



Town of Clayton
Town of Clayton Planning Board Agenda
Monday, September 28, 2020 @ 6:00 PM
Town Council Chambers

THE CLAYTON PLANNING BOARD MEETING WILL BE HELD IN-PERSON.

IF YOU WISH TO OFFER COMMENTS AND DO NOT WISH TO ATTEND IN PERSON, PLEASE FORWARD YOUR COMMENTS TO THE BOARD CLERK NO LATER THAN NOON THE DAY OF THE MEETING. PLEASE INCLUDE YOUR NAME AND ADDRESS. PUBLIC COMMENTS RECEIVED WILL BE INCLUDED AS PART OF THE RECORD.

EMAIL: CFREEMAN@TOWNOFCLAYTONNC.ORG

BELOW PLEASE FIND ADDITIONAL INFORMATION REGARDING PROCEDURES FOR IN-PERSON MEETINGS:

IN PERSON TOWN COUNCIL / ADVISORY BOARD MEETING PROCEDURES

- ALL persons attending must wear a mask.
- We will be following proper social distancing at all times.
- We will have a separate entrance door and separate exit door.
 - Entrance will be main door on Horne Street.
 - Exit will be rear door facing Horne Street in the council chambers.
- Any member of the public attending will be asked to wait in the lobby until item they wish to address is ready for discussion.
- Lobby will be set to encourage social distancing.
 - Chairs will be at least 6' from each other.
- We will have TWO staff members attending the meeting(s) to ensure smooth transition with those attending the meeting. One person will serve as the LOBBY staff and the other will serve as the CHAMBER staff. *Their duties are outlined below.*
- The meeting will be shown on the monitor in the lobby. (YouTube)
- All council or board members will be socially distanced in the council chambers and wearing face masks.*
- Staff will be socially distanced and seated within the council chambers. Face masks will be worn.*
- Hand sanitizer will be available, both in the lobby and council chambers.
- Podium/microphone will be sanitized after each speaker.

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. [Clayton Planning Board - 24 Aug 2020 - Draft Minutes](#)

4. PUBLIC HEARINGS

- a. 2020-74-RZ O'Neil Overlook Rezoning

Tag # 05H02199I / 05H02207W

Location: South Side of North O'Neil Street; North and abutting the Rollingwood Subdivision

[Application 2020-74-RZ - O'Neil Overlook Rezoning](#)

[Adjacent Property Letter - 2020-74-RZ - O'Neil Overlook Rezoning](#)

[Neighborhood Meeting Packet - 2020-74-RZ - O'Neil Overlook Rezoning](#)

[Recorded Plat - O'Neil - 2020-74-RZ-O'Neil Overlook Rezoning](#)

[PB Staff Report - 2020-74-RZ - O'Neil Overlook Rezoning](#)

[Staff Report Map - 2020-74-RZ - O'Neil Overlook Rezoning](#)

POTENTIAL ACTION: Recommend Approval/Denial of 2020-74-RZ O'Neil Overlook Rezoning to Town Council

- b. 2020-113-PDD Ashcroft 2 Planned Development Rezoning
Tag # 05H02013A / 05H02012 / 05G02013 / 05H02009A / 05H02010A / portion of 05H02200B / 05H02015

Location: N. O'Neil Street; north of Ashcroft Subdivision

[Updated Application - 2020-113-PDD - Ashcroft 2 Planned Development Rezoning](#)

[Owner's Consent Forms - 2020-113-PDD - Ashcroft Section 2 Planned Development Rezoning](#)

[Adjacent Property Letter - 2020-113-PDD - Ashcroft 2 Planned Development Rezoning](#)

[Neighborhood Meeting Materials - 2020-113- PDD - Ashcroft 2 Planned Development Rezoning](#)

[Boundary Survey - 2020-113-PDD - Ashcroft Section 2 Planned Development Rezoning](#)

[Rezoning Exhibit - 2020-113-PDD - Ashcroft 2 PDD Rezoning](#)

[Preliminary Master Plan - 2020-113-PDD - Ashcroft 2 PDD Rezoning](#)

[Staff Report - 2020-113-PDD - Ashcroft 2 PDD Rezoning](#)

[Staff Report Map - 2020-113-PDD - Ashcroft 2 Planned Development Rezoning](#)

POTENTIAL ACTION: Recommend Approval/Denial of 2020-113-PDD Ashcroft 2 Planned Development Rezoning to Town Council

5. NEW BUSINESS

- a. 2020-81-SP Government Road Handy Mart Major Site Plan
Tag #: 05F02019B / 05F02019C / 05F02019E
Location: 2900 NC Hwy 42 W
[Application - 2020-81-SP - Government Road Handy Mart Major Site Plan](#)
[Owner's Consent Form - 2020-81-SP - Government Road Handy Mart Major Site Plan](#)
[Neighborhood Meeting Materials - 2020-81-SP - Government Road Handy Mart Major Site Plan](#)
[Final Site Plan - 2020-81-SP - Government Road Handy Mart Major Site Plan](#)
[Staff Report - 2020-81-SP - Government Road Handy Mart Major Site Plan](#)
[Staff Report Map - 2020-81-SP - Government Road Handy Mart Major Site Plan](#)

POTENTIAL ACTION: Approve / Deny 2020-81-SP Government Road Handy Mart Major Site Plan

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN



**Town of Clayton
Planning Board Minutes
August 24, 2020 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Travis Avery
Brian Tiede
Stephen Powers
James Lipscomb
Bucky Coats
Andria Merritt
Frank Price
James Moore
Marty Bizzell

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Senior Planner
Sharon Sharpe, Planner
Jeff Caines, Planner
Merrick Parrott, Town Attorney
Chrissy Freeman, Clerk to the Board
Michael Grannis, Councilman

MEMBERS ABSENT:

1 CALL TO ORDER

- a) Planning Board Chair Andria Merritt called the meeting to order at 6:00 pm. All board members were present.

2 ADJUSTMENT OF THE AGENDA

- a) Request to move 2020-112-RZ Country Lane Rezoning to the next regular Planning Board meeting on September 28, 2020.

3 APPROVAL OF MINUTES

- a) **ACTION:** Approve July 27, 2020 Planning Board Minutes
- Motion: Board Member Coats
Second: Board Member Powers
Vote: Unanimous

4 OLD BUSINESS

- a) 2020-97-RZ Champion East - Rezoning
Tag # 05003003 / 05003011 / 05003012 / 05003014 / 05003015 / 05003016 / 05003010
Location: 310 Champion Street

Planner Jeff Caines presented this item. The applicant is requesting to rezone 1.853 acres from Office-Institution (O-I) and Single Family Residential - 8 (R-8) to Single Family Residential (R-6). This request was heard last Planning Board

meeting and here for deliberation. Staff recommends this approval. There was no questions for staff and no public comments.

ACTION: Approve 2020-97 RZ Champion East Rezoning recommendation to Town Council

Motion: Board Member Powers
Second: Board Member Price
Vote: Unanimous

5 PUBLIC HEARINGS

- a) 2020-56-VAR - European Touch of Beauty HC Ramp Setback Variance **(Quasi-Judicial)**
Tag #: 05003028
Location: 209 Champion Street

Town Attorney Merrick Parrott explained the Quasi-Judicial process. Clerk to the Board Chrissy Freeman gave the affirmation.
Senior Planner Haley Hogg presented this item. The applicant is requesting a side yard setback of 5.28" to construct a required handicap ramp. The building on the property was formerly utilized as a single family residence. The property is now zoned Highway-Business (B-3), so the applicant has submitted a minor site plan to bring the property up to commercial development standards in order to convert the building into a salon. The existing building on site is a non-conforming structure, as it does not meet current setback requirements for the B-3 zoning district. Although the B-3 district requires a side setback of 15', this building is only setback 4.6' from the side property line which greatly limits the ability to install a handicap ramp in this location. The Planning Board shall review and make a final decision regarding Variance applications. Planning Board member Mary Bizzell asked what type of material that will be used for the ramp.

The applicant, Curk Lane from Trueline Surveying was present and available for questions. He answered Planning Board Bizzell's question that the ramp will be made of wood. There were no further questions.

Planning Board members read through the Findings of Facts.

ACTION: Approve 2020-56-VAR - European Touch of Beauty HC Ramp Setback Variance

Motion: Board Member Coats
Second: Board Member Bizzell
Vote: Unanimous

- b) 2020-91-CUP Debbie's In-home Daycare Conditional Use Permit **(Quasi-Judicial)**
Tag #: 05H03193E
Location: 2908 Brittany Drive (Brittany Woods Subdivision)

Town Attorney Merrick Parrott explained the Quasi-Judicial process. Clerk to the Board Chrissy Freeman gave the affirmation.

Planner Sharon Sharpe presented this item. The applicant is requesting a Conditional Use Permit to operate an in-home daycare as a Class "B" home occupation within an existing single-family residence. The proposed operation hours will be Monday through Friday 7:00 am - 6:00 pm. The day care will not have any employees and the applicant is requesting to supervise up to six unrelated children. This request is consistent with the Unified Development Code and is compatible with Surrounding Land Uses. There were no questions for staff.

Planning Board Member Coats asked if there is a HOA in this neighborhood, the applicant stated no. There were no further questions.

ACTION: Approve with conditions 2020-91-CUP Debbie's In-home Daycare Conditional Use Permit

Motion: Board Member Bizzell

Second: Board Member Powers

Vote: Unanimous

c) 2020-103-PDD Lumen Planned Development Rezoning

Tag #: 05F02037E / 05F02037B / 05F02037A / 05F02037

Location: Located off Hwy 42 W, adjacent to 70 bypass and across from Spring Branch Medical Park

Planning Board Member Brian Tiede recused himself from this project.

Senior Planner Haley Hogg presented this item. The applicant is requesting to rezone the subject properties from Residential Estate (R-E) to Planned Development Mixed Used (PD-MU). The properties are located off NC Hwy 42 West, across from Spring Branch Medical Park. This application is running concurrently with a preliminary plat application which is serving as a master plan for the overall development. The plan outlines the permitted uses and dimensional standards proposed for the development. Per UDC, the Planning Board shall make a recommendation to Town Council regarding all rezoning requests. Planning Board member Price asked if this was in the small area plan for the hospital, Ms. Hogg stated yes it is. There were no further questions.

The applicant Richard Brown was present and available for questions. He went over a brief overview of the request. He introduced his team that was also present and available for questions. The future land use map shows this application and supporting master plan meets the requirements of the planning policies and consistent with Surrounding Land Use. There will be two points of access, one adjacent from the hospital and one by Springbrook. There were no questions for the applicant.

ACTION: Approve 2020-103-PDD Luman Planned Development rezoning recommendation to Town Council

Motion: Board Member Bizzell
Second: Board Member Lipscomb
Vote: Unanimous

6 NEW BUSINESS

- a) 2020-101-SP Grifols WWTP Phase 2 Expansion Major Site Plan
Tag #: 05I05001D
Location: 8368 US Hwy 70 Business West

Senior Planner Haley Hogg presented this item. The applicant is requesting for expanding of Grifols existing wastewater treatment plant located internal to its main campus of US Hwy 70. Grifols is anticipating an increase in production which will cause the facility to produce additional wastewater. There are two proposed buildings to be built. Phase 1 of the upgrades is currently underway. Phase 2 of the upgrades which will involve adding additional equipment to the site. An existing aeration basin and associated structures and utilities are proposed for demolition. New asphalt access drives are proposed to serve the facility. These access drives have been reviewed and approved by the Fire Department to ensure compliance in design for emergency services. A new MBBR tank is proposed on site, along with a 5,000 square foot MBR building. Additionally, an electrical and blower building is proposed as well as the aerobic basins and digesters. Grifols is also proposing a 20 x 20 common area for employees to use as an amenity area. . There will be no additional employees or no changes to landscaping. This request is also consistent with the Comprehensive Plan 2040 and the Unified Development Code. Staff does recommend approval. There were no questions for staff.

The applicant was present and available for questions. There were no questions.

ACTION: Approve 2020-101-SP Grifols WWTP Phase 2 Expansion Major Site Plan

Motion: Board Member Price
Second: Board Member Coats
Vote: Unanimous

- b) 2020-38-SP Shoppes at Glen Laurel Lot 8 Major Site Plan
Tag #: 05I04003W
Location: Located at corner of NC Hwy 42 East and Glen Laurel Road, within Shoppes at Glen Laurel Master Development.

Senior Planner Haley Hogg presented this item. The applicant is proposing to develop three new commercial buildings on the existing property totaling 36,100 square feet. This will include a mix of retail, restaurant and commercial use. All three buildings will share parking. The proposed site plan is consistent with the Comprehensive Plan 2040 and Surrounding Land Uses.
The applicant was present and available for questions. The master plan modification was approved by Town Council on August 17, 2020. There were

no questions for the applicant.

ACTION: Approve 2020-38-SP Shoppes at Glen Laurel Lot 8 Major Site Plan

Motion: Board Member Bizzell

Second: Board Member Avery

Vote: Unanimous

c) 2020-79-SP Shoppes at Glen Laurel Daycare Major Site Plan

Tag #: 05I04003

Location: Located on the corner of Glen Laurel Road and Highway 42 East

Planner Sharon Sharpe presented this applicant. The applicant is requesting approval for construction of approximately 14,000 square feet of daycare building. The daycare hours Monday - Friday. The proposed use meets all parking requirements. The property has some right away property and have also met landscaping requirements. The structure will be brick masonry. This request is consistent with the Comprehensive Plan 2040 and staff recommends approval. There were no questions for staff.

The applicant was present and available for questions. There were no questions for the applicant.

ACTION: Approve 2020-79-SP Shoppes at Glen Laurel Daycare Major Site Plan

Motion: Board Member Bizzell

Second: Board Member Price

Vote: Unanimous

d) 2020-99-SP The Shoppes at Glen Laurel Assisted and Independent Living Major Site Plan

Tag #: 05I04016E

Location: Located on the corner of Glen Laurel Road and Highway 42 East

Planner Sharon Sharpe presented this item. The applicant is requesting to develop a residential care facility with 66 bed assisted living and 80 independent living unit complex on 6.7 acres of the subject parcel. This will be a three story building along the west portion of the site with a single store assisted living attached. This request is consistent with the Comprehensive Plan 2040 and the Unified Development Code. Staff recommends approval.

The applicant was present and available for questions. Planning Board Powers made a comment that this area was supposed to be a shopping center and that independent living does not fit in this area.

ACTION: Approve 2020-99-SP The Shoppes at Glen Laurel Assisted and Independent Living Major Site Plan

Motion: Board Member Bizzell

Second: Board Member Lipscomb

Vote: Vote 7-2 Powers; Moore against

- e) **2020-100-SP The Shoppes at Glen Laurel Apartments Major Site Plan**
Tag #: 05I04003W / 05I04016E
Location: Located on the corner of Glen Laurel Road and Highway 42 East

Planner Sharon Sharpe presented this item. The applicant is requesting Major Site Plan approval to develop a 126 multi-family apartment complex on 6.6 acres.. The apartment complex will be part of the NC 42 East Mixed Use Planned Development. There will be 234 parking spaces, a clubhouse with pool with a grill area with a potential to have a dog park. This request consistent with the Comprehensive Plan 2040 and Unified Development Code.

The applicant was present and available for questions. He went over the area in the comprehensive plan as high density in a residential neighborhood commercial, would allow up to 12 units per acres. They are requesting 10 units per acres. The amenity and common areas are in the center of each building. There is a small building with bathrooms by the pool. These apartments are more of an urban feel. Planning Board member James Lipscomb asked about the amenities in each building. The applicant explained the layout with the buildings and amenity centers are in each building. Planning Director Samantha Wullenwaber explained that when reviewing the actual layout of the units are not looked into. Planning Director Wullenwaber stated this is within with the Master Plan. Mr. Powers stated that for the past five years was referred to as retail center and this is not what he is hearing. Planning Board member Moore stated he's confused about the "mixed" use, this seems to be a lot of different uses. Planning Board member Bizzell stated it is the times and not what they intended to see, but it iss the best use available at this time.

ACTION: Approve 2020 The Shoppes at Glen Laurel Apartments Major Site Plan

Motion: Board Member Coats
Second: Board Member Avery
Vote: Vote 8-1

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

8 ADJOURN

- a)
With there being nothing further the meeting was adjourned at 7:35 PM.

Andria Merritt, Chair

ATTEST:

Chrissy Freeman, Clerk to the Board

August 24, 2020
Minutes



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION

- ☒ Standard Rezoning Fee: \$500.00
☐ Planned Development Rezoning Fee: \$1,000 + \$5.00 per acre
☒ Advertisement Fee: \$200.00

SITE INFORMATION

Name of Project: O'Neil Overlook
Acreage of Property: 15.53 acres Zoning District: RE
County Tag #: 05H02199I, 05H02207W NC Pin #: 166910-35-8704, 166910-45-4651
Address/Location: South side of N O'Neil Street, just north of Rollingwood Subdivision
Existing Zoning District: RE Proposed Zoning District: R-8

APPLICANT INFORMATION

Applicant: J&B Real Estate Consultants
Mailing Address: 328 E Main Street, Clayton NC 27520
Phone Number: 321-795-7413 Fax: _____
Contact Person: Emily Beddingfield
Email Address: Emily@myHTR.com

PROPERTY OWNER INFORMATION

Name: J&B Real Estate ; Suburban Real Estate
Mailing Address: 328 E Main Street, Clayton NC 27520; PO Box 759, Smithfield NC 27577
Phone Number: 919-323-3720 Fax: _____
Email Address: James@myHTR.com

OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ File Number: _____

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

Request to rezone approximately 15.5 acres in the ETJ from Residential Estate (RE) to Residential 8 (R-8).

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

See Attached.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.

5. It has been determined that the legal purposes for which zoning exists are not violated.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested.. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Emily Beddingfield

Print Name


Signature of Applicant

6/1/20
Date



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: O'Neil Overlook Address or PIN #: 166910-45-8700

AGENT/APPLICANT INFORMATION:

J&B Real Estate, James Lipscomb 328 E. Main St.
(Name - type, print clearly) Emily Beddingfield (Address)
Clayton, NC 27520
(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Preliminary Plat Final Plat
Rezoning

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

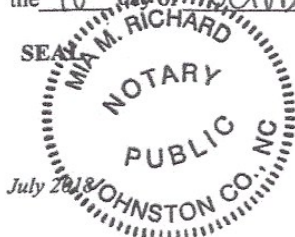
I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

Suburban Real Estate, Whit Whitley PO Box 759
(Name - type, print clearly) (Address)
[Signature] Smithfield, NC 27577
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Miam. Richard a Notary Public for the above State and County, this
the 10 day of October, 2019.



[Signature]
Notary Public

My Commission
Expires:

6-27-2021



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: O'Neil Overlook Address or PIN #: Parcel of 166910-35-8714

AGENT/APPLICANT INFORMATION:

Emily Beddingfield

(Name - type, print clearly)

217 W Stallings St

(Address)

Clayton, NC 27520

(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Preliminary Plat
Rezoning

Final Plat

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

J & B Real Estate Consultants, LLC - James Upchurch 308 E. Main Street

(Name - type, print clearly)

(Address)

[Signature]
(Owner's Signature)

Clayton, NC 27520

(City, State, Zip)

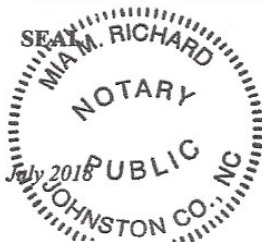
STATE OF

North Carolina

COUNTY OF

Johnston

Sworn and subscribed before me Mia M. Richard, a Notary Public for the above State and County, this
the 1 day of October, 2019.



[Signature]
Notary Public

My Commission
Expires:

6-27-2021

O'Neil Overlook Rezoning Findings of Fact

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The proposed rezoning is consistent with adopted plans. The Future Land Use Map (Comprehensive Plan) designates the property as "Low-Density Residential." The Comprehensive Plan notes that while designated as low-density, clustering is appropriate for these areas so long as the gross residential density does not exceed 3 units per acre. In the case of this property, it is largely located within a Watershed Protection Area, which will limit density and lead to development that is consistent with the intent of the "low-density residential" classification, regardless of zoning designation. As such, the proposed rezoning is consistent with the Future Land Use Map. Town plans generally support development near the Downtown area to maximize infrastructure and to support downtown economic development. To the best of our knowledge, no provisions within any adopted plans of the town are inconsistent with the proposed zoning.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.

The current zoning is R-E, which would greatly limit residential development on this property. The topography and natural features on this site mean only a portion of it is suitable for development without mass grading and impacts to sensitive environmental features. The proposed R-8 zoning will allow for clustering of lots and associated preservation of environmental features. Further, the property is within 300 feet of existing water and sewer infrastructure, and the Town ordinances require connection to these services given the proximity. R-E is typically reserved for properties with no utilities or either water/sewer, not properties connected to both water and sewer. Thus, it can be reasonably expected that in order to develop this property, it would be rezoned.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.

The subject property is located in a "gap" – properties surrounding and further up N O'Neil Street (such as Ashcroft and the former Steeplechase site) are annexed and rezoned to higher densities. This property sits just outside the Town limits and is a natural extension of infrastructure and higher intensity zoning than R-E. The Town's plans encourage development near the core of downtown and this development will meet demand for increased residential development near the downtown area while maximizing existing infrastructure.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.

Adequate public facilities and services exist for this development, including adequate water and sewer capacity, based on conversations with Town staff. The County schools representative is part of the Technical Review process and will have an opportunity to comment on development of this property, as with all residential development, though with just 30 lots impacts on schools would be minimal. North O'Neil Street is a NCDOT roadway and a driveway permit from NCDOT will be required before development can begin. This permit will address roadway capacity, safety, and associated

O'Neil Overlook Findings of Fact pg. 1

requirements such as turn lanes. A traffic impact analysis will not be required for single family development on a property of this size. Stormwater features will be addressed as part of the engineering plans for development.

5. It has been determined that the legal purposes for which zoning exists are not violated.

All future development will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be violated.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

There is no adverse effect upon adjoining property owners from the proposed rezoning. The rezoning will make the property consistent with surrounding residential land uses.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

The proposed rezoning will facilitate development which logically extends Clayton's water and sewer services and tax base while creating residential opportunities near the downtown area. Given the presence of the watershed protection overlay, the rezoning effectively allows clustering of homes while preserving environmental features. There is no detriment to the general public.



