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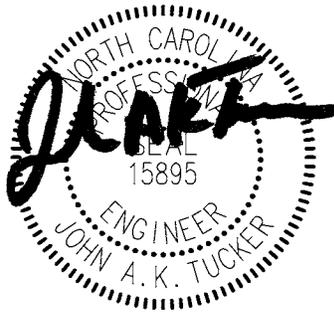
# C & D Transfer Station Permit Application

A-1 Sandrock Inc (dba - ARC C&D Recycling)  
1017 South Hoover Road  
Durham, NC

Owner

A-1 Sandrock, Inc.  
PO Box 7707  
Raleigh, North Carolina 27610

Project Number  
1103



August 29, 2011  
Revised November 28, 2011  
Revised January 26, 2012

**John A.K. Tucker, P.E.**  
**Consulting Engineer**  
Post Office Box 297  
Fuquay-Varina, North Carolina 27526  
Voice (919) 567-0483

<b>APPROVED</b>	
<b>DIVISION OF WASTE MANAGEMENT</b>	
<b>SOLID WASTE SECTION</b>	
Date <u>2/28/2012</u>	By <u>Patricia M. Backus</u>
<b>DIN <u>16162</u></b>	
<b>Attachment 1 Part II Document 1</b>	
<b>Permit <u>32-15-TRANSFER</u> Permit DIN <u>16163</u></b>	

**A-1 Sandrock, Inc.**  
**(dba ARC C&D Recycling)**  
**C&D Transfer Station and Recycling Center**

**OPERATIONS MANUAL**

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*The following plan meets the requirements of Solid Waste Rule 15 NCAC 13B .0505 (1) - (12).*

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## APPENDICES

- 1 Facility Plan Drawing
- 2 Waste Screening and Inspection Program - *includes Waste Screening Form*
- 3 Hazardous Waste Contingency Plan
- 4 Fire Notification Form
- 5 Local Government Approval
- 6 Traffic Impact Analysis
- 7 Lease Agreement

## **SECTION 1.0 GENERAL FACILITY OPERATIONS**

### **1.1 OVERVIEW**

This facility is a proposed C&D transfer and recycling station located at 1017 South Hoover Road in Durham North Carolina. The site is situated in an industrial district. The site is situated in a commercial-industrial district, approximately .5 miles (by road) from the intersection of the US 70 and Ash Street and approximately 1.3 miles from the intersection of the Durham Freeway and East Pettigrew Street to the west. The site is within the city limits of Durham, which has jurisdiction over zoning, building permits, and storm water management. The site is within the Neuse River Watershed, subject to riparian buffer regulations and certain water quality criteria for storm water discharges (discussed later). Zoning is Industrial with Major Special Use Permit #M1100001 (**Appendix 5**), allowing the solid waste recycling center.

### **1.2 SITE DESCRIPTION**

The recycling center will be located in a previously developed 25 acre site. The facility has been the site of a brick kiln and a household recycling center in the past. Ingress/egress is a paved driveway from South Hoover Road. Undeveloped wooded acreage surrounds the site on the three sides. The recycling activity will take place inside an existing building and cannot be seen from Hoover Road.

### **1.3 FACILITY PLAN OVERVIEW**

The facility plan includes an enclosed, concrete area for tipping, pre-sorting, and loading inert wastes, a paved employee parking area, a gravel or paved parking area for transport vehicles, scales and an office building/scale house, and open space. Incoming waste will be unloaded on the concrete pad and recyclables will be pulled from waste and placed in temporary stockpiles on the pad. The temporary stockpiles of recyclables will be placed in rolloff boxes or trailers based on the type of recyclable. The remaining waste will be loaded into waiting open-top transport trailers for landfill disposal. All trailers will be covered prior to transport. Recyclable metals may be separated and placed in rolloff boxes or trailers parked on the paved tipping pad. Security fences and a gate across the main entrance driveways (to the east), with natural barriers restricting access from other directions, will prevent unauthorized access.

### **1.4 CONTACT INFORMATION**

1.4.1 **For fire, medical, or police emergencies dial 911.**

1.4.2 **A-1 Sandrock Inc - Administrative Offices**  
PO Box 7707

Greensboro, NC 27417  
Telephone (336) 736-2226  
Fax (336) 855-8164

**For After Hours Emergencies:**  
Phone: (336) 301-8411 (Mike McFeeley)

1.4.3 **North Carolina Division of Waste Management**  
Division of Waste Management , Solid Waste Section  
Fayetteville Regional Office  
225 Green St., Suite 714  
Fayetteville, NC 2830-5047  
Main Telephone (910) 433-3300  
Regional Supervisor: Dennis Shackelford

1.4.4 **City of Durham Public Works Department**  
101 City Hall Plaza  
Durham, NC 27701  
Main Telephone (919) 560-4326

Engineering and Stormwater Division:

Ed Venable, PE  
Ext: 30233

## 1.5 ACCESS CONTROL

Limiting access to the ARC C&D Recycling Center is important for the following reasons:

- Prevention of unauthorized and illegal dumping of waste materials,
- Trespassing, and possible injury resulting there from, is discouraged,
- The risk of equipment theft or vandalism is greatly reduced.

Access to active areas of the facility will be controlled by a combination of fences and natural barriers, such as the creeks, and strictly enforced operating hours. An attendant will be on duty at all times when the facility is open for use to enforce access restrictions.

1.5.1 **Physical Restraints** – The site will be accessed only via the main entrance along South Hoover Road. A gate house is located for waste receiving and customer/visitor check in. The entrance gates will be securely locked during non-operating hours. Otherwise, the site is inaccessible.

1.5.2 **Security** – Frequent inspections of gates and fences will be performed by ARC personnel. Evidence of trespassing, vandalism, or illegal operation will be reported to the Owner.

## **1.6 SIGNAGE**

A prominent sign containing the information required by DWM will be placed just inside the main gate. This sign will provide information on operating hours, operating procedures, and acceptable wastes. Additional signage will be provided within the complex to distinctly distinguish the roadway to the sorting area. Service and maintenance roads will be clearly marked and barriers (e.g., traffic cones, barrels, etc.) will be provided as required.

## **1.7 COMMUNICATIONS**

Visual communications will be maintained between the sorting and the gate house. Radios or walk-talkies shall be used for communications between the gate attendant and the tipping floor supervisor. The gate house has telephones in case of emergency and for the conduct of day-to-day business. Emergency telephone numbers are displayed in the scale house.

## **1.8 SAFETY**

All aspects of the operation were developed with the health and safety of the center's operating staff, customers, and neighbors in mind. A manager of the facility's operating staff will be designated as Site Safety Officer (SSO) and shall undergo an operator's training course. The SSO, together with the facility's management, will administer a site safety and emergency response program to be consistent with Occupational Safety and Health Administration (OSHA) guidance. Safety equipment to be provided includes equipment rollover protective cabs, seat belts, audible reverse warning devices, hard hats, safety shoes, communications equipment, portable fire extinguishers and first aid kits. Staff will be encouraged to complete the American Red Cross Basic First Aid Course.

## **1.9 EQUIPMENT REQUIREMENTS**

The facility will maintain on-site equipment required to perform the necessary recycling activities. Periodic maintenance of all equipment, and minor and major repair work will be performed at designated maintenance zones.

## **1.10 UTILITIES**

Electrical power, water, telephone, and restrooms will be provided at the gate house and the building housing the tipping floor and sorting area.

## **1.11 FIRE PREVENTION**

Fire is a concern to the Solid Waste Section, not only as health and safety issues for customers, staff and the neighbors, but long-term air and quality issues arise and the effort required to fight a major facility fire is costly and disruptive to operations. The Operator

shall be vigilant about preventing fires and keeping access available to fight fires. Portable fire extinguishers shall be kept in operating order. The Durham County Fire Marshall's requirements for fuel storage shall be observed. Equipment shall be kept in good working order and facility roads shall be kept passable.

## 1.12 RECORD KEEPING PROGRAM

The staff shall maintain the following records related to the facility in a permanent operating record at the facility:

- A) Waste inspection records
- B) Daily intake records - including waste type and source;
- C) Daily records of outbound recyclables including tonnage and destination;
- D) List of generators and haulers that have attempted to dispose of restricted wastes;
- E) Employee training procedures and records of training completed;
- F) All closure and post-closure information, where applicable, including:
  - (a) Testing;
  - (b) Certification; and
  - (c) Completion records.
- G) Cost estimates for financial assurance documentation.

The operating record shall be kept up to date by the Owner or his designee. These records shall be presented upon request to DWM for inspection. A copy of this Operations Manual shall be kept at the gate house and be available all times. ***All staff should be familiar with this manual.***

## 1.13 FINANCIAL ASSURANCE

Recent legislation enacted in 2007 requires all solid waste facilities to post a financial assurance instrument (surety bond, insurance policy, irrevocable letter of credit, etc.), to be used by the Solid Waste Section for third-party debris removal and facility clean up, in the event that the facility is found to be in substantial non-compliance – i.e., storage of more materials on the premises than is allowed by the permit or is covered by the financial assurance instrument.

The Section requires a calculation of the maximum volume and tonnage anticipated to be stored on the premises at any given time, including the recyclables and 5 days of the incoming waste stream. For the following discussion, assume a 45-foot storage trailer for recyclables, but the container could be a smaller roll-off box. The volume/tonnage calculations follow, along with a calculated bond amount based on an estimated third-party cost of \$100 per ton to remove and dispose of the required amount of materials.

Incoming C&D Waste Stream – 250 tons per day

Five days of unsorted waste stream = 1,250 tons

Recyclables Stored On-Site

Three Recyclable Products – Metals, Clean Wood Waste, Cardboard

One Storage Container per Product

The volume of the 45-foot trailer is 100 cubic yards

Maximum volume of three recyclable products is 300 cubic yards

Tonnages vary by product:

Metals: 20 tons

Clean wood waste: 12 – 14 tons

Cardboard: 8 – 10 tons

Maximum tonnage of the three recyclables =  $20 + 14 + 10 = 44$  tons

Total Material Tonnage Subject to Financial Assurance is 1,294 ton

Submittal of the Financial Assurance instrument is contingent on issuance of a Draft Permit. It is in the Owner/Operator's interest to ship the recyclables to market as soon as possible, thus not allowing them to accumulate on the premises. An earnest desire to remain in compliance with State and local rules, along with the availability of the local landfill under the same ownership, ensures that all wastes will be shipped in a timely manner. All recyclable materials and waste products will be processed and removed from the premises within one year of receipt. The Operating Records (Section 1.13) will be used to track the movement of the materials.

## **SECTION 2.0 WASTE HANDLING OPERATIONS**

### **2.1 OVERVIEW**

This section describes the waste handling operations for the facility.

### **2.2 SERVICE AREA**

The facility service area includes Durham, Wake, Orange, Lee, Harnett, Granville and Chatham Counties.

### **2.3 ACCEPTABLE WASTES**

The transfer station will accept only construction and demolition (C&D) wastes, as defined by North Carolina Solid Waste Rules.

The transfer may accept cardboard, metals, wood wastes (including wooden pallets) and other materials from non- C&D sources, subject to approval by NC DENR Division of Waste Management. These non-C&D recyclables shall be transferred directly from the tipping floor to the Non-C&D processing area and into covered storage containers (e.g., trailers or rolloff boxes) bound for recycling facilities. This material will be handled as source-separated materials and not mixed with, sorted, or co-mingled with the C&D waste stream.

The total anticipated waste stream is 250 tons per day.

