WRITING BY GUILFORD COUNTY PRIOR TO WORK BEING PERFORMED.

FLOODPLAIN NOTES

- FLOODPLAIN DEVELOPMENT PERMIT REQUIRED FOR PROPOSED DEVELOPMENT & LAND DISTURBANCE WITHIN 100-YEAR FLOODPLAIN PRIOR TO SITE PLAN APPROVAL AND ISSUANCE OF A GRADING PERMIT.



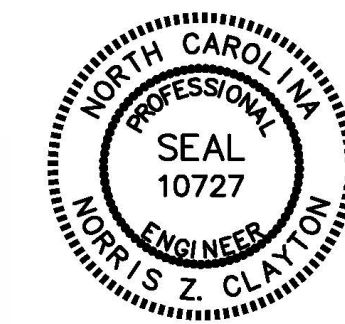
OVERALL

**SPECIAL USE PERMIT #29-98-SP
AMENDMENT: FRYAR LCID LANDFILL**
5250 MCLEANSVILLE ROAD
JEFFERSON TOWNSHIP
MCLEANSVILLE, NORTH CAROLINA

DATE: 2023-02-06 SCALE: 1"=200' SHEET: 1 OF 2

HUGH CREED ASSOCIATES, INC., P.A.
CONSULTING ENGINEERS & LAND SURVEYORS

P.O. BOX 9623 PHONE: (336) 275-9826
1306 W. WENDOVER AVE. OR (336) 275-8084
GREENSBORO, N.C. 27408 FIRM LICENSE #C-0551
E-MAIL: HCA@HUGHCREEDASSOCIATES.COM

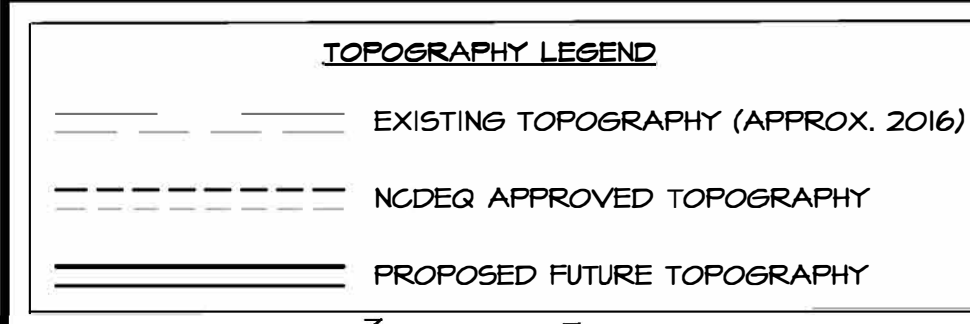


Morris Z. Clayton
JULY 10, 2023

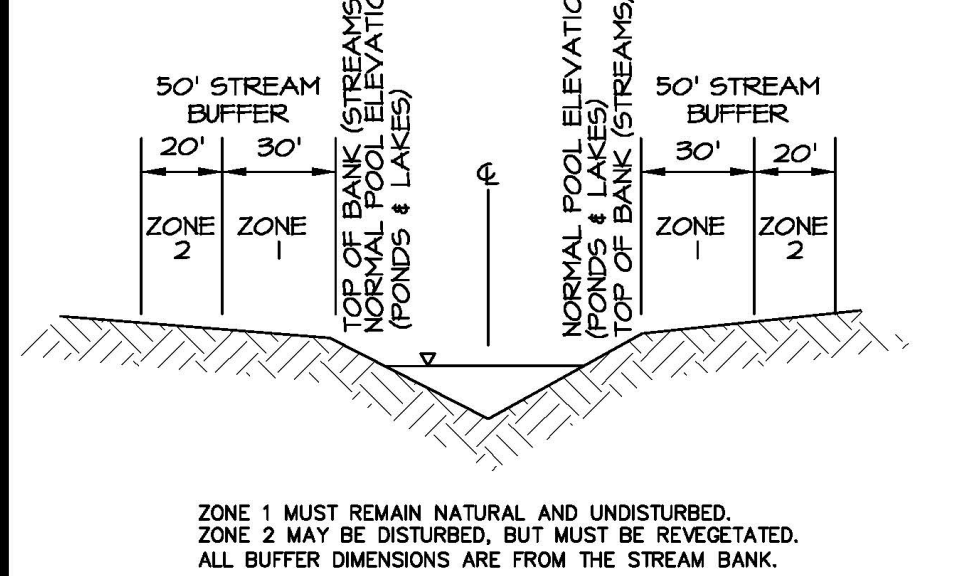
OWNER:
CARROB PROPERTIES, LLC
5250 MCLEANSVILLE RD
MCLEANSVILLE, NC 27301

OPERATOR:
FRYAR ENTERPRISES, INC.
(PREV. FRYAR GRADING & HAULING, INC.)
PO BOX 220
MCLEANSVILLE, NC 27301

2023-02-06 P:\Projects\2023\Fryar\Site\15-2020.plt CAB: Y DNR: Y



TOPOGRAPHY NOTE:
 EXISTING TOPOGRAPHY (APPROX. 2016)* REPRESENTS EXISTING CONDITIONS ON-SITE PER GIS DATA.
 "NCDEQ APPROVED TOPOGRAPHY" REPRESENTS LCID LANDFILL CELLS THAT HAVE BEEN PREVIOUSLY APPROVED BY THE NCDEQ SOLID WASTE SECTION (PERMIT NO. 41P-LCID).
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STREAM BUFFER DETAIL TYPICAL SECTION
 NO SCALE