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

September 18, 2020

NOTICE

SUBJECT: **Project:** 2020-74-RZ – O’Neil Overlook, Rezoning
 Address: South Side of North O’Neil Street; North and abutting the Rollingwood
 Subdivision
 TAG #: 05H02199I & 05H02207W
 Applicant: J&B Real Estate Consultants

Dear Clayton Area Property Owner:

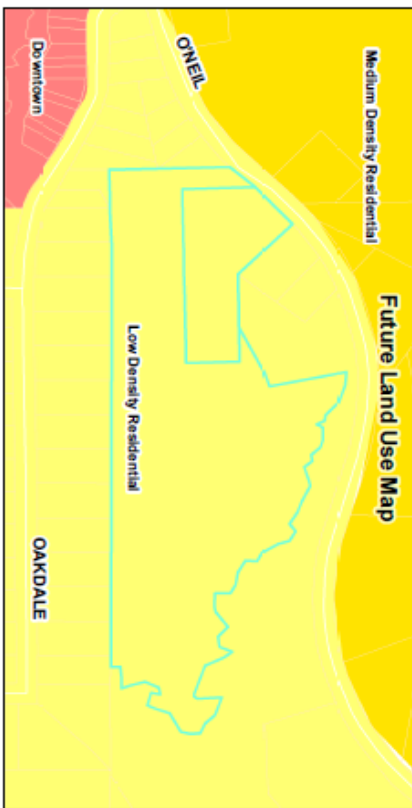
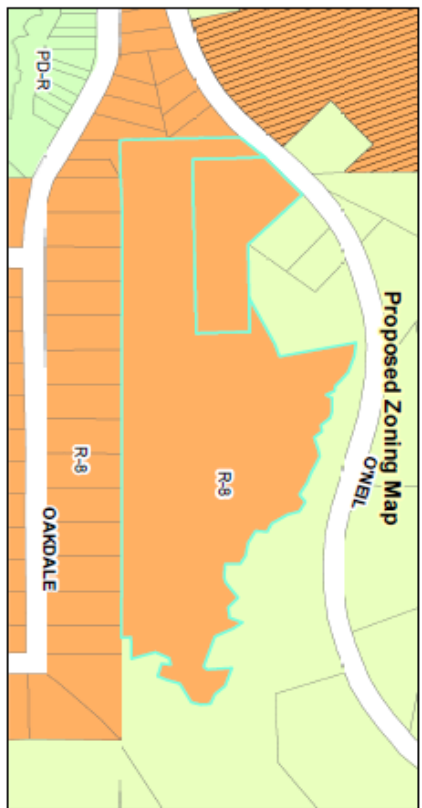
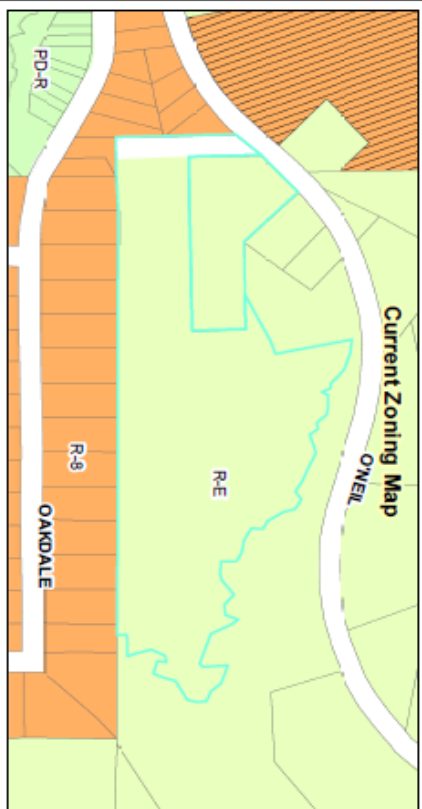
Notice is hereby given that the Clayton Planning Board will hold a public meeting on **September 28, 2020 at 6:00 PM** at Town Hall, 111 E. Second Street, to make a recommendation on the above referenced Rezoning application. This application will proceed to Town Council for a public hearing following Planning Board recommendation. Another notice will be sent prior to the date of the scheduled public hearing. The applicant is requesting to rezone 15.52 acres from **R-E** (Residential Estate) to **R-8** (Residential-8). Please see the map on the back of this letter.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to the Planning Board.

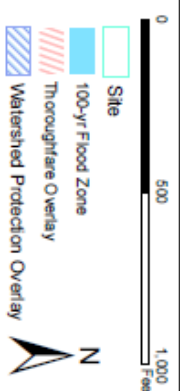
If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at jcaines@TownofClaytonNC.org.

Sincerely,

Jeff Caines, AICP – Planner



Request:
 2020-074-RZ, to Rezone a parcel from
 Residential Estate (R-E)
 to R-8 (Residential-8).



Staff Report Map
 Prepared by: TOC Planning Department
 September 1, 2020

Disclaimer: Town of Clayton assumes no legal responsibility for the quality to the data represented here.

North Carolina
 CLAYTON
 1909

Document Path: O:\PLANNING\2020\074-RZ\ONEIL Overlay, Rezoning Staff Report Map\074-RZ\ONEIL Overlay Map\074-RZ\ONEIL Overlay Map.docx

June 01, 2020

Re: Proposed Rezoning and Major Subdivision on O'Neil Street

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting must be held to provide information to area residents about the proposal.

Due to current social distancing resulting from COVID-19, the Town of Clayton has authorized temporary use of Virtual Neighborhood Meetings. This letter includes instructions on how to access the virtual neighborhood meeting for this application. A representative of the applicant will coordinate this meeting and explain the application, answer questions, and solicit comments.

Meeting Date: June 18th, 2020

Meeting Time: 6:00 PM

Virtual Zoom Meeting Instructions:

Computer or Smartphone:

Join Zoom Meeting <https://us02web.zoom.us/j/87656720306>

Meeting ID: 876 5672 0306

Phone Instructions:

One tap mobile

+13126266799 US (Chicago) +16465588656 US (New York)

Dial by your location

+1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown) +1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose) +1 253 215 8782 US (Tacoma)

Meeting ID: **876 5672 0306**

Find your local number: <https://us02web.zoom.us/u/keGiC6wIT5>

Information about the proposal:

Type of Application: Two separate proposals are under review: 1) Rezoning and 2) Preliminary Plat (Major Subdivision)

Parcel identification number: 166910-35-8714, portion of 166910-45-8700

Project/proposal property location: Just north of Rollingwood Subdivision, on the southeast side of N. O'Neil Street

Developer: J & B Real Estate Consultants

Description of project/proposal and action requested: Rezoning of approximately 16 acres from Residential-Estate to Residential-8 (R-8). R-8 is the same zoning district as the adjacent Rollingwood Subdivision and much of the downtown residential area.

A second, concurrent proposal is requested to develop a 30-lot single family residential subdivision on 15 acres, at a density of 2 units per acre. This property sits just outside of Town limits and if approved, will be annexed into Town Limits and public water/sewer utilities will service the lots. (continued next page)

Approximately 3.25 acres will remain forested/open space.

Note that O'Neil Street is a NC Department of Transportation (NCDOT) street. To develop new roads off of NCDOT streets, a "driveway permit" is required – the purpose of this permit is to assess safety and congestion impacts to O'Neil Street. Based on the NCDOT assessment, they may require turn lanes, deceleration lanes, clear sight distance, and other safety features in order to build the new road. This Driveway Permit will be acquired prior to any construction.

Upcoming public meetings for this application:

Rezoning: Planning Board: June 22nd, 6pm
Town Council (decision): July 20th, 6pm

Subdivision: Town Council: to be determined (notice will be mailed by the Town to adjacent property owners in advance of the hearing)

The following is enclosed with this letter and will be discussed during the virtual Neighborhood Meeting:

1. Map of the property
2. Copy of Application
4. Proposed Site Plan

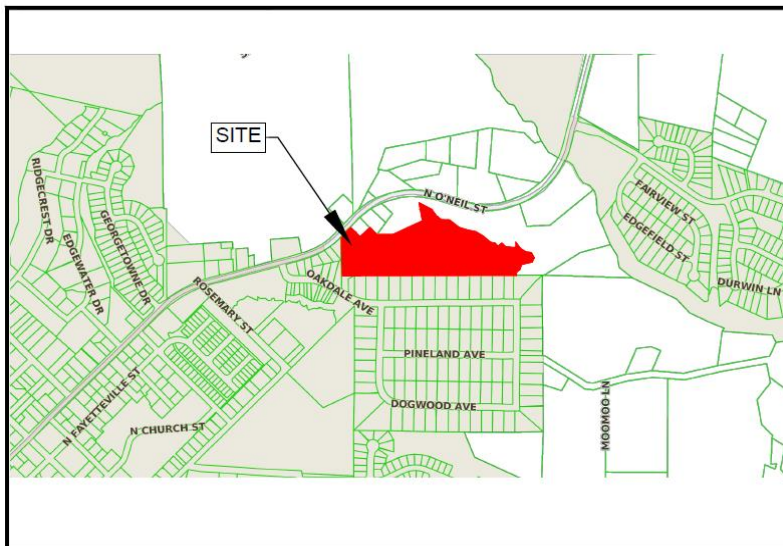
If you have any questions prior to or after this meeting, you may contact us at Emily@myHTR.com or 321-795-7413. Please feel free to email me in advance if you want me to send you the meeting link, would like more detailed information emailed to you, or if you prefer to discuss the project outside of the meeting. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Emily Beddingfield

Emily Beddingfield, AICP

Cc: Town of Clayton Planning Department



[illegible]

OPEN SPACE TABLE	
	ACRES
NET USABLE LAND	22.34
REQUIRED OPEN SPACE 2.345 SF/LOT	0.86
OPEN SPACE PROVIDED	3.24

*NET USABLE LAND WAS DETERMINED BY REMOVING THE ROAD AND LOT FROM THE TOTAL PROPERTY SIZE (33.027 AC)

PORTION OF BUFFER STATION
WATERWAY
PORTION OF BUFFER STATION
EXISTING ROAD

N/F
R/F

NOTE:

1. ALL SIDEWALKS SHALL BE 5' W
2. ALL OPEN SPACE SHALL BE MA

[illegible]

Adjacent Property Owners 100'

SUBURBAN REAL ESTATE
P O BOX 759
SMITHFIELD, NC 27577-0000

HILL, JAMES K
HILL, SARAH M
930 N ONEIL STREET EXT
CLAYTON, NC 27520-6241

HAITHCOCK, EMMUNEL ALBERTO
945 N ONEIL STREET EXT
CLAYTON, NC 27520-6242

MURPHY, WILLIAM
MURPHY, ELIZABETH
910 N ONEIL STREET EXT
CLAYTON, NC 27520-6241

PEEDIN, EDNA S
2721 US 70 EAST
SELMA, NC 27576-8174

ASHCROFT PARTNERS, LLC
114 W MAIN ST STE 102
CLAYTON, NC 27520-2397

SUBURBAN REAL ESTATE
P O BOX 759
SMITHFIELD, NC 27577-0000

WILLIAMS, LAVERNE
PO BOX 307
CLAYTON, NC 27528-0307

FEREZ, NICHOLAS J
780 LIGHTFOOT DR
CLAYTON, NC 27520-2136

C2 STRATEGIC NC LLC
512 CAMEL ST
CLAYTON, NC 27520-1815

CORRAL, LAURA
CORRAL, JOSE
192 OAKDALE AVE
CLAYTON, NC 27520-0000

GRAHAM, MICHAEL T
892 N ONEIL STREET EXT
CLAYTON, NC 27520-6282

LAMBETH, CHERYL M
154 OAKDALE AVE
CLAYTON, NC 27520-1837

NEWKIRK, SONYA Y
150 OAKDALE AVE
CLAYTON, NC 27520-1837

HARDEE, BOBBY HINTON
2019 HARDEE LANE
CLAYTON, NC 27520-9822

HARDEE, BOBBY
2019 HARDEE LN
CLAYTON, NC 27520-9822

HARDEE, BOBBY H
HARDEE, NANCY O
2019 HARDEE LANE
CLAYTON, NC 27520-9822

IXIM ROSA LLC
201 MEADOW LN
CLAYTON, NC 27520-1822

TOWN OF CLAYTON
P O BOX 879
CLAYTON, NC 27528-0000

SUBURBAN REAL ESTATE
P O BOX 759
SMITHFIELD, NC 27577-0000

SUBURBAN REAL ESTATE
P O BOX 759
SMITHFIELD, NC 27577-0000

KABASELE, FOFO F
KABASELE, JOYCE R
102 ROWAN DR
CLAYTON, NC 27520-2980

QUINTERO, BENJAMIN
QUINTERO, JENNIFER VALIMONT
1059 N ONEIL ST
CLAYTON, NC 27520-9507

JONES, JASON
999 N ONEIL STREET EXT
CLAYTON, NC 27520-6242

MASSEY, JOHN W.
8041 ST ANDREWS DR
LAURINBURG, NC 28352-2155

FU, XIAOXING
2670 JANE DR
CREEDMOOR, NC 27522-8650

LINDSEY, THOMAS B JR
234 OAKDALE AVE
CLAYTON, NC 27520-0000

GARNER INVESTMENT COMPANY, LLC
2664 TIMBER DR #330
GARNER, NC 27529-2571

GARCIA, MANUEL
GARCIA, MARIA
164 OAKDALE AVENUE
CLAYTON, NC 27520-0000

J & B REAL ESTATE CONSULTANTS, LLC
328 E MAIN ST
CLAYTON, NC 27520-2464

ELLIOTT, ESMOND
108 CREEKSTONE DR
BENSON, NC 27504-0000

SUBURBAN REAL ESTATE
P O BOX 759
SMITHFIELD, NC 27577-0000

CHAMBERS, SYNTHIA H
238 OAKDALE AVE
CLAYTON, NC 27520

JACOBS, ADAM
JACOBS, KELLIE
246 OAKDALE AVE
CLAYTON, NC 27520

JONES, HELENA
DAVIS, NATASHA M
202 OAKDALE AVE
CLAYTON, NC 27520-1839

SMITH, KIMBERLY E.
SMITH, JASMINE S.
210 KENTUCKY DR
GARNER, NC 27529-4275

SUBURBAN REAL ESTATE
P O BOX 759
SMITHFIELD, NC 27577-0000

SUBURBAN REAL ESTATE
P O BOX 759
SMITHFIELD, NC 27577-0000

KABASELE, FOFO F
KABASELE, JOYCE R
102 ROWAN DR
CLAYTON, NC 27520-2980

GIBBS, EDWARD JOE JR
111 JASMIN DR
CLAYTON, NC 27520-0000

NOTE: Turn off 'Fit to Page' in print dialog before
printing.

Label Type: AV5160
40 label(s) printed

Massey, John
8041 St. Andrews Dr.
Laurinburg, NC 28352-2155

Neighborhood Meeting for 2020-75-SD and 2020-74-RZ O'Neil Overlook

Date: June 18, 2020 via Zoom virtual meeting (web link and call-in number were both available)

Time: 6:00pm – 8:00pm

Attendance:

CHAMBERS, SYNTHIA H
238 OAKDALE AVE
CLAYTON, NC 27520

ELLIOTT, ESMOND
108 CREEKSTONE DR
BENSON, NC 27504-0000

LAMBETH, CHERYL M
154 OAKDALE AVE
CLAYTON, NC 27520-1837

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: 2020-75-SD and 2020-74-RZ O'Neil Overlook

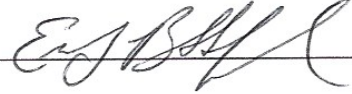
Date of Mailing: June 1, 2020

Date of Meeting: June 18, 2020 Time of Meeting: 6pm-8pm

Location of Meeting: Virtual Zoom Meeting

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Emily Beddingfield

Signature: 

Meeting Summary/Minutes: provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.

Three neighbors attended the virtual meeting. An overview of the project was provided and the following questions were discussed:

Q: When will construction start? A: Expected Spring 2021

Q: Why has Academy Pointe taken so long? A: That is a large project with a lot of site work required

Q: Is there a buffer between this project and adjacent properties? A: No, none required

Q: When will home building start? A: Late Summer/Early Fall 2021

Q: Will the housing market slow down home construction? A: We can't predict the market, but we expect to build 6-10 houses immediately, with the others following subject to the market.

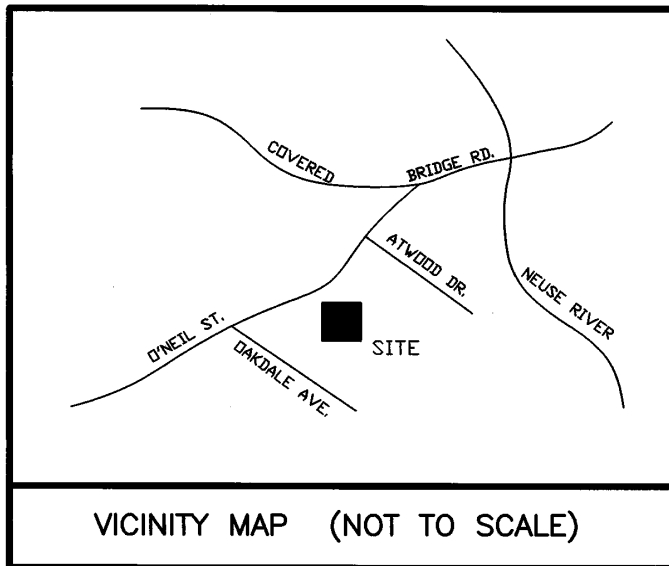
Q: How is it decided what lots are built on first? A: The Builders make that decision

Q: Is this the same developer as Ashcroft? A: Yes, James is a minority partner in Ashcroft.

Q: Any ideas which builders? A: No contracts have been signed yet.

Q: Any immediate impact to neighbors' taxes? A: No, neighbor's taxes are not directly impacted by development of this property.

Please write clearly (or submit a typed summary). Use additional sheets if necessary.



VICINITY MAP (NOT TO SCALE)

THIS SURVEY:

- ☒ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ C. IS ONE OF THE FOLLOWING:
- 1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE.
 - 3) IS A CONTROL SURVEY
 - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 6-3
- ☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

08-07-20
DATE

SURVEYOR

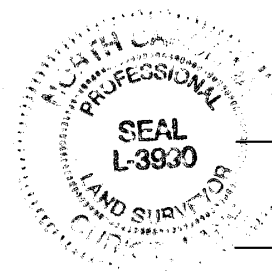
SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

08-07-20
DATE

SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 731, PAGE 20, ETC.), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 731, PAGE 20, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11 -A, WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 7th DAY OF AUG., A.D. 2020



SURVEYOR

L-3990
LICENSE NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC AND PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS AND ALL SEWER AND WATER LINES TO THE TOWN OF CLAYTON.

8/12/2020
DATE

OWNER

DATE

OWNER

TOWN OF CLAYTON TOWN MANAGER CERTIFICATION FOR A FINAL PLAT

I HEREBY CERTIFY THAT THE TOWN OF CLAYTON, N.C. HAS APPROVED THIS PLAT FOR RECORDING IN THE OFFICE OF THE JOHNSTON COUNTY REGISTER OF DEEDS, AND ACCEPTS THE DEDICATION OF STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC LANDS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE CLAYTON TOWN COUNCIL, IT IS IN THE PUBLIC INTEREST TO DO SO.

8-20-2020
DATE

TOWN MANAGER

I, HEREBY CERTIFY THAT THIS RECORDED PLAT HAS BEEN FOUND TO COMPLY WITH THE UNIFIED DEVELOPMENT CODE OF CLAYTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

8-20-2020
DATE

PLANNING DIRECTOR

THIS PLAT IS EXEMPT FROM THE UNIFIED DEVELOPMENT CODE OF THE TOWN OF CLAYTON, NORTH CAROLINA AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY, NORTH CAROLINA.

8-20-2020
DATE

PLANNING DIRECTOR
TOWN OF CLAYTON, N.C.

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) NO HORIZONTAL CONTROL WAS FOUND WITHIN 2000 FEET OF THIS SURVEY.
- 6) PARENT TRACT PIN: 166910-45-8700
- 7) PARENT TRACT DEED: DB 731 PG 20
- 8) PARENT TRACT PN: 05H021995
- 9) GRID TIE BY GPS.
- 10) ZONING: R-E
- 11) GLENN AVENUE SHOWN ON PARENT TRACT IN PB 71 PG 87 IS HERE ON ABANDONED. ABANDONMENT DOCUMENT IS RECORDED IN DB 5638 PAGES 412-413.

REFERENCES:

DB 731 PG 20	PB 71 PG 87
DB 4448 PG 320	PB 82 PG 203
DB 4391 PG 416	PB 43 PG 333
DB 1186 PG 128	PB 73 PG 404
DB 4969 PG 742	PB 12 PG 29
DB 1879 PG 51	
DB 1307 PG 563	
DB 5537 PG 727	

SITE DATA TABLE

OLD TRACT PIN 166910-45-8700.....	1129589 SF	25.932 AC
NEW LOT 1.....	579757 SF	13.309 AC
NEW LOT 2.....	549832 SF	12.623 AC

LOT STANDARDS FOR R-E ZONING

MIN. LOT AREA.....	20000 SF
MIN. LOT WIDTH.....	80 FEET
MAX. LOT COVERAGE %.....	35%
MAX. IMPERVIOUS SURFACE %.....	50%

BUILDING SETBACKS FOR R-E ZONING

FRONT.....	35 FEET
SIDE INTERIOR.....	15 FEET
SIDE STREET.....	25 FEET
REAR.....	30 FEET

EXEMPT SUBDIVISION PLAT FOR

SUBURBAN REAL ESTATE, INC

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JULY 14, 2020
SHEET 1 OF 2

2020-84-PME

SURVEYED BY:
FERNANDO

DRAWN BY:
KAMAL

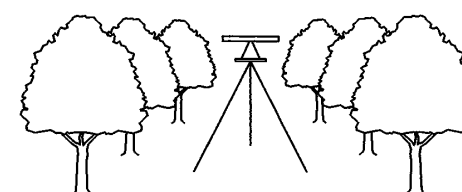
CHECKED BY:
CURK

DRAWING NAME:
4LOTSUBD.DWG

SURVEY DATE:
3/5/2020

JOB NO.
522.041

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859

LEGEND

○	IPF	IRON PIPE FOUND
●	CMF	CONCRETE MONUMENT FOUND
○	PKNF	PARKER-KALON NAIL FOUND
○	PKNS	PARKER-KALON NAIL SET
○	RRS	RAILROAD SPIKE
○	CSF	COTTON SPIKE FOUND
○	CSS	COTTON SPIKE SET
●	CC	CONTROL CORNER
△	CP	COMPUTED POINT
P/P	POWER POLE	
OPW	OVERHEAD POWER LINE	
R/W	RIGHT OF WAY	
AC	ACRE	
DB	DEED BOOK	
PE	PLAT BOOK	
BOM	BOOK OF MAPS	
PG	PAGE	
LF	LINEAR FEET	
15S	LOT HAS OFFSITE SEWER	
15SL	OFFSITE SEWER LOT	
15R	RECOMBINATION LOT	
[100]	STREET ADDRESS	
---	---	LINES NOT SURVEYED

REVIEW OFFICER'S CERTIFICATE

I, Stephani Richter, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

8/24/2020
DATE

REVIEW OFFICER

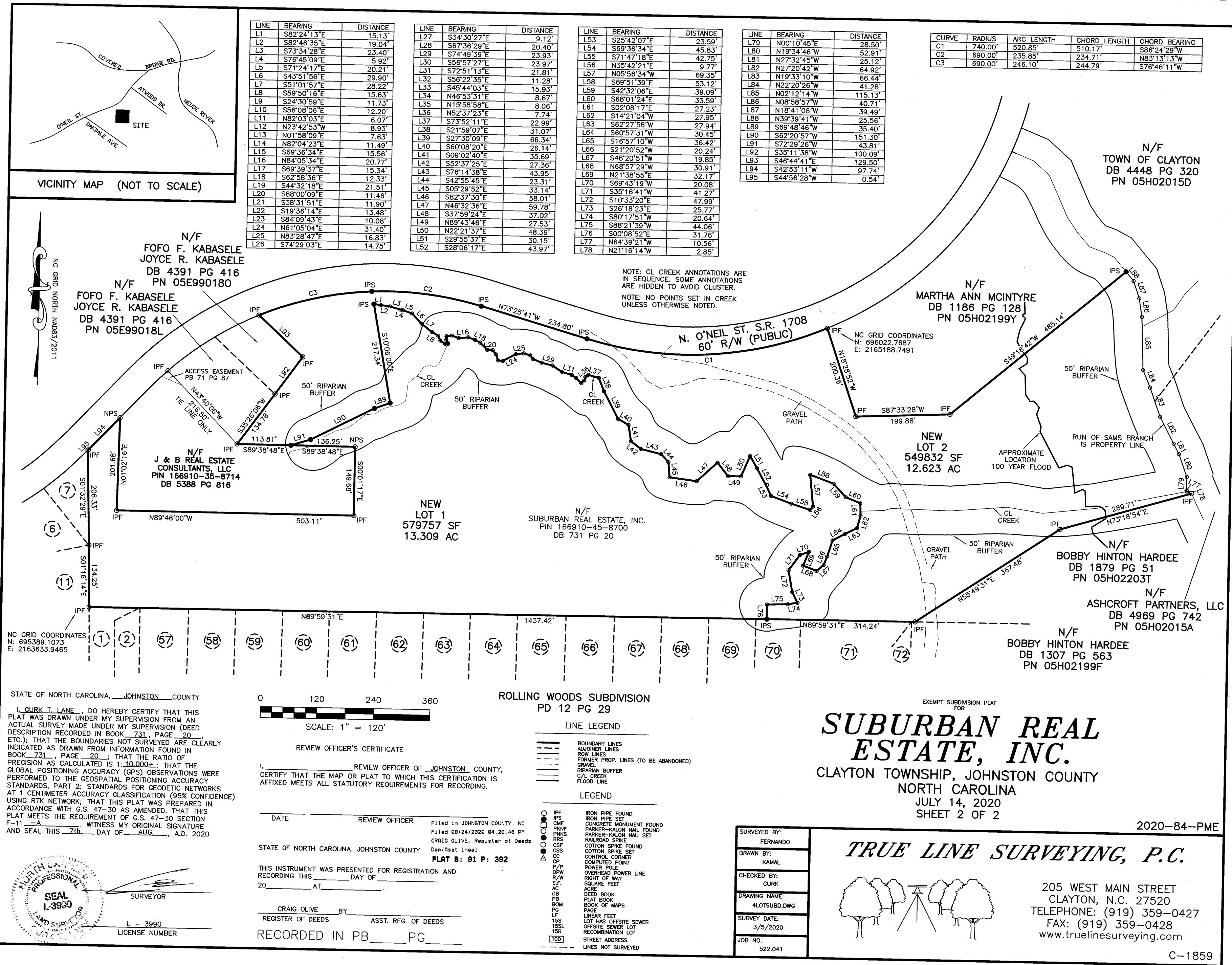
STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF 20 AT