### **2.4 PROHIBITED WASTES**

No sludges, special waste, regulated medical waste, asbestos waste or hazardous waste shall be accepted at the transfer station, and no putrescible municipal solid wastes (MSW) shall be accepted. A sign posted at the entrance shall state that no hazardous or liquid waste shall be received. Random waste screenings will be conducted to insure that prohibited materials are not accepted. The Waste Screening and Inspection Program (**Appendix 2**) and the Hazardous Waste Contingency Plan (Appendix 3) are incorporated into this plan. A covered roll-off box will be placed near the tipping area for unacceptable wastes, including MSW, which cannot be disposed at the designated C&D landfill. Unacceptable wastes will be stored in the covered roll-off box – not mixed with the C&D waste stream – and transported to the nearby City of Durham MSW Transfer Station on at least a weekly basis.

No asbestos containing materials (ACM's) shall be accepted – all incoming demolition wastes (i.e., major demolition projects) shall be subject to verification of the North Carolina Health Hazards Unit (NCHHU) accreditation number to verify that the job was surveyed for ACM's.

## 2.5 WASTE SCREENING PROGRAMS

In order to assure that prohibited wastes are not entering the facility, screening programs have been implemented. The incoming wastes receive two inspections – at the entrance gate and at the tipping floor of the recycling area. The following sections are abbreviated and are supplemented by **Appendices 2 and 3**.

- 2.5.1 **Waste Receiving and Inspection** – All vehicles must stop at the entrance gate. The attendant shall question each driver about the nature and source of the incoming materials and record the load. Other visitors are required to check in. The attendant(s) may visually check the load if the vehicle or driver is unfamiliar. Vehicles shall be selected for random screening at a minimum of three times per quarter (i.e. three months). Procedures and forms to be used during the waste screening activities are found in **Appendix 2**. Signs informing users of the acceptable and unacceptable types of waste are posted at the entrance. Directional signs are used to guide traffic to the unloading area.
- 2.5.2 Each incoming load shall be unloaded at its designated area; the tipping floor of the recycling center. The gate attendant shall alert the center operators via radio with information on the incoming load, e.g., material type, truck description. The recycling center operator shall be present when each vehicle is unloaded to make sure the material is acceptable, or he shall inspect the load soon after unloading (prior to the vehicle leaving the premises). Each load shall be sifted to make sure nothing unacceptable is buried within the load. If the load is deemed suitable, the vehicle shall be cleared to exit with the gate attendant. If unacceptable materials are found, the driver and/or owner of the vehicle shall be notified and measures shall be taken to correct the problem – the driver may be detained in order to compel him to remove the unacceptable materials. Ideally, unacceptable materials will be detected prior to unloading, or they will be reloaded onto the delivery vehicle and sent away (with directions to an appropriate facility). Any attempts to unload unacceptable materials at the facility, shall be documented by the operator. Repeat offenders may be banned from using the facility at the discretion of the Owner.
- 2.5.3 **Hazardous Waste Contingency Plan** – If hazardous materials are detected, the Hazardous Waste Contingency Plan outlined in **Appendix 3** shall be followed. Hazardous materials might be identified by unusual appearances, colors, odors, fumes, or the materials may be hot or burning. In the event that identifiable hazardous waste or waste of questionable character is detected, protection of personnel shall take precedence. If the materials have not been unloaded, the delivery vehicle shall be isolated and appropriate personnel called in. If the vehicle has been unloaded, the area shall be cleared until appropriate haz-mat personnel arrive.
- 2.5.4 If a “hot load” enters the facility, the vehicle will be directed to an isolated and

unleaded immediately, then the vehicle and driver shall be moved to safety and the fire department shall be called. In any event where a hazardous material is detected, the Solid Waste Section shall be notified immediately (see **Section 1.2.2**), and hazardous material responders may need to be contacted. The event shall be documented by landfill staff in the Operational Record. The driver or owner of the vehicle may be held responsible for the cost of the haz-mat response and/or any required clean up.

## 2.6 WASTE HANDLING AND RECYCLING

- 2.6.1 **Access** – The location of access roads during waste placement will be determined by operations personnel in order to reflect waste handling strategy.
- 2.6.2 **General Procedures** – Waste transportation vehicles will arrive at the tipping floor at random intervals. There may be a number of vehicles unloading waste at the same time, while other vehicles are waiting. In order to maintain control over the unloading of waste, a certain number of vehicles will be allowed on the floor at a time. The actual number will be determined by the “spotter,” i.e., the operator on duty. This procedure will be used in order to minimize the potential of unloading unacceptable waste and to control sorting activity. Operations on the floor will be conducted in a manner which will encourage the efficient movement of transportation vehicles to and from the recycling area, and to expedite the unloading of waste.

The use of portable signs with directional arrows and portable traffic barricades along the access route to the recycling area will facilitate the unloading of wastes at proper locations. A vehicle turn-around area large enough to enable vehicles to arrive and turn around safely with reasonable speed will be provided adjacent to the unloading area. The vehicles will back to a vacant area on the tipping floor to unload.

Waste unloading at the center will be controlled by the Operator to prevent unauthorized materials and potentially unsafe conditions. Upon completion of the unloading operation, the transportation vehicles will immediately leave the working area. Personnel will direct traffic as necessary to expedite safe movement of vehicles.

### 2.6.3 **Material Sorting and Disposal**

Waste will be dumped from trucks onto the tipping floor. Immediately, facility personnel will use hand labor and equipment to sort the waste into the different materials to be recycled. The sorted material will then be placed in designated steel containers for shipment to the various customers. That material which is not

to be recycled will be shipped to the A-1 Sandrock Landfill (4117-CDLF-2008) at 2132 Bishop Road, Greensboro, N.C., Shotwell Landfill (9226-CDLF-2001), 4724 Smithfield Rd, Wendell, NC 27591 or Upper Piedmont Reg Landfill (7304-MSWLF-1997), 9650 Oxford Road, Rougemont, NC. The origin of the material will be considered in order to comply with service area restrictions associated with these facilities.

#### 2.6.4 Customer List

DH Griffin  
Corn Products  
NC Green  
Profile Products  
Pallet Express  
Craven County Wood to Energy  
Maximum Solutions  
TT&E Metals

## **SECTION 3.0 ENVIRONMENTAL MANAGEMENT**

### **3.1 OVERVIEW**

C&D waste shall be stored at the site no longer than 24 hours during normal work days, 48 hours on weekends, or 72 hours for holiday weekends. A majority of the inert waste shall be transported within 24 hours, with the exception of weekends and holidays. Any putrescible wastes shall be immediately placed into designated MSW containers and removed in accordance with a routine collection schedule (this may be contracted out). All wastes shall be sorted and loaded onto transport vehicles or into storage containers and covered by the end of each operating day. All debris shall be removed from the tipping area and wind-blown debris shall be picked up and placed into suitable containers by the end of each operating day. All storage containers shall be covered at the end of each operating day and during rain events. The tipping area shall be washed down as necessitated by operations to minimize dust. Any wet or muddy waste materials shall be placed in a suitable container by the end of each operating day and not left out overnight. Standing water shall not be allowed within the tipping area and/or material sorting and storage areas. Dusty wastes shall be lightly sprinkled with water prior to highway transport – all outgoing waste loads shall be covered. Wash-down water shall be managed in accordance with the SWPPP.

### **3.2 LEACHATE MANAGEMENT**

All unloading and sorting will be conducted inside the recycling center, which is enclosed by a roof and walls. Rainwater will not come in contact with the waste, therefore leachate is not a concern.

### **3.3 VECTOR CONTROL**

Due to the nature of the waste disposed in this landfill, vector control will not be of concern.

### **3.4 ODOR CONTROL**

Due to the nature of the waste disposed in this landfill, odor control will not be of concern.

### **3.5 DUST CONTROL**

Dust related to waste hauler traffic on the access roads will be minimized by using a water truck to limit dust on the gravel portion of the road. All unloading and sorting activities are conducted inside the center, so dust control in those areas will not be of concern. Staff should avoid breathing in dust generated by the operations.

## SECTION 4 CONTINGENCY PLAN

### 4.1 SEVERE WEATHER CONDITIONS

Unusual weather conditions can directly affect the operation of the facility. Some of these weather conditions and recommended operational responses are as follows.

- 4.1.1 **Ice Storms** – An ice storm can hinder access and prevent safe movement and, thus, may require closure of the facility until the ice is removed or has melted.
- 4.1.2 **Heavy Rains** – Exposed soil surfaces can create a muddy situation in some portions of the facility during rainy periods. Proper drainage control and use of crushed stone on unpaved roads should provide all-weather access and protect drainage away from critical areas. In areas where the aggregate surface is washed away or otherwise damaged, aggregate should be replaced. Intense rains can affect newly constructed drainage structures such as swales, diversions, cover soils, and vegetation. After such a rain event, inspection by staff will be initiated and corrective measures taken to repair any damage found before the next rainfall.
- 4.1.3 **Electrical Storms** – The open areas of the facility are susceptible to the hazards of an electrical storm. If necessary, facility activities will be temporarily suspended during such an event. To promote the safety of field personnel, refuge will be taken in buildings or in rubber-tire vehicles.
- 4.1.4 **Windy Conditions** – Blowing debris can constitute safety hazards and/or environmental concerns. All unloading and sorting activities will be conducted indoors, so that wind blown debris should not be a concern. However, facility personnel will make daily inspections of the grounds to pick up any debris which may have inadvertently escaped from a hauler's truck.
- 4.1.5 **Violent Storms** – In the event of a hurricane, tornado, or severe winter storm warning issued by the National Weather Service, facility operations should be temporarily suspended until the warning is lifted. If there is adequate time, buildings and equipment should be properly secured. If there is eminent danger to staff, personal safety shall take precedence over concerns regarding the waste or equipment.

