

4-11-14A

PLANNING REVIEW APPLICATION



Alamance County Planning Department

(336) 570-4053

201 W. Elm Street Graham, NC 27244

planning@alamance-nc.com

Submit one (1) printed copy and electronic set of plans to the Planning Office for review.

PROJECT SUMMARY:

A. Project Name: Farm Store Robert Hall

- B. Type of Plan: Single Family Residence, Manufactured Home, Accessory Structure, etc.

*Note: these projects have additional required forms. Please refer to the Planning Department website...

C. Review Stage: [X] Technical Review Committee [] Preliminary Plat [] Construction Plan [] Final Plat [] Site Plan Only

D. Owner/ Applicant: Robert Saunders

Owner/Applicant Address: 1299 Aunt Marys Rd

E. Property Street Address: 1790 Altamahaw Union Ridge Rd

Property Description: Farm

F. Report Comments to: Robert Hall (Additional Contact):

Telephone Number: 336-269-4858 (Additional Telephone Number):

E-Mail: Robert.Paulk@twc.com (Additional E-Mail):

G. Tax Map / Block / Parcel # (s): 4-11-14A / 129313 H. Total Tract Acreage: 35.84

I. Proposed Use (use separate page if necessary) Farm Store (Commercial)

J. Number and Type of Lots: 1

K. Other

L. Cleared/Disturbed Area:

Applicant signature: [Signature] Date: 5-4-26

FOR STAFF USE

M. Watershed: [X] Yes [] No If yes, which watershed Bow Stony Creek

N. Floodplain: [] Yes [X] No (A floodplain Development permit may also be required if the property is in the Floodplain)

O. Sediment Erosion Permit:

P. Setbacks (Applicable to the property) Front 40' - Side 20' - Rear 3'

Staff comments

Staff Signature: [Signature]

Date: 5/4/2026

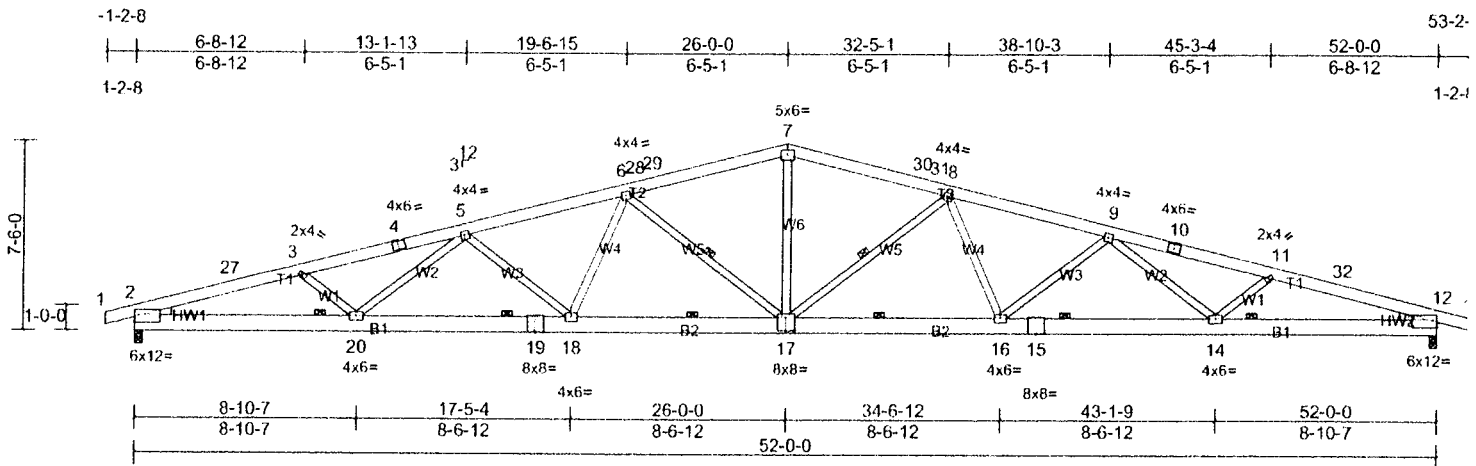
Job Q26020779R	Truss 01A	Truss Type COMMON	Qty 29	Ply 1	Ag Barn / Roof Job Reference (optional)
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The Building Center, Gastonia, NC, Enca