CRAIG OLIVE BY REGISTER OF DEEDS ASST. REG. OF DEEDS

RECORDED IN PB PG

Filed in JOHNSTON COUNTY, NC
Filed 08/24/2020 04:20:46 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst Ineq
PLAT B: 91 P: 391



LINE	BEARING	DISTANCE
L1	S82°24'13"E	15.13'
L2	S82°46'35"E	19.04'
L3	S73°34'28"E	23.40'
L4	S76°45'09"E	5.92'
L5	S71°24'17"E	20.21'
L6	S43°51'56"E	29.90'
L7	S51°01'57"E	28.22'
L8	S59°50'16"E	15.63'
L9	S24°30'59"E	11.73'
L10	S56°08'06"E	12.20'
L11	N82°03'03"E	6.07'
L12	N23°42'53"W	8.93'
L13	N01°58'09"E	7.63'
L14	N82°04'23"E	11.49'
L15	S69°36'34"E	15.56'
L16	N84°05'34"E	20.77'
L17	S69°39'37"E	15.34'
L18	S62°58'36"E	12.33'
L19	S44°32'18"E	21.51'
L20	S88°00'09"E	11.46'
L21	S38°31'51"E	11.90'
L22	S19°36'14"E	13.48'
L23	S84°09'43"E	10.08'
L24	N61°05'04"E	31.40'
L25	N83°28'47"E	16.83'
L26	S74°29'03"E	14.75'

LINE	BEARING	DISTANCE
L27	S34°30'27"E	9.12'
L28	S67°36'29"E	20.40'
L29	S74°49'39"E	23.93'
L30	S56°57'27"E	23.97'
L31	S72°51'13"E	21.81'
L32	S56°22'35"E	11.28'
L33	S45°44'03"E	15.93'
L34	N46°53'31"E	8.67'
L35	N15°58'58"E	8.06'
L36	N52°37'23"E	7.74'
L37	S73°52'11"E	22.99'
L38	S21°59'07"E	31.07'
L39	S27°30'09"E	66.34'
L40	S60°08'20"E	26.14'
L41	S09°02'40"E	35.69'
L42	S52°37'25"E	27.36'
L43	S78°14'38"E	43.95'
L44	S42°55'45"E	23.31'
L45	S05°29'52"E	33.14'
L46	S82°37'30"E	58.01'
L47	N46°32'36"E	59.78'
L48	S37°59'24"E	37.02'
L49	N89°43'46"E	27.53'
L50	N22°21'37"E	48.39'
L51	S29°55'37"E	30.15'
L52	S28°06'17"E	43.97'

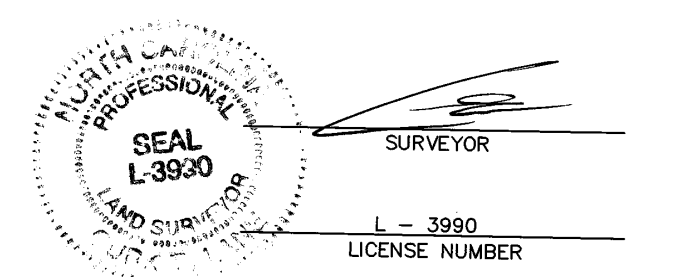
LINE	BEARING	DISTANCE
L53	S25°42'07"E	23.59'
L54	S69°36'34"E	45.83'
L55	S71°47'18"E	42.75'
L56	N35°42'21"E	9.77'
L57	N05°56'34"W	69.35'
L58	S69°51'39"E	53.12'
L59	S42°32'06"E	39.09'
L60	S68°01'24"E	33.59'
L61	S02°08'17"E	27.23'
L62	S14°21'04"W	27.95'
L63	S62°27'58"W	27.94'
L64	S60°57'31"W	30.45'
L65	S16°57'10"W	36.42'
L66	S21°20'52"W	20.24'
L67	S09°02'40"E	19.85'
L68	N68°57'29"W	30.91'
L69	N21°38'55"E	32.17'
L70	S69°43'19"W	20.08'
L71	S35°16'41"W	41.27'
L72	S10°33'20"E	47.99'
L73	S26°18'23"E	25.77'
L74	S80°17'51"W	20.64'
L75	S88°21'39"W	44.06'
L76	S00°08'52"E	31.76'
L77	N64°39'21"W	10.56'
L78	N21°16'14"W	2.85'

LINE	BEARING	DISTANCE
L79	N00°10'45"E	28.50'
L80	N19°34'46"W	52.91'
L81	N27°32'45"W	25.12'
L82	N27°20'42"W	64.92'
L83	N19°33'10"W	66.44'
L84	N22°20'26"W	41.28'
L85	N02°12'14"W	115.13'
L86	N08°58'57"W	40.71'
L87	N18°41'08"W	39.49'
L88	N39°39'41"W	25.56'
L89	S69°48'46"W	35.40'
L90	S62°20'57"W	151.30'
L91	S72°29'26"W	43.81'
L92	S35°11'38"W	100.09'
L93	S46°44'41"E	129.50'
L94	S42°53'11"W	97.74'
L95	S44°56'28"W	0.54'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	740.00'	520.85'	510.17'	S86°24'29"W
C2	690.00'	235.85'	234.71'	N83°13'13"W
C3	690.00'	246.10'	244.79'	S76°46'11"W

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 731, PAGE 20, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 731, PAGE 20, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, THAT THIS PLAT MEETS THE REQUIREMENT OF C.S. 47-30 SECTION F-11 AND SEAL THIS 7th DAY OF AUG., A.D. 2020



0 120 240 360

SCALE: 1" = 120'

REVIEW OFFICER'S CERTIFICATE

I, _____ REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS _____ DAY OF _____, 20____ AT _____.

CRAIG OLIVE BY _____

REGISTER OF DEEDS ASST. REG. OF DEEDS

RECORDED IN PB _____ PG _____

Filed in JOHNSTON COUNTY, NC
Filed 08/24/2020 04:20:46 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst Ineal
PLAT B: 91 P: 392

- ROLLING WOODS SUBDIVISION
PD 12 PG 29
- LINE LEGEND
- BOUNDARY LINES
 - ADJOINER LINES
 - ROW LINES
 - FORMER PROP. LINES (TO BE ABANDONED)
 - GRAVEL
 - 50' RIPARIAN BUFFER
 - C/L CREEK
 - FLOOD LINE
- LEGEND
- IPF IRON PIPE FOUND
 - IPF IRON PIPE SET
 - CMF CONCRETE MONUMENT FOUND
 - PKNF PARKER-KALON NAIL FOUND
 - PKNS PARKER-KALON NAIL SET
 - RRS RAILROAD SPIKE
 - CCS COTTON SPIKE FOUND
 - CCS COTTON SPIKE SET
 - CCS CONTROL CORNER
 - CP COMPUTED POINT
 - OPW OVERHEAD POWER LINE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 AC ACRE | DB DEED BOOK | PG PAGE | BOM BOOK OF MAPS | LF LINEAR FEET | LS LOT HAS OFFSITE SEWER | 15SL OFFSITE SEWER LOT | 15R RECOMBINATION LOT | STREET ADDRESS | 100 LINES NOT SURVEYED |

EXEMPT SUBDIVISION PLAT FOR

SUBURBAN REAL ESTATE, INC.

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JULY 14, 2020
SHEET 2 OF 2

2020-84-PME

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859

SURVEYED BY:	FERNANDO
DRAWN BY:	KAMAL
CHECKED BY:	CURK
DRAWING NAME:	4LOTSUBD.DWG
SURVEY DATE:	3/5/2020
JOB NO.	522.041



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-1545

Planning Board, 09/29/2020

STAFF REPORT

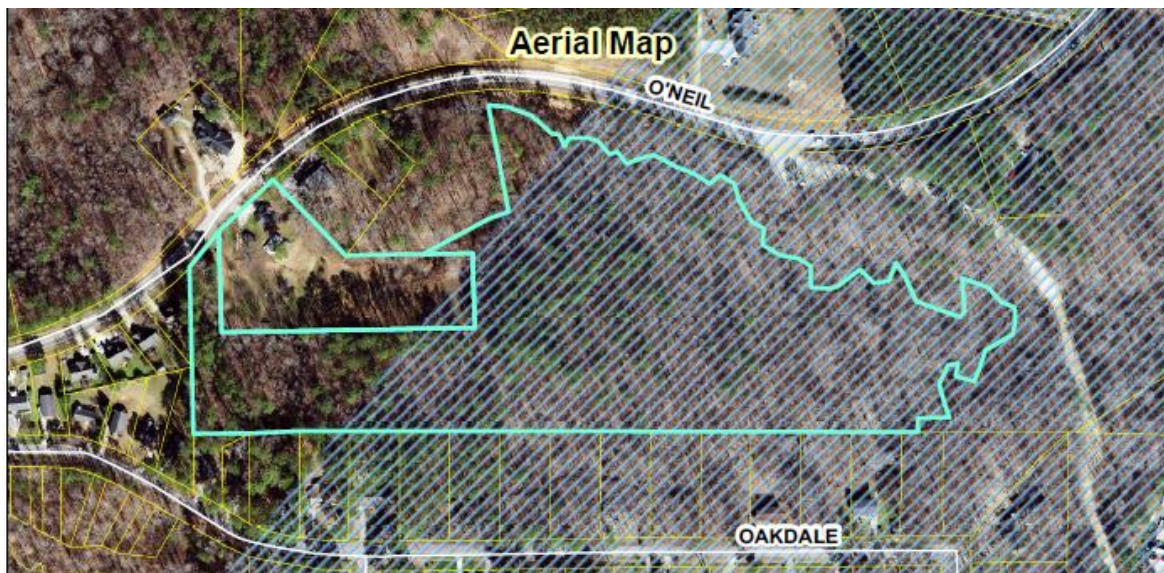
Application Number: 2020-74-RZ Project Name: O'Neil Overlook – Rezoning

TAG #(s): 05H02199I & 05H02207W
Town Limits/ETJ: ETJ
Applicant: J&B Real Estate Consultants
Owner: J&B Real Estate / Suburban Real Estate
Location: South Side of North O'Neil Street; North and abutting the Rollingwood Subdivision
Project Planner: Jeff Caines, Planner

Public Noticing Dates:

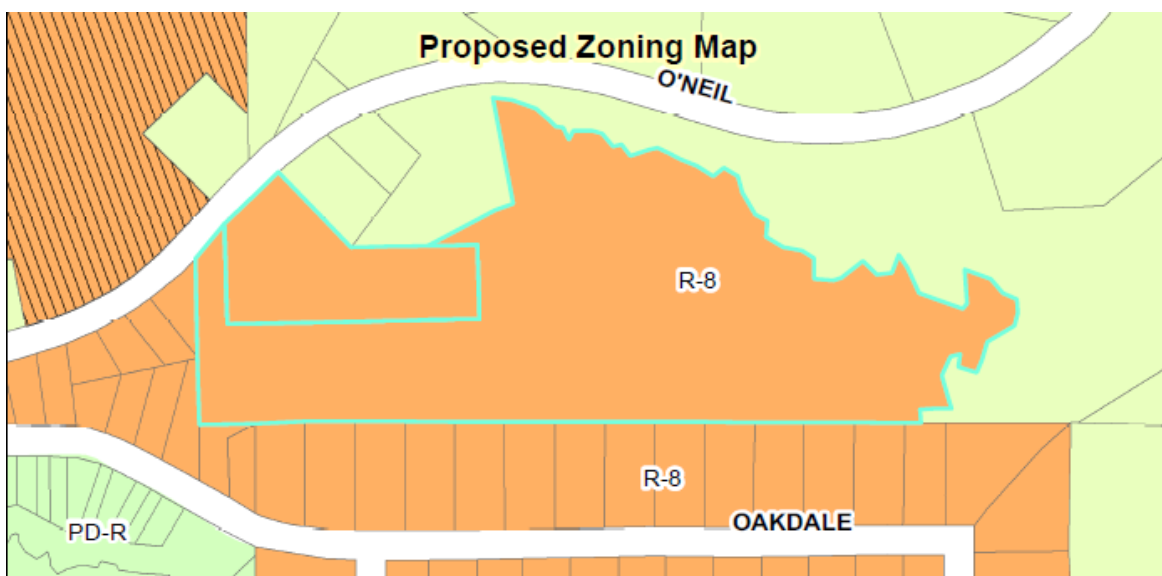
- **Neighborhood Meeting:** June 18, 2020
- **Sign posted:** September 18, 2020
- **PB Adjacent Property Letters Mailed:** September 18, 2020

REQUEST: Rezoning from Residential Estate (R-E) to Single-Family Residential-8 (R-8)



SITE DATA:**Acreage:** +/- 15.54 acres**Existing Use:** Vacant**ADJACENT ZONING AND LAND USES:**

Direction	Zoning	Existing Use
North	R-E	Vacant
South	R-8	Residential
East	R-E	Vacant
West	R-E / R-8-SUD	Vacant

**STAFF ANALYSIS AND COMMENTARY:****Overview**

The site is located east of O'Neil Street north of the Rollingwoods Subdivision; it is currently vacant. The applicant is requesting to re-zone the property from Residential Estate (R-E) to Residential-8 (R-8) to allow for the development of single family homes. The development has been filed under a separate application and will be reviewed independently under Case File # 2020-75-SD. The R-8 district is established to provide for orderly suburban residential development and redevelopment and is intended to maintain residential areas at suburban densities characterized predominantly by owner-occupied, single-family detached units. The intent of this zoning district is encourage higher quality development and to ensure greater environmental protection, open space (cluster) subdivisions are permitted. As stated above, the applicant has submitted an application for a subdivision for the development of single family homes at suburban densities under a separate land use application.

Consistency with the Comprehensive Plan 2040

Although the proposed zone of R-8 is not consistent with the Comprehensive Plan designation of Low Density Residential (LDR), the properties to the north and west of the site are classified as Medium Density Residential. Currently the property to the west is under development with a higher density which may be more compatible with the proposed R-8 zoning designation. Finally, the property to the south is already developed with single-family residential homes and is currently zoned R-8, which corresponds with the Medium Density Residential Comprehensive Plan Designation.

The Compatible Zoning Districts, in the Comprehensive Plan, identifies LDR as not a compatible Land Use with the R-8 zoning district, however due to the current development pattern of the area, the R-8 zoning designation would reasonable giving the existing development pattern and surrounding zoning. The Future Land Use Map (shown below) highlights the subject property as well as surrounding properties being identified as Low Density Residential and Medium Density Residential.

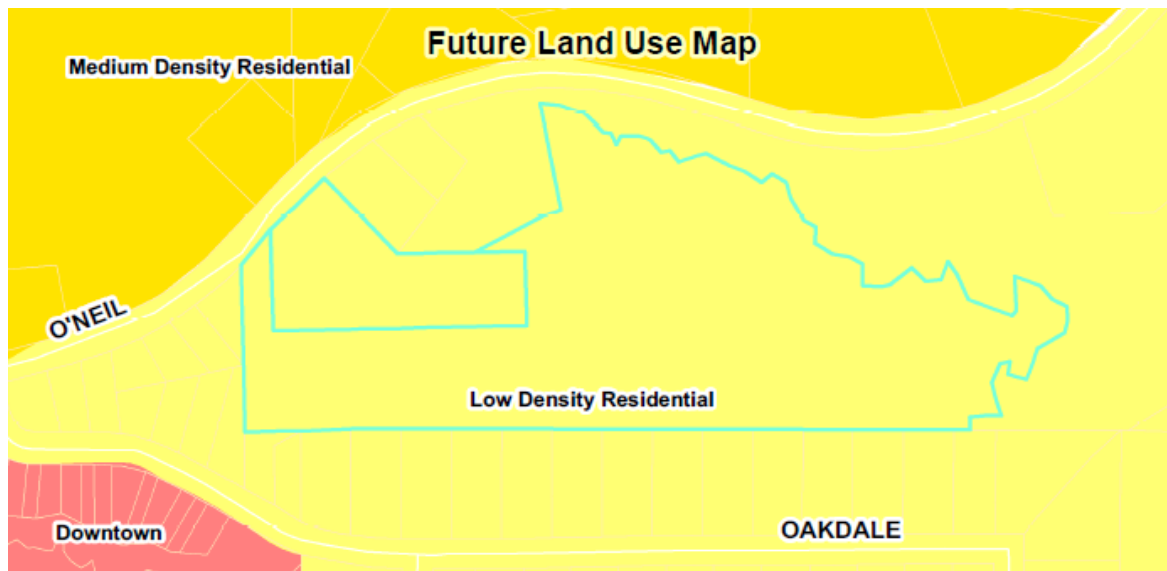
Comprehensive Plan Goals supporting the rezoning request include:

Goal LU1: Preserve Clayton's small-town character while allowing for growth and development in appropriate areas.

Objective LU1.1: Manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by Town Council. Encourage developments which incorporate high-quality design and enhance the quality of life for existing and future residents of the Town.

Strategy LU1.1.1: Review development proposals for consistency with the Future Land Use Map.

Strategy LU1.1.2: Support residential development at varying densities based on the Future Land Use Map.



CONSIDERATIONS:

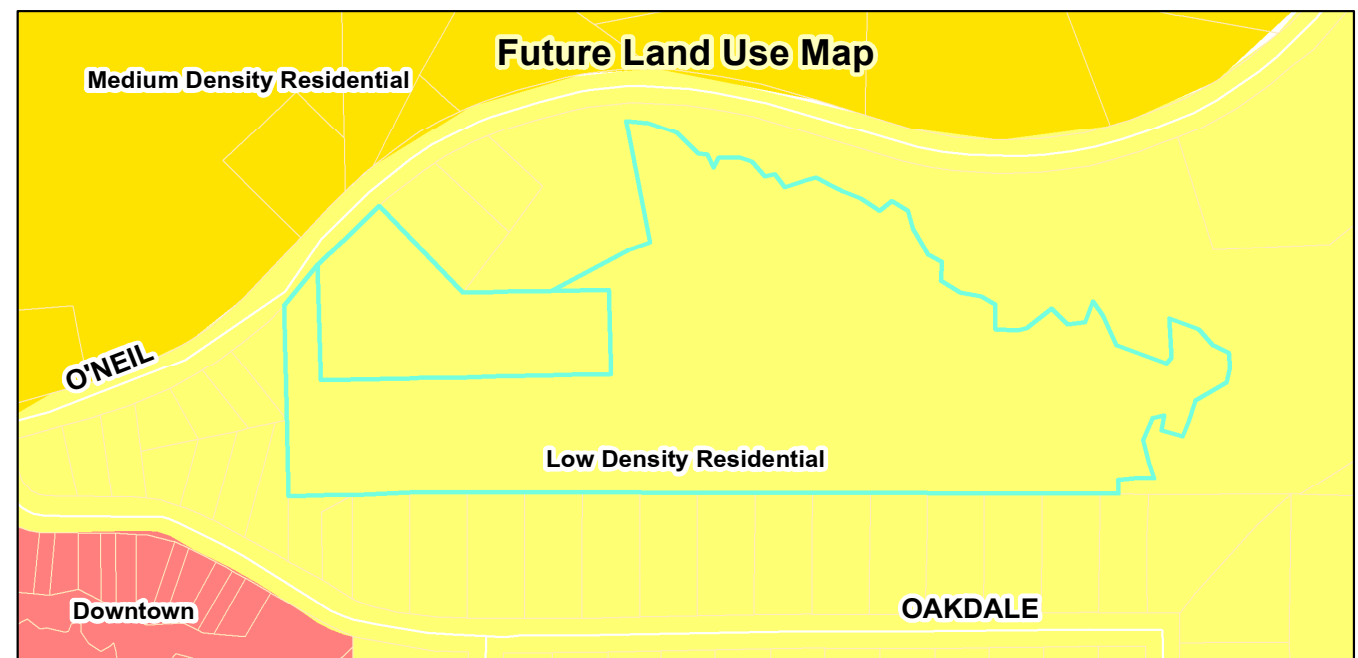
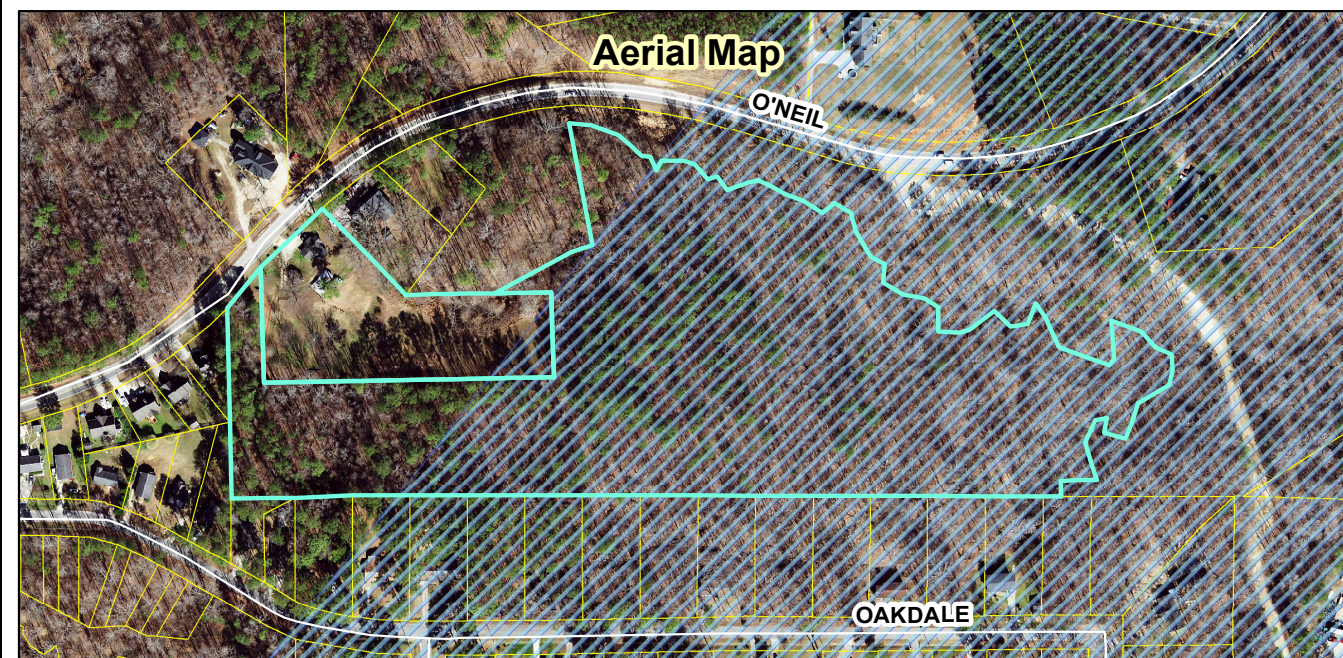
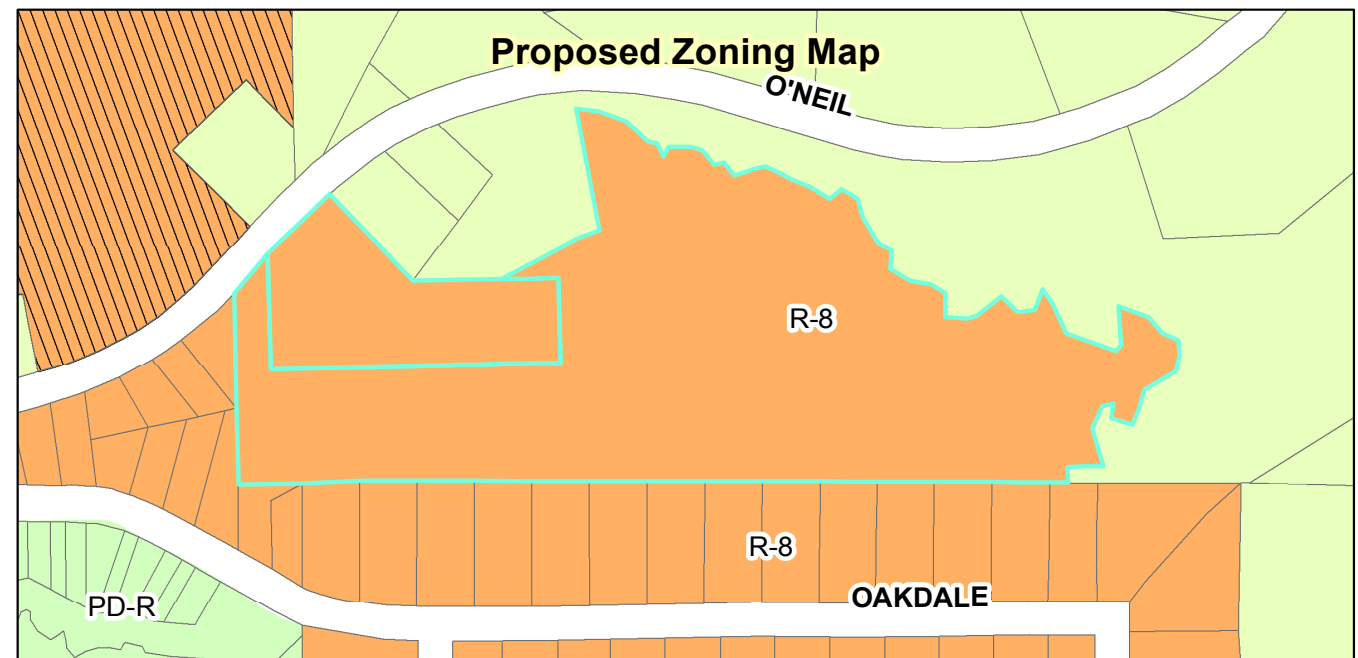
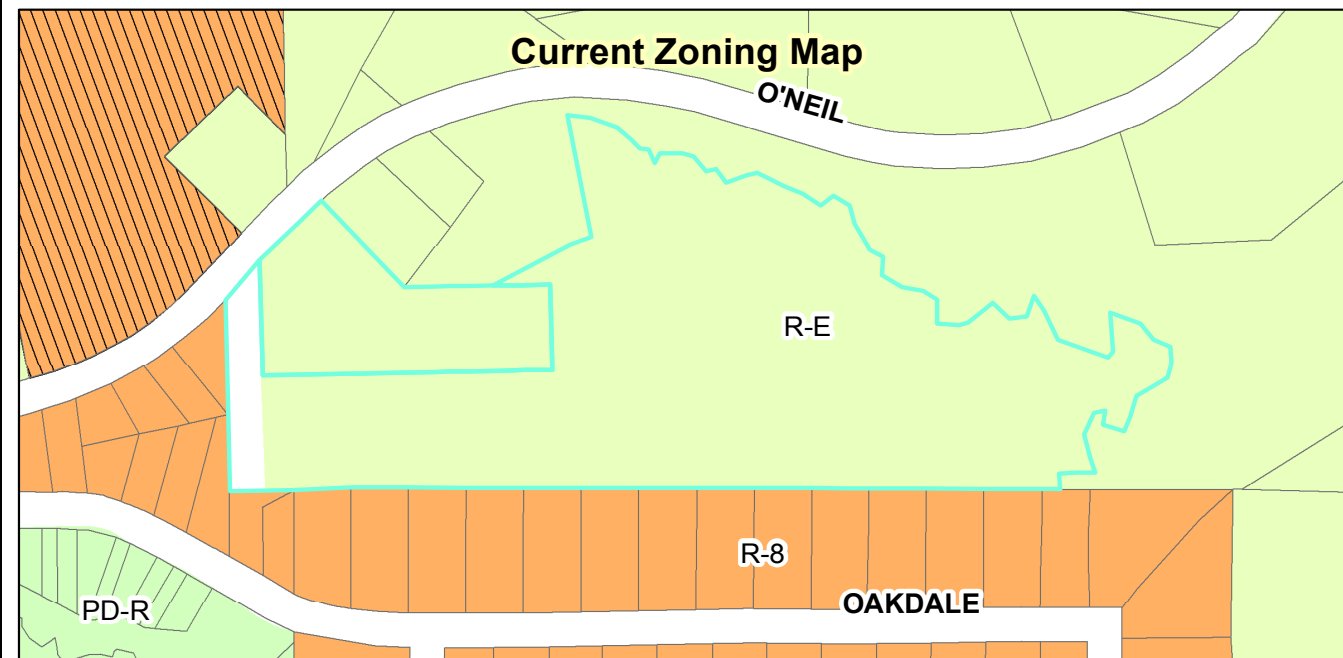
- Rezoning applications are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
-

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed rezoning request.

ATTACHMENTS:

- 1) Application / Owner's Consent Form
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Survey
- 5) PB Adjacent Property Letter



Request:
2020-074-RZ, to Rezone a parcel from
Residential Estage (R-E)
to R-8 (Residential-8).

Applicant: J & B Real Estate Consultants
 Property Owners: J & B Real Estate; Suburban Real Estate
 Tag #: 05H02199I & 05H02207W

0 500 1,000 Feet

- Site
- 100-yr Flood Zone
- Thoroughfare Overlay
- Watershed Protection Overlay



Staff Report Map
 Prepared by: TOC Planning Department
September 1, 2020

Disclaimer: Town of Clayton assumes no legal responsibility
 for the quality fo the data represented here.

Document Path: O:\PLANNING\REZONING\Rezoning\2020\2020-74-RZ O'Neil Overlook Rezoning\Staff Report Maps\5Staff Report Map-2020-74-RZ-O'Neil Overlook4.mxd



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION COVER SHEET

Name of Project: Ashcroft - Section 2 **Date:** 08/03/2020
Applicant Name: David DeYoung, AICP - RiverWild

The following checklist to be completed by applicant:

- ☐ [X] Pre-Application Meeting on: May 13, 2020
- ☐ [X] Review Fee
- ☐ [X] Advertisement Fee
- ☐ [X] Completed Application
- ☐ [X] Owner's Consent Form
- ☐ [X] Adjacent Property Owner's List
- ☐ [X] Neighborhood Meeting Notice Letter (1 copy)
- ☐ [X] 2 Sets of stamped, addressed, empty envelopes for adjacent property owner notification
- ☐ [X] Signed & Sealed Boundary Survey
- ☐ [X] Copy of signed & sealed boundary survey in PDF on USB

Reviewed by: _____



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION

- ☐ Standard Rezoning Fee: \$500.00
☒ Planned Development Rezoning Fee: \$1,000 + \$5.00 per acre
☐ Advertisement Fee: \$200.00

SITE INFORMATION

Name of Project: Ashcroft - Section 2
Acreage of Property: 241.21 acres **Zoning District:** RE (with WPOD) and PD-R
County Tag #: 05H02013A; 05H02009A; 05H02010A; 176000-70-3713; 176000-60-9362; 166900-79-1467;
05H02015; 05H02012; 05H02200B; 05H02013 **NC Pin #:** 166900-88-7300 166900-78-4101; 166900-76-7649; 166900-76-7638
Address/Location: Southeast quadrant of Covered Bridge Road and Neuse River
Existing Zoning District: RE (with WPOD) and PD-R **Proposed Zoning District:** PD-MU

APPLICANT INFORMATION

Applicant: Ashcroft Partners, LLC - David DeYoung, AICP, Agent
Mailing Address: 114 W. Main Street
Phone Number: (919) 901-3178 **Fax:**
Contact Person: David DeYoung, AICP
Email Address: David@theriverwildteam.com

PROPERTY OWNER INFORMATION

Name: See Attachment 1
Mailing Address:
Phone Number: **Fax:**
Email Address:

OFFICE USE ONLY

Date Received: Amount Paid: File Number:

EXPLANATION OF PROJECT

Ashcroft Section 2 is a proposed mixed use neighborhood of 772 residential units (293 sf units, 299 town home units, and 180 apartment units); and 113,000 sf of commercial area. The 241.21 acre assemblage is currently zoned PD-R and R-E with a portion of the site withing the WPOD. The proposed zoning is a Mixed Use Planned Development. The project accommodates the future Norther Connector and roadway design is as recommended in the TIA. The project includes pedestrian connections to the existing greenway network; a variety of open space areas/amenities to include a clubhouse and pool./ The neighborhood will be developed in multiple phases based on market demand and to meet the needs and functionality of the community during construction.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
See Attachment 2 for approval criteria.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
See Attachment 2 for approval criteria.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
See Attachment 2 for approval criteria.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
See Attachment 2 for approval criteria.

5. It has been determined that the legal purposes for which zoning exists are not violated.
See Attachment 2 for approval criteria.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
See Attachment 2 for approval criteria.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

See Attachment 2 for approval criteria.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested.. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

David DeYoung

Print Name

David DeYoung, AICP Digitally signed by David DeYoung, AICP
Date: 2020.07.29 15:52:43 -04'00'

Signature of Applicant

8/3/2020

Date

**Attachment 2
Ashcroft - Section 2
Rezoning
Approval Criteria**



All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The proposed rezoning to PD-MU is in accord with the general plans for the orderly growth and development of the Town and is consistent with the following Comprehensive Plan Implementation Goals:

- Goal LU2 – Encourage quality development which maximizes existing infrastructure, promotes walking and biking, and enhances travel safety.
- Goals H1 – Encourage a range of housing types and lot sizes that meets the needs of various income levels, family sizes, and ages.

The property assemblage is designated as Low-Density Residential in the Clayton Comprehensive 2040 Plan. This designation allows for mixed-residential uses with a maximum density of 3 units per acre and the Comprehensive Plan provides guidance to permit up to 7 units per acre for Planned Development Districts. In addition, the project provides multiple stormwater control measures (SCM's) and complies with Phase II Watershed Rules - Neuse River Rules. This compliance through the use of SCM's, removes the maximum threshold for density. The overall density of the proposed project is 3.01 du/ac, with a density of 2.26 du/ac for the portion of the project that falls in the Watershed Protection Overlay.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.

The existing RE zoning allows only low-density, single-family dwellings and select uses which are compatible with a rural character. The subject properties are located in an area of Clayton that is transitioning from large-lot rural and agricultural character to family-oriented neighborhoods. With the future construction of the Northern Connector, this area is expected to see continued growth and there will be a need for a variety of new housing types, increased densities, neighborhood retail and associated services.

The subject properties are appropriately located for a PD-MU zoning designation. The adjacent parcels to the south of the proposed subdivision are zoned PD-R as is the Steeplechase assemblage across O'Neil Street. The site is bound to the northeast by the Neuse River and to southeast by the Town of Clayton's future Wastewater Treatment Plant.

The PD-MU district is intended to provide coordinated mixed use development which could include light industrial, commercial, office, educational, civic, institutional, residential and services uses within a planned development with appropriate perimeter buffering and open space. The variety of land uses in this district allows flexibility to respond to market demands

and the needs of tenants, which provides for a variety of physically and functionally integrated land uses.

3. Whether the proposed change tends to improve the balance of uses, or meets the specific demand in the Town.

The rezoning from RE to PD-MU allows the development of a neighborhood with varying home options, densities, and price points necessary to satisfy continued demand for housing in the Town as well as provide an additional opportunity for commercial uses. Additionally, the proposed development meets Comprehensive Plan Goal H1 – to encourage a range of housing types and lot sizes that meets the needs of various income levels, family sizes, and ages.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.

In order to ensure adequate public facilities are in place, the proposed development plan will happen in 10 phases and grow with as demand for residential and commercial uses occur. The development phases will be timed to ensure capacity is available while the Town's new wastewater plant is under construction. A wastewater allocation request has been filed in conjunction with the rezoning and major subdivision master plan applications. A traffic impact analysis has been provided with roadway improvement recommendations and the dedication of right-of-way to accommodate the future construction of the North Connector will occur within the project boundaries. The project has also been designed with SCM's for stormwater control and conveyance and a recreation amenity will be a prominent feature of the development along with trail access to Clayton's River Walk on the Neuse and Sam's Branch Greenway. Additional capacity is programmed through Johnston County Public Schools to accommodate the growing student population in Johnston County.

5. It has been determined that the legal purposes for which zoning exists are not violated.

The proposed development will not negatively impact the health, safety, or general welfare of the public and does not violate the legal purposes for which zoning exists.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

The rezoning will not result in an adverse effect upon adjoining property owners. The adjacent parcels are generally zoned and/or developed with similar or higher density development. The site is also bounded on the north by the Neuse River and to the east by property Clayton has developed or intends to develop with public utilities.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

No individual or group of small property owners will benefit to the detriment of the general public. As stated above, the proposed rezoning is consistent with the Town of Clayton's Comprehensive Plan, which calls for low density residential (up to 7 du/ac within a PDD).



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: Ashcroft Section 2 Address or PIN #: 166900-88-7300, 166900-76-7649

AGENT/APPLICANT INFORMATION:

David DeYoung, River Wild
(Name - type, print clearly)

114 W. Main Street
(Address)
Clayton, NC, 27520
(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

All entitlement/development processes

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

Ashcroft Partners, LLC
(Name - type, print clearly)

114 W. Main Street STE 102
(Address)

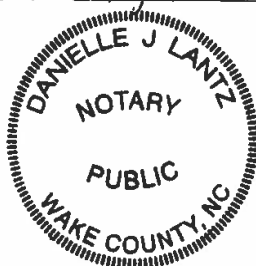
[Signature]
(Owner's Signature)

Clayton, NC, 27520
(City, State, Zip)

STATE OF NC
COUNTY OF JOHNSTON

Sworn and subscribed before me DANIELLE J. LANTZ a Notary Public for the above State and County, this the 3rd day of August, 20 20.

SEAL



July 2018

[Signature]
Notary Public

My Commission
Expires:

3-11-2024



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

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Project Name: Ashcroft / Earp-Moore Tract Address or PIN #: 05H02009A - Covered Bridge Road

AGENT/APPLICANT INFORMATION:

James H. Lipscomb / Dave DeYoung

(Name - type, print clearly)

328 E. Main Street

(Address)

Clayton, NC 27520

(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Additional Applicant: Stewart Engineering

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

Richard E. Moore

(Name - type, print clearly)

Richard E. Moore

(Owner's Signature)

1417 Wensford Court

(Address)

Raleigh, NC 27615

(City, State, Zip)

STATE OF

North Carolina

COUNTY OF

Wake

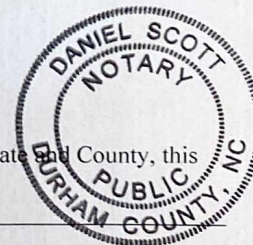
Sworn and subscribed before me Richard E. Moore, a Notary Public for the above State and County, this the 22 day of July, 2020.

SEAL

Daniel Scott
Notary Public

My Commission
Expires:

July 24, 2023



July 2018



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

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Project Name: Ashcroft Section 2 Address or PIN #: 176000-70-3713, 166900-78-4101,
AND 166900-67-5094

AGENT/APPLICANT INFORMATION:

David DeYoung, RiverWild
(Name - type, print clearly)

114 W. Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

I hereby give CONSENT to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (list applicable requests):

All entitlement/development processes

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

John Wesley Massey
(Name - type, print clearly)

8041 St. Andrews Drive
(Address)

John Wesley Massey
(Owner's Signature)

Laurinburg, NC 28362
(City, State, Zip)

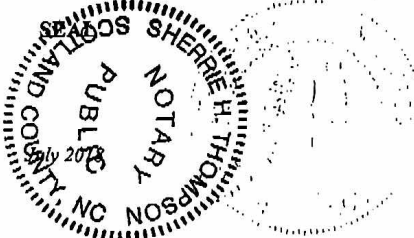
STATE OF NORTH CAROLINA
COUNTY OF COTLAND

Sworn and subscribed before me, SHERIE H. THOMPSON, a Notary Public for the above State and County, this
the 31st day of JULY, 2020.

Sherie H. Thompson
Notary Public

My Commission
Expires:

SEPTEMBER 6, 2020





TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: Ashcroft Section 2 **Address or PIN #:** 166900-79-1467

AGENT/APPLICANT INFORMATION:

David DeYoung, Riverwild
(Name - type, print clearly)

114 W. main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

major Subdivision Application
Rezoning Application

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

James D. Smith
(Name - type, print clearly)

1814 N. Oneil Street Ext
(Address)

James D. Smith
(Owner's Signature)

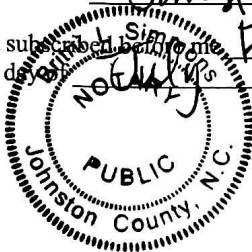
Clayton, NC 27520
(City, State, Zip)

STATE OF
COUNTY OF

North Carolina
Johnston

Sworn and subscribed before me, the 21 day of July, 2020, Devin L. Simmons, Notary Public for the above State and County, this

SEAL



Devin L. Simmons
Notary Public

My Commission Expires:

6/2/2025

July 2018



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: Ashcroft Section 2 Address or PIN #: 166900-79-1461

AGENT/APPLICANT INFORMATION:

David Deyoung, Riverwild
(Name - type, print clearly)

114 W. Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Major Subdivision Application
Rezoning Application

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

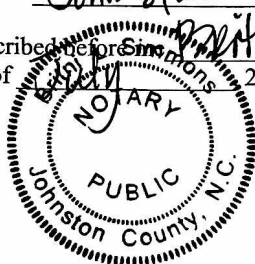
I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION: Daniel G. Smith,
Co-Trustee
Jean K. Smith Trust, James D. Smith, 1814 N. O'neil Street Ext
(Name - type, print clearly) (Co-Trustee) (Address)
[Signature] Clayton, NC 27520
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me, Breith L. Simmons, a Notary Public for the above State and County, this the 22 day of May, 2020.

SEAL



[Signature]
Notary Public

My Commission
Expires:

5/2/2025

July 2018



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: Ashcroft Section 2 Address or PIN #: 166900-79-1467

AGENT/APPLICANT INFORMATION:

Dand Deyoeng, Riverwind
(Name - type, print clearly)

114 W. Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Major Subdivision Application
Rezoning Application

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

Stephen R. Smith
(Name - type, print clearly)

1814 N. O'Neil Street Ext
(Address)

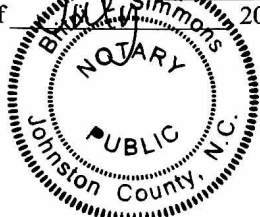
[Signature]
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me, Bertini L. Simmons, a Notary Public for the above State and County, this the 31 day of July, 2020.

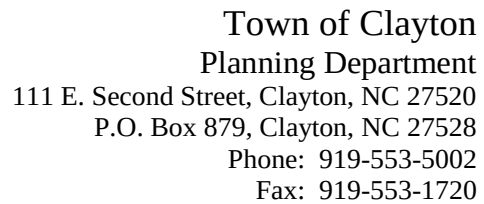
SEAL



[Signature]
Notary Public

My Commission
Expires: 5/2/2025

July 2018



Page 45 of 129



Date - August 20th, 2020

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments. The following provides details for the Neighborhood Meeting:

Meeting Date: Thursday September 3rd 2020
Meeting Time: 6:00 - 8:00 PM
Meeting Location: Virtual Meeting - Use the link to join! <https://us02web.zoom.us/j/89830589700>

Type of Application: Major Subdivision Application/Rezoning
Project Address: SE Quadrant of Covered Bridge Rd. and Neuse River

Project Description: Ashcroft Section 2 is a proposed 256 acre mixed-use neighborhood development located in the southeast quadrant of the intersection Covered Bridge Road and the Neuse River. The development plan includes 772 residential units (293 single family units, 299 townhome units, and 180 apartment units); and 105,000 square feet of commercial uses. The project includes the alignment for the Town's future North Connector, ; a variety of open space amenities which tie to the Town's existing greenway network; and a recreation/amenity area with clubhouse, pool, and playground. It is anticipated that the project will be developed in multiple phases over time, based on market demand and to meet the needs and functionality of the community during construction.

Public Meeting: The project will be heard by the Town of Clayton Planning Board is scheduled for MONTH ##, 2020. (Date is subject to change)

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

- A copy of the project application.
- A schedule of all upcoming public meetings for the application.
- A map at a scale that is appropriate to the project and shows neighboring properties and roads.
- A map, drawing, or other depiction of the proposed land use change or development proposal.

Enclosed with this letter is a map showing the location of the property that is subject to Major Site Plan approval.

If you have any questions prior to or after this meeting, you may contact us at 919-813-0123. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

A blue ink handwritten signature, appearing to read 'D. DeYoung', is written over a large, faint, light blue 'WILD' watermark.

David DeYoung, AICP
Director of Development

Cc: Town of Clayton Planning Department

THE RIVER WILD TEAM.COM

114 W. Main Street, Clayton, NC 27520 | 919.813.0123

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Ashcroft Section 2

Application: Rezoning

Location/Date: Virtual/Zoom - September 3rd, 2020 - 6:00 - 8:00 pm

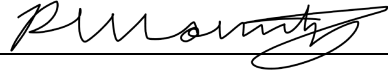
	NAME	ADDRESS
1	Dave DeYoung	RiverWild
2	Becca Mountz	RiverWild
3	Tim Summerville	STEWART - Consult
4	May Offutt	128 Highmeadow Lane Clayton NC 27520
5	Steve Smith	1814 N ONeil Street Clayton NC 27520
6	Duane Gott and Chris Mitchell	180 Highmeadow Lane Clayton NC 27520
7		
8		
9		
10		
11		
12		
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17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning
Date of Mailing: August 20th 2020
Date of Meeting: September 3rd 2020 Time of Meeting: 6:00-8:00 pm
Location of Meeting: Virtual / Zoom

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Rebecca Mountz Signature: 

Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.*

See attached document for meeting minutes.

Please write clearly (or submit a typed summary). Use additional sheets if necessary.