### 4.2 FIRE IN THE FACILITY

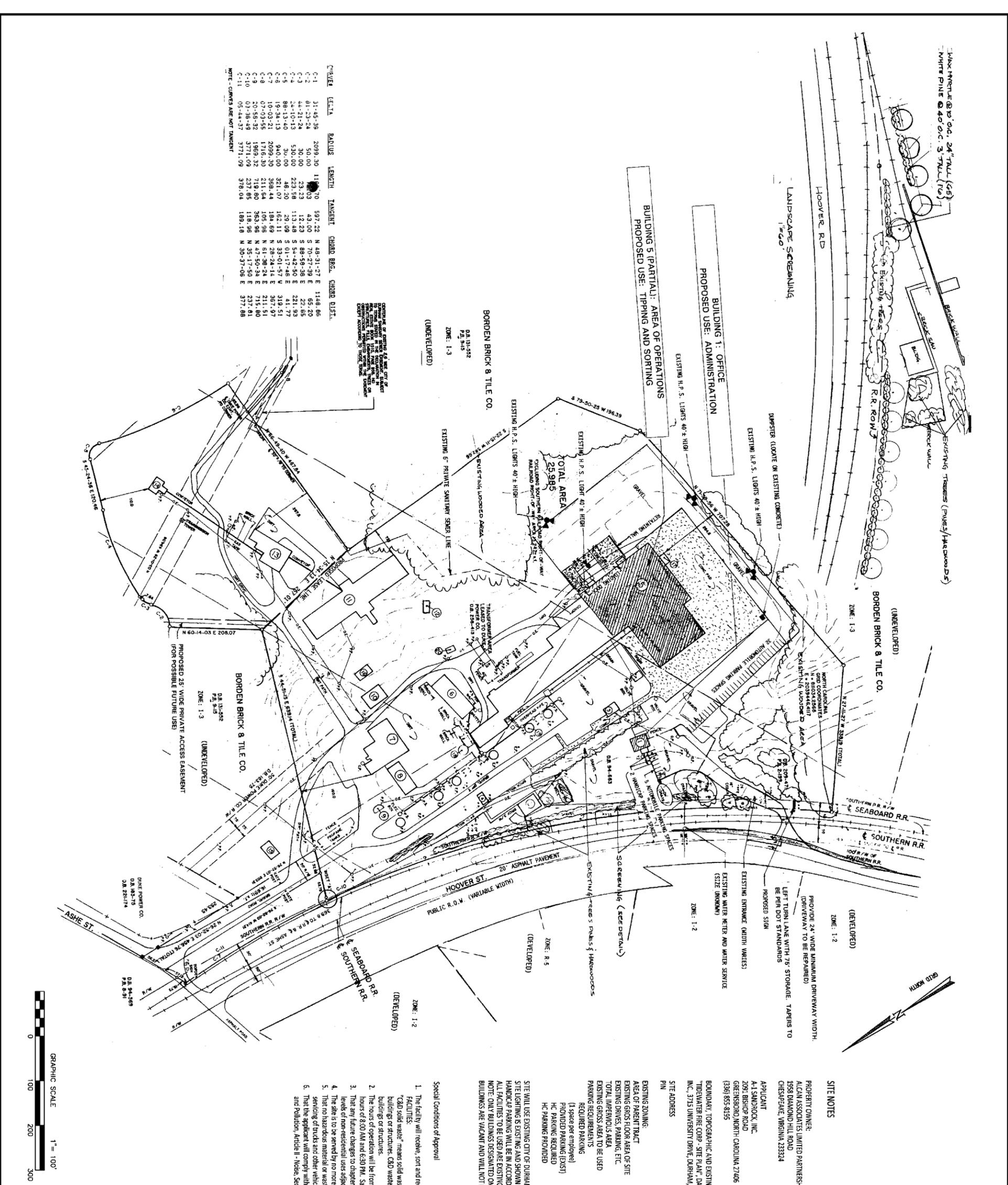
In the event of a fire, steps should be taken to safeguard site workers and the general public, including notifying the fire department and the Solid Waste Section specialist.

- 4.2.1. **Minor Fires** – The possibility of a brush fire or a piece of equipment must be anticipated. A combination of factory installed fire suppression systems and/or

portable fire extinguishers shall be operational on all heavy pieces of equipment at all times. For larger or more serious outbreaks, call the local fire department.

- 4.2.2. **Hot Loads** – The gate attendant shall prevent vehicles containing waste that is suspected to be hot, e.g., smoldering or smoking. If a "hot" load is detected at the entrance gate, the driver shall be directed to an isolated location away from the public (but accessible to fire fighting equipment), and the driver shall dump the load on the ground and move the truck to a safe location – emphasis shall be placed on the driver and staff's safety first, and then the truck
- 4.2.3. **Major Fires** – If a fire is discovered inside the building, The Durham Fire Department will be notified immediately via their emergency phone number. Efforts will be made to extinguish the it with fire extinguishers strategically located around the tipping floor. Safety is paramount and non-essential personnel are to be immediately evacuated. All fires should be reported to the Solid Waste Inspector or Area Specialist (see **Appendix 4**).

## **Appendix 1**



REVISIONS	DATE	DESCRIPTION

CH/VE	EA/TA	RADIUS	LENGTH	TANGENT	CHORD BEG.	CHORD END	CHORD DIST.
C-1	31-45-38	2099.30	111.70	597.22	N 49-31-27 E	1148.86	
C-2	81-23-24	50.00	10.00	43.00	S 70-27-39 E	65.20	
C-3	44-21-24	30.00	23.23	12.23	S 88-58-28 E	27.93	
C-4	24-10-13	530.00	232.58	123.08	S 20-17-46 E	41.77	
C-5	88-13-40	930.00	321.07	162.11	S 33-01-57 W	319.51	
C-6	10-03-21	2099.30	368.44	184.69	N 28-24-14 E	367.97	
C-7	07-03-55	1716.30	211.64	105.98	N 61-38-24 E	211.51	
C-8	20-56-32	1989.32	719.80	363.96	N 47-50-34 E	715.80	
C-9	03-36-48	3771.09	237.85	118.96	N 35-17-50 E	237.81	
C-10	05-44-37	3771.09	378.04	189.18	N 30-37-06 E	377.88	
C-11							

NOTE - CURVES ARE NOT TANGENT

**Special Conditions of Approval**

- The facility will receive, sort and recycle construction and demolition debris as defined in 15A NCAC 138.033 DEFINITIONS FOR CDDF FACILITIES.
- "CDD solid waste" means solid waste generated solely from the construction, remodeling, repair, or demolition operations on government and buildings or structures. CDD waste does not include municipal and industrial waste that may be generated by the on-going operations at buildings or structures.
- The hours of operation will be from 6:30 AM to 7:30 PM Monday through Friday with sorting, tipping and hauling occurring only between the hours of 8:00 AM and 6:30 PM. Saturday hours shall be 8:00 AM to 6:00 PM.
- That any future changes to chapter eleven of the Durham City Code regarding noise levels or any changes to the zoning code regarding noise levels of non-residential uses adjacent to residential use be applicable to this site.
- The site is to be served by no more than 75 truck trips per day.
- That no hazardous material or waste be recycled or handled on-site with exception of materials or waste that may be generated by the servicing of trucks and other vehicles in this recycling business.
- That the applicant will comply with the noise ordinance of the City, "Part II - Code of Ordinances, Chapter 26, Environment, Liter, Vandalism and Pollution, Article II - Noise, Section 26-23 - Generally," which may be amended from time to time.

**Site Notes**

PROPERTY OWNER:  
ACAM ASSOCIATES LIMITED PARTNERSHIP  
1988 DAKWOOD HILL ROAD  
CHESAPEAKE, VIRGINIA 23324

APPLICANT:  
A-1 SANDROCK, INC.  
2091 BISHOP ROAD  
GREENSBORO, NORTH CAROLINA 27405  
(336) 855-8155

BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITIONS INFORMATION TAKEN FROM SITE PLAN ENTITLED "DRAINAGE FIRE CORP - SITE PLAN" DATED 12/21/98, PREPARED BY DUANE K. STUART & ASSOCIATES, INC., 3715 UNIVERSITY DRIVE, DURHAM, NC 27702.

SITE ADDRESS:  
1007 SOUTH HOOPER ROAD  
GREENSBORO, NC 27405

EXISTING ZONING:  
1-3  
AREA OF PARENT TRACT  
25.98 AC  
EXISTING GROSS FLOOR AREA OF SITE  
106,290.55 SF  
EXISTING DRIVES, PARKING, ETC.  
240,200 SF  
TOTAL IMPERVIOUS AREA  
346,490 SF (81%)  
EXISTING GROSS AREA TO BE USED  
35,000 SF

PARKING REQUIREMENTS:  
REQUIRED PARKING  
35  
(1 space per employee)  
PROPOSED PARKING (EXIST)  
39  
HC PARKING REQUIRED  
2  
HC PARKING PROVIDED  
2

SITE WILL USE EXISTING CITY OF DURHAM WATER AND SEWER  
SITE LIGHTING IS EXISTING AND SHOWN ON THE PLAN  
HANDICAP PARKING WILL BE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODE  
ALL FACILITIES TO BE USED ARE EXISTING. NO IMPERVIOUS AREAS TO BE ADDED TO THE SITE.  
NOTE: ONLY BUILDINGS DESIGNATED ON THE PLAN ARE TO BE USED UNDER THIS PERMIT. ALL OTHER BUILDINGS ARE VACANT AND WILL NOT BE USED.

**APPROVAL STAMPS**

**Major Special Use Permit M1100001**

**Overall Site Plan**

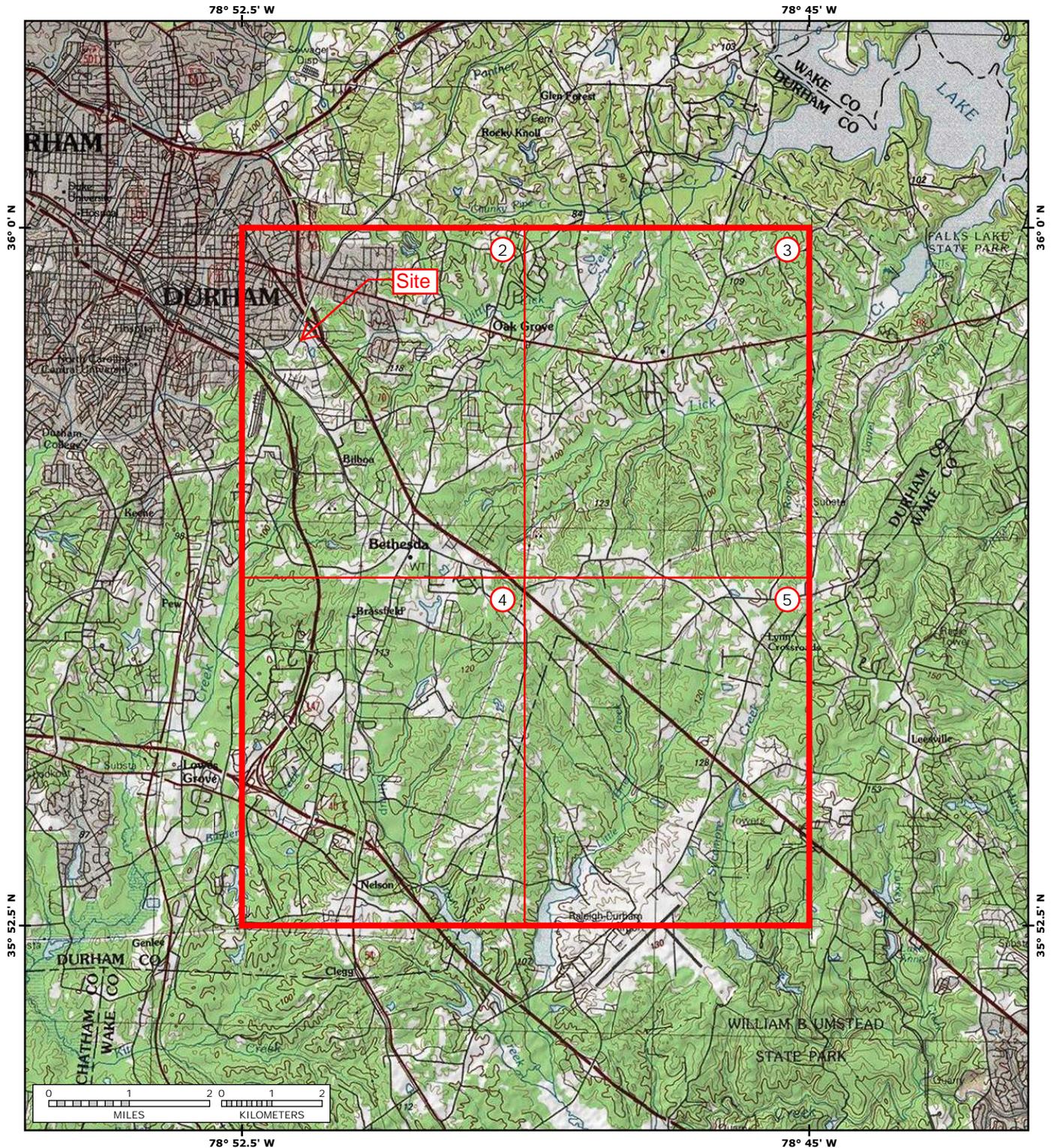
**A-1 Sandrock, Inc.**  
2091 Bishop Road  
Greensboro, NC 27406

**John A. K. Tucker, P.E.**  
**Consulting Engineer**  
P.O. Box 297 Fuquay-Varina, North Carolina 27526  
(919) 567-0623 fax (919) 567-3611  
Email: johnat@johnatuckerpe.com

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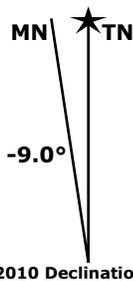




This map was created from a seamless mosaic of detailed USGS maps at topo.com

Refer to the pages indicated on the above index for detailed 7.5' series USGS maps. As with all maps, inaccuracies may exist and conditions may change. User assumes all risk associated with the use of this map.

