W A T A U G A C O U N T Y

814 W. King Street, Boone, NC 28607 - Phone (828) 265-8000

NOTICE

Watauga County Government
Boone, NC

Building Contractor Request for Qualifications

Watauga County is requesting that interested Building Contractor firms submit qualifications for the construction of a 12 x 18 ft Atlas Scholar Greenhouse kit installed on a concrete pad. This project is located adjacent to the Watauga County Cooperative Extension Service building, owned by the Watauga County Government, located within the Town of Boone (TOB) NC. The goal of the project is to have an educational greenhouse space for use by the Watauga Extension Service.

Project Site: located adjacent to 971 W. King St. Boone. The parcel number is 2900-69-5774-000 located at longitude -81.689717, latitude: 36.220227

Project Objectives:

- **General Note** – Watauga County has selected to purchase the Atlas Greenhouse Scholar Series Greenhouse kit structure, the materials are on site and labeled. Sealed engineering plans have been purchased from Atlas Greenhouse, to be provided to the selected building contractor. Plan contains: General notes and design basis, foundation plan, floor plan and equipment layout, end wall elevations and sidewall elevations. (See Attached) In addition Building Contractor shall follow all specifications to meet soil control and sedimentation plan as described in the document labeled Project No. B23053 (attached) The fence pictured in the Engineer site plan WILL NOT be constructed, it was to satisfy the Appearance Standard to which Government entities are no longer held accountable. The outside faucet in this plan will also not be installed.

- **Permits**- Watauga County has acquired the necessary documentation including, Elevation Certificate, Storm Drainage Report, Erosion Control and Sedimentation plan, and has a acquired a Commercial Zoning Permit (attached) A meeting on site has taken place with the Town of Boone Building Inspector and Town of Boone Environmental Planner and representative engineer.
- **Building permit #A25-0192** has been acquired from the Town of Boone . The chosen contractor will fill out:

1) "Contractor License Check and Regulation" form. After which the contractor will be able to email or call the Town of Boone Building Inspector to request inspections at each required inspection stages as outlined below. Watauga County Extension is also willing to set up inspections with Town of Boone Building Inspector, Darrell Pulliam. Watauga Extension will pay any additional inspection fees.
2) Lien Holder requirement will be secured by contractor.
3) Separate permits do not have to be pulled for each trade. Electrical, Plumbing and gas all fall under this permit.

- **Electrical Service** has been applied for through New River Power and Light. Representatives have visited site and located where power service will enter the site. See Utility Location document
- **Water Service** has been applied for and paid. Representative from TOB Utilities has visited the site and determined location of meter to be installed pre-construction. It will be a ¾" service with a backflow preventer required inside greenhouse. See Utility location plan.

Project Scope:

- Site prep: Site is already graded flat but would need a base of gravel appropriate as an underlayment for the foundation described in the attached foundation plan. Access to the site from the existing gate is 40 ft and would require approximately 5 cu. yd. of gravel to provide a 12 ft. wide access drive for construction vehicles.
- Construction of concrete pad: including stubs for plumbing and electrical as outlined in engineering plans attached. Town of Boone building inspector would require inspection of concrete forms in place pre-pouring. Post pouring inspection is also required. The type of concrete required is outlined in the foundation plan attached.
- Assembly of greenhouse kit purchased from Atlas Greenhouse following details outlined in the attached engineered plan.
- Outside polycarbonate layer to be attached in accordance with provided engineered drawing.
- Attachment of all fixtures purchased with greenhouse including, 1 fan, 2 vents, 1 door, 1 heater and 1 controller. Locations are shown on engineered plan.
- Electrical wiring:
    1. National Electric Codes will be adhered to throughout the greenhouse
    2. Wiring is included under the existing building permit, a separate permit is not required. If subcontractor is used, they would need to fill out the "Contractor License Check and Regulation" form (attached) and submit to TOB Planning and Inspections.
    3. Engineered drawing not required per TOB building Inspector. A simple diagram of work to be performed to be presented to building TOB building inspector before work begins.
    4. Service entrance panel to be located approximately 33 feet from where New River Power and Light will install Power from existing pole. Contractor would be responsible for ditching and burying line from pole to service entrance. See location on plan.

5. Furnish all labor and materials to properly wire all greenhouse equipment into 100 amp breaker box. 100 Amp Single PHASE Breaker Box to be provided by contractor..
6. Furnish all labor and materials to install 4 - 115 volt receptacles, two on each end of greenhouse.
7. Furnish all labor and materials to install 4, 4ft vapor tight LED shop lights spaced to evenly distribute light.