RIVER WILD

Ashcroft Section 2 Neighborhood Meeting Notes 6:00 - 8:00 PM 9/3/2020

Attendance

Dave DeYoung - RiverWild

Becca Mountz - RiverWild

Tim Summerville - Stewart

May O. 128 highmeadow lane

Steve

Duane and Chris 150 highmeadow lane

Dave DeYoung goes through his presentation. The following comments are made and responded to.

May O.- Stated that she lives in the connected townhome villas and side of woods and wondering how much of the wooded area and trees will be removed for the project?

Dave - Explains the concept of blue lined streams and protection areas, also explains buffers around property and how there will also be a new wastewater treatment plan.

Steve- amenities question about the gold course asking if it will be a shared amenity between riverwood and wondering if all amenities will be shared.

Dave - Explains how sites are programmed to have capacity to cater to residents but also cater to shared membership amenities at surrounding neighborhoods.

May - Asked clarification on what the northern connector was.

May - When does phase one start?

Dave - Explains multi phase development starting where ashcroft 1 ends. And talks about access to the neighborhood being more than just through current ashcroft. Points out the intended change to the concept design regarding the access road south of powerlines being moved north of power lines.

Steve - Will there be a grocery store in the shopping center?

Dave- Explains that we would love to have that in the area but with covid we have to see what the market is and what it would warrant closer to that phase of development.

Dave DeYoung goes through his presentation again since more people have joined the meeting. The following comments are made and responded to.

Duane and Chris - Asked the construction timeline.

Dave - Explains multi phase development starting where ashcroft 1 ends. And talks about access to the neighborhood being more than just through current ashcroft.

Duane and Chris - Asking about the treeline behind highmeadow if it is being cleared or not

Dave - Points out the required buffer but also shows that there is green space located throughout the plan.

Chris - What does hoa cost look like? Will ours go up?

Dave - Doesn't think that the hoa dues would go up substantially, but we really don't have a set answer but Dave will get back to chris on that information - need email address

Chris - What will this do to current home values?

Dave- Currently the trend is when we build a phase it will be one price point but the demand pushes the price up - used east river example of phased price changes.

RIVER WILD

May - How do you think a water treatment plant will affect this development?

Dave - The town needs more capacity and so it needs to happen. We don't think that it would be a problem - we wouldn't put one acre estate homes next to it if we did.

Steve - What is price point of units from townhomes to estate homes?

Dave - Explains current price points in similar neighborhoods but points out that the estate home will be custom homes. We are looking to up our game with having this many different types of homes in one area. Truly want a mixed use development.

May - It is super cool to have a mixed use because you have so many different people.

Chris - Asking about the peoples houses that are offered from covered bridge that are not in the property of section 2.

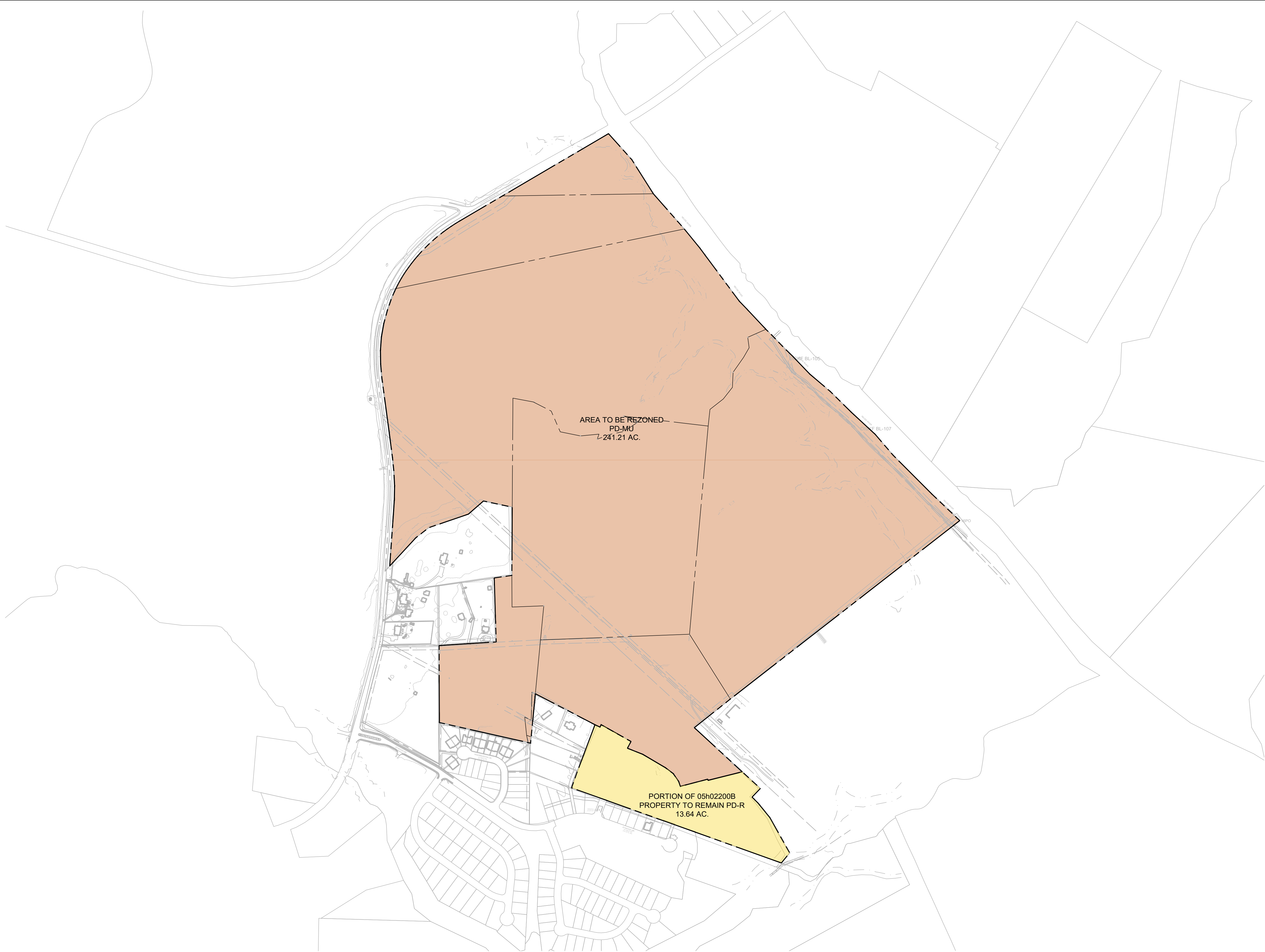
Dave - Explains that everything in the plan is under contract and how those properties adjacent not in color on the map did not wish to sell their land.

Steve - When will the construction of the wastewater treatment plant begin?

Dave - The town is pushing hard to get it built and start building in the spring.

MAILING ADDRESS	CITY	STATE	ZIP	OWNNAME	OWNNAME2	PARCEL NUMBER(S)
						166900-88-7300 166900-75-9962 166900-76-7649 166900-76-6086 166900-66-9129 166900-76-1254 166900-74-2974
114 W MAIN ST STE 102	CLAYTON	NC	27520-2397	ASHCROFT PARTNERS, LLC		
142 HIGHMEADOW LN	CLAYTON	NC	27520-5713	BARRETT, SANDRA LIFE ESTATE	PARRISH, MICHELLE BARRETT REMAINDER	166900-66-5624
1380 N ONEALS ST	CLAYTON	NC	27520	BENSON, AMANDA LEIGH		166900-76-1783
1378 B NORTH O'NEAL EXT	CLAYTON	NC	27520-0000	BENSON, ANTHONY MARK		166900-76-0637 166900-76-0536 166900-66-9886
116 HIGHMEADOW LN	CLAYTON	NC	27520-5713	BRIAN E. PRUSANK LIVING TRUST		166900-66-6612
170 HIGHMEADOW LN	CLAYTON	NC	27520-5713	CAPERS, ANJOLINA WASHINGTON	CAPERS, TERRELLE CLARENCE	166900-66-4637
196 HIGHMEADOW LN	CLAYTON	NC	27520-5713	COX, CHARLOTTE		166900-66-2665
1907 LAKE WENDELL RD	WENDELL	NC	27591-7158	DUDLEY, BLAINE T.		166900-66-3711
2019 HARDEE LN	CLAYTON	NC	27520-9822	HARDEE, JOSEPH T		166900-85-1038
1039 CROCKER RD	SMITHFIELD	NC	27577-9033	HICKERSON, PATSY POOLE		166900-67-3527
88 HIGHMEADOW LN	CLAYTON	NC	27520-5712	HILL, DEBORAH		166900-66-7585
106 HIGHMEADOW LN	CLAYTON	NC	27520-5713	JERRY AND FAITH LAYTON LIVING TRUST	LAYTON, JERRY CLINTON TRUSTEE	166900-66-6661
1538 NORTH ONEIL STREET EXT	CLAYTON	NC	27520-0000	JONES, TRACY L		166900-68-3043
8041 ST ANDREWS DR	LAURINBURG	NC	28352-0000	MASSEY, JOHN WESLEY		176000-70-3713 166900-78-4101 166900-67-5094
180 HIGHMEADOW LN	CLAYTON	NC	27520-5713	MITCHELL, CHRIS D.	GOTT, DUANE ANTONY	166900-66-3790
128 HIGHMEADOW LN	CLAYTON	NC	27520-5713	OFFUTT, MAY	HUGHES, LLOYD	166900-66-5674
156 HIGHMEADOW LN	CLAYTON	NC	27520-5713	RAFFEL, MARY	RAFFEL, BRANDON	166900-66-4676
7230 NC HIGHWAY 42 E	SELMA	NC	27576-6005	RAYMOND E EARP JR REVOCABLE TRUST	EARP, NANCY CREWS TRUSTEE	176000-60-9362 166900-39-5182
						166900-76-2281 166900-76-5170 166900-76-4165 166900-76-2203 166900-76-1202
114 W MAIN ST STE 102	CLAYTON	NC	27520-2397	RMS INVESTMENTS, LLC		
96 HIGHMEADOW LN	CLAYTON	NC	27520-5712	SHARON HOUTMAN FAMILY TRUST		166900-66-7640
1814 N ONEIL STREET EXT	CLAYTON	NC	27520-6236	SMITH, JAMES D.	JEAN K. SMITH TRUST	166900-79-1467
	CLAYTON	NC	27528-0000	TOWN OF CLAYTON		166900-96-3988 176000-80-8682
1376 NORTH ONEIL STREET EXT	CLAYTON	NC	27520-0000	WALL, STEVIE GLENN	WALL, JACKIE	166900-76-0405
350 WAGONER DR	FAYETTEVILLE	NC	28303-4647	WEAVER HOMES, INC		166900-76-7044 166900-76-4107 166900-76-7092 166900-76-6028
283 GLEN RD STE A	GARNER	NC	27529-6240	WESTAN CONSTRUCTION, LLC		166900-76-5112
9728 CYPRESS FARM DR	ZEBULON	NC	27597-6700	WOODS, PAMELA POOLE		166900-67-4589
1500 N ONEIL STREET EXT	CLAYTON	NC	27520-6959	SPENCE, DEANNA JONES		166900-57-9493
PO BOX 879	CLAYTON	NC	27528-0000	TOWN OF CLAYTON		166900-96-3988

L:\Projects\2020\L20017 - Ashcroft\2\DWGS\1-Site Plan\2-Exhibits\2020.09.23 - ZONING MAP.dwg Sep 23, 2020 - 11:37am



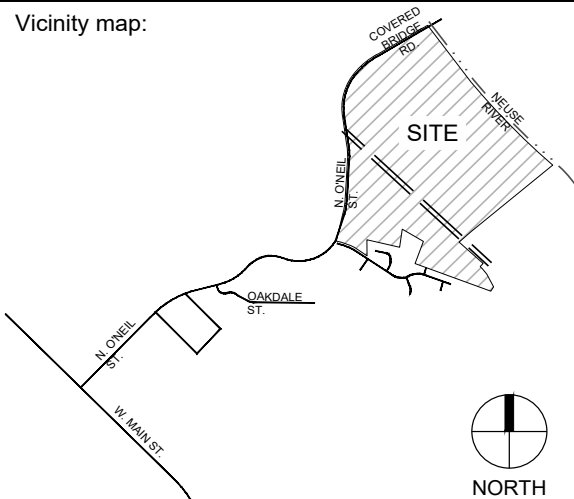
STEWART
101 WEST MAIN ST.
DURHAM, NC 27701
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: L20017

Client:
RIVERWILD
114 W. MAIN STREET
CLAYTON, NC 27520

Consultants:
SOIL & ENVIRONMENTAL CONSULTANTS, PA
NORTH QUARTER OFFICE PARK
RALEIGH, NC 27615

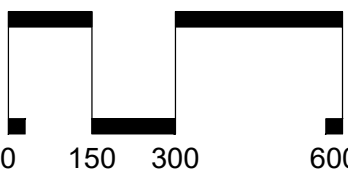
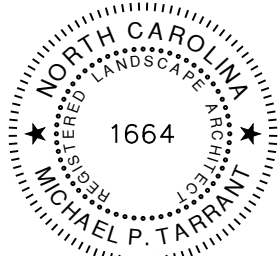
KIMLEY HORN
421 FAYETTEVILLE ST SUITE 600
RALEIGH, NC 27601

Vicinity map:



Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



SCALE: 1" = 300'



Project:

**ASHCROFT
SECTION 2**

Issued for:

MASTER PLAN

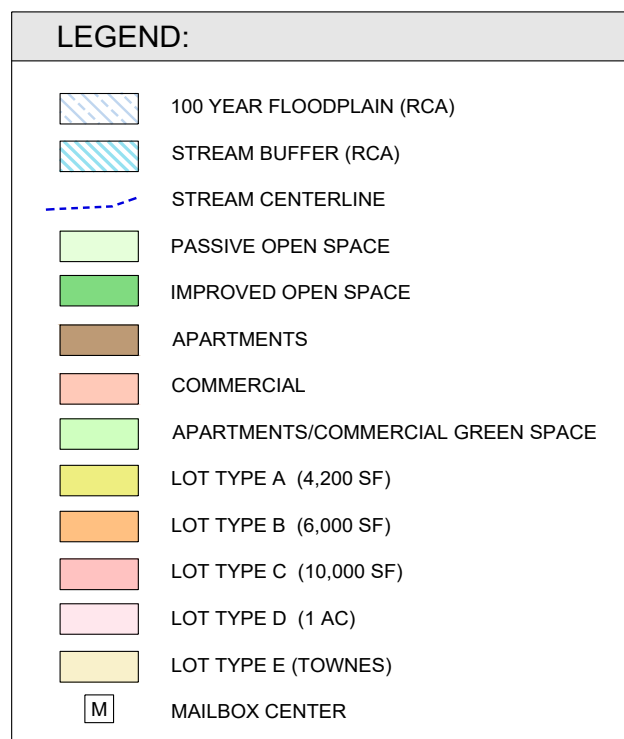
No.	Date	Description

Title:

SITE PLAN

Project number: L20017 Sheet #:
Issued Date: 08.03.2020
Drawn by: KH
Approved by: MT

3.0



SITE DATA:

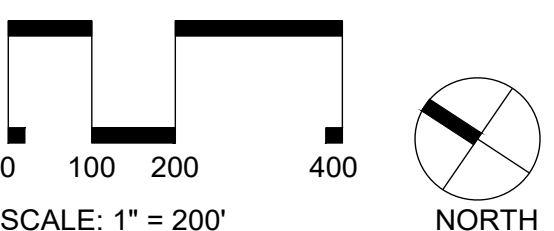
- NOTES:**
1. SEE SHEET C1.0 FOR ADJACENT PROPERTY OWNER INFORMATION
 2. EACH SINGLE FAMILY LOT SHALL PROVIDE TWO (2) GARAGE SPACES AND TWO (2) DRIVEWAY PARKING SPACES. TOWNHOUSE LOTS SHALL PROVIDE 1 GARAGE SPACE AND 1 DRIVEWAY PARKING SPACE.
 3. HOA SHALL MAINTAIN ALL COMMON OPEN SPACE AREAS INCLUDING LANDSCAPE MEDIAN, ENTRANCES AND PERIMETER BUFFERS.
 4. PERMITTED RESIDENTIAL USES INCLUDE THE FOLLOWING:
 - APARTMENTS
 - TOWNHOUSES
 - SINGLE FAMILY LOTS
 - COMMERCIAL USES MAY INCLUDE THOSE LISTED IN TABLE 2-1 USE REGULATIONS IN ARTICLE 2 OF THE CLAYTON UDC
 5. MAILBOX NUMBER AND LOCATION CONCERNING MAILBOXES TO BE CONFIRMED AT PRELIMINARY PLAT REVIEW AND UPON REVIEW BY U.S. POSTAL SERVICE.
 6. MAILBOX KIOSK / PUBLIC AREA SHALL BE ACCESSIBLE PER ADA REQUIREMENTS.
 7. UTILITIES OF THE DEVELOPMENT SHALL BE SUBMITTED AND REVIEWED AS SEPARATE MINOR SITE PLANS AND SUBDIVISION PLANS.
 8. STREET LIGHTS TO BE DESIGNED BY CLAYTON PUBLIC POWER AND SHALL BE INSTALLED IN ACCORDANCE WITH TOWN AND NCDOT STANDARDS ALONG THE ENTIRE LENGTH OF ONE WAY STREET PROVIDE LIGHTING FOR THE STREET AND THE PROPOSED MULTI-USE PATH.
 9. COMMERCIAL AND APARTMENT LOT USE IS LEGAL IN NATURE AND FOR REFERENCE ONLY. APPLICANT PROVIDE LIGHTING FOR THE STREET DESIGN AS NEEDED TO MEET MARKET AND DEVELOPMENT TRENDS AT TIME OF PERMITTING.



KIMLEY HORN
421 FAYETTEVILLE ST SUITE 600
RALEIGH, NC 27601

[illegible]

A circular professional seal for Michael P. Tarrant. The outer ring contains the text "NORTH CAROLINA" at the top and "MICHAEL P. TARRANT" at the bottom, separated by two stars. The inner ring contains the text "REGISTERED LANDSCAPE ARCHITECT". In the center of the seal is the number "1664".



ASHCROFT
SECTION 2

MASTER PLAN

[illegible]

SITE PLAN

Project number: L20017 Sheet #:
 Issued Date: 08.03.2020
 Drawn by: KH
 Approved by: MT

3.0



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-1545

*Planning Board
September 28, 2020*

STAFF REPORT

Application Number: 2020-113- PDD
Project Name: Ashcroft 2 Planned Development Rezoning

Tag #(s): 05H02013A, 05H02012, 05G02013, 05H02009A, 05H02010A, portion of 05H02200B, 05H02015

Location: N O'Neil Street; north of Ashcroft Subdivision

Overlay: Partially in the Watershed Protection Overlay

Applicant: Ashcroft Partners LLC

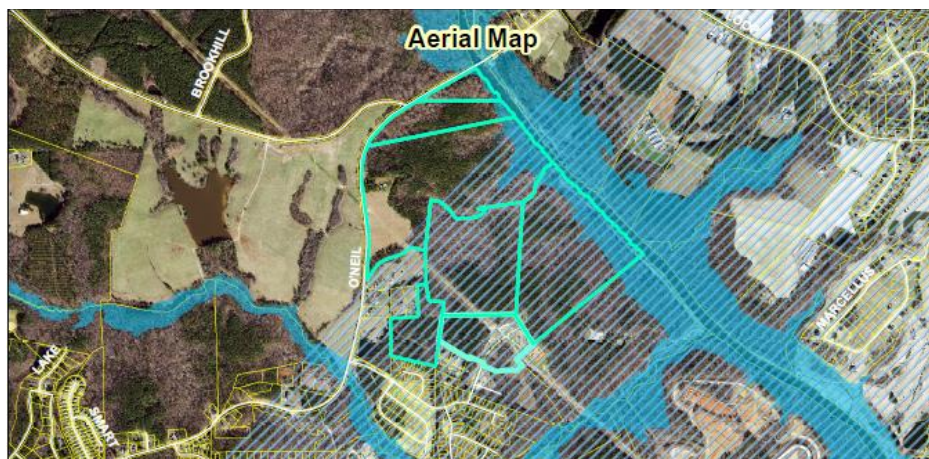
Owner(s): John W Massey, Raymond E Earp, Jr., James Smith, Ashcroft Partners LLC

Project Planner: Haley Hogg, Senior Planner

Public Noticing Dates:

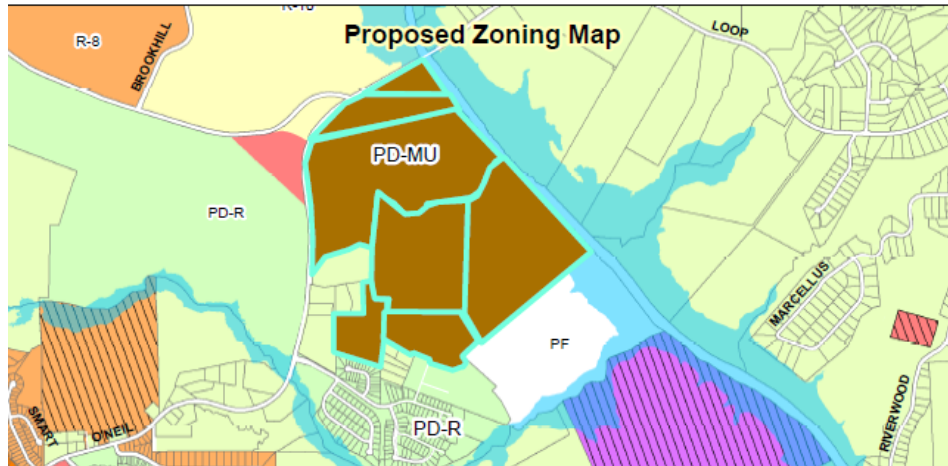
- **Neighborhood Meeting:** September 3, 2020
- **Sign Posted:** September 16, 2020
- **PB Letters Mailed:** September 18, 2020

REQUEST: Request to rezone 241.21 acres of land from Residential-Estate (R-E) and Planned Development Residential (PD-R) to Planned Development Mixed Use (PD-MU). This request is running concurrently with an associated preliminary plat, which is serving as a master plan for the development.



SITE DATA:**Acreage:** 241.21 acres**Existing Use:** Vacant & Single-family**ADJACENT ZONING AND LAND USES:**

Direction	Zoning	Existing Use(s)
North	Residential-10 (R-10) & Residential-Estate (R-E)	Vacant/Single Family Residential/Clayton River Walk
South	Planned Development Residential (PD-R) & Residential-Estate (R-E)	Single-Family Residential (including Ashcroft 1)
East	Public Facilities (PF) & Residential-Estate (R-E)	Vacant / Single-Family Residential
West	Planned Development Residential (PD-R)	Vacant (approved for Steeplechase Meadows Subdivision)

**STAFF ANALYSIS AND COMMENTARY:****Overview**

The applicant is requesting to rezone the subject properties from Residential-Estate (R-E) and Planned Development-Residential (PD-R) to Planned Development Mixed Use (PD-MU). All of the properties in this request are zoned Residential-Estate currently, with the exception of one parcel that is zoned Planned Development Residential. The applicant is proposing to rezone the northern portion of that parcel to PD-MU and leave the southern portion as PD-R as that portion is a part of the Ashcroft 1 development. The properties are located off N O'Neil Street, just north of the existing Ashcroft subdivision and south of the Neuse River. This application is running concurrently with a preliminary plat application, which is serving as a master plan for the overall development. The master plan will outline the permitted uses and dimensional standards within the proposed development.

Per the UDC requirements, the Planning Board shall make a recommendation to Town Council regarding all rezoning requests, including Planned Development districts. However, the Planning Board does not review or make recommendations on preliminary plats, even those acting as a master plan associated with a Planned Development rezoning. The proposed master plan layout for this development has been attached to this staff report to provide an overall idea to the board of how the site may be developed under the PD-MU zoning designation. Please note that this master plan is still under review by the Technical Review Committee and is subject to change prior to proceeding to Town Council. The Planning Board shall not make any decisions regarding the proposed uses or layout of this master plan. The plan is only included as an attachment to this staff report for informational purposes.