© 2009 NGHT www.topo.com/quads/35078h7



2010 Declination

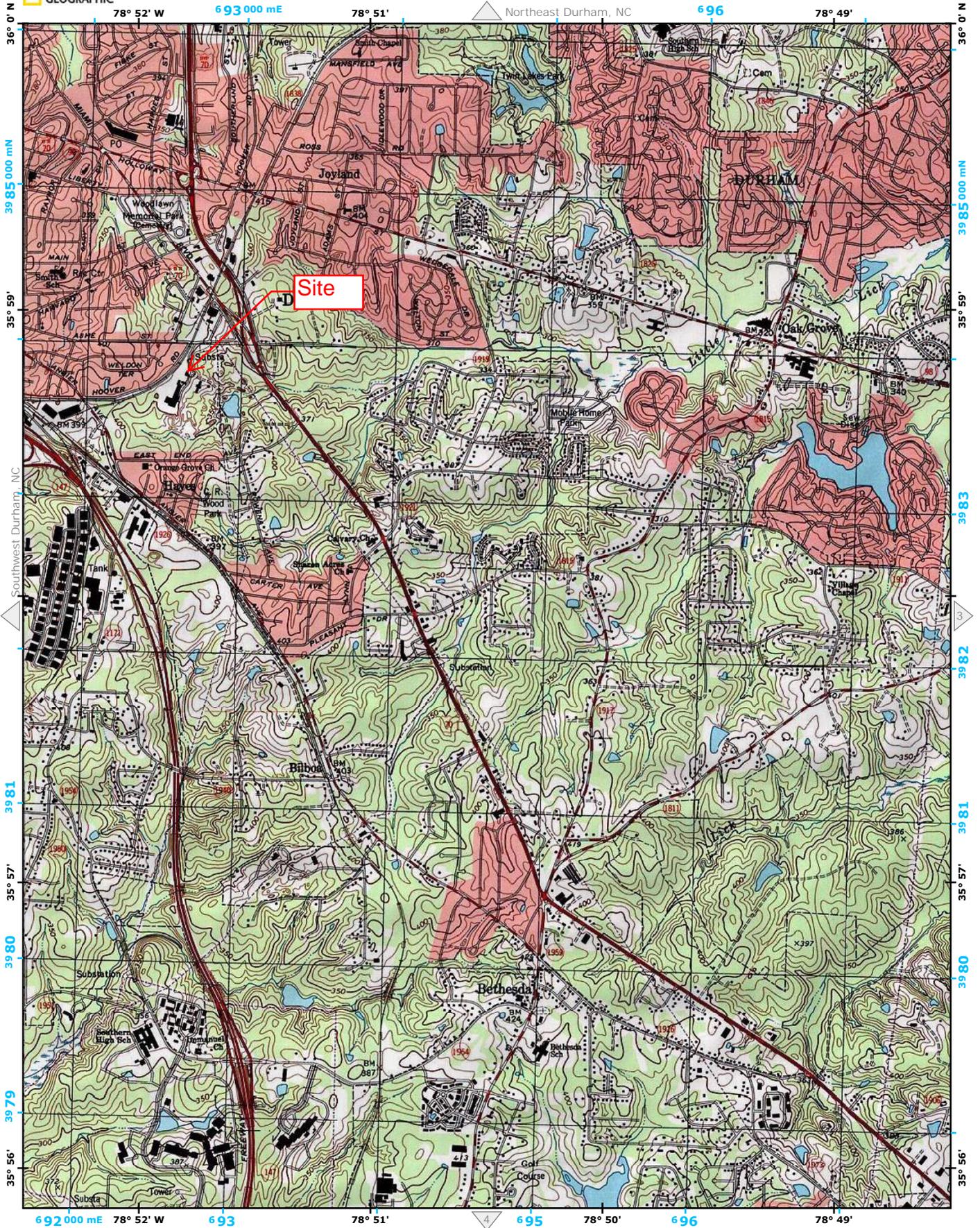
North Carolina

USGS Revision Date: 2002  
Contour Interval on 7.5' Maps: 10 ft

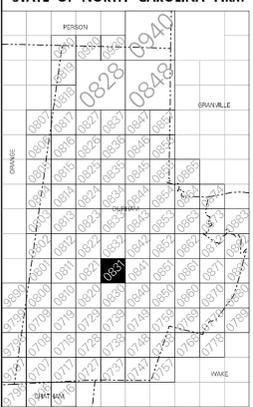
Adjoining 7.5' Quads

NW	N	NE
W	*	E
SW	S	SE

- NW: Northwest Durham, NC
- N: Northeast Durham, NC
- NE: Creedmoor, NC
- W: Southwest Durham, NC
- \* Southeast Durham, NC
- E: Bayleaf, NC
- SW: Green Level, NC
- S: Cary, NC
- SE: Raleigh West, NC



STATE OF NORTH CAROLINA FIRM PANEL LOCATOR DIAGRAM



DATUM INFORMATION

The projection used in the preparation of this map was the North Carolina State Plane (NAD83/3200). The horizontal datum was the North American Datum of 1983 (NAD 83) ellipsoid. Differences in datum, ellipsoid, projection, or Universal Transverse Mercator zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdictional boundaries. These differences do not affect the accuracy of this FIRM. All coordinates on this map are in U.S. Survey Feet, where 1 U.S. Survey Foot = 1200/3937 Meters.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988 (NAVD 88). These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. An average offset between NAVD 88 and the National Geodetic Vertical Datum of 1929 (NGVD 29) has been computed for each North Carolina county. This offset was then applied to the NGVD 29 flood elevations that were not revised during the creation of this statewide format FIRM. The offsets for each county shown on this FIRM panel are shown in the vertical datum offset table below. Where a county boundary and a flooding source with unrevised NGVD 29 flood elevations are coincident, an individual offset has been calculated and applied during the creation of this statewide format FIRM. See Section 6.1 of the accompanying Flood Insurance Study report to obtain further information on the conversion of elevations between NAVD 88 and NGVD 29. To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the North Carolina Geodetic Survey at the address shown below. You may also contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at [www.ngs.noaa.gov](http://www.ngs.noaa.gov).

County	Vertical Datum Offset (ft)
Durham	-0.83

Example: NAVD 88 = NGVD 29 + (-0.83)

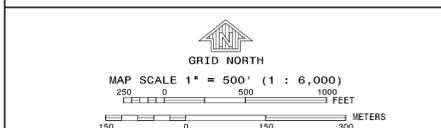
All streams listed in the Flood Hazard Data Table below were studied by detailed methods using field survey. Other flood hazard data shown on this map may have been derived using either a coastal analysis or limited detailed riverine analysis. More information on the flooding sources studied by these analyses is contained in the Flood Insurance Study report.

Cross Section	Stream Name	1% Annual Chance Flood Elevation (ft) (NAVD 88)		1% Annual Chance Flood Elevation (ft) (NGVD 29)		Floodway Width (ft)
		Water Surface Elevation	Bank Top Elevation	Water Surface Elevation	Bank Top Elevation	
126	GOOSE CREEK	13.094	1.882	325.9	326.3	120 / 125
141		14.079	1.882	326.0	326.4	50 / 125
152		15.199	1.226	326.8	327.1	45 / 39
159		15.876	1.226	326.5	329.9	13 / 31
164		16.445	1.226	331.4	332.7	18 / 21
166		16.803	1.226	332.0	333.5	95 / 30
171		17.058	1.226	336.7	337.7	25 / 30
176		17.686	1.226	336.8	337.8	25 / 30
180		18.035	1.226	337.8	338.4	25 / 62
184		18.444	1.226	338.4	338.6	20 / 20
GOOSE CREEK TRIBUTARY A						
039		3.854	3.054	317.3	317.5	60 / 250
046		4.697	3.054	318.2	318.4	140 / 220
052		5.221	2.398	318.6	318.8	88 / 120
059		5.912	2.398	320.3	320.5	32 / 70
066		6.684	2.398	336.7	336.8	60 / 60
092		9.172	2.398	339.2	339.4	70 / 60



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
  - ZONE A**: No Base Flood Elevations determined.
  - ZONE AE**: Base Flood Elevations determined.
  - ZONE AH**: Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
  - ZONE AO**: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
  - ZONE AR**: Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
  - ZONE A99**: Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
  - ZONE VE**: Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
  - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
  - ZONE X**: Areas of 0.2% annual chance flood; areas of future conditions 1% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
  - OTHER AREAS**: Areas determined to be outside the 0.2% annual chance and future conditions 1% annual chance floodplain.
  - ZONE D**: Areas in which flood hazards are undetermined, but possible.
  - COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
  - OTHERWISE PROTECTED AREAS (OPAs)**
    - CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- BOUNDARIES**
  - 1% annual chance floodplain boundary
  - 0.2% annual chance floodplain boundary and future conditions 1% annual chance floodplain boundary
  - Floodway boundary
  - Zone D Boundary
  - CBRS and OPA boundary
  - Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
  - Base Flood Elevation line and value; elevation in feet\*
  - Base Flood Elevation value where uniform within zone; elevation in feet\*
- REFERENCES**
  - \*Referenced to the North American Vertical Datum of 1988
  - ms: Cross section line
  - 23: Transect line
  - 91°07'30", 32°22'30": Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
  - 4270000 M: 1000-meter Universal Transverse Mercator grid ticks, zone 17
  - 2500-foot grid values: North Carolina State Plane coordinate system (FPZ3200 State Plane NAD 83 feet)
  - 1477 500 FEET: North Carolina Geodetic Survey bench mark (see explanation in the Datum Information section of this FIRM panel).
  - BM5510: National Geodetic Survey bench mark (see explanation in the Datum Information section of this FIRM panel).
  - MI.5: River Mile



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or Floodways have been determined, users are encouraged to consult the Flood Profiles, Floodway Data, Limited Detailed Flood Hazard Data, and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of regulatory floodways shown on the FIRM for flooding sources studied by detailed methods were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data for flooding sources studied by detailed methods as well as non-encroachment widths for flooding sources studied by limited detailed methods are provided in the FIS report for this jurisdiction. The FIS report also provides instructions for determining a floodway using non-encroachment widths for flooding sources studied by limited detailed methods.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 4.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

Base map information and geospatial data used to develop this FIRM were obtained from various organizations, including the participating local communities, state and federal agencies, and/or other sources. The primary base for this FIRM is aerial imagery acquired by Durham County. The time period of collection for the imagery is 1989. Information and geospatial data supplied by the local communities that met FEMA base map specifications were considered the preferred source for development of the base map. See geospatial metadata for the associated digital FIRM for additional information about base map preparation.

Base map features shown on this map, such as corporate limits, are based on the most up-to-date data available at the time of publication. Changes in the corporate limits may have occurred since this map was published. Map users should consult the appropriate community official or website to verify current conditions of jurisdictional boundaries and base map features. This map may contain roads that were not considered in the hydraulic analysis of streams where no new hydraulic model was created during the production of this statewide format FIRM.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel changes that differ from what is shown on this map.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at [www.fema.gov](http://www.fema.gov).