Run 25.20 S Oct 15 2025 Print 25.2.0 S Oct 15 2025 MiTek Industries, Inc. Fr Feb 27 10 53 04

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Scale = 1:87.8

Plate Offsets (X, Y): [17:0-4-0,0-6-0]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP	
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.74	Vert(LL)	-0.40	17	>999	240	MT20	244/190
Snow (Pf/Pg)	5.5/10.0	Lumber DOL	1.15	BC	0.70	Vert(CT)	-0.81	16-17	>775	180		
TCDL	10.0	Rep Stress Incr	YES	WB	0.64	Horz(CT)	0.15	12	n/a	n/a		
BCLL	0.0*	Code	IRC2018/TPI2014	Matrix-AS								
BCDL	10.0											

Weight: 384 lb FT = 20%

LUMBER

TOP CHORD 2x6 SP No.1
 BOT CHORD 2x8 SP DSS
 WEBS 2x4 SP No.3
 WEDGE Left: 2x4 SP No.3
 Right: 2x4 SP No.3

BRACING

TOP CHORD Structural wood sheathing directly applied.
 BOT CHORD 8-0-0 oc bracing.
 WEBS 1 Row at midpt 6-17, 8-17

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS

(lb/size) 2=1366/0-3-8, (min. 0-2-3),
 12=1366/0-3-8, (min. 0-2-3)
 Max Horiz 2=-93 (LC 15)
 Max Uplift 2=-263 (LC 10), 12=-263 (LC 11)
 Max Grav 2=2153 (LC 2), 12=2153 (LC 2)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD

2-27=-5651/872, 3-27=-5570/884,
 3-4=-5491/822, 4-5=-5442/832,
 5-6=-5213/850, 6-28=-4079/715,
 28-29=-4071/717, 7-29=-4035/731,
 7-30=-4035/731, 30-31=-4071/717,
 8-31=-4079/715, 8-9=-5213/850,
 9-10=-5442/832, 10-11=-5491/822,
 11-32=-5570/884, 12-32=-5651/872
BOT CHORD
 2-20=-793/5389, 19-20=-767/5401,
 18-19=-767/5401, 17-18=-659/4756,
 16-17=-659/4756, 15-16=-767/5401,
 14-15=-767/5401, 12-14=-793/5389
WEBS
 5-18=-574/173, 6-18=-43/691,
 6-17=-1137/231, 7-17=-174/1546,
 8-17=-1137/231, 8-16=-43/691,
 9-16=-574/173