- Plumbing:
  1. Plumbing is included in the existing commercial building permit, separate permit is not required. If subcontractor is used, they would need to fill out the "Contractor License Check and Regulation" form (attached) and submit to TOB Planning and Inspections
  2. Contractor should present a simple sketch to TOB building inspector before work begins.
  3. Will be installed using 1" PVC from the existing water meter to include backflow preventer inside greenhouse.
  4. 2 hose bibs and 1 laundry sink with cold water supply as indicated in supplemental drawing.
  5. It is approximately 26 ft from the meter to the location of the stubs for entry into the greenhouse preferably would enter into the back of the greenhouse See location in attachment.

- Maintain regular contact with Watauga County Cooperative Extension to update on progress to assure timelines are being met for various aspects of Tobacco Trust Fund Grant timelines.

Funding for Project:

- Funds raised through 9 years of fundraising efforts largely through selling fruit plants to the public to fund approximately $20,000 for the purchase of greenhouse materials and shipping through Atlas Greenhouse. Remaining funds to come through grant funding provided by the Tobacco Trust Fund. Amount of Construction not to Exceed $37,000

Project Schedule:

- Project would need to completed by October 1st 2025 with preference for earlier completion.

- Response to RFQ due 7 days from the posting date

- QBS selection committee evaluation of responses within 2 weeks

- Award of building contract within 2 weeks of presentation of contract.

- Notice to proceed

- Construction date to be determined and stated in the contract

Minimum Qualifications:

- Building Contractor – Properly licensed in the State of North Carolina in the appropriate classification in which to perform this work. Provide other professional services by those appropriately licensed to preform work in the State of North Carolina.

- Possess the ability to maintain sufficient insurance coverage throughout the duration of the project. Provide professional liability coverage in the amount of _ $500,000 dollars (negotiable)

- Communicate past experience with successfully installing Atlas or other similar greenhouse kit of similar size and project scope..

- Communicate plan for safety and protection of owners property.

Evaluation Criteria:

- Building Contractor Experience (30 Points):

- Project Understanding and Approach (30 Points): Responses shall demonstrate an understanding of the project goals and objectives.

- Professionals' Experience and Qualifications (30 Points): Responders shall list relevant project experience. Provide three professional references.

- Safety and Protection of Owner's Property (10 Points): Responders shall submit a plan addressing worker and public safety.

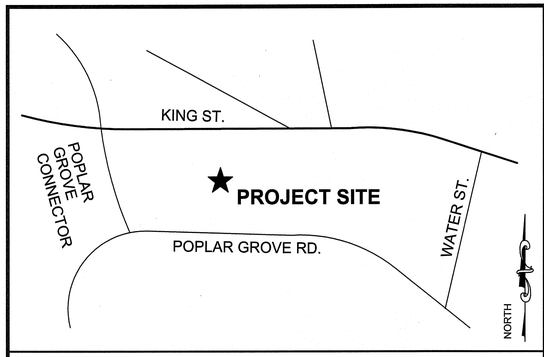
Building Contractor Selection:

The County's project evaluation committee will make a recommendation to the Watauga County Board of County Commissioners based upon the review of all RFQ submittals and points awarded after review of submittals and interviews with short-listed responders. The Board will take into consideration the committee's recommendation and award if deemed to be in the best interest of the County. The successful responder shall be prepared to submit a detailed written proposal including: scope of work, project schedule and fee proposal post award by the Board.

The County may withdraw this RFQ, reject qualifications or any portion thereof at any time prior to award.

Interested parties may send a request for additional information regarding this project by email to pspatter@ncsu.edu

Responses to this RFQ are due by 5:00 PM Thursday May 8th at the Watauga County Extension, 971 W King Street, Boone, NC 28607. RFQ can be emailed to pspatter@ncsu.edu



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION	DWG. NO.
C-1	COVER SHEET	1 OF 3
C-2	SITE, GRADING, DRAINAGE, & EROSION CONTROL PLAN	2 OF 3
C-3	DETAIL SHEET	3 OF 3

OWNER:
WATAUGA COUNTY
814 W. KING STREET, SUITE 205
BOONE, NC 28607
(828) 265-8000

APPLICANT:
PAIGE PATTERSON
WATAUGA COOPERATIVE
EXTENSION SERVICE
971 WEST KING ST.
BOONE, NC 28607
(828) 264-3061

CIVIL ENGINEER:
MUNICIPAL ENGINEERING
SERVICES COMPANY, PA
820-B STATE FARM ROAD
BOONE, NC 28607
(828) 262-1767

GREENHOUSE ADDITION
WATAUGA COUNTY COOPERATIVE EXTENSION
POPLAR GROVE RD
BOONE, NORTH CAROLINA

PROJECT NO. B23053

Municipal Engineering Services Company, P.A.
Boone, N.C. Garner, N.C.