An accompanying Flood Insurance Study report, Letter of Map Revision (LOMR) or Letter of Map Amendment (LOMA) revising portions of this panel, and digital versions of this FIRM may be available. Visit the North Carolina Floodplain Mapping Program website at [www.ncfloodmaps.com](http://www.ncfloodmaps.com), or contact the FEMA Map Service Center at 1-800-358-9616 for information on all related products associated with this FIRM. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at [www.msc.fema.gov](http://www.msc.fema.gov).

MAP REPOSITORY  
Refer to Listing of Map Repositories on Map Index or visit [www.ncfloodmaps.com](http://www.ncfloodmaps.com).

EFFECTIVE DATE OF FLOOD INSURANCE RATE MAP PANEL  
MAY 2, 2006

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to statewide mapping, refer to the Community Map Repository located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent, the North Carolina Division of Emergency Management or the National Flood Insurance Program at the following phone numbers or websites:  
NC Division of Emergency Management (919) 715-8000  
[www.ncdcmcontrol.org/nfip](http://www.ncdcmcontrol.org/nfip)  
National Flood Insurance Program (1-800-638-6620) [www.fema.gov/nfip](http://www.fema.gov/nfip)

This digital Flood Insurance Rate Map (FIRM) was produced through a unique cooperative partnership between the State of North Carolina and the Federal Emergency Management Agency (FEMA). The State of North Carolina has implemented a long term approach of floodplain management to decrease the costs associated with flooding. This is demonstrated by the State's commitment to map floodplain areas at the local level. As a part of this effort, the State of North Carolina has joined in a Cooperating Technical State agreement with FEMA to produce and maintain this digital FIRM.

[www.ncfloodmaps.com](http://www.ncfloodmaps.com)

PANEL 0831J

**FIRM FLOOD INSURANCE RATE MAP NORTH CAROLINA**

PANEL 0831  
(SEE LOCATOR DIAGRAM OR MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:  
COMMUNITY: DURHAM, CITY OF  
CID No.: 370066  
PANEL: 0831  
SUFFIX: J

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

EFFECTIVE DATE: MAY 2, 2006  
MAP NUMBER: 3720083100J

State of North Carolina  
Federal Emergency Management Agency

## **Appendix 2**

# WASTE SCREENING AND INSPECTION PROGRAM

## 1.0 INTRODUCTION

This prohibited waste exclusion program is designed to prevent prohibited wastes from entering the transfer station and designated landfill. Prohibited wastes include regulated hazardous wastes, regulated PCB wastes, and other wastes prohibited by state or local regulations or permit *conditions*. ***The Facility managers have decided to not accept asbestos wastes.***

For the purposes of this section, regulated hazardous waste means a solid waste that is a hazardous waste as defined in 40 CFR 261. 3, that is not excluded from regulation as a hazardous waste under 40 CFR 261.4 (b) or was not generated by a conditionally exempt generator.

Personnel shall be trained in recognition of hazardous and otherwise prohibited wastes, and procedures for accepting or rejecting wastes shall be implemented.

## 2.0 PROHIBITED WASTES

This transfer station is allowed to receive inert wastes classified as Construction and Demolition (C&D) wastes.

The transfer station shall not accept the following:

- municipal/commercial solid wastes and household waste -regulated hazardous wastes
- special wastes
- PCB wastes
- other prohibited wastes

### 2.1 REGULATED HAZARDOUS WASTE

Regulated hazardous waste must be disposed of or treated at a permitted hazardous waste disposal/treatment facility. **Any material contaminated by a hazardous waste is also deemed to be a hazardous waste.**

Refer to the Hazardous Waste Contingency Plan in Appendix 3 and a list of Local Contacts in Appendix 4 of this document.

## 2.2 PCB WASTES

No PCB wastes shall be accepted at the facility.

## 2.3 EXAMPLES OF OTHER PROHIBITED WASTES

WASTE	BASIS OF PROHIBITION
Radioactive Wastes	Nuclear Regulatory Commission regulations
Bulk Liquids	RCRA Subtitle D (40 CFR 258.28)
Medical Wastes (infectious)	State Solid Waste Regulations
Whole Tires	State Solid Waste Regulations

## 3.0 LOAD INSPECTION PROGRAM

The purpose of the load inspection program is to detect prohibited wastes and discourage attempts to handle them at the transfer station.

### 3.1 INITIAL PROCEDURES ON THE TIPPING AREA

The initial step in the inspection program is to review incoming loads in the tipping area. The operator will observe incoming loads for any indication of the presence of prohibited wastes. Should the operator encounter suspicious-looking loads, they will summon appropriate personnel for further evaluation of the load. If prohibited wastes are identified during inspection of a load, the prohibited load will be reloaded, rejected and sent back to the generator.

### 3.2 WASTE SCREENING SCHEDULE AND DOCUMENTATION

A waste screening form follows this text; this (or a similar form) shall be used for random load inspections and for documentation of rejected waste loads. The inspections are to be conducted on a random basis, at a minimum of **twice per day**, including (but not limited to) any suspicious load (e.g., that which might contain prohibited or unauthorized wastes).

### 3.2 LOAD INSPECTION PROCEDURES

The major elements of load inspections are:

- spread, break up, and visually examine wastes
- flag suspicious wastes
- maintain proper records

The origin of all loads is identified prior to proceeding onto the scales and tipping floor. All load inspections are performed at the tipping floor. The Transfer Station Manager will train transfer station operations employees in waste identification procedures.

## 4.0 PROHIBITED OR UNAUTHORIZED WASTES

### 4.1 IDENTIFYING PROHIBITED WASTES

Questioning the driver about the source of the load and the nature of generators. Examining product labels, especially warning labels.

Rejecting bulk liquids in containers and sludges.

Separating powders, granular material or materials with unusual colors for evaluation and possible rejection.

Inspecting containers to ensure that they are empty or do not contain prohibited wastes.

Inspecting for "hot loads" (smoldering or burning materials) emitting fumes or vapors.

Evaluating the load for odors that are not characteristic of C&D waste.

**Inspectors should never inhale vapors from suspicious materials or containers because this may lead to injury or death.**

Searching for special items that have a high probability of containing prohibited waste:

- transformers
- batteries
- filters
- compressors (freon)
- mechanical equipment (capacitors)
- red bags (medical waste)
- bags that may contain asbestos (without prior notification to the operator) - obvious prohibited wastes such as tires, etc.

### 4.2 MANAGING PROHIBITED WASTES

The results of the load inspection will identify wastes as:

- Acceptable
- Prohibited

**Acceptable waste** can be moved from the tipping area to the transport trailer. The area should be cleaned to the extent that materials from this inspection do not impact the next load to be inspected.

**Prohibited wastes** detected during the inspection shall be prevented from being unloaded (if possible) and/or reloaded onto the delivery vehicle (if safe to do so) - in such cases the driver shall be advised of the hazardous waste contingency plan (see below). A contingency plan for removal/clean-up of hazardous, liquid or other unacceptable waste follows.

Refer to the **HAZARDOUS WASTE CONTINGENCY PLAN (Appendix 3)**.

## **5.0 TRAINING**

The management staff, equipment operators, and scale house staff will be trained in the contents of this plan. Training will address the following topics:

- Inspection of tipping area and load inspection procedures.
- Identification of hazardous wastes, PCB wastes and other prohibited wastes.
- Waste handling procedures (acceptable and prohibited wastes).
- Health and safety.
- Record keeping.

## **6.0 RECORD KEEPING**

Records of all incoming waste should be kept by the facility - at a minimum, the date, tonnage, material type and hauler should be recorded.

If prohibited wastes are detected requiring notification of haulers and/or regulatory agencies, records of time of notification, the agency and individuals contacted with phone numbers, and the information that was reported.

Records documenting the successful completion of training will be maintained on-site.

Random waste screening forms and hazardous waste records will maintained on-site.

## **Appendix 3**

## HAZARDOUS WASTE CONTINGENCY PLAN

### 1.0 HOT LOADS CONTINGENCY PLAN

In the event of a "hot" load attempting to enter the facility, the scale house staff will turn away all trucks containing waste that is suspected to be hot, unless there is imminent danger to the driver, in which case the situation will be treated as a fire — the vehicle will be isolated away from structures and other traffic and the fire department will be called. The vehicle driver will be instructed unload — if safe to do so — and to move the vehicle to a safe location. Other traffic will be redirected to another portion of the tipping area (away from the fire), or other waste deliveries may be suspended until the fire is out. Facility staff may assist the fire department (at the scene manager's direction) by smothering the fire with dirt from an on-site stockpile. If the fire cannot be controlled, the fire department will be notified and the area cleared of nonessential personnel. Once the fire is out the waste shall be inspected in accordance to the Waste Screening Plan (Appendix 2) and, if the material is deemed acceptable under the waste acceptance criteria, it will be loaded into transport vehicles. If the material is not acceptable, it will be loaded back onto the delivery vehicle and sent to an appropriate landfill.

### 2.0 HAZARDOUS WASTE EMERGENCIES CONTINGENCY PLAN

In the event that an obvious hazardous waste is detected at the scales or on the tipping pad, appropriate steps shall be implemented to safeguard the staff and public. Hazardous waste identification may be based on (but not limited to) the detection of strong odors, fumes or vapors, unusual colors or appearance (e.g., liquids), smoke, flame, or excess dust. All waste receipts shall be suspended and non-essential personnel cleared from the facility. The fire department will be called immediately in the event a hazardous material is detected. The waste will not be allowed to unload if hazardous waste is detected in advance of unloading.

If unloaded waste is deemed to be hazardous, an attempt will be made to isolate the wastes in a designated area where runoff is controlled, and/or personnel will be cleared from the vicinity of the waste. Staff will act prudently to protect personnel, but no attempt will be made to remove the material until trained emergency personnel (fire department or haz-mat team) arrive. A partial listing of regional **Hazardous Waste Responders** and disposal firms is found in **Appendix 4**. These firms have the training and equipment to deal with hazardous materials, as needed. The Division of Waste Management's list of "**Useful Agencies and Contacts**" is presented in **Appendix 4**.

The Operator will notify the Division of Waste Management regional specialist that an attempt was made to dispose of hazardous waste at the facility. If the vehicle attempting disposal of such waste is known, attempts will be made to prevent that vehicle from leaving the site until it is identified (license tag, truck number driver and/or company information) or, if the vehicle leaves the site, immediate notice will be served on the owner of the vehicle that hazardous waste, for which they have responsibility, has been disposed of at the facility. The cost of the removal and

disposing of the hazardous waste may be charged to the owner of the vehicle involved. Any vehicle owner or operator who knowingly dumps hazardous waste in the landfill may be barred from using the facility and/or reported to law enforcement authorities.

### **3.0 NON-EMERGENCY HAZARDOUS WASTE CONTINGENCY PLAN**

Some wastes that are considered as hazardous or otherwise prohibited from the facility — even those that do not constitute an emergency — may require special handling by licensed contractors. Such materials shall be prohibited from being unloaded, if possible, and the driver of the delivery vehicle made aware of options for legal disposal (addressed below). Some hazardous materials may be inadvertently unloaded at the facility and require the services of licensed contractors, who will be sought to dispose of the prohibited materials.