NOTES

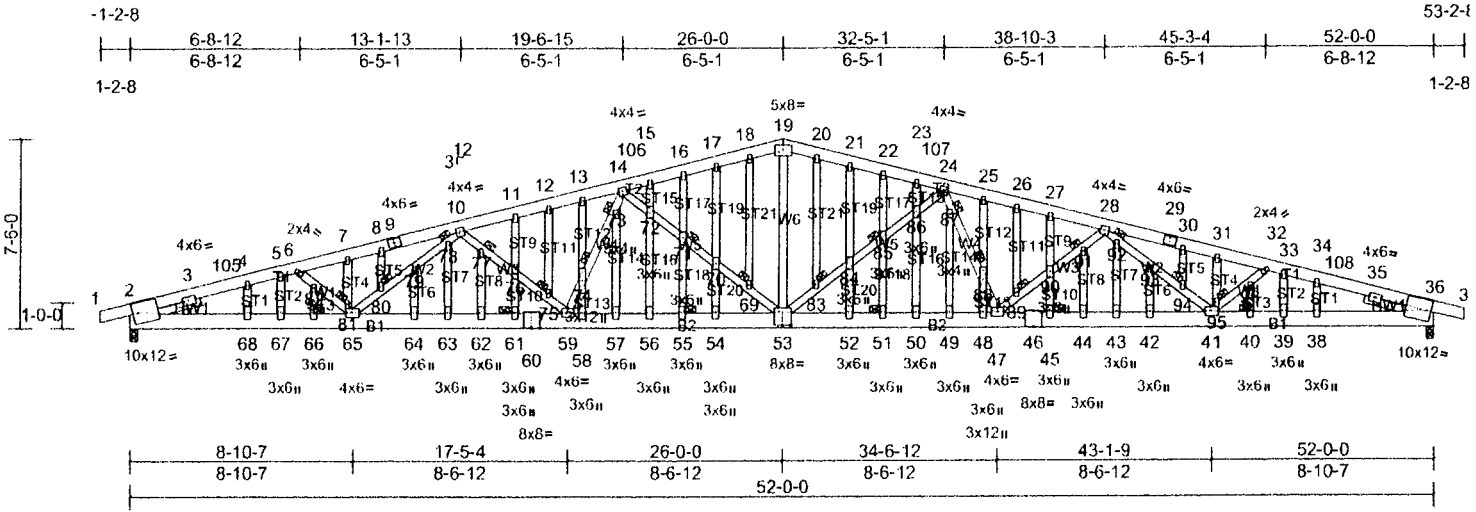
1) Unbalanced roof live loads have been considered for this design.

- 2) Wind: ASCE 7-16; Vult=115mph (3-second gust)
 Vasd=91mph, TCDL=5.0psf, BCDL=5.0psf, h=35ft, Cat. I; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-2-8 to 3-11-14, Interior (1) 3-11-14 to 20-9-10, Exterior(2R) 20-9-10 to 31-2-6, Interior (1) 31-2-6 to 48-0-2, Exterior(2E) 48-0-2 to 53-2-8 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 3) TCLL: ASCE 7-16; Pr=20.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=10.0 psf; Pf=5.5 psf (Lum DOL = 1.15 Plate DOL = 1.15); Is=0.8; Rough Cat B; Fully Exp.; Ce=0.9; Cs=1.00; Ct=1.10; Min. flat roof snow load governs.
- 4) Unbalanced snow loads have been considered for this design.
- 5) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 5.5 psf on overhangs non-concurrent with other live loads.
- 6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas with a clearance greater than 6-00-00 between the bottom chord and any other members.
- 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 263 lb uplift at joint 2 and 263 lb uplift at joint 12.
- 9) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- 10) This truss design requires that a minimum of 7/16" structural wood sheathing be applied directly to the top chord.

LOAD CASE(S) Standard

Job Q26020779R	Truss 02a	Truss Type COMMON	Qty 2	Ply 1	Ap Barn / Roof Job Reference (optional)
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The Building Center, Gastonia, NC. Enca Run 25.20 S Oct 15 2025 Print 25.20 S Oct 15 2025 MiTek Industries, Inc. Fri Feb 27 10:53:04 Page 1
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Scale = 1/87.8

Plate Offsets (X, Y): [2:0-2-5.0-5-0], [36:0-2-5.0-5-0], [53:0-4-0.0-6-0]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP		
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.46	Vert(LL)	-0.36	51	>999	240	MT20	244/190
Snow (P//Pg)	5.5/10.0	Lumber DOL	1.15	BC	0.45	Vert(CT)	-0.73	51	>850	180		
TCDL	10.0	Rep Stress Incr	YES	WB	0.94	Horz(CT)	0.13	36	n/a	n/a		
BCLL	0.0*	Code	IRC2018/TPI2014	Matrix-AS								
BCDL	10.0											