NORTH CAROLINA PROFESSIONAL SEAL 27044 ENGINEER ALAN J. CORE

By: _____ 7-8-24
Professional Engineer

LEGEND

- EX. POWER POLE
- EX. SS MANHOLE
- EX. SS CLEANOUT
- EX. GATE VALVE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. CATCH BASIN
- EX. DROP INLET
- EX. WATER METER
- EX. GUY WIRE
- EX. TEST PIT
- EX. DRAINAGE MANHOLE
- EX. GAS MARKER
- EX. WELL
- EX. TREE
- EX. BUSH
- EX. SIGN
- EX. TELEPHONE PEDESTAL
- EX. FIBER OPTIC MARKER
- PROPOSED POWER POLE
- PROPOSED SS MANHOLE
- PROPOSED SS CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED LIGHT POLE
- PROPOSED STORMWATER DETENTION OUTLET CONTROL STRUCTURE
- PROPOSED STORMWATER DRAINAGE STRUCTURE

LINETYPES

- PROPOSED WATERMAIN
- 3200 — PROPOSED CONTOURS
- 3200 — EXISTING CONTOURS
- STREAM OR CREEK
- DITCH OR SWALE
- T/B — STREAM OR CREEK TOP OF BANK
- SB — STREAM BUFFER
- TB — TROUT BUFFER
- WTL — EXISTING WETLANDS
- PROPOSED DRAINAGE PIPE
- EXISTING STORM DRAINAGE
- PROPOSED SANITARY SEWER MAIN
- CENTERLINE
- FENCES
- EXISTING WATERLINE
- R/W — RIGHT-OF-WAY LINE
- EA — EASEMENTS
- WS — EXISTING WATERSHED
- AE — EXISTING FLOOD ZONE AE LIMIT
- EXISTING SANITARY SEWER
- PD — PERMANENT DIVERSION
- TD — TEMPORARY BERM DITCH
- SF — SILT FENCE
- EXISTING WOODS LINE
- // — EXISTING OVERHEAD POWERLINE
- G — UNDERGROUND GAS LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- P — UNDERGROUND POWERLINE
- T — UNDERGROUND TELEPHONE LINE
- C — UNDERGROUND CABLE LINE

LAND USE INFORMATION

WATAUGA COUNTY PIN:	2900-59-5774-000
ZONING:	B-1 DI (DOWNTOWN INTERFACE)
PROPERTY AREA:	0.771 AC (FROM DEED)
EXISTING LAND USE:	5.16 GOVERNMENT FACILITY
PROPOSED LAND USE:	5.16 GOVERNMENT FACILITY

811 Know what's below. Call before you dig.

North Carolina One-Call Center
811 or 1-800-632-4949
www.ncocc.org

TIER SYSTEM OF COMPLIANCE

TAX VALUE OF PROPERTY = $122,400

CONSTRUCTION COST ESTIMATE:

CONCRETE SLAB	=	$1,500
GREEN HOUSE KIT	=	$18,000
ELECTRICAL SERVICE	=	$1,500
WATER SERVICE	=	$1,500
SCREEN FENCE	=	$2,500
TOTAL	**=**	**$25,000**

THE CONSTRUCTION COST ESTIMATE IS 20% OF THE PROPERTY VALUE.

PER THE TOWN OF BOONE THE PROPOSED DEVELOPMENT IS REQUIRED TO MEET THE REQUIREMENTS OF TIER 1.

TIER 1:

BICYCLE PARKING - TBD BY TOWN STAFF. APPLICANT REQUESTS THAT STAFF WAIVE BICYCLE PARKING REQUIREMENTS FOR THIS FACILITY.

LANDSCAPE - EXISTING VEGETATION ALONG POPLAR GROVE ROAD TO COUNT AS STREET YARD BUFFER. TOWN STAFF MAY REQUIRE SUPPLEMENTAL PLANTING PRIOR TO CERTIFICATE OF OCCUPANCY.

MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 · PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 · PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586