DEED RESTRICTION - RESTRICTIVE COVENANT:
 DEVELOPMENT OF SUBJECT PROPERTY IS REQUIRED TO BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER MANAGEMENT PROGRAM. THE RECORDING OF THIS DOCUMENT ESTABLISHES AN ENFORCEABLE RESTRICTION ON PROPERTY USAGE THAT RUNS WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND/OR REDEVELOPMENT SHALL MAINTAIN THE SITE IN A MANNER CONSISTENT WITH APPLICABLE LAW AND THE APPROVED PROJECT PLANS. ANY ALTERATIONS TO THE SITE SHALL NOT BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE LOCAL GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED/STORMWATER MANAGEMENT PROTECTION.

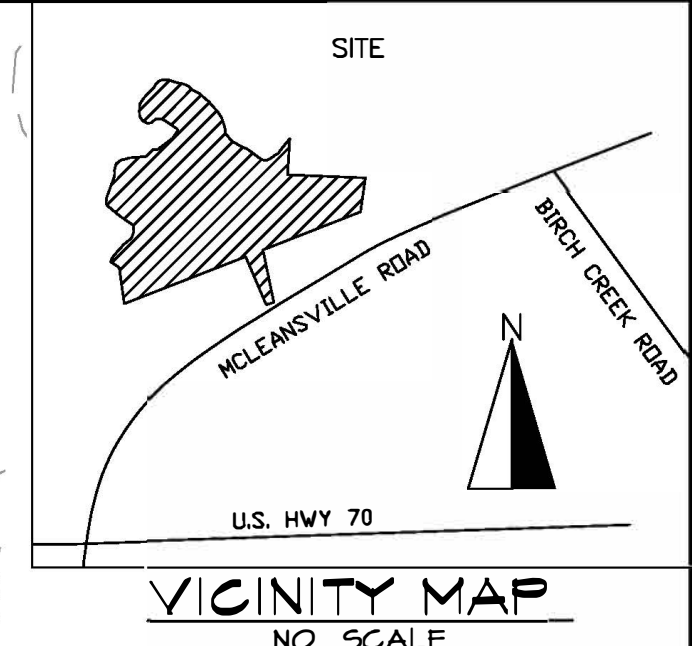
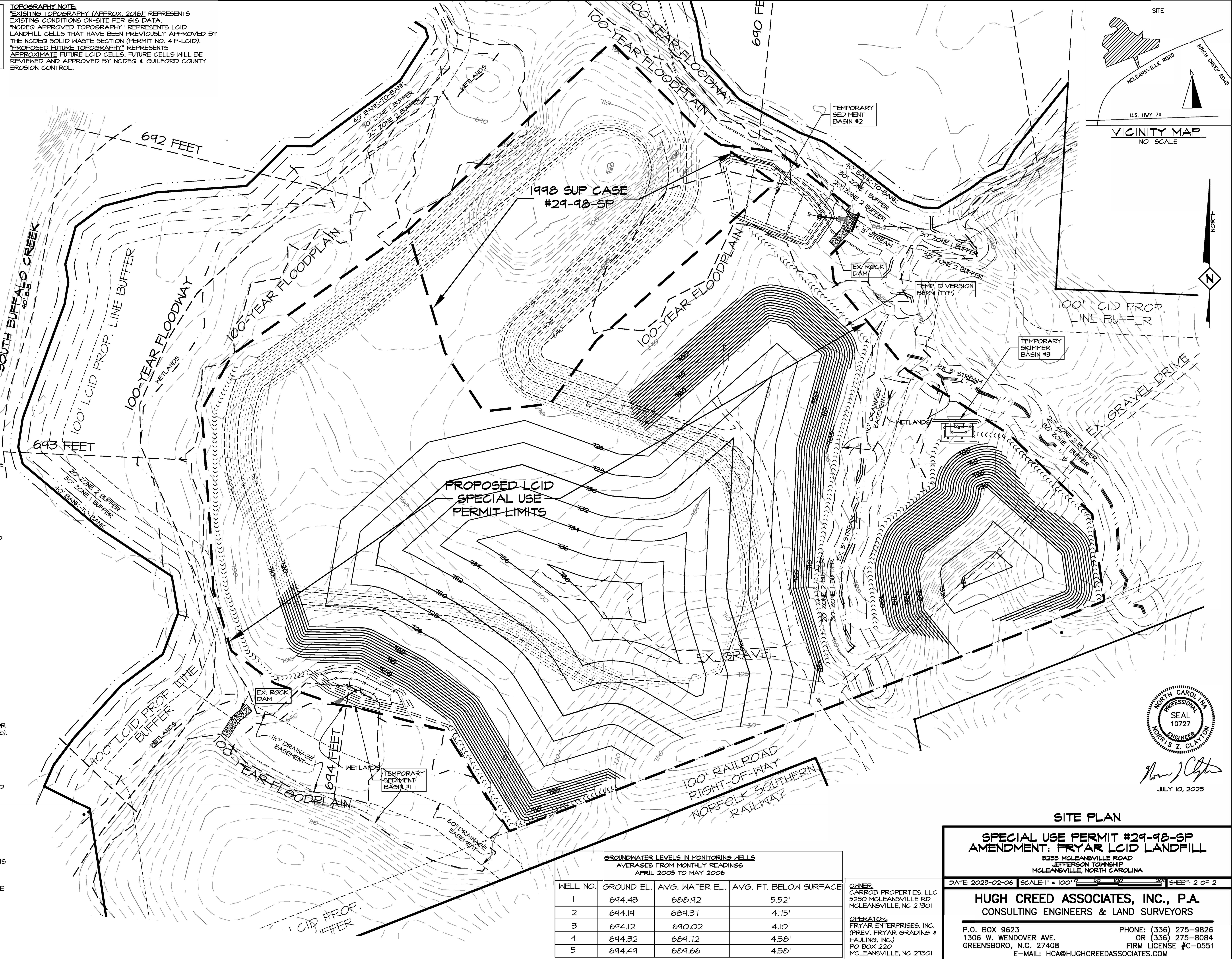
- SITE NOTES:**
1. PARCEL #119642
 TOTAL AREA = 121.9± AC.
 ZONING: AG
 ORIGINAL SPECIAL USE PERMIT #29-98-SF
 PROP. USE = MAJOR LCID LANDFILL
 DB 5339, PG 57B
 2. FLOODPLAIN & FLOODWAY PER FEMA MAPS 310124500J, 310220500J, EFF. 6/18/2007
 3. WATERSHED: SOUTH BUFFALO CREEK (CAPE FEAR) NS-V, NSH (NON-WATER SUPPLY)
 4. SOILS: ENON, WILKES
 5. NO WELLS OR SEPTIC SYSTEMS ON SITE OR WITHIN 100' OF LCID LANDFILL BOUNDARY.