Appendices 3A and 3B, found immediately following this section, provide a list of specialty waste haulers (licensed contractors) and/or disposal sites, furnished on the NC DENR Division of Waste Management web site. These firms may be contacted to dispose of hazardous materials in non-emergency situations. If the materials are not unloaded from the delivery vehicle, the driver will be furnished with the list of Hazardous Waste Responders or "Useful Contacts", and the owner of the vehicle will be responsible for appropriately disposing of the materials — this might involve isolating the vehicle on the premises until a licensed contractor can arrive, in which case steps shall be taken to prevent access by non-authorized personnel.

Should such materials be detected at the facility after unloading, the materials will be located to a holding area away from personnel and away from drainage ways, isolated to prevent contact with water or runoff (e.g., covering with tarps, surrounding the materials with absorbent booms or soil berms, as appropriate), and the appropriate licensed contractor contacted immediately. In either case (still loaded or unloaded), arrangements shall be made for the isolated materials to be removed as soon as possible.

### **4.0 RECORD KEEPING**

State or EPA notification is required whenever a hazardous or PCB waste is detected. Records of these notifications will be kept and will include the date and time of notification, agency and individual contacted with phone numbers, and the information that was reported.

Any hazardous waste found at the facility that requires mitigation under this plan shall be documented by staff using the **Waste Screening Form** provided in **Appendix 2A**. Records of information gathered as part of the waste screening programs will be maintained throughout the operational life of the facility.

**SPECIAL NOTE:** The Operator of this facility is encouraged to keep a current list of Hazardous Waste Responders handy, as the firms and/or contact numbers may change over time.

## **Appendix 4**

**SOLID WASTE MANAGEMENT FACILITY  
 FIRE OCCURRENCE NOTIFICATION  
 NC DENR Division of Waste Management  
 Solid Waste Section**



Notify the Section verbally within 24 hours and submit written notification within 15 days of the occurrence.  
*(If additional space is needed, use back of this form.)*

NAME OF FACILITY: \_\_\_\_\_ PERMIT # \_\_\_\_\_

DATE AND TIME OF FIRE: \_\_\_\_\_ @ \_\_\_\_\_

HOW WAS THE FIRE REPORTED AND BY WHOM:  
 \_\_\_\_\_

LIST ACTIONS TAKEN:  
 \_\_\_\_\_

WHAT WAS THE CAUSE OF THE FIRE:  
 \_\_\_\_\_

DESCRIBE AREA, TYPE, AND AMOUNT OF WASTE INVOLVED:  
 \_\_\_\_\_

WHAT COULD HAVE BEEN DONE TO PREVENT THIS FIRE:  
 \_\_\_\_\_

DESCRIBE PLAN OF ACTIONS TO PREVENT FUTURE INCIDENTS:  
 \_\_\_\_\_

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

\*\*\*\*\*

THIS SECTION TO BE COMPLETED BY SOLID WASTE SECTION REGIONAL STAFF

DATE RECEIVED \_\_\_\_\_

List any factors not listed that might have contributed to the fire or that might prevent occurrence of future fires:

FOLLOW-UP REQUIRED:  
 NO     PHONE CALL     SUBMITTAL     MEETING     RETURN VISIT    BY: \_\_\_\_\_ (DATE)

ACTIONS TAKEN OR REQUIRED:  
 \_\_\_\_\_

## **Appendix 5**

**ORDER GRANTING, UPON CERTAIN CONDITIONS,  
A MAJOR SPECIAL USE PERMIT FOR  
THE A-1 SANDROCK RECYCLING CENTER**

At 1017 South Hoover Road (M1100001)

PIN: 0841-17-01-5302

The City Council of the City of Durham, having conducted a hearing on "A-1 Sandrock Recycling Center" (M1100001), on August 1, 2011, and having considered all written and oral evidence presented at such hearing, hereby determines that the Ordinance requirements for the granting of a Major Special Use Permit in this case have been met, and that the Use Permit should be granted upon certain conditions.

**THE COUNCIL HEREBY MAKES THE FOLLOWING FINDINGS AND CONCLUSIONS,** based on the evidence presented at the public hearing:

The proposed use, as described in the application, with such further conditions as may be described below, meets the requirements of Section 3.9 of the Unified Development Ordinance, and:

1. Is in harmony with the area and not substantially injurious to the value of properties in the general vicinity;
2. Conforms with all general, special and supplementary requirements applicable to the use and the Review Factors identified in Section 3.9.8B;
3. Will not adversely affect the health or safety of the public.

**IN SUPPORT OF THESE FINDINGS AND CONCLUSIONS,** THE COUNCIL finds as fact that the descriptions and statements of fact set forth in the staff report presented as evidence to the Council are the facts describing the proposed use, surrounding conditions, and ordinance requirements, and the Council adopts by reference and includes in this decision and order all such facts as if set forth herein.

**THEREFORE, THE COUNCIL HEREBY GRANTS THE MAJOR SPECIAL USE WITH THE CONDITIONS THAT MAY BE SET FORTH BELOW:**

1. The hours of operation will be from 6:30am to 7:30pm Monday through Friday with sorting, tipping, and bailing occurring only between the hours of 8:00am and 6:30pm. Saturday hours shall be 8:00am to 4:00pm.
2. The main access off of Hoover Road and the secondary Ashe Street access shall be maintained with a driving surface capable of holding a 75,000 lb. load.
3. A four foot (minimum) green coated wire fence shall be placed adjacent to the railroad right-of-way, running the length of the northern property line along the Hoover Road

portion of the site, and screened on the outside with appropriate landscaping approved by the Planning Department.

4. That portion of the building housing the bailer shall be sound baffled or further enclosed so as to reduce noise levels.
5. Any future changes to Chapter Eleven of the Durham City code regarding noise levels, or any changes to the zoning code regarding noise levels of non-residential uses adjacent to residential uses shall be applicable to this site.
6. The applicant shall maintain a noise decibel level reading on the Hoover Road boundary of the site that complies with the noise ordinance as it currently exists, or as it may change in the future.
7. The recycling permitted under this permit at the recycling facility shall be limited to the following: The facility will receive, sort and recycle construction and demolition debris as defined in 15A NCAC 138.0532.0532 DEFINITIONS FOR C&DLF FACILITIES: "C&D solid waste" means solid waste generated solely from the construction, remodeling, repair, or demolition operation on pavement and buildings or structures. C&D waste does not include municipal and industrial waste that may be generated by the on-going operations at buildings or structures.
8. The site shall be served by no greater than 75 truck trips per day.
9. No hazardous materials or wastes shall be recycled or handled on-site, with the exception of materials or wastes that may be generated by the servicing of trucks and other vehicles used in this recycling business.
10. The applicant shall comply with the noise ordinance of the City, "Part II -- Code of Ordinances, Chapter 26, Environment, Litter, Vandalism, and Pollution, Article 11 -- Noise, Section 26-23. -- Generally", which may be amended from time to time.
11. Solid waste management for the facility shall be located within the building, subject to Solid Waste Management review and approval.

IN ADDITION, as indicated in Section 3.9.13 of the Unified Development Ordinance this permit will become null and void in the following cases:

1. If a site plan is not approved within 12 months of the date of permit approval.
2. Where an approved site plan or building permit expires.
3. Where a building permit is not issued within two years of the date of approval, in cases where a site plan is not required.
4. If a substantial violation of the conditions of the permit, as determined by the Planning Director or designee occurs.

This determination and Order is effective upon and after the date of its adoption as shown by the stamp of the City Clerk below.

**APPROVED BY  
CITY COUNCIL**

**NORTH CAROLINA  
DURHAM COUNTY**

AUG 1 2011  
*D. Ann Gray*  
**CITY CLERK**

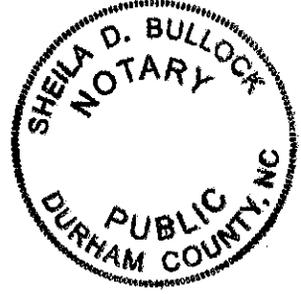
I, Sheila D. Bullock, Notary Public of the aforesaid County and State, certify that personally appeared before me this day D. Ann Gray City Clerk of the City of Durham, who duly certified and acknowledged that the foregoing constitutes a true and accurate copy of the Order adopted by the City Council of the City of Durham at its meeting held August 1, 2011, as the same is taken from and compared with the recordation of said Order as Ordinance Number 14169, on file in the Office of the City Clerk.

Witness my hand and notarial seal, this 10th day of August, 2011.

Sheila D. Bullock  
Notary Public

**My Commission Expires 9-8-2013.**

My Commission Expires



## **Appendix 6**



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

BEVERLY EAVES PERDUE  
GOVERNOR

EUGENE A. CONTI, JR.  
SECRETARY

February 24, 2012

**COUNTY: Durham**

**SUBJECT: Proposed ARC C&D Transfer & Recycling Facility**

Mr. John A. K. Tucker, PE  
P.O. Box 297  
Fuquay-Varina, NC 27526

Dear Mr. Tucker,

We have completed a review of your memorandum dated January 31, 2012, which provides background information, Trip Generation, and a Traffic Impact Analysis associated with the subject project. Based on our review we offer the following comments:

The proposed facility will be located on S. Hoover Road, southeast of the intersection of S. Hoover Road and US 70 Business (S. Miami Boulevard). As stated in the analysis, US 70 is the nearest limited access highway to the site as a four (4) lane divided class I arterial with left turn lanes. US 70 (S. Miami Boulevard) is a two (2) lane major city/county roadway with no left turn lanes. Traffic is proposed to access the site via Ashe Street and S. Hoover Road which are City of Durham streets. As indicated in the analysis, the City of Durham has limited the site to 75 trips per day in accordance with the Major Special Use Permit.

The traffic analysis results show that the transfer station will not have substantial impacts to the adjacent NCDOT facilities, US 70 and US 70 Business (S. Miami Boulevard). The truck traffic should have minimal impacts to the existing pavement structure on US 70 Business (S. Miami Boulevard).

Feel free to contact Michelle R. F. Gray, Acting District Engineer, at (919) 220-4750 if you need further assistance with this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "J. W. Bowman".

J. W. Bowman, PE  
Division Engineer

Cc: Mrs. Michelle Farmer-Gray, Assistant District Engineer

John A.K. Tucker, P.E.  
Consulting Engineer

---

November 28, 2011

Patricia Backus, P.E.  
NC DENR Solid Waste Section  
NC Dept. of Environment and Natural Resources  
1646 Mail Service Center  
Raleigh, NC 27699-1646

Subject: A-1 Sandrock, Inc. (dba ARC C&D Recycling)  
C&D Transfer & Recycling Facility  
Traffic Impact Analysis  
Durham, NC

Dear Ms. Backus

On behalf of A-1 Sandrock, Inc. the following traffic impact analysis is provided in accordance with NCGS 130A-295.5 –

*(a) An applicant for a permit for a sanitary landfill or for a transfer station shall conduct a traffic study of the impacts of the proposed facility. The Department shall include as a condition of a permit for a sanitary landfill or for a transfer station a requirement that the permit holder mitigate adverse impacts identified by the traffic study. The study shall include all of the following at a minimum:*

*(1) Identification of routes from the nearest limited access highway used to access the proposed facility.*

The nearest limited access highway to the site is US 70, located northeast of the site. US 70 is a four lane undivided class I arterial with left turn lanes. S. Miami Blvd is a 2 lane major city/county roadway without left turn lanes. The North Carolina Department of Transportation has plans to make improvements to this portion of US 70 with construction of one additional lane in each direction.

Traffic will then use Ashe St and S. Hoover Rd to access the site. These are 2 lane minor city/county roadways without left turn lanes.