GREENHOUSE ADDITION
WATAUGA COUNTY COOPERATIVE EXT.
POLAR GROVE RD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

COVER SHEET

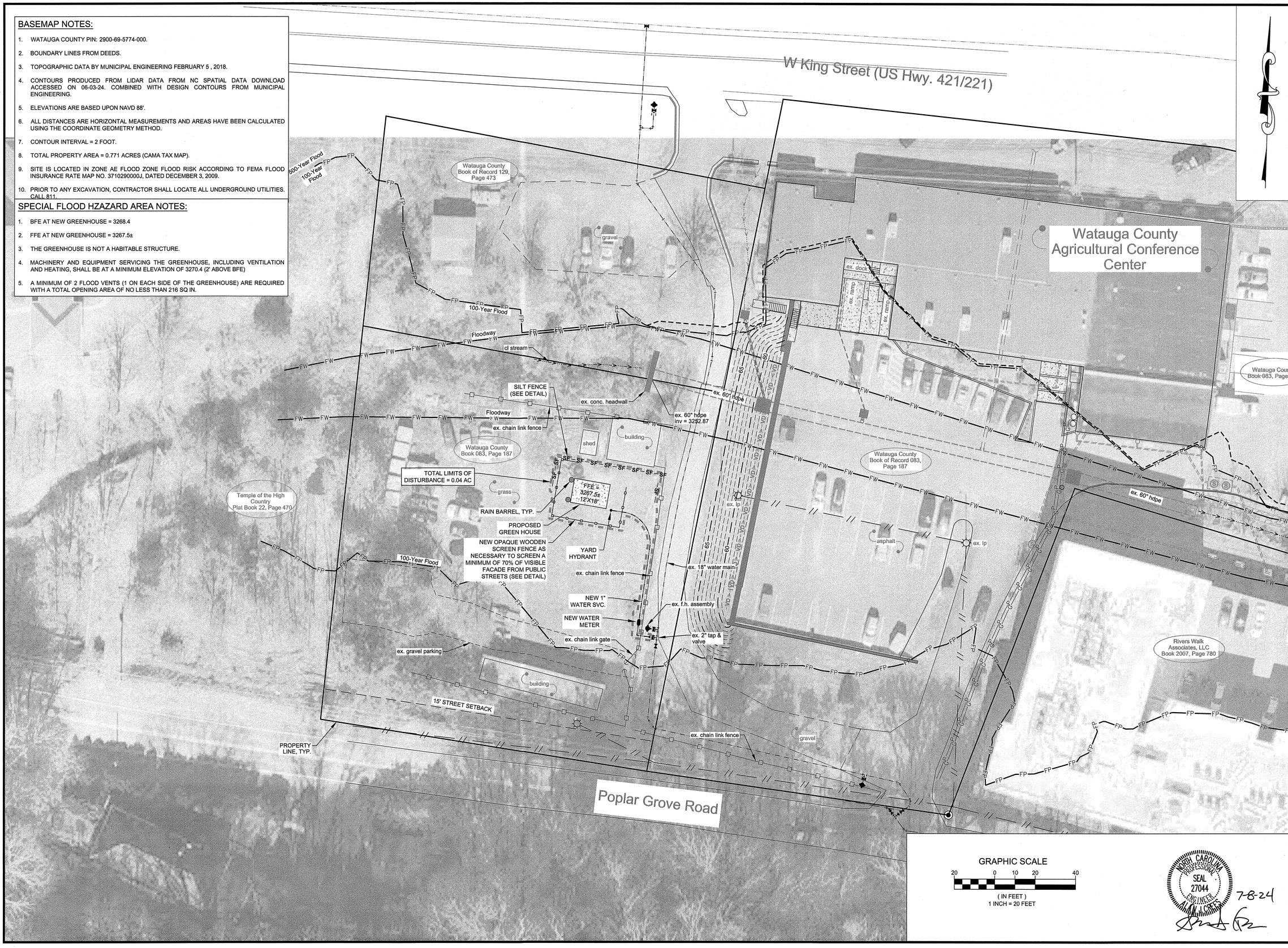
SCALE:	NA
DATE:	07-08-24
DRWN. BY:	SGJ
CHKD. BY:	AJC
PROJECT NUMBER	B23053
DRAWING NO.	C-1
SHEET NO.	1 OF 3

BASEMAP NOTES:

1. WATAUGA COUNTY PIN: 2900-69-5774-000.
2. BOUNDARY LINES FROM DEEDS.
3. TOPOGRAPHIC DATA BY MUNICIPAL ENGINEERING FEBRUARY 5 , 2018.
4. CONTOURS PRODUCED FROM LIDAR DATA FROM NC SPATIAL DATA DOWNLOAD ACCESSED ON 06-03-24. COMBINED WITH DESIGN CONTOURS FROM MUNICIPAL ENGINEERING.
5. ELEVATIONS ARE BASED UPON NAVD 88'.
6. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS AND AREAS HAVE BEEN CALCULATED USING THE COORDINATE GEOMETRY METHOD.
7. CONTOUR INTERVAL = 2 FOOT.
8. TOTAL PROPERTY AREA = 0.771 ACRES (CAMA TAX MAP).
9. SITE IS LOCATED IN ZONE AE FLOOD ZONE FLOOD RISK ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 3710290000J, DATED DECEMBER 3, 2009.
10. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 811.

