

**TOWN OF VASS  
BOARD OF COMMISSIONERS  
SPECIAL MEETING  
November 25, 2013**

The Special Meeting was called to order by Mayor Callahan at 5:00 p.m. Commissioners in attendance were: Blackwell, Bridgers, Callahan, Cirone and Kellis.

**A. Approval of Revised Preliminary Plat**

This special meeting was called at the request of Mayor Callahan to review and approve the revised preliminary plat for the Wolf Ram/Klingenschmidt subdivision. The seller has decided to keep 4.8 acres so the developer has had to rework the plat and reduce the number of lots. The conditions approved at the November 11 meeting were also revised by removing item 17. Commissioner Kellis made a motion to approve the revised plat dated 11/19/13 and the revised conditions. Motion carried unanimously.

It was also discussed that in order to approve the fire flow rate that pressure reducing valves will have to be installed on every tap in the town and the area of Hyland Hills and Niagara. The Wolf Ram developer has agreed to pay \$55,100 of the cost of this project.

**ADJOURNMENT**

Commissioner Kellis made a motion to adjourn at 5:30 p.m. Motion carried unanimously.

TOWN OF VASS

\_\_\_\_\_  
Henry E. Callahan, Mayor

ATTEST: \_\_\_\_\_  
Josephine E. Smith, CMC  
Town Clerk

**Conditions for approval of Preliminary Plat of Wolf Ram/Klingenschmidt Development  
Rev. 2 dated 11/19/13.**

1. A unique name is needed for the subdivision and the streets that do not duplicate another name in the E-911 system or the name of an existing subdivision.
2. A copy of an approved SECP must be submitted before any site disturbance may occur.
3. An approved stormwater permit for Phase 2 must be submitted prior to construction on Phase 2.
4. ~~Prior to submittal for Phase 2 of the project, construction on at least 50 percent of the lots in Phase I must be initiated.~~
5. The final plat must reflect the easements for joint driveways for lots fronting Union Church Road as required by NCDOT.
6. The final plat must contain a Watershed Certificate.
7. Drainage details should be captured on a plan sheet that reflects easements to be depicted on the final plat. All drainage improvements within town right-of-way must be acceptable to the town.
8. The applicant is required to install street signs and street lights in accordance with the subdivision regulations and will submit cut sheets showing the type of sign to be used and locations where they will be placed.
9. Prior to site disturbance, Moore County Utilities must approve all construction detail for water and sewer extensions and all state permits must be received. A copy of the off-site sewer easement will be provided to the town.
10. The subdivision is required to be served by underground electric.
11. A grassed walkway is authorized in lieu of sidewalks to be located internally to the subdivision. Walkways are not required along Union Church Rd.
12. A variance for the separation between driveways and right-of-ways subject to NCDOT approval and a variance is authorized provided the project meet Moore County and DENR construction standards for water and sewer subject to receipt of all required permits.
13. Front setbacks 30 feet in depth will be provided for the lots fronting Union Church Road.
14. Existing debris on the site in both Phase I and 2 will be removed during development of Phase I.
15. The Town will ~~not~~ accept open space dedication. ~~The applicant shall provide an incorporation agreement to create an entity for maintenance of the open space. Open space easements shall be provided consistent with subdivision regulations.~~
16. The applicant will provide documentation during construction that the project will satisfy watershed requirements by either meeting 24% built upon area or implementing the special intensity allocation already granted.

The above conditions, to be attached to the Preliminary Plat, were approved by the Town of Vass Board of Commissioners on November 25, 2013.

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Henry E. Callahan, Mayor

Attest: \_\_\_\_\_  
Josephine E. Smith, Town Clerk