Weight: 540 lb FT = 20%

LUMBER

TOP CHORD 2x6 SP No.1
 BOT CHORD 2x8 SP DSS
 WEBS 2x4 SP No.3
 OTHERS 2x4 SP No.3
 SLIDER Left 2x4 SP No.3 -- 2-6-0, Right 2x4 SP No.3 -- 2-6-0

BRACING

TOP CHORD Structural wood sheathing directly applied.
 BOT CHORD 8-0-0 oc bracing.
 JOINTS 1 Brace at Jt(s) 69, 71, 73, 74, 75, 77, 78, 80, 81, 83, 85, 87, 88, 89, 91, 92, 94, 95

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS

(lb/size) 2=1363/0-3-8, (min. 0-2-3), 36=1363/0-3-8, (min. 0-2-3)
 Max Horiz 2=93 (LC 18)
 Max Uplift 2=-266 (LC 10), 36=-266 (LC 11)
 Max Grav 2=2150 (LC 2), 36=2150 (LC 2)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD

2-3=-2461/342, 3-105=-5239/790, 4-105=-5211/796, 4-5=-5144/800, 5-6=-5246/819, 6-7=-5615/861, 7-8=-5641/881, 8-9=-5630/888, 9-10=-5627/894, 10-11=-5090/831, 11-12=-5046/839, 12-13=-5067/851, 13-14=-5040/856, 14-106=-4054/711, 15-106=-4040/714, 15-16=-4012/716, 16-17=-4019/729, 17-18=-3994/739, 18-19=-3969/743, 19-20=-3969/743, 20-21=-3994/739, 21-22=-4019/729, 22-23=-4012/716, 23-107=-4040/714, 24-107=-4054/711, 24-25=-5040/856, 25-26=-5067/851, 26-27=-5046/839, 27-28=-5090/831, 28-29=-5627/894, 29-30=-5630/888, 30-31=-5641/881, 31-32=-5615/861, 32-33=-5246/819, 33-34=-5144/800, 34-108=-5211/796, 35-108=-5239/790, 35-36=-2181/314

BOT CHORD

2-68=-707/4992, 67-68=-707/4992, 66-67=-707/4992, 65-66=-707/4992, 64-65=-746/5354, 63-64=-746/5354, 62-63=-746/5354, 61-62=-746/5354, 60-61=-746/5354, 59-60=-746/5354, 58-59=-640/4685, 57-58=-640/4685, 56-57=-640/4685, 55-56=-640/4685, 54-55=-640/4685, 53-54=-640/4685, 52-53=-640/4685, 51-52=-640/4685, 50-51=-640/4685, 49-50=-640/4685, 48-49=-640/4685, 47-48=-640/4685, 46-47=-746/5354, 45-46=-746/5354, 44-45=-746/5354, 43-44=-746/5354, 42-43=-746/5354, 41-42=-746/5354, 40-41=-707/4992, 39-40=-707/4992, 38-39=-707/4992, 36-38=-707/4992

WEBS

6-82=-55/568, 81-82=-69/668, 65-81=-7/414, 10-78=-60/340, 10-77=-662/149, 76-77=-622/130, 75-76=-609/131, 59-75=-731/158, 59-74=-104/644, 73-74=-91/555, 14-73=-117/738, 14-72=-1172/221, 71-72=-1070/201, 70-71=-1051/199, 69-70=-1102/203, 53-69=-1116/213, 19-53=-234/1496, 53-83=-1116/213, 83-84=-1102/204, 84-85=-1051/200, 85-86=-1070/201, 24-86=-1172/222, 24-87=-116/738, 87-88=-90/555, 47-88=-103/644, 47-89=-731/159, 89-90=-609/132, 90-91=-622/131, 28-91=-662/150, 28-92=-59/340, 41-95=-7/414, 95-96=-69/668, 32-96=-55/568, 5-67=-502/74, 4-68=0/258, 33-39=-502/74, 34-38=0/258