SPECIAL FLOOD HZAZARD AREA NOTES:

1. BFE AT NEW GREENHOUSE = 3268.4
2. FFE AT NEW GREENHOUSE = 3267.5±
3. THE GREENHOUSE IS NOT A HABITABLE STRUCTURE.
4. MACHINERY AND EQUIPMENT SERVICING THE GREENHOUSE, INCLUDING VENTILATION AND HEATING, SHALL BE AT A MINIMUM ELEVATION OF 3270.4 (2' ABOVE BFE)
5. A MINIMUM OF 2 FLOOD VENTS (1 ON EACH SIDE OF THE GREENHOUSE) ARE REQUIRED WITH A TOTAL OPENING AREA OF NO LESS THAN 216 SQ IN.



NORTH CAROLINA PROFESSIONAL SEAL 27044 ENGINEER
7-8-24

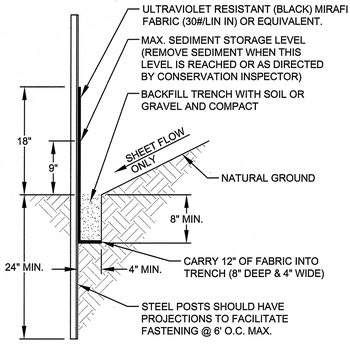
MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 · PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 · PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586

GREENHOUSE ADDITION
WATAUGA COUNTY COOPERATIVE EXT.
POLAR GROVE RD
BOONE, NORTH CAROLINA

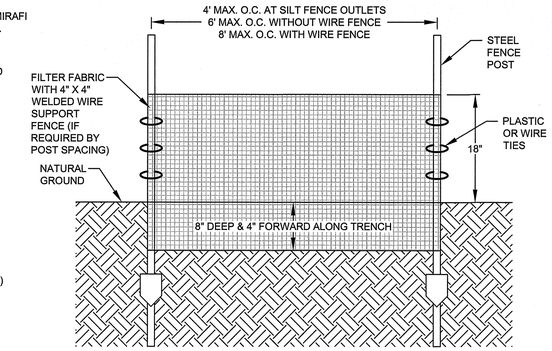
DATE	BY	REV.	DESCRIPTION

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN

SCALE:	AS SHOWN
DATE:	07-08-24
DRWN. BY:	SGJ
CHKD. BY:	AJC
PROJECT NUMBER	B23053
DRAWING NO.	C-2
SHEET NO.	2 OF 3



SECTION



ELEVATION

MAINTENANCE REQUIREMENTS:

1. INSPECT SILT FENCE AT LEAST ONCE PER 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF 1 INCH OR GREATER IN 24 HOURS. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. SHOULD THE FABRIC OF A SILT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT IMMEDIATELY.
3. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE-HALF OF THE FENCE HEIGHT AND AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAINFALL AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO NOT DAMAGE OR UNDERMINE THE FENCE DURING CLEANOUT.
4. INSTALL ADDITIONAL STEEL POSTS OR WIRE BACKING AT LOCATIONS WHERE SILT FENCE IS SAGGING.

SILT FENCE

NOT TO SCALE

GROUND STABILIZATION TIMEFRAMES

Required Ground Stabilization Timeframes		
Site Area Description	**Stabilize within this many calendar days after ceasing land disturbance**	**Timeframe variations**
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	- 7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

APPLY TOP DRESSING 6 MONTHS AFTER INITIAL SEEDING. TOP DRESSING TO CONSIST OF THE FOLLOWING:

RE-APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS. IF SOIL TESTS ARE NOT AVAILABLE, APPLY 4,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 5-10-10 FERTILIZER.

APPLY 1/2" COMPOST OR TOP SOIL TO ANY BARE SPOTS.

RE-APPLY SEED MIX TO ANY BARE OR THIN SPOTS PER THE PERMANENT SEEDING SCHEDULE OR PERMANENT FLOODPLAIN SEED MIX SPECIFICATIONS AS APPROPRIATE FOR THE AREA.