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GUILFORD COUNTY LCID LANDFILL (MAJOR) REQUIREMENTS
 WDO SEC. 3.15 G.

1. USE SEPARATION: ONE HUNDRED (100) FEET MINIMUM FROM PROPERTY LINES, RESIDENTIAL DWELLINGS, COMMERCIAL OR PUBLIC BUILDINGS, AND WELLS PER 15A NCAC 13B. 0564(1)(b).
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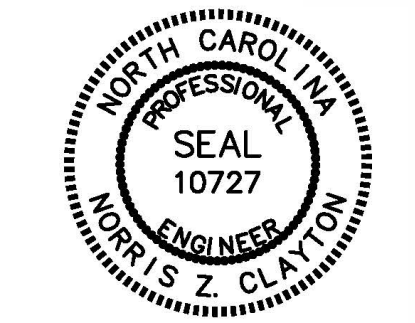


GROUNDWATER LEVELS IN MONITORING WELLS
 AVERAGES FROM MONTHLY READINGS
 APRIL 2005 TO MAY 2006

WELL NO.	GROUND EL.	AVG. WATER EL.	AVG. FT. BELOW SURFACE
1	694.43	688.92	5.52'
2	694.19	689.37	4.75'
3	694.12	690.02	4.10'
4	694.32	689.72	4.58'
5	694.49	689.66	4.58'

OWNER:
 CARROB PROPERTIES, LLC
 5230 MCLEANSVILLE RD
 MCLEANSVILLE, NC 27301

OPERATOR:
 FRYAR ENTERPRISES, INC.
 (PREV. FRYAR GRADING & HAULING, INC.)
 PO BOX 220
 MCLEANSVILLE, NC 27301



Morris Z. Clayton
 JULY 10, 2023

SITE PLAN

SPECIAL USE PERMIT #29-98-SF
AMENDMENT: FRYAR LCID LANDFILL

5235 MCLEANSVILLE ROAD
 JEFFERSON TOWNSHIP
 MCLEANSVILLE, NORTH CAROLINA

DATE: 2023-02-06 SCALE: 1" = 100' SHEET: 2 OF 2

HUGH CREED ASSOCIATES, INC., P.A.
 CONSULTING ENGINEERS & LAND SURVEYORS

P.O. BOX 9623
 1306 W. WENDOVER AVE.
 GREENSBORO, N.C. 27408
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PHONE: (336) 275-9826
 OR (336) 275-8084
 FIRM LICENSE #C-0551

2023-02-06
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 CAB: TCC:R: 7