*(2) Daily and hourly traffic volumes that will result along each approach route between the nearest limited access highway and the proposed facility.*

Roadway	Capacity	Latest AADT
US 70 (with improvements)	55,300	40,000
S. Miami Blvd	11,400	6,400
Ashe Street	3,000 (estimated)	500 (estimated)
S. Hoover Rd.	3,000 (estimated)	500 (estimated)

Sources – City of Durham Transportation and North Carolina Department of Transportation

The facility is limited to 75 truck trips per day in accordance with the Major Special Use Permit granted by the City of Durham.

*(3) A map identifying land uses located along the identified approach routes, including, but not limited to, residential, commercial, industrial development, and agricultural operations. The map shall identify residences, schools, hospitals, nursing homes, and other significant buildings that front the approach routes.*

Please see attached Exhibits 1 and 2

*(4) Identification of locations on approach routes where road conditions are inadequate to handle the increased traffic associated with the proposed facility and a description of the mitigation measures proposed by the applicant to address the conditions.*

The addition of 75 trucks per day along the proposed route creates no road conditions that are inadequate to handle traffic. All approach routes have sufficient capacity for this traffic.

*(5) A description of the potential adverse impacts of increased traffic associated with the proposed facility and the mitigation measures proposed by the applicant to address these impacts.*

The addition of 75 trucks per day along the proposed route creates no road conditions that are inadequate to handle traffic.

*(6) An analysis of the impact of any increase in freight traffic on railroads and waterways.*

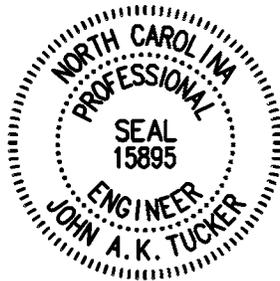
The facility does not use railroads or waterways.

I hope you find this analysis satisfactory. Please contact me with any questions or comments regarding the project.

With Best Regards,

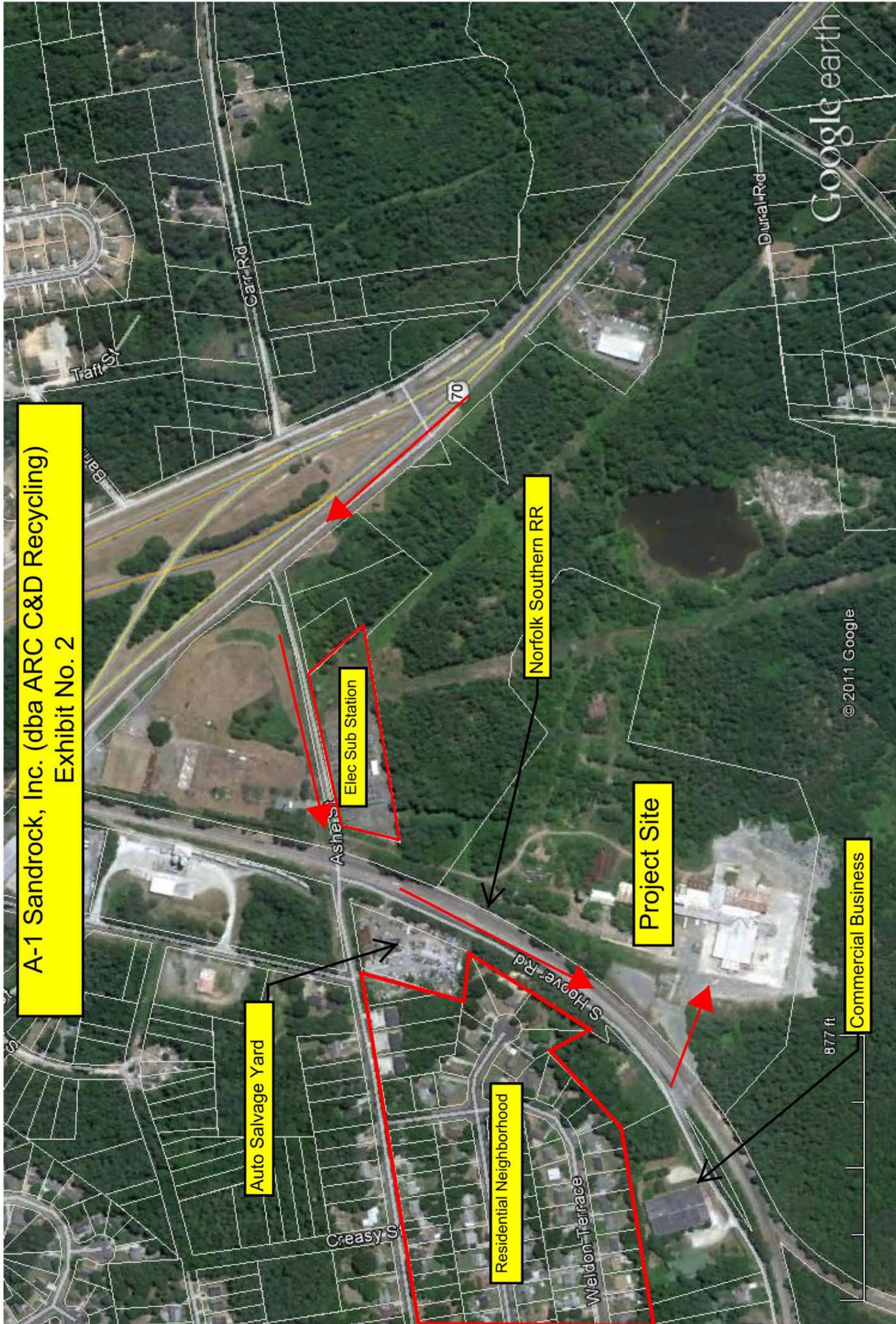


John A.K. Tucker, P.E.



cc: A-1 Sandrock, Inc.





A-1 Sandrock, Inc. (dba ARC C&D Recycling)  
Exhibit No. 2

Auto Salvage Yard

Elec Sub Station

Residential Neighborhood

Norfolk Southern RR

Project Site

Commercial Business

877 ft

feet  
km

3000

1

Google earth

© 2011 Google

## **Appendix 7**

## SUPPLEMENT TO LEASE

This SUPPLEMENT TO LEASE (the "Supplement") is made and entered into this 28 day of October, 2011, by and between Tidewater Fibre Corp. ("Lessor") and A-1 Sandrock, Inc. ("Lessee").

### WITNESSETH:

WHEREAS, Lessor and Lessee have entered into a Lease dated March 2011 (the "Lease") for the leasing from Lessor to Lessee a portion of the property (specifically Buildings B and B-1, which includes 18,000 square feet and a scales office) located at 1017 South Hoover Road, Durham, North Carolina 27703 (the "Leased Property") (the entire tract owned by Lessor is referred to as the "Lessor's Property"); and

WHEREAS, the parties desire to supplement the Lease as provided herein; and

WHEREAS, the Lessor's Property has been used historically for a variety of industrial purposes; and

WHEREAS, Lessor and Lessee desire to allocate responsibility between themselves for any environmental conditions that exist, may come to be identified at or otherwise affect the Leased Property, as well as responsibility for removal of any equipment or other materials.

NOW, THEREFORE, in consideration of the mutual promises and obligations of the parties in this Agreement, together with other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **Indemnity.** Lessee agrees to hold harmless and indemnify Lessor from and against all claims, liabilities, losses, fines, penalties or damages (including consulting and legal fees and expenses) arising out of or related to environmental conditions at the Leased Property that are shown to be caused by the Lessee, or its operation on the Leased Property or shown to arise on the Leased Property after Lessee takes possession of the Leased Property, during the term of the Lease or while Lessee occupies the Leased Property (the "Lessee Environmental Responsibilities"). Lessee has no obligation to indemnify and is not responsible for any environmental conditions (1) that exist on the Leased Property prior to Lessee's occupation of the Leased Property; (2) that are caused by Lessor, its agents or contractors; or (3) that migrate from a source not located on the Leased Property and not caused by Lessee's operations that impacts the Leased Property. In the event that Lessee fails to promptly satisfactorily conduct any work required in response to the Lessee Environmental Responsibilities, Lessor may complete such required work related to the same and Lessee will reimburse Lessor for all costs and expenses (including consulting and legal fees and expenses) incurred in completing such work.

2. **Release.** The parties acknowledge that 1) there have historically been a variety of industrial and commercial activities on the Lessor's Property, including on the Leased Property; and 2) there will be other industrial and commercial activities on other portions of the Lessor's

(13)

Property during the term of the Lease. It is not the intent of this Supplement to create liability for Lessee for any of these activities (historical activity or activities of other lessees), and Lessor specifically releases Lessee from claims, liabilities, fines and penalties that are clearly related to such activities.

3. **Baseline Assessments.** The parties agree to that it is in their best interest to conduct Phase I Site Assessments of the Lessor's Property prior to Lessee's occupancy of the Leased Property and at the end of the Lease term. To that end, the parties agree as follows:

a. Lessee will retain a consultant to conduct a Phase I Site Assessment of the Lessor's Property, which will be completed prior to the time that Lessee begins to conduct business on the Leased Property. In the event that this Phase I Site Assessment identifies environmental conditions of concern, Lessor agrees that Lessee will not be responsible for or incur any liability related to such environmental conditions. To the extent that such environmental conditions impact Lessee's ability to conduct its business on the Leased Property, Lessor agrees to take steps to address such environmental conditions and will hold harmless Lessee for such conditions.

b. Lessor will retain a consultant to conduct a Phase I Site Assessment of the Leased Property, which will be completed at the end of the lease term, but within 15 days of when Lessee no longer occupies the Leased Property or as soon as a qualified contractor is available.

4. **Required Signature.** Concurrent with execution of this Supplement by the parties, Lessor agrees to execute the Certification of Land Owner required as part of Lessee's permit process, a copy of which is attached.

5. **Additional Lessee Responsibilities.** Subject to Paragraph 1 above, Lessee further agrees: a) upon termination of the Lease, to remove the equipment and materials that Lessee brings or allows to be brought onto the Leased Property; b) to provide Lessor with written notice of any inspection by the City of Durham or the North Carolina Department of Environment and Natural Resource ("DENR") or any inspection or notice of violation received from the City of Durham or DENR within 3 business days of such inspection or receipt of such violation; c) to operate the Leased Property in material compliance with all applicable permits, laws and regulations; and d) to hold harmless and indemnify Lessor from and against any fines or penalties related to non-compliance with any permits applicable to Lessee's operations.

6. **Survival.** The obligations of the parties in this Supplement will survive execution of this Supplement and the lease of the Leased Property to Lessee.

7. **Entire Agreement.** This Supplement and the referenced Lease constitute the entire understanding between the parties with respect to the activities contemplated by this Supplement and the Lease.

8. **Governing Law.** This Supplement is governed by the laws of the State of North Carolina.

9. **Effect on Lease.** Except as modified herein, the Lease and related Exhibits remain in full force and effect.

10. **Guaranty.** Absolute Recycling Contractors, LLC ("ARC, LLC") joins in the execution hereof to unconditionally guaranty the obligations of the Lessee under this Supplement, and the rights and benefits of the Lessee under this Supplement shall also inure to the benefit of ARC, LLC.

IN WITNESS WHEREOF, the parties have executed this Supplement as of the day and year first above written.

LESSOR: TIDEWATER FIBRE CORP.

Michael Benditt  
Title: President

LESSEE: A-1 SANDROCK, INC.

\_\_\_\_\_  
Title: \_\_\_\_\_

ABSOLUTE RECYCLING CONTRACTORS, LLC

\_\_\_\_\_  
Title: \_\_\_\_\_

Certification by Land Owner (if different from Applicant):

I hereby certify that I have read and understand the application submitted by  
A-1 Sandrock, Inc. for a permit to operate a C&D transfer station/recycling operation on  
land owned by the undersigned located at (address) 1017 Hoover Road; (city)  
Durham, NC, in Durham County, and described in Deed Book and  
Page(s) DB 2814, PG 166-170.