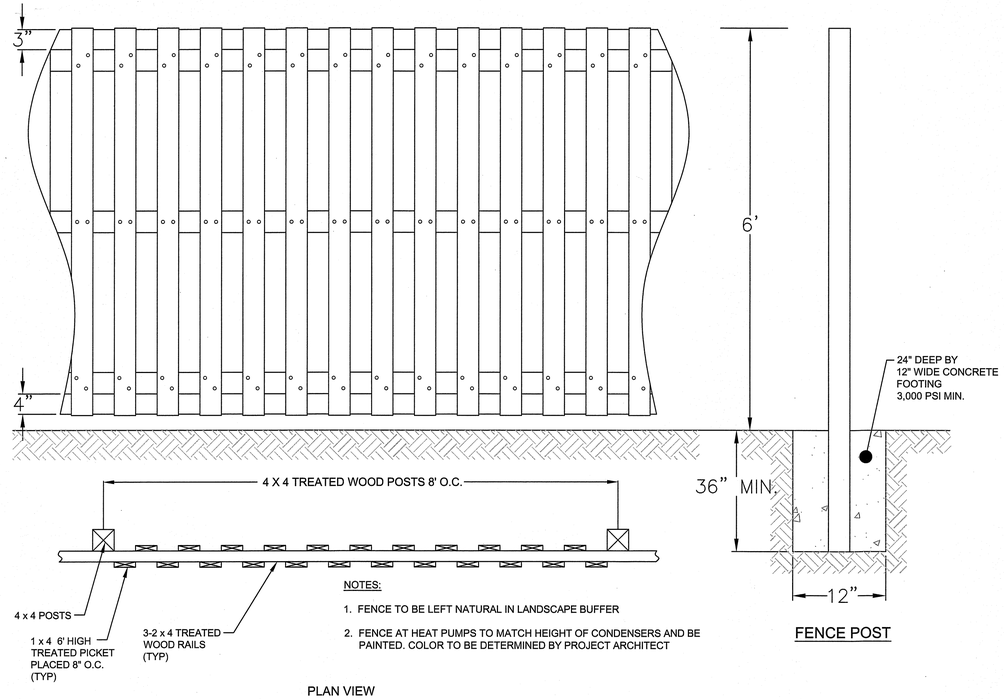
RE-MULCH BARE SPOTS THAT HAVE BEEN RE-SEEDED.

TOP DRESSING SPECIFICATIONS

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed



NOTES:

1. FENCE TO BE LEFT NATURAL IN LANDSCAPE BUFFER
2. FENCE AT HEAT PUMPS TO MATCH HEIGHT OF CONDENSERS AND BE PAINTED. COLOR TO BE DETERMINED BY PROJECT ARCHITECT

PLAN VIEW

FENCE POST

6' HIGH WOODEN FENCE DETAIL

NTS

NORTH CAROLINA PROFESSIONAL SEAL 27044 ENGINEER ALAN J. CRESS

7-8-24

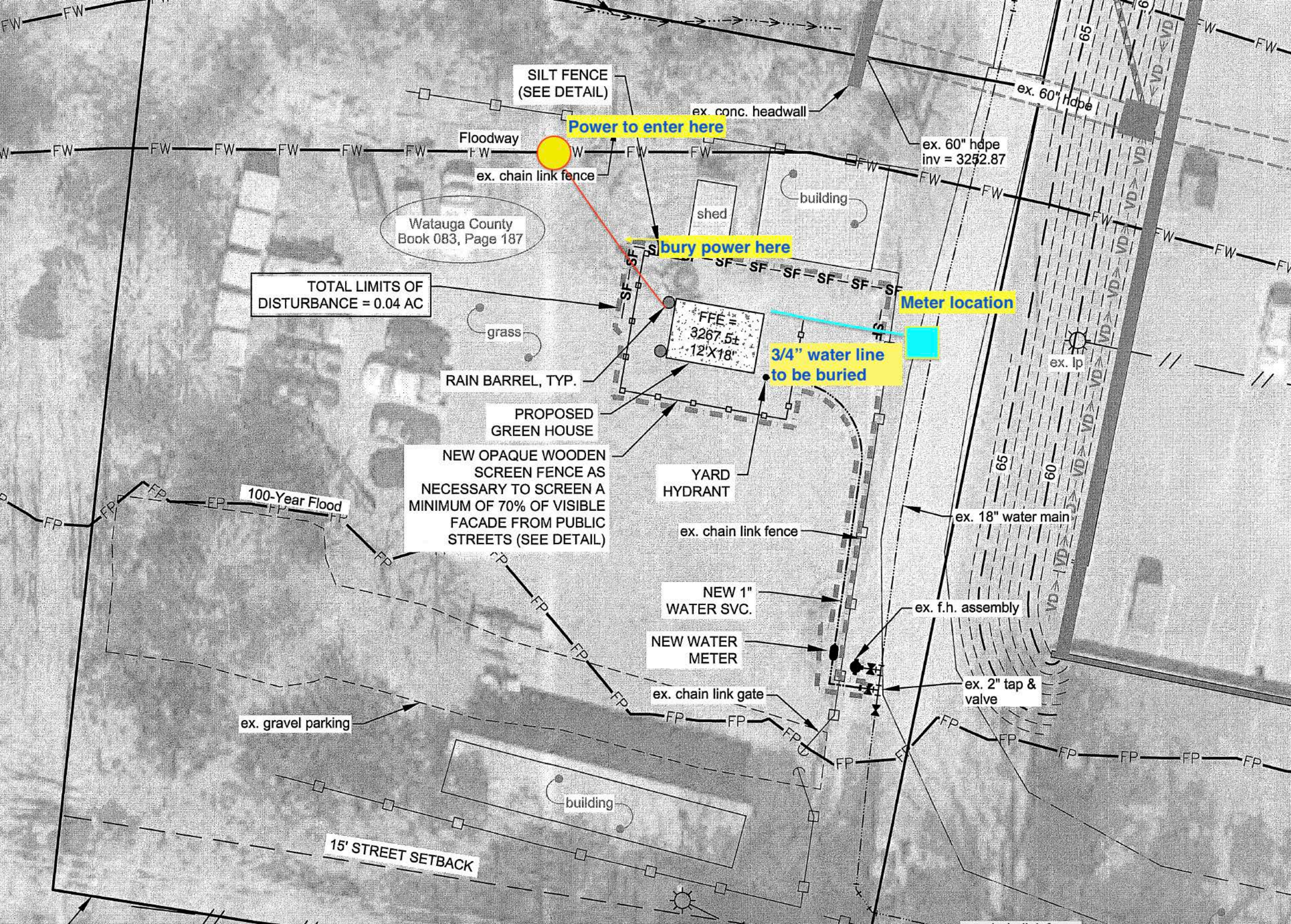
MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586