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TC DL=5.0psf; BC DL=5.0psf; h=35ft; Cat I; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-2-8 to 3-11-14, Interior (1) 3-11-14 to 20-8-0, Exterior(2R) 20-8-0 to 31-4-0, Interior (1) 31-4-0 to 48-0-2, Exterior(2E) 48-0-2 to 53-2-8 zone cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS I reactions shown; Lumber DOL=1.60 plate grip DOL=1.1
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable or consult qualified building designer as per ANSI/TPI 1
- TC LL: ASCE 7-16; Pr=20.0 psf (roof LL); Lum DOL=1.1; Plate DOL=1.15; Pg=10.0 psf; Pf=5.5 psf (Lum DOL = 1.15 Plate DOL = 1.15), Is=0.8; Rough Cat B; Fully Exp Ce=0.9; Cs=1.00; Ct=1.10; Min. flat roof snow load governs.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 5.5 psf or overhangs non-concurrent with other live loads.

Job	Truss	Truss Type	Qty	Ply	Ag Barn / Roof
Q26020779R	02a	COMMON	2	1	Job Reference (optional)

The Building Center, Gastonia, NC, Erica

Run: 25.20 S Oct 15 2025 Print: 25.2.0 S Oct 15 2025 MiTek Industries, Inc. Fri Feb 27 10:53:04

Page: 2

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- 7) All plates are 2x4 (||) MT20 unless otherwise indicated.
- 8) Gable studs spaced at 1-4-0 oc.
- 9) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 10) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas with a clearance greater than 6-00-00 between the bottom chord and any other members.
- 11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 266 lb uplift at joint 2 and 266 lb uplift at joint 36.
- 12) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- 13) This truss design requires that a minimum of 7/16" structural wood sheathing be applied directly to the top chord.

LOAD CASE(S) Standard



**ALAMANCE COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SECTION
Construction Authorization – New
(Required for Building Permit)**



Tax Map Number 4 - 11 - 14A	GPIN 8868770147	Application Date 3/3/2026	Permit Number 9041ACWS26
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Site Address 1790 ALTAMAHAW UNION RIDGE RD. , BURLINGTON, NC 27217

Directions N NC 87 TO TO ALTAMAHAW UNION RIDGE RD PROPERTY ON RIGHT PAST PAGETOWN RD

Applicant SAUNDERS AND NORRIS FARMS LLC 1299 AUNT MARYS RD BURLINGTON, NC 27217 Phone (336) 260-4344 Fax Other Email rsaunderst@att.net	Owner SAUNDERS AND NORRIS FARMS LLC 1299 AUNT MARYS RD. BURLINGTON, NC 27217 Phone (336) 260-4344 Fax Other Email rsaunderst@att.net
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Type of Structure	BUSINESS	Business Type	Stores, shopping centers, and malls
Pump Required	No	Business Sub-Type	n/a
Grease Trap Required	No		
Design Daily Flow	100 GPD		
Permit Valid For	5 years	Type of Water Supply	Well
Wastewater System Type	Type II		
System Description	CONVENTIONAL SYSTEM WITH 750 LINEAR FEET OF TRENCH OR LESS		
System Distribution	SERIAL		
Proposed Repair System Type	Type IIIb		
Proposed Repair Desc.	Pump to Conventional Septic System		
Proposed Repair System Distr.	SERIAL		

Permit Conditions:

Other: TRENCH DEPTH MUST BE BELOW PLOWED HORIZON, BETWEEN 30-34 INCHES. DEPTH MUST BE MAINTAINED AND NO DEEPER OR MORE SHALLOW.

HEAVY TRAFFIC MUST AVOID SEPTIC AREA.

SEPTIC CONTRACTOR MUST PROVE FALL CAN BE OBTAINED AFTER GRADING AREA FOR STORE.

DO NOT GRADE OVER SEPTIC SOIL AREA. REMOVAL OR ADDING SOID MAY RENDER PERMIT INVALID.