Consistency with Surrounding Land Uses

The proposed rezoning request is consistent with the surrounding land uses which are primarily single-family residential uses. Ashcroft 1 is located directly south of the proposed development, as well as some stand-alone single-family residences. Ashcroft 1 is zoned Planned Development-Residential. Directly across O'Neil Street is land that was recently approved for the Steeplechase Meadows Planned Development, as well as a vacant parcel zoned Neighborhood Business (B-2).

Consistency with the Comprehensive Plan 2040

The subject parcels are designated as "Low Density Residential" in the Comprehensive Plan 2040's Future Land Use Map. Per the plan, this designation recommends predominately suburban development of low-density single-family residential lots. The plan also states that mixed residential uses may occur under a Planned Development-Residential designation so long as the density of 3 units/acre is not exceeded.

Although the proposed rezoning is to a PD-MU designation rather than PD-R, staff is comfortable with the request. Planned Development zoning districts are unique in that the permitted uses, dimensional standards, and overall layout are outlined in an associated Master Plan rather than the Unified Development Code such as with standard zoning districts. This allows the Town Council to have some discretion over the uses and layout of the development to ensure it remains consistent with the intent of the Comprehensive Plan while still allowing for innovative and unique development. The associated master plan under review is currently proposing 3.01 units/acre, which staff considers to be consistent with the intent of the "Low Density Residential" designation.

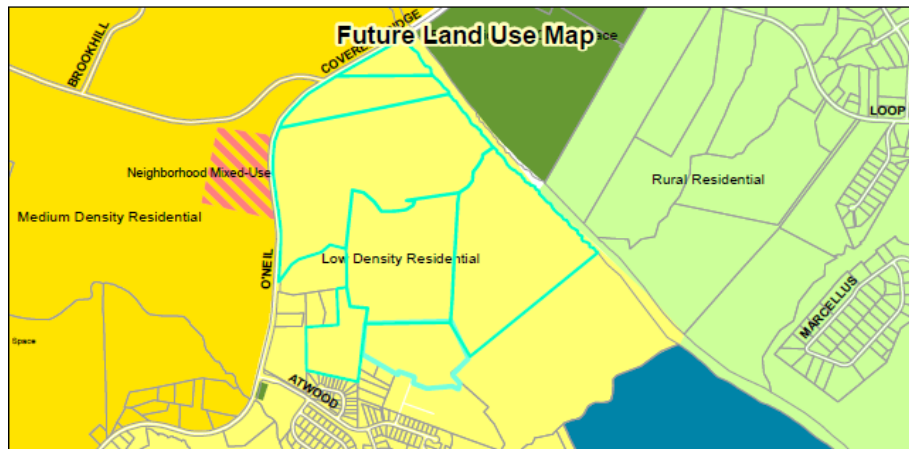
Directly south of these properties is Ashcroft 1 which is zoned PD-R. Directly across O'Neil Street is property that is designated as "Medium Density Residential" which allows up to 7 units/acre for Planned Development districts. One of the parcels across O'Neil Street is also currently undeveloped but designated as "Medium Density Residential" with a "Neighborhood Center" overlay that supports the potential for neighborhood serving commercial development for nearby planned residential developments. Due to the proximity of property with this designation, staff is comfortable with the proposed mixed use component to provide a potential neighborhood center for this development as well as nearby residential developments.

Comprehensive Plan Goals supporting the rezoning request include:

- **Goal LU1:** Preserve Clayton's small-town character while allowing for growth and development in appropriate areas.
- **Goal H1:** Encourage a range of housing types and lot sizes that meets the needs of various income levels, family sizes, and ages.

Comprehensive Plan Goals not supporting the rezoning request include:

- None.

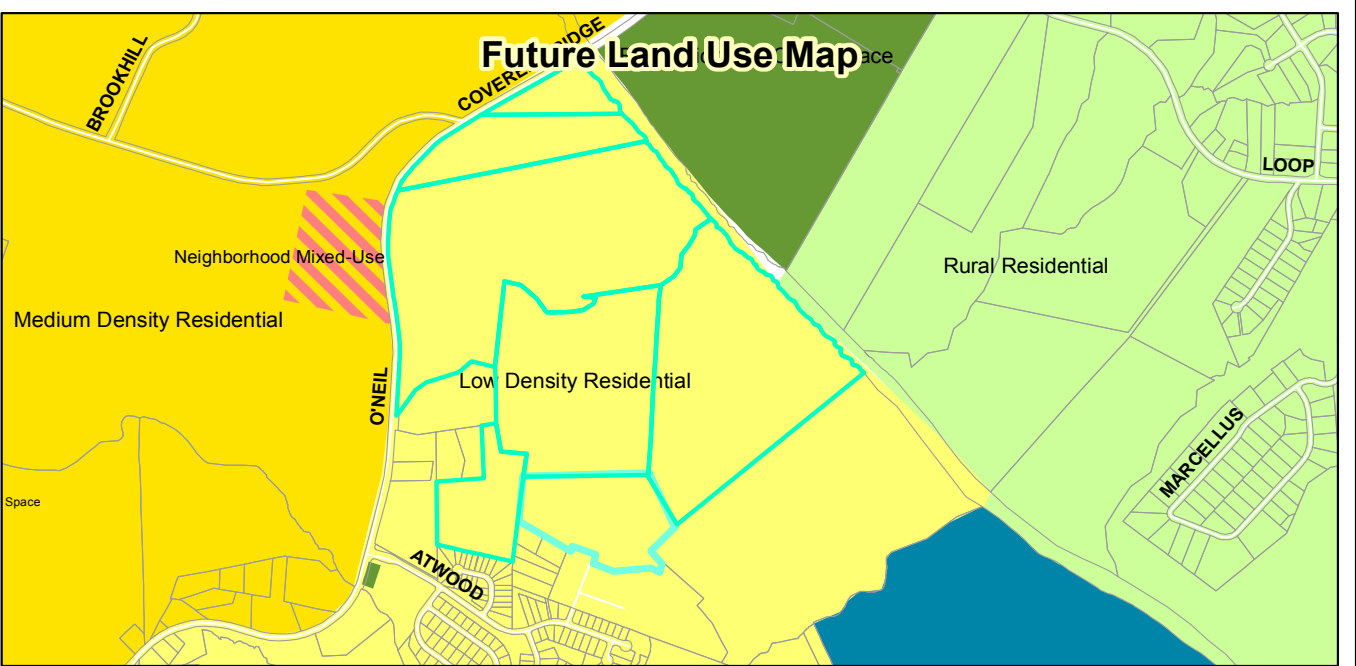
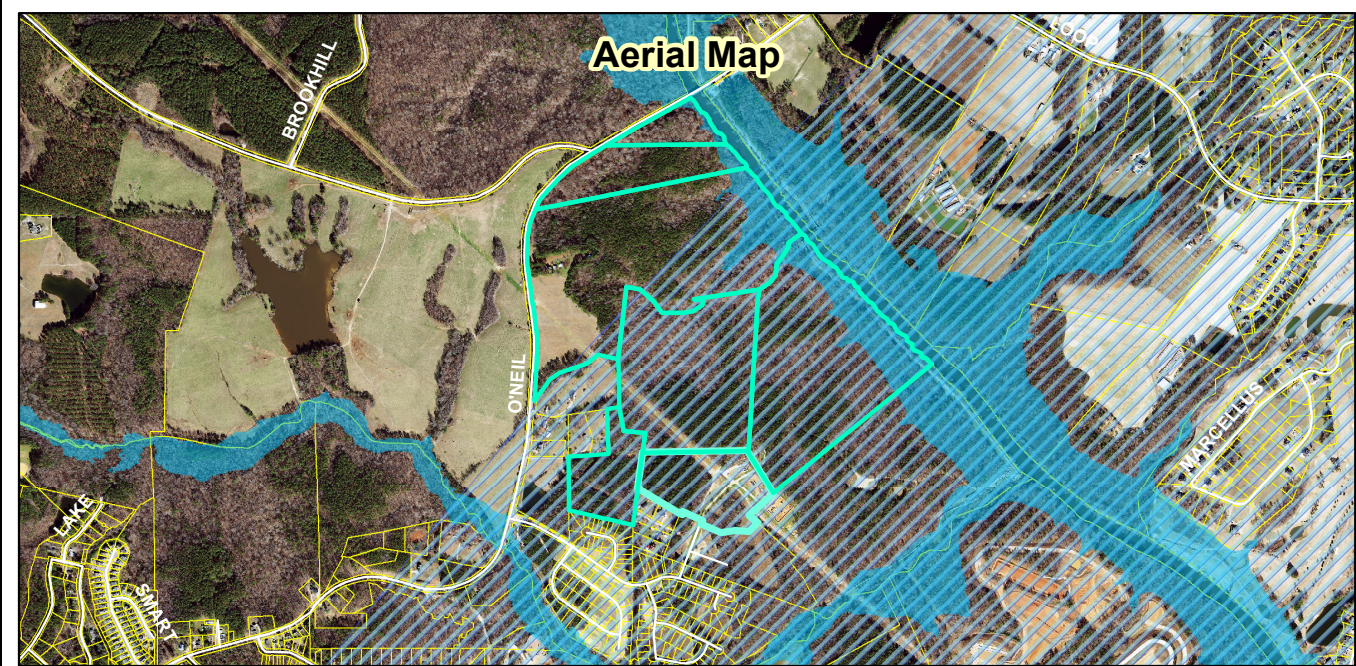
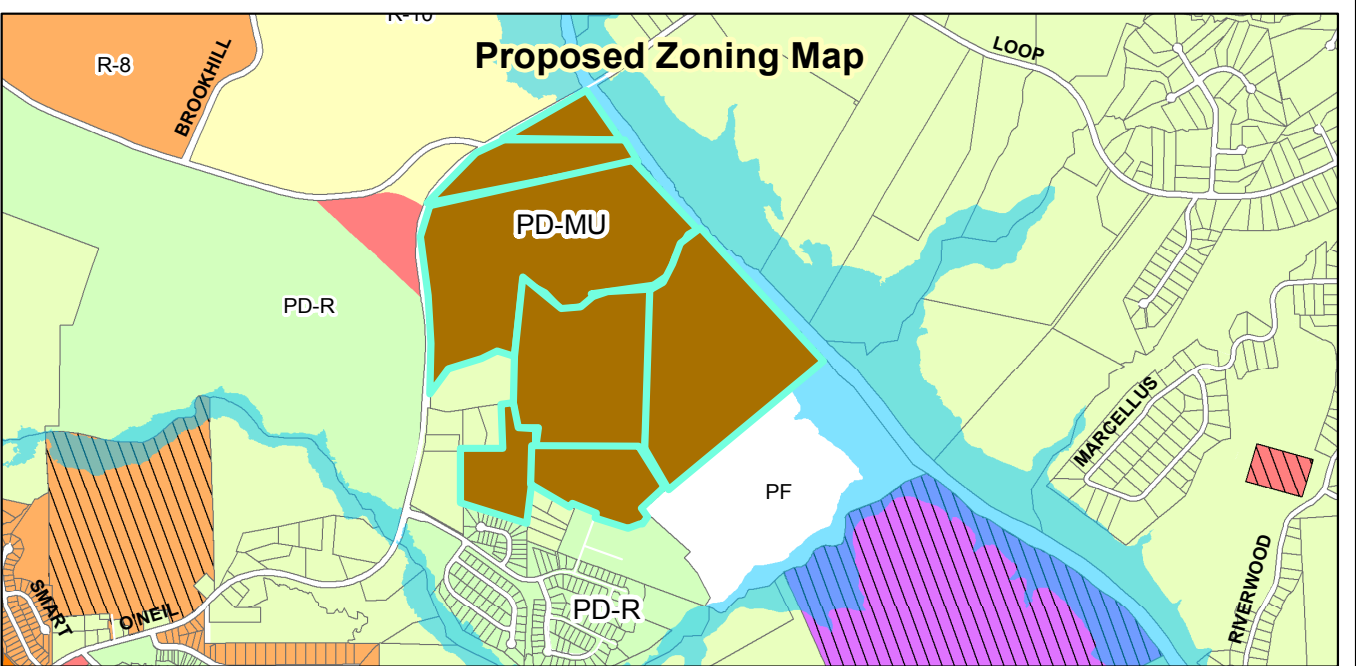
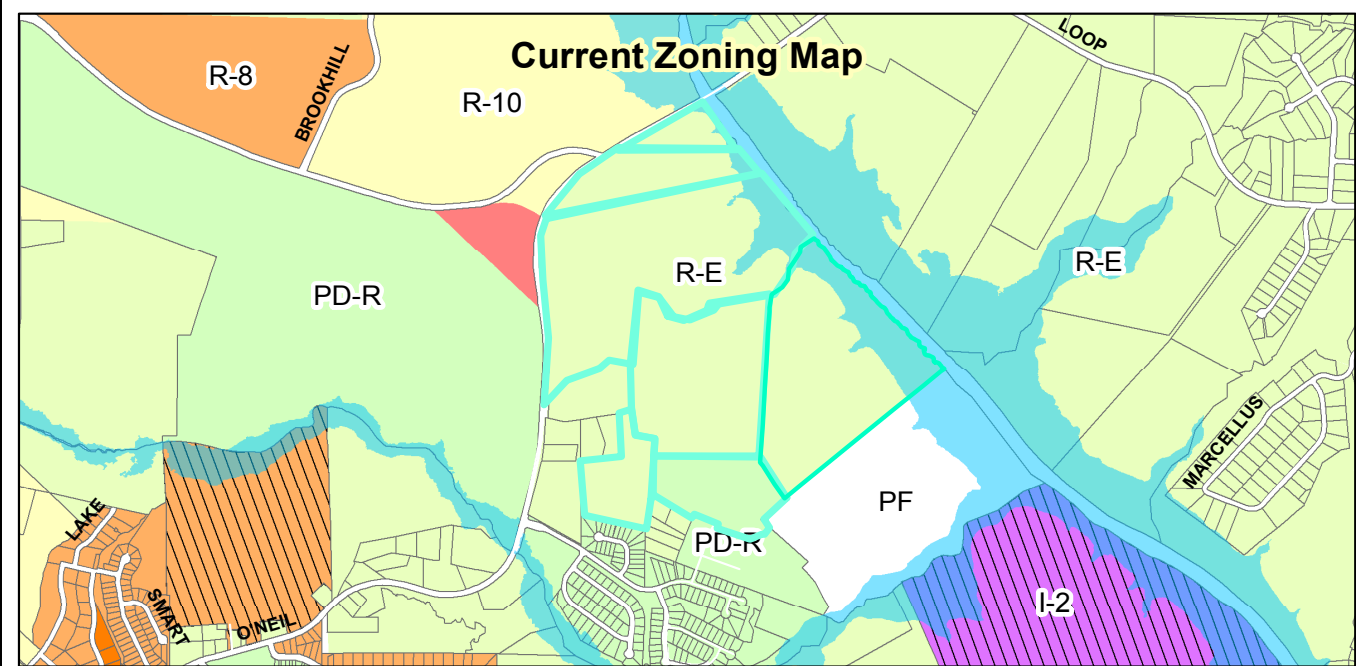


CONSIDERATIONS:

- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - The Planning Board shall only make a recommendation on this rezoning; the associated master plan (preliminary plat) is quasi-judicial and does not receive a Planning Board recommendation.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
-

ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Survey
- 5) Associated Preliminary Proposed Master Plan (informational only)
- 6) PB Adjacent Property Letter



Ashcroft 2 Planned Development Rezoning 2020-113-PDD

Applicant: Ashcroft Partners, LLC
Property Owners: John Massey, Raymond E. Earp Jr., James Smith, Ashcroft Partners, LLC
Tag #(s): 05H02013A, 05H02012, 05G02013, 05H02009A, 05H02010A, 05H02200B, 05H02015

0 2,650 5,300 Feet

100-yr Flood Zone

Thoroughfare Overlay

N

Staff Report Map
Prepared by: TOC Planning Department
August 31, 2020

Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Document Path: O:\PLANNING\REZONING\Planned Developments\2020\2020-113-PDD Ashcroft Section 2\Staff Report Maps\Ashcroft 2 Map.mxd



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: Government Road Handy Mart **Date:** May 28, 2020

Applicant Name: McAdams - Stan Wingo

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: April 8, 2020
- ☐ Review fee
- ☒ Copy of plan sets in PDF on USB

11 copies of the following:

- ☐ Completed Application
- ☐ Owner's Consent Form
- ☐ Adjacent Property Owner's List
- ☐ Wastewater Allocation Request Form
- ☐ Neighborhood Meeting Notice Letter (1 copy)
- ☐ Stormwater Management Statement
- ☐ Signed/Sealed Traffic Impact Analysis (if applicable)

11 copies of the plan set which includes the following:

- | | |
|---|--|
| ☒ Cover Sheet | ☒ Preliminary Grading Plan Sheet |
| ☒ Existing Conditions Sheet | ☒ Preliminary Engineering Plan Sheet |
| ☒ Lighting Plan Sheet | ☐ Signed & Sealed Boundary Survey |
| ☒ Site Plan Sheet | ☒ Architectural Elevations Sheet |
| ☒ Landscaping Plan Sheet | |

Reviewed by: _____



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

MAJOR SITE PLAN APPLICATION

Application Fee: \$500.00 + \$5 an acre

☒ New Major Site Plan

☐ Major Modification to an approved site plan
Permit Modified: _____

SITE INFORMATION

Name of Project: Government Road Handy Mart

Acreage of Property: 2.53 acres Zoning District: B-3 Highway Business

County Tag #: _____ NC Pin #: 164800411151, 164800400991, 164800319071

Address/Location: 2847 HWY 42 West Clayton, NC

Existing Use: Single Family Proposed Use: Convenience Store with Gas Sales

Is project within a Planned Development? ☐ Yes ☒ No If yes, which: _____

Is project within an Overlay District? ☒ Yes ☐ No If yes, which: Thoroughfare Overlay

Is a site plan being concurrently submitted? ☒ Yes ☐ No

APPLICANT INFORMATION

Applicant: McAdams

Mailing Address: 2905 Meridian Parkway Durham, NC 27713

Phone Number: 919-361-5000 Fax: _____

Contact Person: Stan Wingo

Email Address: wingo@mcadamsco.com

OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ File Number: _____

PROPERTY OWNER INFORMATION

Name: Diane Smith Starling and Phillip D Starling

Mailing Address: 2900 Highway 42 West , Clayton, North Carolina 27520

Phone Number: Fax:

Email Address:

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

Construction of convenience store with food sales with gasoline pumps with canopy and diesel pumps and canopy with associated driveways, parking and utilities.

Stormwater will be handled by onsite Stormwater Control Measure.

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

These standards are established to provide information pertaining to the graphic and format presentation of plans. The following is required for all types of plans, except where otherwise noted:

- All plans and architectural elevations shall be limited to 24" x 36" in size, and folded to an 8.5" x 11" format.
- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).

- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

PLAN ELEMENTS AND GRAPHIC DATA

The following items include general and project information. This information is required to be present on all plans, except where otherwise noted.

Provided		
Yes	N/A	
☒		Consultant Logo Box (name, address, phone number, fax, email, firm and license number)
☒		Project/Application Name
☒		Type of plan
☐		Signature and Professional Seal with date (landscape plans, engineering plans and surveys)
☒		Original/Submittal Date and Revision Date
☒		Sheet Number
☒		Vicinity Map
☒		North Arrow with NC Grid System
☒		Graphic Scale (engineering or architectural graphic and written scale)

SURVEY

Provided		
Yes	N/A	
☐		A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department) with the bearings and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.

EXISTING CONDITIONS SHEET

Provided		
Yes	N/A	
☒		The existing topographical conditions of the property with a two foot contour interval.
☒		The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
☒		The existing structures located on the subject property.
☒		The existing structures within 100 feet of project boundary.
☒		The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.

SITE PLAN

The items listed below are required to be delineated (in tabular format) on the site plan.

Provided		
Yes	N/A	
☒		Site data table
☒		Name of project (AKA names if applicable)
☒		Parcel identification number (and/or Tag number)
☒		Property size (acres and square feet)
☒		Property location (Town limits or ETJ)
☒		Existing zoning district
☒	☐	Proposed zoning district (if applicable)
☐	☒	Overlay (if applicable)
☒		Existing use
☒		Proposed use
☒	☐	Number of seats/students/fueling positions (as applicable).
☐	☒	Number of housing units proposed, per housing unit type.
☒		Existing density (number of units per acre)
☐	☒	Proposed density (number of units per acre)
☒		Existing intensity (gross floor area)
☒	☐	Proposed intensity (gross floor area)
☒		Floor area ratio
☒		Building coverage (as percentage of total site)

Provided		
Yes	N/A	
☒		Pervious surface area (square feet and as percentage of total site)
☒	☐	Impervious surface area (square feet and as percentage of total site)
☒	☐	Building height (number of stories and in feet)
☒	☐	Required parking (list requirement i.e. 1 space per 300 SF)
☒	☐	Proposed parking
☒	☐	Required/proposed handicap accessible parking
☐	☒	Required loading space(s)
☒	☐	Provide name of Electric Provider.
☒	☐	Provide name of Water Provider.
☒	☐	Provide name of Sewer Provider.

Other site plan elements:

Provided		
Yes	N/A	
☒		Identify adjacent property owners, their parcel ID number, current zoning and present use.
☐	☒	Identify the affected area for amendments to previously approved projects.
☒		Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.
☒		Identify existing right of ways.
☐	☒	Identify Watershed Protection Areas.
☒	☐	Identify existing (public and private) easements.
☒	☐	Identify proposed (public and private) easements.
☐	☒	Identify Open Space/Common Areas.
☒		Identify and dimension clear sight triangle at project ingress/egress points.
☒		Identify driveways, curb and gutter, cross section with ROW.
☐	☒	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
☒		Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows.
☐	☒	Provide queuing details for drive-up/drive-thru facilities (if applicable).
☒		Provide the locations and dimensions of existing and proposed sidewalks.
☒		Provide the location and details of refuse collection areas.
☒	☐	Provide the location, size and orientation of freestanding signs.

Provided		
Yes	N/A	
☐	☒	Identify the location and nature of all recreational facilities and common areas.
☐	☒	Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and associated racks.
☒	☐	Identify proposed phasing (phasing lines) of construction.
☐	☒	Cul-de-sacs must be dimensioned.
☐	☒	Identify cluster mailbox unit (CBU) locations and details.

CONCEPTUAL ENGINEERING PLANS

Note: *Conceptual engineering plans are deemed preliminary in nature. Review and approval of public infrastructure construction plans is a separate process performed by Public Works Engineering Division.*

Provided		
Yes	N/A	
☐	☒	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
☒	☐	Identify the curve radii for all internal and external vehicular use areas.
☒	☐	Identify access to the project.
☒	☐	Identify existing conditions and proposed grading plans.
☐	☒	Identify Tree Conservation Areas shown on grading plan.
☒	☐	Show proposed flow of traffic.
☒	☐	Identify proposed traffic control signs and striping.
☒	☐	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection.
☒	☐	Identify the proposed sanitary sewer collection system (including size) and point of connection. If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable.
☒	☐	Provide preliminary wastewater allocation calculation.
☒	☐	Identify proposed grease traps, if applicable.
☒	☐	Identify backflow prevention, if applicable.
☐	☒	If a pool is present, show drainage plan. Pumping to storm drain is not allowed.
☒	☐	Identify the Utility Plan.
☒	☐	Identify soil erosion control measures including impoundment structures.
☒	☐	Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.