GREENHOUSE ADDITION
WATAUGA COUNTY COOPERATIVE EXT.
POLAR GROVE RD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

DETAIL SHEET

SCALE:	AS SHOWN
DATE:	07-08-24
DRWN. BY:	SGJ
CHKD. BY:	AJC
PROJECT NUMBER	B23053
DRAWING NO. C-3	SHEET NO. 3 OF 3


SILT FENCE
(SEE DETAIL)
Power to enter here
ex. conc. headwall
ex. 60" hdpe
ex. 60" hdpe
inv = 3252.87
Floodway
ex. chain link fence
building
shed
Watauga County
Book 083, Page 187
bury power here
TOTAL LIMITS OF
DISTURBANCE = 0.04 AC
Meter location
FFE =
3267.5±
12'X18'
grass
3/4" water line
to be buried
ex. lp
RAIN BARREL, TYP.
PROPOSED
GREEN HOUSE
NEW OPAQUE WOODEN
SCREEN FENCE AS
NECESSARY TO SCREEN A
MINIMUM OF 70% OF VISIBLE
FACADE FROM PUBLIC
STREETS (SEE DETAIL)
YARD
HYDRANT
100-Year Flood
ex. 18" water main
ex. chain link fence
NEW 1"
WATER SVC.
ex. f.h. assembly
NEW WATER
METER
ex. 2" tap &
valve
ex. chain link gate
ex. gravel parking
building
15' STREET SETBACK

Commercial/Multi-Family Zoning Permit Application

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C ◆ Boone, North Carolina 28607
Phone (828) 268-6960 ◆ Fax (828) 268-6961◆ Email: planning@townofboone.net ◆ www.townofboone.net

A. Required to be Submitted at Time of Application (check all that apply)

Failure to provide the info required on this application may delay the review and subsequent issuance of the requested permit.

- ☐ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
- ☐ 6 paper copies (max. 30" x 42") of complete site plans meeting requirements of UDO Appendix A; 2 copies of building elevations
- ☐ Financial Responsibility Ownership Form for any land-disturbing activities
- ☐ Any applicable driveway permit applications (Town of Boone or NCDOT)
- ☐ If applicable, verification that the applicant has submitted a Water and Sewer System Development Fee Application (for Town water and sewer) or written approval from the Appalachian District Health Department (for well and/or septic).
- ☐ Traffic Impact Analysis if applicable, see UDO Article 4, Subsection 4.05.03.
- ☐ Geologic hazard investigations if applicable, see UDO Article 19, Section 19.03.
- ☐ Property Owner Authorization. If you are not the property owner, you will need to provide documentation of property owner authorization to apply for this permit. You may have the property owner sign this application (Section P) or the property owner can provide a written and signed authorization that clearly states they are authorizing the applicant to submit this application.
- ☐ Permit Fee (See Planning & Inspections Fee Schedule)

  Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

B. Property Information (Project Location)

Street Address: Poplar Grove Road

Watauga County Parcel Identification Number(s): 2900-69-5774-000

C. Property Owner Information

Name: Watauga County

Complete Mailing Address (Street, City, Zip): 814 West King Street Suite 205 Boone NC 28607

Phone Number: 828-265-8000

Email Address: deron.geouque@watgov.org

D. Applicant Information

Name: Paige Patterson

Company: Watauga County Cooperative Extension Service

Complete Mailing Address (Street, City, Zip): 971 West King Street Boone NC 28607

Phone Number: 828-264-3061

Email Address: pspatter@ncsu.edu

Preferred Method of Contact for Written/Response Documents (select one): ☐ Mail or ☒ Email

E. Project Type

☒New Construction, Additions (including any change of use with additions), Accessory Structure

☐Change of Use/Renovation

☐Lighting, Parking, Landscape Modifications, or Culvert Repair

F. Detailed Description of Project

Installation of a 12'x18' prefabricated greenhouse.