I specifically grant permission for the proposed C&D transfer station/recycling operation planned for operation within the confines of the land, as indicated in the permit application. I understand that any permit will be issued in the names of both the operator and the owner of the facility/property. I acknowledge that ownership of land on which a solid waste management facility is located may subject me to cleanup of said property in the event that the operator defaults as well as to liability under the federal Comprehensive Environmental Responsibility, Compensation and Liability Act ("CERCLA"). Without accepting any fault or liability, I recognize that ownership of land on which a solid waste management facility is located may subject me to claims from persons who may be harmed in their persons or property caused by the solid waste management facility.

I am informed that North Carolina General Statute 130A-22 provides for administrative penalties of up to fifteen thousand dollars (\$15,000) per day per each violation of the Solid Waste Management Rules. I understand that the Solid Waste Management Rules may be revised or amended in the future, and that the siting and operation of the facility will be required to comply with any such revisions or amendments.

Michael Benedetto  
Signature

10/28/11  
Date

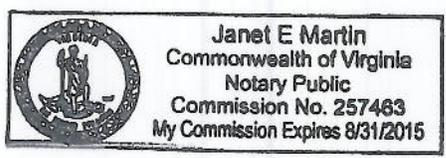
Michael Benedetto  
Print name

NORTH CAROLINA VIRGINIA  
CHESAPEAKE CITY  
County

I, JANET MARTIN, Notary Public for said County and State, do hereby certify that  
MICHAEL BENEDETTO personally appeared before me this day and acknowledged the due execution  
of the foregoing instrument.

Witness my hand and official seal, this the 28 day of OCTOBER, 2011.

(Official Seal)



Janet E. Martin  
Notary Public

My commission expires \_\_\_\_\_

FOR REGISTRATION WILLIE L. COVINGTON  
REGISTER OF DEEDS  
DURHAM COUNTY, NC  
2000 APR 11 02:50:31 PM  
BOOK: 2014 PAGE: 168-170 FEE: \$14.00  
NC REAL ESTATE EXCISE TAX: \$2400  
INSTRUMENT # 2000012242

Excise Tax \$2400

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of .....,  
by .....

Mail after recording to Grantee, 1958 Diamond Hill Rd., Chesapeake, VA 23324  
Attn: Mike Benedetto

This instrument was prepared by Barbara R. Christy

Brief description for the Index

### NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 15<sup>th</sup> day of March, 2000, by and between

GRANTOR

GRANTEE

CHEROKEE BORDEN PROPERTIES, LLC  
a North Carolina limited liability  
company

ALCAN ASSOCIATES LIMITED PARTNERSHIP,  
a Virginia limited partnership

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of ....., Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

A map showing the above described property is recorded in Plat Book ..... page .....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. ~~Subject to the option to purchase by Grantor set forth on Exhibit B attached hereto and incorporated herein by reference.~~

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions and rights-of-way of record, if any, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....  
(Corporate Name)

By: .....

.....  
President

ATTEST:

~~AS TO OPTION -~~

ACK INK ONLY

CHEROKEE BORDEN PROPERTIES, LLC  
a North Carolina limited liability company (SEAL)

By: Thomas F. Darden (SEAL)

Thomas F. Darden, Member/Manager  
~~ALCAN ASSOCIATES LIMITED PARTNERSHIP~~  
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

STATE OF NORTH CAROLINA

COUNTY OF Franklin (Wake)

I, Frances Sturges Morris, a Notary Public of the County and State aforesaid, certify that Thomas F. Darden, personally appeared before me this day and acknowledged that he is a Member/Manager of Cherokee Borden Properties, L.L.C. a North Carolina limited liability company and that by authority duly given and as the act of the Company, the foregoing instrument was signed and sealed in its name by him as Member/Manager.

Witness my hand and official stamp or seal, this 15<sup>th</sup> day of MARCH, 2000.



Frances Sturges Morris  
Notary Public

The foregoing Certificate(s) of .....

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

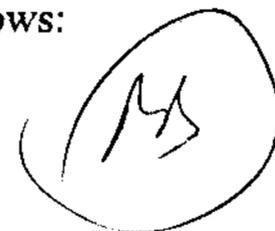
..... REGISTER OF DEEDS FOR ..... COUNTY  
By ..... Deputy/Assistant-Register of Deeds.

Property Description – Exhibit A  
(Plant Site)

LYING AND BEING IN DURHAM COUNTY, CITY OF DURHAM IN DURHAM TOWNSHIP, at a beginning point measured the following courses and distances from the point of intersection between the eastern right of way line of Angier Avenue and the eastern right of way line of Southern Railroad: a curve to the right along the Southern Railroad right of way having a radius of 788.29 feet and a chord bearing and distance of North 44° 21' 07" East 876.60 feet to a point; thence a curve to the left having a radius of 2,099.30 feet and a chord bearing and distance of North 66° 46' 44" East 227.81 feet to the true place and point of BEGINNING; thence from said Beginning point a curve to the left having a radius of 2,099.30 feet and a chord bearing and distance of North 48° 31' 27" East 1,148.86 feet to a point; thence South 44° 51' 15" East 639.14 feet to a point; thence North 60° 14' 03" East 208.07 feet to a point; thence with a curve to the right having a radius of 50 feet and a chord bearing and distance of South 70° 27' 39" East 65.20 feet to a point; thence with a curve to the right having a radius of 30 feet and a chord bearing and distance of South 88° 58' 38" East 22.65 feet to a point; thence with a curve to the right having a radius of 530 feet and a chord bearing and distance of South 54° 42' 50" East 221.93 feet to a point; thence South 45° 24' 36" East 120.46 feet to a point; thence with a curve to the right having a radius of 30 feet and a chord bearing and distance of South 01° 17' 46" East 41.77 feet to a point; thence with a curve to the left having a radius of 940 feet and a chord bearing and distance of South 33° 01' 57" West 319.51 feet to a point; thence North 66° 49' 40" West 467.84 feet to a point; thence South 22° 15' 11" West 582.66 feet to a point; thence South 79° 50' 25" West 196.39 feet to a point; thence North 71° 39' 56" West 707.29 feet to a point; thence North 27° 11' 27" West 338.19 to the point and place of Beginning containing 26.289 acres, more or less, as shown on the plat and survey thereof by Triangle Surveyors, Inc. dated December 5, 1988 and designated as Job Number 88279.

TOGETHER WITH easements of ingress, egress and regress appurtenant to the property described hereinabove, over and across the property now or formerly of F.K. Borden as Trustee and John Gold Borden as Trustee, said easements being more particularly described as follows:

- (1) right of way and easement running from the South side of Ashe Street to the tract described above, said 50 foot easement reservation being described as follows:



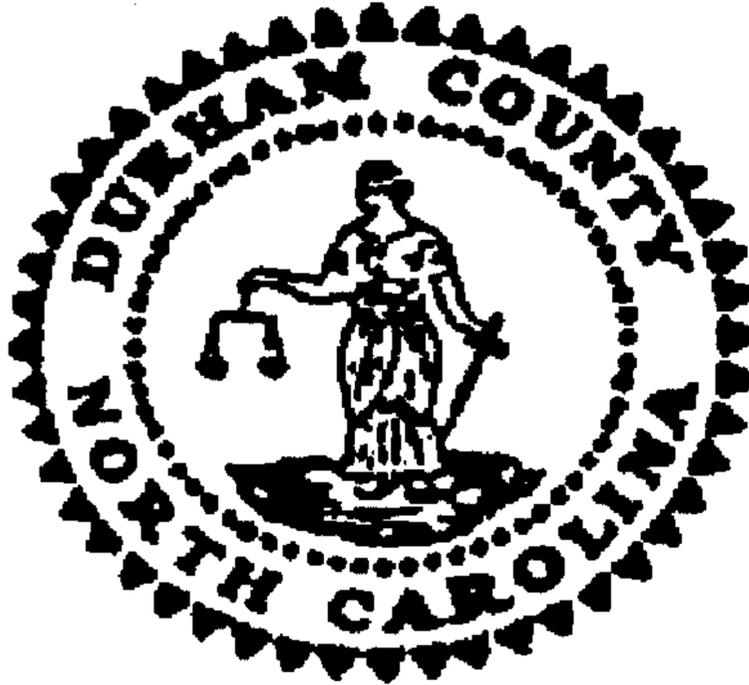
BEGINNING at a point on the South side of Ashe Street, said point being North 89° 21' 52" feet from the Northwest corner of the property described above as Tract Two and running thence South 26° 52' 03" West 414.21 feet to a point; thence along the line of the abovedescribed Tract Two South 44° 51' 15" East 52.66 feet to a point; thence North 26° 52' 03" East 456.75 feet to a point in the South margin of Ashe Street; thence with the South margin of Ashe Street South 89° 21' 52" West 56.37 feet to the point and place of Beginning.

(2) Right of way and easement 30 feet in width, the center line of which is described as follows:

BEGINNING at a point in the North line of East End Avenue, said point being South 77° 24' 25" West 18.40 feet from the Northwest corner of the intersection of East End Avenue and Rowena Avenue; thence running North 30° 56' 44" West 114.32 feet to a point; thence running North 32° 41' 51" West 12.26 feet to a point; thence North 32° 28' 13" West 13.15 feet to a point; thence North 36° 02' 44" West 123.5 feet to a point; thence North 25° 05' 19" West 49.55 feet to a point; thence North 16° 41' 20" West 46.80 feet to a point; thence North 10° 34' 23" West 106.24 feet to a point; thence north 19° 00' 38" West 30.42 feet to a point; thence North 25° 00' 26" West 73.07 feet to a point; thence north 22° 07' 02" West 31.20 feet to a point; thence North 15° 25' 57" West 28.65 feet to a point; thence North 09° 01' 58" East 123.96 feet to a point; thence North 15° 59' 19" West 30.84 feet to a point; thence North 21° 40' 53" West 24.16 feet to a point; thence North 30° 21' 23" 263.95 feet to a point; thence North 20° 45' 24" West 40.79 feet to a point; thence north 06° 39' 26" West 41.23 feet to a point; thence North 09° 06' 53" East 116.49 feet to a point in the Southerly line of the property described as Tract Two.

With respect to the reserved right of way and easement described in Paragraph 2 above, the same shall terminate and cease to exist upon the installation, dedication and acceptance for public maintenance by all applicable governmental authorities; with all costs to be borne by the parties of the second part or their successors and assigns, of a public roadway of not less than 30 feet in width, providing the above-described "Tract Two" access to and from Miami Boulevard.





WILLIE L. COVINGTON  
REGISTER OF DEEDS , DURHAM COUNTY  
DURHAM COUNTY COURTHOUSE  
200 E. MAIN STREET  
DURHAM, NC 27701

\*\*\*\*\*

Filed For Registration: 04/11/2000 02:50:31 PM

Book: RE 2814 Page: 166-170

Document No.: 2000012242

DEED 5 PGS \$14.00

NC REAL ESTATE EXCISE TAX: \$2,400.00

Recorder: CAROL JENKINS

\*\*\*\*\*

State of North Carolina, County of Durham

The foregoing certificate of FRANCES STURGES MORRIS Notary is certified to be correct. This 11TH of April 2000

WILLIE L. COVINGTON , REGISTER OF DEEDS By: Carol Jenkins  
Deputy/Assistant Register of Deeds

\*\*\*\*\*



2000012242