☒	☐	Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.
-------------------------------------	--------------------------	--

Fire Rescue (information to be shown on conceptual engineering plans)

Provided		
Yes	N/A	
☒	☐	Identify fire hydrant distribution (distance of hose lay).
☐	☒	Identify the sprinkler connection locations and size, if applicable.
☐	☐	Identify fire lane designations and circulation around buildings (stripe fire lanes and show minimum stabilized access around all structures).
☐	☐	Identify the emergency evacuation route (access in and out of the property).
☐	☒	Identify fire apparatus turning radius, including streets and cul-de-sacs.
☒	☐	Verify the location of fire hydrants is not interfering with required landscaping (must be 24" clearance of landscaping from bottom of steam fitting).
☒	☐	Identify the Lock Box/Knox Box locations.
☒	☐	Identify placard locations for hazardous materials.

LANDSCAPE PLAN

Provided		
Yes	N/A	
☒	☐	Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).
☒	☐	Indicate the location, width and type of all required buffers.
☒	☐	Indicate the location, width and type of landscaping within vehicular use areas.
☒	☐	Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.
☒	☐	Provide a plant list summary table which includes: 1. A planting key identifying the various planting elements 2. The quantity of each type of plant material proposed 3. The size, height, caliper and spacing of plant material proposed 4. The Botanical and common names of plant material proposed
☒	☐	Verify/identify clear sight distances at project ingress/egress points.
☒	☐	Provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant species must be used).

Provided		
Yes	N/A	
☒		Provide a landscape maintenance note which states: "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion".
☒		Identify and list any existing plant material which will be used to satisfy landscape requirements.

LIGHTING PLAN

Provided		
Yes	N/A	
☒	☐	Conceptual Lighting Plan
☒	☐	Identify the light source and provide a detail of the fixture.
☒		Identify the proposed height of fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

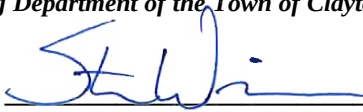
Provided		
Yes	N/A	
☒		Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina.
☒		Indicate the height and number of stories for each structure.
☒		Indicate the location and screening method for all roof mounted structures or equipment.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning Board of the Town of Clayton to approve the subject Major Site Plan. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Stan Wingo

Print Name



Signature of Applicant

May 28, 2020

Date



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: Government Road Handy Mart **Address or PIN #:** 164800411151; 164800319071; 164800400991
2900 NC Hwy 42 W

AGENT/APPLICANT INFORMATION:

McAdams Co
(Name - type, print clearly)

2905 Meridian Parkway
(Address)
Durham, NC, 27713
(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Rezoning & Annexation
Site Plan Approval

Site Permitting

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

DIANNE SMITH STARLING
(Name - type, print clearly)

2900 NC 42W
(Address)

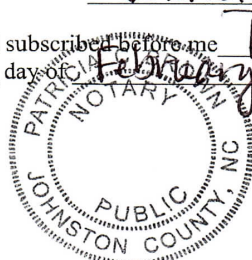
Dianne Smith Starling
(Owner's Signature)

CLAYTON NC 27520
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me the 16th day of February, 2020, Patricia C Brown, a Notary Public for the above State and County, this

SEAL



Patricia C Brown
Notary Public

My Commission
Expires:

03/26/2020

July 2018



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

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McAdams Co
(Name - type, print clearly)

2905 Meridian Parkway
(Address)
Durham, NC, 27713
(City, State, Zip)

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I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

Philip Drew Starling
(Name - type, print clearly)

2900 NC 42W
(Address)

Philip Drew Starling
(Owner's Signature)

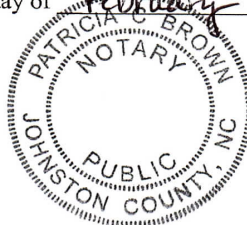
CLAYTON NC 27520
(City, State, Zip)

STATE OF
COUNTY OF

NC
Johnston

Sworn and subscribed before me the 10th day of February, 2020, Patricia C Brown, a Notary Public for the above State and County, this

SEAL



Patricia C Brown
Notary Public

My Commission
Expires:

03/26/2024

July 2018



VIRTUAL NEIGHBORHOOD MEETING NOTICE

June 12, 2020

NEIGHBORHOOD MEETING NOTICE

Dear Property Owner:

As a representative of record for the property owner of record, we are sending this letter to invite you to an informational meeting regarding a proposed site plan in Clayton, North Carolina. If you are receiving this letter it is our understanding that you own property that is located within 100' of the subject property.

The site is located at 2900 NC Hwy 42 with the Parcel IDs 164800411151, 164800319071, and 164800400991. During the meeting the applicant will present their site plans for a convenience store and gas station on the property. The total area of the site is 5.06 acres.

Due to current social distancing resulting from COVID-19, the Town of Clayton has authorized temporary use of Virtual Neighborhood Meetings. Our meeting will be held via Zoom. Please see the attached instruction sheet for details. The meeting is scheduled for **June 29, 2020 6pm-8pm**. We welcome any questions or comments on the proposed project prior to or after the meeting.

To ensure that all neighbors have a full understanding of the proposal, you will find the following items included in this mailer:

1. A copy of the project application.
2. A schedule of all upcoming public meetings for the application
3. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
4. A zoning map of the area.
5. A copy of the proposed site plan.

If you have questions or cannot attend the meeting but would like further information, please feel free to call me at (919) 361-5000 or contact me by e-mail at hardesty@mcadamsco.com. You may also contact the Clayton Planning department at 919-553-5002.

Sincerely,

MCADAMS

A handwritten signature in cursive script that reads 'Jessie Hardesty'.

Jessie Hardesty
Planner, Planning + Design Group



June 12, 2020

RE: Virtual Neighborhood Meeting – Zoom Instructions

Dear Property Owner,

Due to the current circumstances of COVID-19, we will be hosting a virtual neighborhood meeting via Zoom. The meeting will be held on June 29, 2020 and begin at 6:00pm Eastern Time.

- > To attend the meeting via computer, type in the following link in your internet browser:

<https://mcadamsco.zoom.us/j/92417320472>

If prompted for a Meeting ID, enter this number: 924 1732 0472

- > To attend the meeting via phone, you may dial in by your location:

+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 301 715 8592 US (Germantown)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 408 638 0968 US (San Jose)
+1 669 900 6833 US (San Jose)
877 853 5247 US Toll-free
888 788 0099 US Toll-free

Meeting ID: 924 1732 0472

Find your local number: <https://mcadamsco.zoom.us/j/92417320472>

Sincerely,

MCADAMS

ADJACENT PROPERTY OWNERS LIST

Project Name: Government Road Site Plan

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
0991, 9071, 6361	Dianne and Phillip Starling	2900 NC Hwy 42 W, Clayton, NC 27520
0072, 6852	Johnny Brian Smith	2850 NC 42 W, Clayton, NC 27520
6092, 7675,3383	Barbara C and Charles H Coats Revocable Trust	2995 Government Rd, Clayton, NC 27520
2534, 0628, 0484	Teinishia A Badger	110 David Lane, Clayton, NC 27520
0562	J4 Holdings Group LLC	303 Federal Road, Benson, NC 27504
1151	Johnny Brian Smith and Dianne Smith Starling	2900 NC Hwy 42 W, Clayton, NC 27520
2741	Linwood D McNeill	2893 Government Rd, Clayton, NC 27520
2370	Holy Cross Lutheran Church of Clayton	2920 NC Hwy 42 W, Clayton, NC 27520
1318	Haywood Arthur and Phyllis Pearl Johnson	257 Johnson Estate Road, Clayton, NC 27520
2486	Brooks Denmark LLC	2104 Breeze Rd, Raleigh, NC 27608

ADJACENT PROPERTY OWNERS LIST

Project Name: Government Road Site Plan

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

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1318	Haywood Arthur and Phyllis Pearl Johnson	257 Johnson Estate Road, Clayton, NC 27520
2486	Brooks Denmark LLC	2104 Breeze Rd, Raleigh, NC 27608

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Government Road Handy Mart

Application: Site Plan

Location/Date: Zoom Meeting June 29, 2020 6:00PM - 8:00PM

	NAME	ADDRESS
1	No neighbors attended	
2		
3		
4		
5		
6		
7		
8		
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10		
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20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Site Plan Date of Mailing: June 12, 2020
Date of Meeting: June 29, 2020 Time of Meeting: 6:00 - 8:00 PM
Location of Meeting: Virtual Meeting via Zoom

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Jessica Hardesty Signature: Jessie Hardesty

Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.*

The meeting was opened up 15 minutes prior to 6:00 PM in case any neighbors showed up to the zoom meeting early. The zoom meeting remained open for neighbors to join at the given meeting time, but there were no neighbors in attendance. Additionally, we did not receive any phone calls or emails regarding the site plan. Please see the following pages for the neighborhood meeting notice followed by our scanned addressed and metered envelopes as proof of the mailing.

Please write clearly (or submit a typed summary). Use additional sheets if necessary.



0 0.05 0.1 0.2 0.3 0.4 Miles

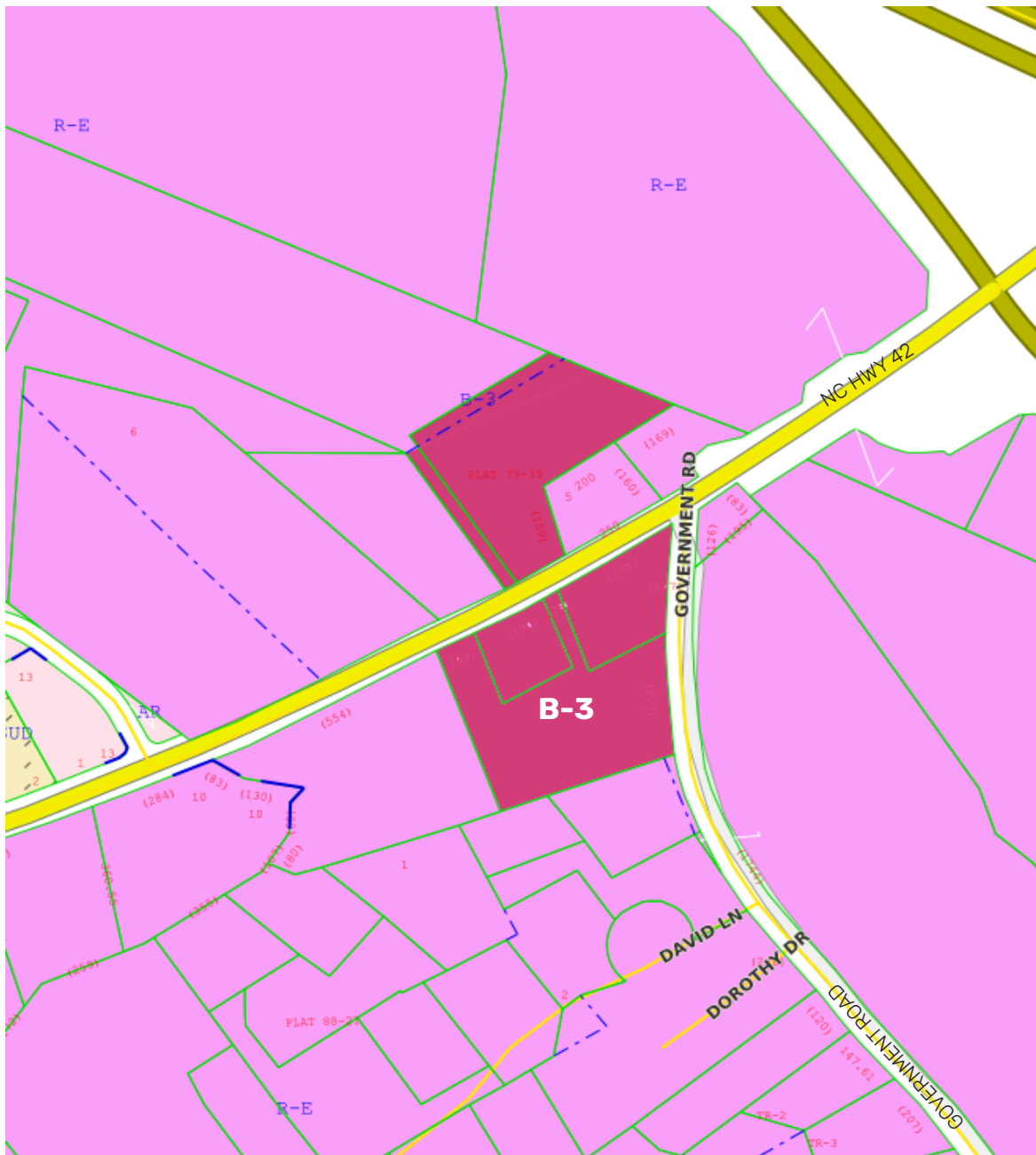
**SITE PLAN
VICINITY MAP**

**NC HWY 42
CLAYTON, NORTH
CAROLINA**

**NEIGHBORHOOD
MEETING**

**JUNE 29
2020**





Recently rezoned from R-E to B-3.

ZONING MAP

**NC HWY 42
CLAYTON, NORTH
CAROLINA**

**NEIGHBORHOOD
MEETING**

**JUNE 29
2020**





TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

MAJOR SITE PLAN APPLICATION

Application Fee: \$500.00 + \$5 an acre

☒ New Major Site Plan

☐ Major Modification to an approved site plan
Permit Modified: _____

SITE INFORMATION

Name of Project: Government Road Handy Mart

Acreage of Property: 2.53 acres Zoning District: B-3 Highway Business

County Tag #: _____ NC Pin #: 164800411151, 164800400991, 164800319071

Address/Location: 2847 HWY 42 West Clayton, NC

Existing Use: Single Family Proposed Use: Convenience Store with Gas Sales

Is project within a Planned Development? ☐ Yes ☒ No If yes, which: _____

Is project within an Overlay District? ☐ Yes ☒ No If yes, which: _____

Is a site plan being concurrently submitted? ☒ Yes ☐ No

APPLICANT INFORMATION

Applicant: McAdams

Mailing Address: 2905 Meridian Parkway Durham, NC 27713

Phone Number: 919-361-5000 Fax: _____

Contact Person: Stan Wingo

Email Address: wingo@mcadamsco.com

OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ File Number: _____



TOWN OF CLAYTON PLANNING BOARD 2020 MEETINGS

January 27, 2020

February 24, 2020

March 23, 2020 - *(This Meeting Has Been Cancelled)*

April 27, 2020 - *(This Meeting Has Been Cancelled)*

May 26, 2020 – (Tuesday)*

June 22, 2020

July 27, 2020

August 24, 2020

September 28, 2020

October 26, 2020

November 23, 2020

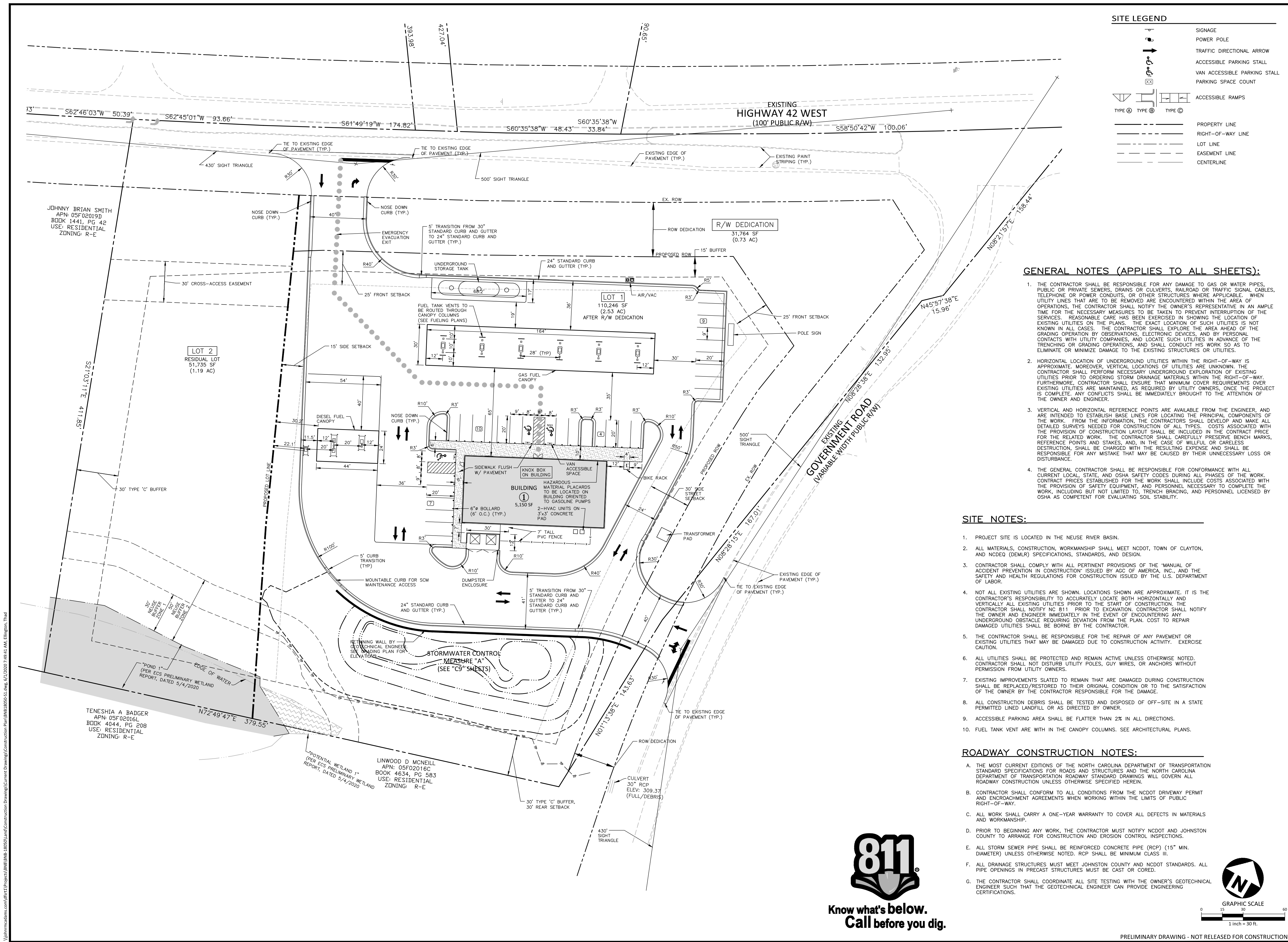
December 15, 2020– (Tuesday)*

Meetings are held on the FOURTH Monday of the month at 6:00 p.m. in the Council Chambers in Town Hall located at 111 East Second Street, unless otherwise noted.*

In according with NC GS 143-318.10, this is an official meeting of the board and is open to the public.

ADOPTED BY THE TOWN OF CLAYTON PLANNING BOARD: OCTOBER 28, 2019; UPDATED MARCH 16, 2020

WWW.TOWNOFCLAYTONNC.ORG





2905 Meridian Parkway / Durham, NC 27713
919.361.5000 / www.mcadamsco.com

SMITH, JOHNNY BRIAN
2850 NC 42 WEST
CLAYTON, NC 27520

FIRST CLASS



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 000.65⁰
0006563734 JUN 12 2020
MAILED FROM ZIP CODE 27713



2905 Meridian Parkway / Durham, NC 27713
919.361.5000 / www.mcadamsco.com



MCNEILL, LINWOOD D
2893 GOVERNMENT RD
CLAYTON, NC 27520-8438



2905 Meridian Parkway / Durham, NC 27713
919. 361. 5000 / www.mcadamscs.com



JOHNSON, HAYWOOD ARTHUR JOHNSON,
PHYLLIS PEARL
257 JOHNSON ESTATE ROAD
CLAYTON, NC 27520



2905 Meridian Parkway / Durham, NC 27713
919.361.5000 / www.mcadamsco.com

HOLY CROSS LUTHERAN CHURCH OF
CLAYTON INC
2920 NC HIGHWAY 42 W
CLAYTON, NC 27520-9229

FIRST CLASS



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2905 Meridian Parkway / Durham, NC 27713
919. 361. 5000 / www.mcadamsco.com

BROOKS DENMARK LLC
2104 BREEZE RD
RALEIGH, NC 27608-1436

FIRST CLASS





2905 Meridian Parkway / Durham, NC 27713
919, 361, 5000 / www.mcadamsco.com

BARBARA C COATS REVOCABLE TRUST
CHARLES H COATS REVOCABLE TRUST
2995 GOVERNMENT ROAD
CLAYTON, NC 27520





2905 Meridian Parkway / Durham, NC 27713
919.361.5000 / www.mcadamsco.com

FIRST CLASS



STARLING, DIANNE SMITH STARLING,
PHILLIP D
2900 NC HWY 42 W
CLAYTON, NC 27520



2905 Meridian Parkway / Durham, NC 27713
919.361.5000 / www.mcadamsco.com

BADGER, TEINISHIA A
110 DAVID LN
CLAYTON, NC 27520

FIRST CLASS



UNITED STATES POSTAGE
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0006563734 JUN 12 2020
MAILED FROM ZIP CODE 27713



2905 Meridian Parkway / Durham, NC 27713
919.361.5000 / www.mcadamsco.com



J4 HOLDINGS GROUP LLC
303 FEDERAL RD
BENSON, NC 27504-8341



2905 Meridian Parkway / Durham, NC 27713
919.361.5000 / www.mcadamsco.com



SMITH, JOHNNY BRIAN STARLING, DIANNE
SMITH
2900 NC HIGHWAY 42 W
CLAYTON, NC 27520-9229

HANDY MART #180

2847 HWY 42 WEST
CLAYTON, NC

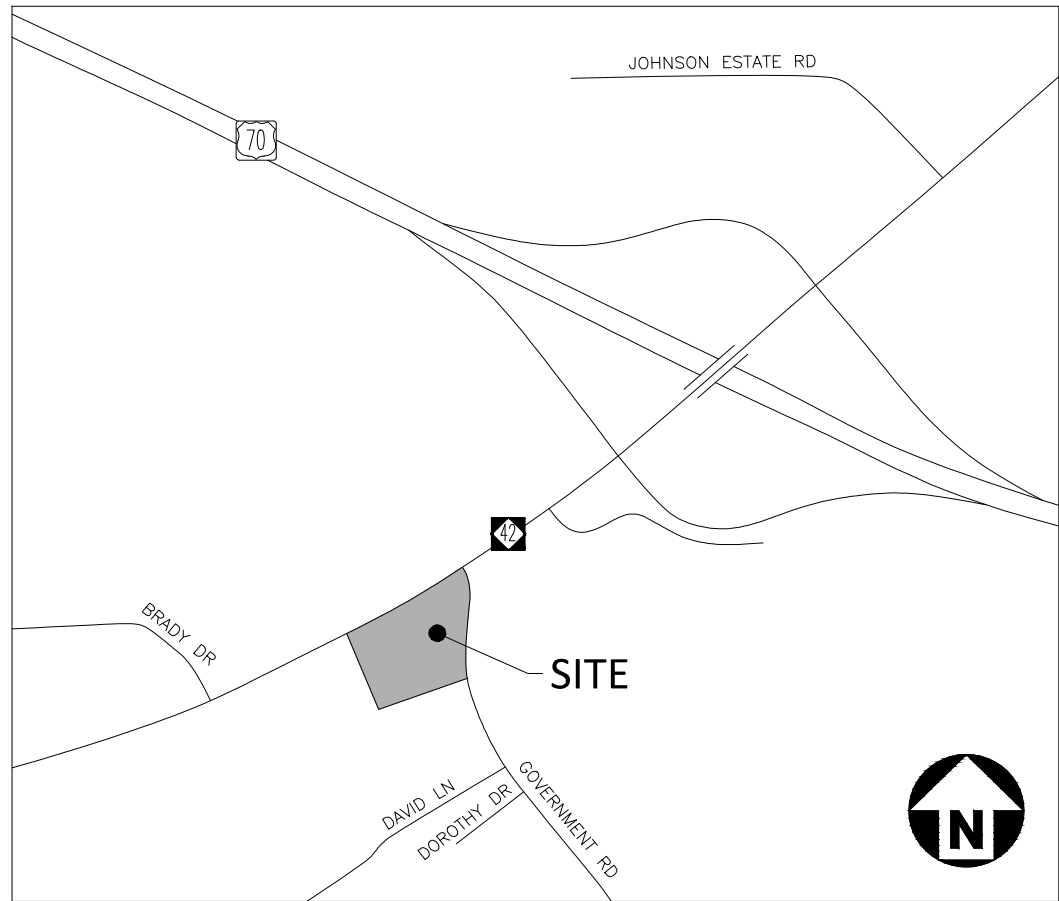


MAJOR SITE PLAN REVIEW
TOWN SITE PLAN NUMBER: 2020-81-SP
INITIAL SUBMITTAL: MAY 29, 2020
FIRST RESUBMITTAL: JULY 6,2020
SECOND RESUBMITTAL: SEPTEMBER 4,2020
PLANNING BOARD SUBMITTAL: SEPTEMBER 22,2020

SHEET INDEX

1 of 2	ALTA/NSPS LAND TITLE SURVEY (FROM OTHERS)
2 of 2	ALTA/NSPS LAND TITLE SURVEY (FROM OTHERS)
C1.00	DEMOLITION PLAN
C2.00	SITE PLAN
C2.01	PAVEMENT AND MARKING PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C6.01	EROSION CONTROL PLAN - STAGE 1
C6.02	EROSION CONTROL PLAN - STAGE 2
C6.03	EROSION CONTROL PLAN - STAGE 3
C6.04	EROSION CONTROL DETAILS
C6.05	EROSION CONTROL DETAILS
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	UTILITY DETAILS
C9.00	STORMWATER CONTROL MEASURE PLAN VIEW
C9.01	STORMWATER CONTROL MEASURE DETAILS
C9.02	STORMWATER CONTROL MEASURE DETAILS
C9.03	STORMWATER CONTROL MEASURE LANDSCAPE PLAN
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE DETAILS
A-1	LIGHTING PERFORMANCE PLAN (FROM OTHERS)
A9.1	FACILITY PLAN (BY OTHERS)
A9.2	BUILDING FLOOR PLAN (BY OTHERS)
A9.3	ELEVATIONS (BY OTHERS)
A9.4	ELEVATIONS (BY OTHERS)
A9.5	CANOPY ELEVATIONS (BY OTHERS)
A9.6	CANOPY ELEVATIONS (BY OTHERS)
	RENDERING (BY OTHERS)

MCADAMS PROJECT NUMBER: BNB-18050



VICINITY MAP
N.T.S.