DUE TO AMOUNT OF WATER OFF BUILDING AND DRIVEWAY A SURFACE DIVERSION/SWELL MUST BE USED TO MOVE WATER OFF OF SOIL AREA. SURFACE DIVERSION AROUND SOIL AREA MUST BE IN PLACE PRIOR TO ISSUANCE OF OPERATION PERMIT. IF FINAL GRADING IS DONE SO THAT WATER IS SHED AWAY FROM THE SOIL AREA AND NOT OVER IT, THEN DITCH MAY NOT BE NEEDED.

Installation Requirements/ Conditions

Septic Tank Size (Gallons)	1000	Maximum Trench Depth (Inches)	34
Pump Tank Size (Gallons)	n/a	Trench Width (Inches)	36
Grease Trap Size (Gallons)	n/a	Aggregate Depth (Inches)	12
Trench Length (Feet)	133	Minimum Soil Cover (Inches)	6
		Trench Separation (Feet on center)	9

Permit Conditions IF FALL CANNOT BE ACHIEVED, A PUMP TANK AND PUMP MUST BE UTILIZED.

See Attached Site Sketch

The requirements of 15A NCAC 18E are incorporated by reference into this permit and shall be met. Systems shall be installed in accordance with the attached site sketch. This Construction Authorization is subject to revocation if the site plan, plat, or the intended use changes. The Construction Authorization shall not be affected by a change in ownership of the site. This Construction Authorization is subject to compliance with the provisions of 15A NCAC 18E, or 15A NCAC 18A .1900, as applicable, and to the conditions of this permit.

Authorized State Agent Susan Gwynn	Date of Issuance 4/22/2026	Permit Expiration Date Expires 3/25/2031
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Owner/ Legal Representative Signature _____ **Date** _____

Alamance County Health Department
Environmental Health Section
209 N. Graham-Hopedale Rd.
Burlington, NC 27217
Phone: (336) 570-6367 Fax: (336) 570-6362
Website: www.alamance-nc.com

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Region County Well Permit Number

GPIN: 8868770147

Tax Map Number: 4-11-14A

PERMIT TO CONSTRUCT WATER WELL

Applicant:

SAUNDERS AND NORRIS FARMS LLC
1299 AUNT MARYS RD
BURLINGTON, NC 27217
(336) 260-4344

Owner:

SAUNDERS AND NORRIS FARMS LLC
1299 AUNT MARYS RD
BURLINGTON, NC 27217
(336) 260-4344

Permit Conditions:

WELL CASING AND SOURCE OF WATER MUST BE AT LEAST 40' MINIMUM DEPTH.

Permit Issued By: Susan Gwynn Date: 4/22/2026 Permit Expiration: 4/22/2031

Well Identification:

Physical Location: 1790 ALTAMAHAW UNION RIDGE RD.

GPS Location - LAT: LONG:

Well Contractor: Contractor Certification #:

Grout Inspected By: Date:

Well Head Inspection:

- Well Contractor Identification Plate
- Pump Installer Identification Plate
- Sample Tap
- Access Port / Vent
- Well Seal
- Well Head 12 inches / Pitless Adaptor 12 inches above Grade
- Grout to Ground Surface

Well Head Inspected By:

Date:

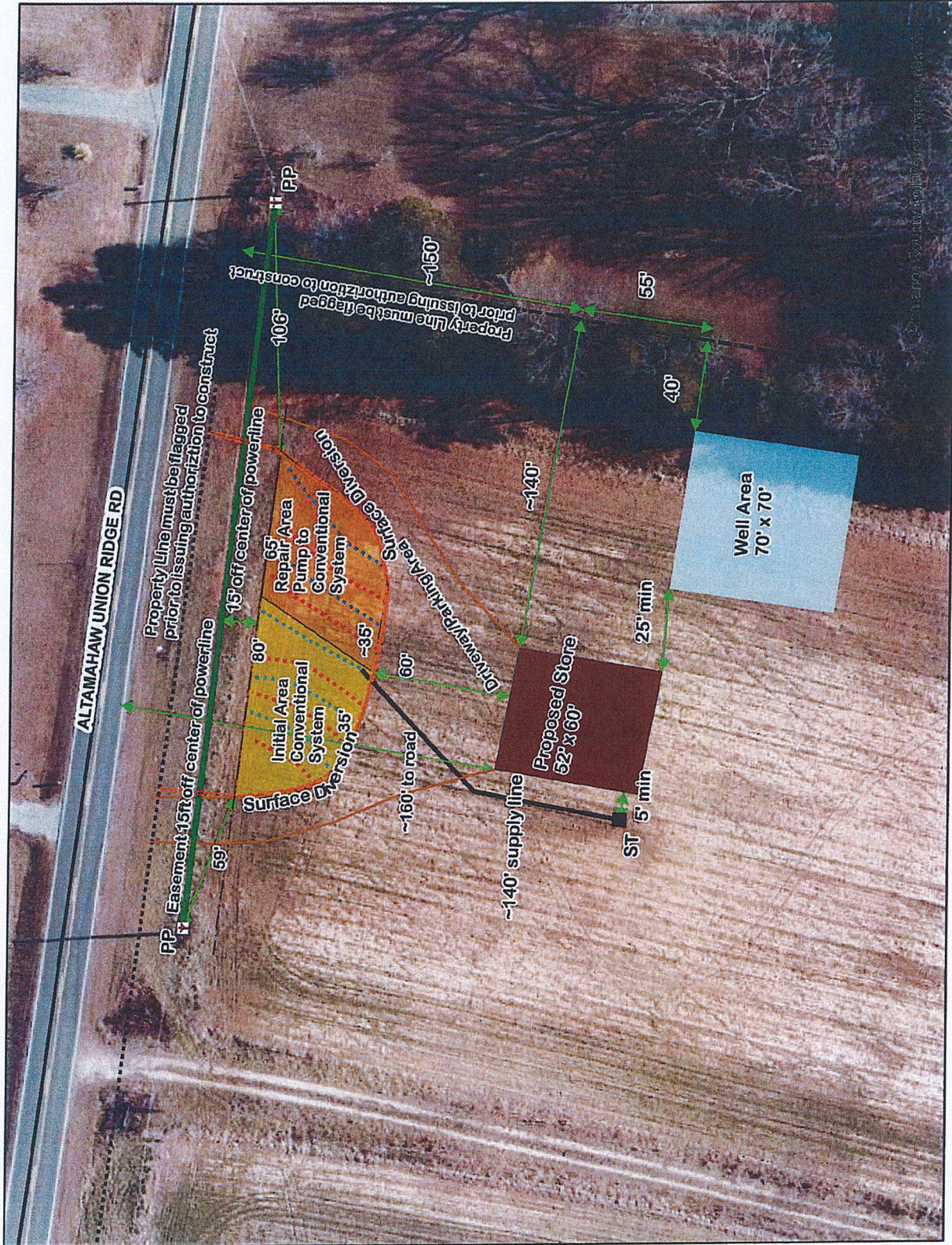
Certificate of Completion

COC NOT ISSUED

Required Water Samples Collected By: N/A Date: N/A Water Sample Number:

Attachments:

- Form GW-1
- Water Sample Results
- Plat/Site Sketch
- "As-Built" Drawing



Scale on Permit Drawings is Approximate and May Not Be Accurate on Emailed, Scanned, and Faxed Copies.
 This Map is the best representation of field data based on information supplied and is accurate within the limits of our equipment.
 This is not a survey map. Property Lines must be clearly marked in the field by the property owner prior to work on the well and septic system.
 Accuracy of features may be affected on emailed, scanned, or faxed copies of this drawing.

1 inch equals 60 feet

Drawn By: SWG