G. Project Cost/Total Development Value

Project Cost (inclusive of Landscaping Costs): $ 25,000

Landscape Cost: $ 0.00

Total Development Value: $ 122,400

Pursuant to UDO Section 1.24 , an applicant may use (a) the developments tax value (b) an "as is" appraisal if completed within 2 years prior to submittal or (c) a purchase price if transacted within 2 years. Proof of (b) and (c) are required.

H. Project History

Is the development subject to a site specific development plan authorized in a Special Use Permit or Conditional District Map Amendment? ☐ Yes ☒ No ☐ Unknown

If yes, please describe: _____

Are there any variances granted that impact the property? ☐ Yes ☐ No ☒ Unknown

If yes, please describe: _____

I. Use Information

Existing Land Use(s): 5.16 Government Facility

Proposed Land Use(s) (Specific Use # from UDO Section 15.07 Required): no change

J. Building/Structure Information (include information for additional buildings on a separate sheet)

	Current:	Proposed:
Building Footprint Square Footage:	n/a	216
Total Building Square Footage (all floors):	n/a	216
Number of Stories	n/a	1
Building Height:	n/a	12' +/-
Number of Units:	n/a	n/a
Number of Bedrooms:	n/a	n/a

K. Environmental Information

Total Land Area : 0.771 ☐ Sq. Feet or ☒ Acres

Disturbed Area: 0.04 ☐ Sq. Feet or ☒ Acres

A "Financial Responsibility Ownership Form" shall be submitted for all developments which include any land disturbing activity.

Viewshed: Is development occurring within the Viewshed Protection District? ☐ Yes ☒ No ☐ Unknown

Slope:
Is development occurring on slopes in excess of 30%? ☐ Yes ☒ No ☐ Unknown
Is development occurring on slopes in excess of 50%? ☐ Yes ☒ No ☐ Unknown

Watershed:
Is the property located within a designated Water Supply Watershed Area? ☐ Yes ☒ No ☐ Unknown
If yes, please select: ☐ WS-II-CA ☐ WS-IV-PA ☐ WS-IV-CA

Stream/River: Is there a stream or river on or near the property? ☒ Yes ☐ No

SFHA: Is the property located within the Special Flood Hazard Area? ☒ Yes ☐ No ☐ Unknown

Impervious Area:
What is the existing impervious area in the development? 6,558 ☒ sq. feet ☐ acres
What is the proposed impervious area in the development? 6774 ☒ sq. feet ☐ acres

L. Water & Wastewater Information

☒Town: ☒ Water and/or ☒ Sewer ☐Private: ☐ Well and/or ☐ Septic

M. Project Manager Information

A project manager is responsible for the activities listed in UDO Section 4.19. Commercial site improvements that involve no more than 2,500 square feet of land disturbing activity are exempt from this requirement.

Name: Paige Patterson

Company: Watauga County Cooperative Extension Service

Address: 971 West King Street Boone NC 28607

License #: n/a

Phone Number: 828-264-3061

Email Address: pspatter@ncsu.edu

N. Design Professional Information

Designer is an: ☐Architect ☒Engineer ☐Owner ☐Other: _____

Name: Alan J. Crees

Company: Municipal Engineering Inc.

Complete Mailing Address (Street, City, Zip): 820-B State Farm Road Boone NC 28607

Phone Number: 828-262-1767

Email Address: acrees@mesco.com

Designer is an: ☐Architect ☐Engineer ☐Owner ☐Other: _____

Name:

Company:

Complete Mailing Address (Street, City, Zip):

Phone Number:

Email Address:

Additional Designer Information: If additional designers are involved beyond the 2 listed, please provide additional info on a separate sheet.

O. Brownfields Agreement Notification

1. Does the applicant have or is the applicant planning to enter into a Brownfields Agreement with the NC Brownfields Program? ☐ Yes ☒ No (If yes, please answer question #2 below.)

2. Anticipated date for the first year of partial exclusion of property taxes: n/a

P. Applicant Signature and Property Owner Authorization

I hereby certify that I am authorized to submit this application; that all information is correct and complete; and all work will comply with all applicable State and local laws, ordinances, and regulations. I will ensure that the Planning and Inspections Department is notified of any changes in the approved plans and specifications for the project permitted herein.

Note: this form is not a permit. No work may commence until the actual permit has been issued. Working without permits may result in additional fees being assessed.

Paige Patterson	Paige Patterson	7/8/24
Applicant (Print)	**Applicant (Signature)**	**Date**

Watauga County	Dee Stevens	7-8-2024
Property Owner (Print)	**Property Owner (Signature)**	**Date**

Official Use Only				
Permit Name:				
Permit Number:				
Date:	Fee:	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number:_____	Paid By:

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