UTILITY CONTACTS:

ELECTRIC PROVIDER:
DUKE ENERGY PROGRESS, INC DBA DUKE ENERGY PROGRESS
410 SOUTH WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601

SANITARY SEWER PROVIDER:
JOHNSTON COUNTY DEPARTMENT OF PUBLIC UTILITIES
PO BOX 2263
SMITHFIELD, NORTH CAROLINA 27577

WATER PROVIDER:
JOHNSTON COUNTY DEPARTMENT OF PUBLIC UTILITIES
PO BOX 2263
SMITHFIELD, NORTH CAROLINA 27577

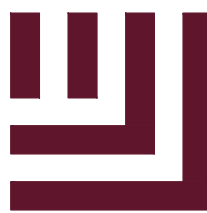
NATURAL GAS PROVIDER:
PIEDMONT NATURAL GAS



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT
LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION
OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE
THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

STAN WINGO
wingo@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

BUNN BRANTLEY ENTERPRISES
389 INSTRUMENT DRIVE
ROCKY MOUNT, NC 27804
PHONE: 252.977.4605



PROJECT DIRECTORY

GEOTECHNICAL ENGINEER
TERRATECH ENGINEERS, INC 4905
NC ENGINEERING CORPORATION C-1356
PROFESSIONAL COURT
RALEIGH, NC 27609
919.876.9799

SURVEYOR
CLARK LAND SURVEYING, INC
177 S. TIFFANY DRIVE, UNIT 1
PUEBLO WEST, CO 81007
719.582.1270



Ray Watson
Sep 22 2020 11:31 AM

REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	07.06.2020	1ST TOWN RESUBMITTAL
2	09. 04. 2020	2ND TOWN RESUBMITTAL
3	09. 22. 2020	PLANNING BOARD SUBMITTAL

MAJOR SITE PLAN REVIEW FOR:

HANDY MART #180

2847 HWY 42 WEST

CLAYTON, NC

PROJECT NUMBER: BNB-18050

A map of the study area showing the location of the site. The map includes roads labeled US 70 BYPASS, SR 42 (TO CLAYTON), BRADY DR., GOVERNMENT ROAD, SR 42, and DAVID LAKE. A shaded area is labeled 'SITE'. A north arrow and 'N.T.S.' (Not To Scale) are also present.

The Land is described as follows:

NOTES:

- AREAS OF CONCERN:

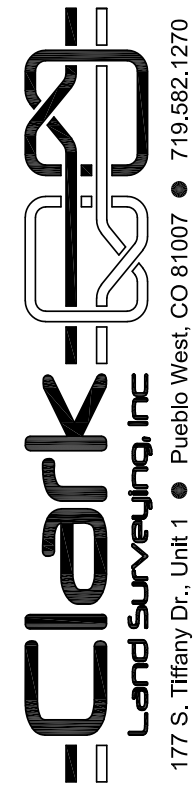
SCHEDULE B2 EXCEPTIONS:

Item No.

- Items not listed above are determined non-survey related items and are not plotted hereon.

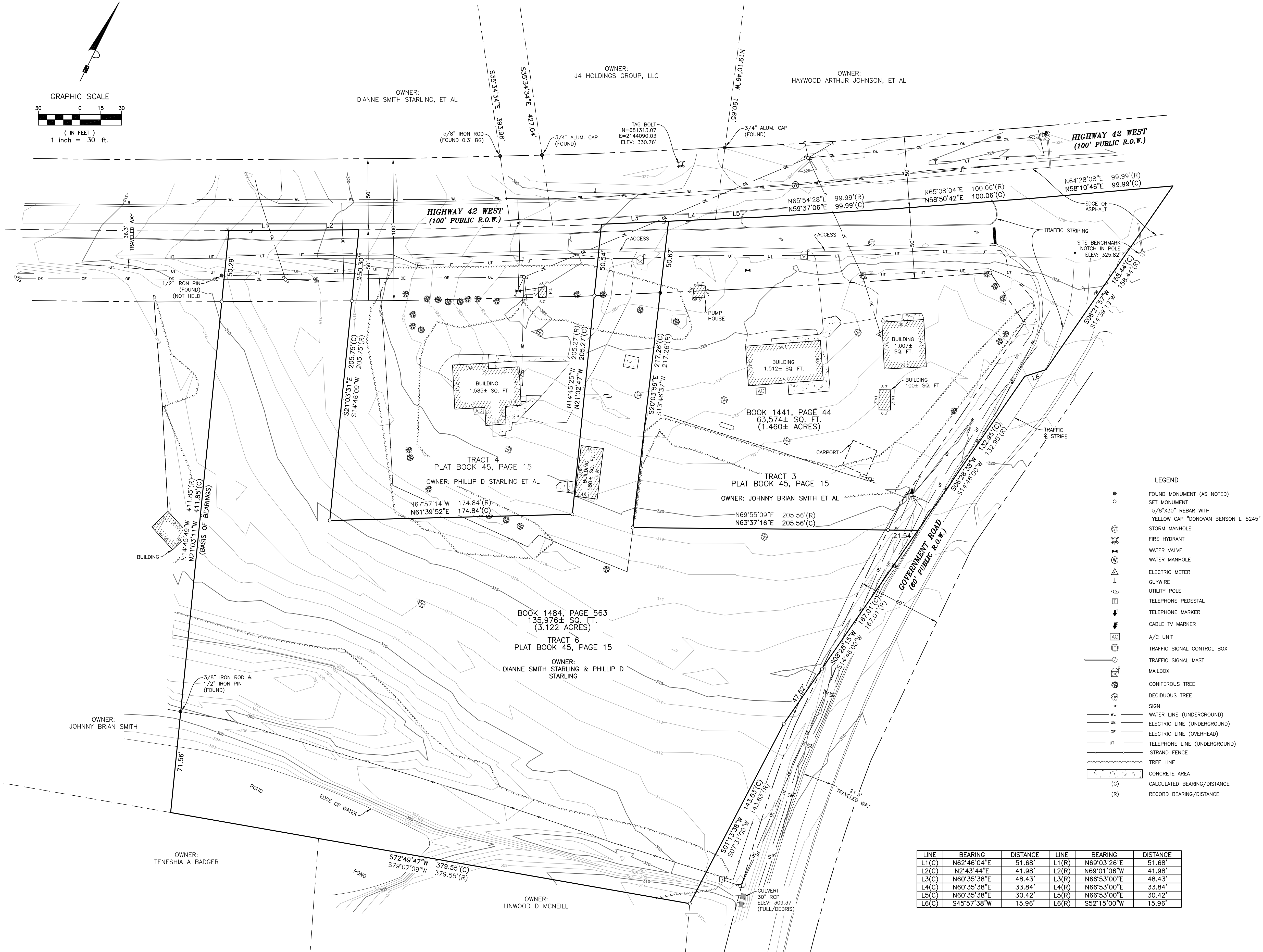
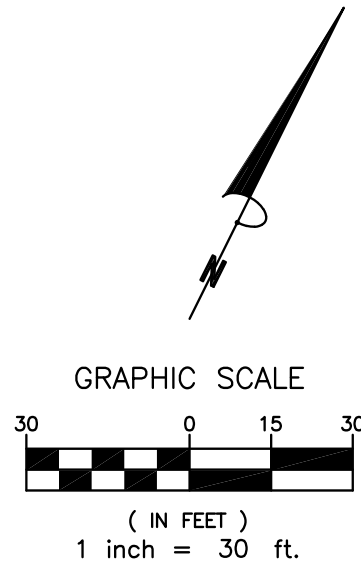
To McAdams; and Metro Title Company:

Donovan Benson
North Carolina Registered Land Surveyor No. L-5245
For and on behalf of Clark Land Surveying, Inc.



www.clarkis.com

ALT/NSPS LAND TITLE SURVEY TRACT 3 AND TRACT 6 PLAT BOOK 45, PAGE 45 TOWN OF CLAYTON, JOHNSON COUNTY, NORTH CAROLINA	
Project No.	190969
Drawn By: IGW/AMF	Checked By: DB
Date: 8/24/2020	Sheet 1 of 2



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(C)	N62°46'04"E	51.68'	L1(R)	N69°03'26"E	51.68'
L2(C)	N22°43'44"E	41.98'	L2(R)	N69°01'06"W	41.98'
L3(C)	N60°35'38"E	48.43'	L3(R)	N66°53'00"E	48.43'
L4(C)	N60°35'38"E	33.84'	L4(R)	N66°53'00"E	33.84'
L5(C)	N60°35'38"E	30.42'	L5(R)	N66°53'00"E	30.42'
L6(C)	S45°57'38"W	15.96'	L6(R)	S52°15'00"W	15.96'

Clark

Land Surveying, Inc.

177 S. Tiffany Dr. Unit 1

Pueblo West, CO 81007

719.982.1270

www.clarks.com

Revisions

No.	Description	By	Date

ALTAINSPS LAND TITLE SURVEY

TRACT 3 AND TRACT 6
PLAT BOOK 45, PAGE 45

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

Project No.

190969

Drawn By: IGV/AMF

Checked By: DB

Date: 8/24/2020

Sheet 2 of 2

Page 59 of 129

X:\Projects\BNS\BNS-18050\Land Construction Drawings\Current Drawings\Construction Plan\BNS18050-DM1.dwg, 10/22/2020 10:03:13 PM, Robinson, Canada



DEMOLITION LEGEND

- TREE OR OTHER VEGETATION TO BE REMOVED
- UNDERGROUND UTILITY TO BE REMOVED
- AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

RIGHT-OF-WAY OBSTRUCTION NOTES:

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATION TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT STANDARD SPECIFICATION FOR ROADWAY STRUCTURES, NCDOT ROADWAY STANDARD DRAWING MANUAL, AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

DEMOLITION NOTES:

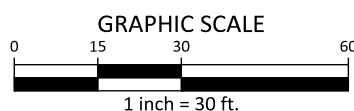
- IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIBABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIBABLE ASBESTOS-CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
- ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
- DEMOLITION CONTRACTOR TO COORDINATE BUILDING UTILITY DISCONNECTION AND REMOVAL WITH APPROPRIATE UTILITY COMPANY.

TRAFFIC CONTROL NOTES:

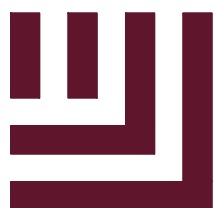
- THE CONTRACTOR SHALL CONDUCT ALL WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- NO WORK ON, OR BLOCKAGE OF, EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF 7AM-9AM AND 4PM-6PM, MONDAY THROUGH FRIDAY. THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPARTMENT - TRANSPORTATION OPERATIONS DIVISION AT 919.553.1530 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE TOWN OF CLAYTON PUBLIC WORKS DEPARTMENT FOR A STREET CUT PERMIT. REQUEST AND INQUIRES SHALL BE MADE AT 919.553.1530.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMITS, APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREETS TO EXISTING CONDITION OR BETTER.



Know what's below.
Call before you dig.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187

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CLIENT

BUNN BRANTLEY ENTERPRISES
389 INSTRUMENT DRIVE
ROCKY MOUNT, NC 27804
PHONE: 252.977.4605



HANDY MART #180
MAJOR SITE PLAN REVIEW
2847 HWY 42 WEST
CLAYTON, NC



Ray Watson
Sep 22 2020 11:34 AM

REVISIONS

NO.	DATE	
1	07.06.2020	1ST TOWN RESUBMITTAL
2	09.04.2020	2ND TOWN RESUBMITTAL
3	09.22.2020	PLANNING BOARD SUBMITTAL

PLAN INFORMATION

PROJECT NO. BNB-18050
FILENAME BNB18050-DM1
CHECKED BY RW
DRAWN BY TRE/CIR
SCALE 1" = 30'
DATE 05.29.2020

SHEET

DEMOLITION PLAN

C1.00

X:\Projects\BNS\BNS-18050\Land Construction Drawings\General Drawings\Construction Plan\BNS18050-S1.dwg, 9/2/2020 9:41:03 PM, BNS.dwg

SITE LEGEND

	SIGNAGE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE

JOHNNY BRIAN SMITH
APN: 05F02019D
BOOK 1441, PG 42
USE: RESIDENTIAL
ZONING: R-E

LOT 2
RESIDUAL LOT
51,735 SF
(1.19 AC)
TO BE CREATED PRIOR
TO BUILDING PERMIT

TENESHIA A BADGER
APN: 05F02016L
BOOK 4044, PG 208
USE: RESIDENTIAL
ZONING: R-E

POTENTIAL WETLAND 1"
(PER E.C.S. PRELIMINARY WETLAND
REPORT, DATED 5/4/2020)

CONSTRUCTED WETLAND
(SEE "C9" SHEETS)

RETAINING WALL BY
GEOTECHNICAL ENGINEER.
SEE GRADING PLAN FOR
ELEVATIONS.

LINWOOD D. MCNEILL
APN: 05F02016G
BOOK 4634, PG 583
USE: RESIDENTIAL
ZONING: R-E



EXISTING
HIGHWAY 42 WEST
(100' PUBLIC R/W)

UTILITY CONTACTS:

ELECTRIC PROVIDER:
DUKE ENERGY PROGRESS, INC DBA DUKE ENERGY PROGRESS
410 SOUTH WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601

SANITARY SEWER PROVIDER:
JOHNSTON COUNTY DEPARTMENT OF PUBLIC UTILITIES
PO BOX 2263
SMITHFIELD, NORTH CAROLINA 27577

WATER PROVIDER:
JOHNSTON COUNTY DEPARTMENT OF PUBLIC UTILITIES
PO BOX 2263
SMITHFIELD, NORTH CAROLINA 27577

NATURAL GAS PROVIDER:
Piedmont Natural Gas

SITE NOTES:

- PROJECT SITE IS LOCATED IN THE NEUSE RIVER BASIN.
- ALL MATERIALS, CONSTRUCTION, WORKMANSHIP SHALL MEET NCDOT, TOWN OF CLAYTON, AND NCDOE (DEMUR) SPECIFICATIONS, STANDARDS, AND DESIGN.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC., AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- NOT ALL EXISTING UTILITIES ARE SHOWN. LOCATIONS SHOWN ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY LOCATE BOTH HORIZONTALLY AND VERTICALLY ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY NC 811 PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IN THE EVENT OF ENCOUNTERING ANY UNDERGROUND OBSTACLE REQUIRING DEVIATION FROM THE PLAN. COST TO REPAIR DAMAGED UTILITIES SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY PAYMENT OR EXISTING UTILITIES THAT MAY BE DAMAGED DUE TO CONSTRUCTION ACTIVITY. EXERCISE CAUTION.
- ALL UTILITIES SHALL BE PROTECTED AND REMAIN ACTIVE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL NOT DISTURB UTILITY POLES, GUY WIRES, OR ANCHORS WITHOUT PERMISSION FROM UTILITY OWNERS.
- EXISTING IMPROVEMENTS SLATED TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- ALL CONSTRUCTION DEBRIS SHALL BE TESTED AND DISPOSED OF OFF-SITE IN A STATE PERMITTED LINED LANDFILL OR AS DIRECTED BY OWNER.
- ACCESSIBLE PARKING AREA SHALL BE FLATTER THAN 2% IN ALL DIRECTIONS.
- FUEL TANK VENT ARE WITH IN THE CANOPY COLUMNS. SEE ARCHITECTURAL PLANS.

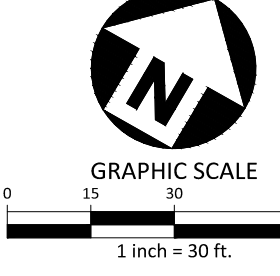
ROADWAY CONSTRUCTION NOTES:

- THE MOST CURRENT EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ROADWAY STANDARD DRAWINGS WILL GOVERN ALL ROADWAY CONSTRUCTION UNLESS OTHERWISE SPECIFIED HEREIN.
- THE CONTRACTOR SHALL CONFORM TO ALL CONDITIONS FROM THE NCDOT DRIVEWAY PERMIT AND ENCROACHMENT AGREEMENTS WHEN WORKING WITHIN THE LIMITS OF PUBLIC RIGHT-OF-WAY.
- ALL WORK SHALL CARRY A ONE-YEAR WARRANTY TO COVER ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
- PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR MUST NOTIFY NCDOT AND JOHNSTON COUNTY TO ARRANGE FOR CONSTRUCTION AND EROSION CONTROL INSPECTIONS.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) (15" MIN. DIAMETER) UNLESS OTHERWISE NOTED. RCP SHALL BE MINIMUM CLASS III.
- ALL DRAINAGE STRUCTURES MUST MEET JOHNSTON COUNTY AND NCDOT STANDARDS. ALL PIPE OPENINGS IN PRECAST STRUCTURES MUST BE CAST OR CORED.
- THE CONTRACTOR SHALL COORDINATE ALL SITE TESTING WITH THE OWNER'S GEOTECHNICAL ENGINEER SUCH THAT THE GEOTECHNICAL ENGINEER CAN PROVIDE ENGINEERING CERTIFICATIONS.

SITE DATA TABLE	
PROJECT NAME	HANDY MART - GOVERNMENT ROAD
OWNER	DIANE SMITH STARLING AND PHILLIP STARLING 2900 HWY - 42 WEST CLAYTON, NORTH CAROLINA 27520
DEVELOPER	POPE OIL COMPANY 1092 N. BREAZEALE AVE MT. OLIVE, NC 28365
SITE ADDRESS	2847 HWY - 42 WEST CLAYTON, NORTH CAROLINA 27520
PIN	164800411151, 164800400991, 164800319071
LOCATION	LAT N35DEG 37MIN 14SEC LONG W78DEG 30MIN 56SEC
TOTAL SITE AREA	110,246 SF / 2.53 AC (AFTER SUBDIVISION AND R/W DEDICATION)
SITE LOCATED IN SPECIAL FLOOD HAZARD ZONE:	NO; ZONE "X" PANEL NUMBER 3720164800K EFFECTIVE DATE: JUNE 20, 2018
EXISTING ZONING	B-3 HIGHWAY BUSINESS
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	CONVENIENCE STORE WITH GAS SALES
EXISTING DENSITY	5 BUILDINGS
PROPOSED DENSITY	N/A
OVERLAY DISTRICT	THOROUGHFARE OVERLAY DISTRICT
FRONTAGE TYPE	N/A
RIVER BASIN	NEUSE
WATERSHED OVERLAY	N/A
SOILS	FaB, WoB, PaD, NoA
EXISTING GROSS FLOOR AREA	4,919 SF
PROPOSED GROSS FLOOR AREA	5,150 SF, 50'x103'
PROPOSED FLOOR AREA RATIO	0.0467 (5,150 SF GROSS FLOOR AREA / 110,246 SF TOTAL LOT AREA)
BUILDING COVERAGE	4.67%
BUILDING HEIGHT	21'-10"
SEATING	4 SEATS
FUEL POSITIONS	12 GASOLINE 3 DIESEL
CANOPY HEIGHT	19'-6" (HEIGHT ABOVE HIGHEST GROUND ELEVATION BELOW CANOPY)
SETBACK REQUIREMENTS	FRONT: 25' SIDE STREET: 30' SIDE INTERIOR: 15' REAR: 30'
VEHICULAR PARKING	REQUIRED 1 SPACE/400 SF OF GROSS AREA 5150/400 = 13 SPACES PROPOSED 25 STANDARD SPACES 3 ADA ACCESSIBLE SPACES 28 TOTAL SPACES
BICYCLE PARKING	REQUIRED 2 SPACES (1 SPACE/20 VEHICULAR SPACES) PROPOSED 2 SPACES
DISTURBED AREA	ONSITE: 134,144 SF OFFSITE: 21,916 SF
IMPERVIOUS SURFACE	EXISTING 6,534 SF / 0.15 AC (5.93%) PROPOSED 64,709 SF / 1.49 AC (58.89%) MAXIMUM ALLOWED IN B-3 ZONING: 75%

GENERAL NOTES (APPLIES TO ALL SHEETS):

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO GAS OR WATER PIPES, PUBLIC OR PRIVATE SEWERS, DRAINS OR CULVERTS, RAILROAD OR TRAFFIC SIGNAL CABLES, TELEPHONE OR POWER CONDUITS, OR OTHER STRUCTURES WHERE APPLICABLE. WHEN UTILITY LINES THAT ARE TO BE REMOVED ARE ENCOUNTERED WITHIN THE AREA OF OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN AN APPROPRIATE TIME FOR THE NECESSARY MEASURES TO BE TAKEN TO PREVENT INTERRUPTION OF THE SERVICES. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF SUCH UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF THE GRADING OPERATION BY OBSERVATIONS, ELECTRONIC DEVICES, AND BY PERSONAL CONTACTS WITH UTILITY COMPANIES, AND LOCATE SUCH UTILITIES IN ADVANCE OF THE TRENCHING OR GRADING OPERATIONS, AND SHALL CONDUCT HIS WORK SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO THE EXISTING STRUCTURES OR UTILITIES.
- HORIZONTAL LOCATION OF UNDERGROUND UTILITIES WITHIN THE RIGHT-OF-WAY IS APPROXIMATE. MOREOVER, VERTICAL LOCATIONS OF UTILITIES ARE UNKNOWN. THE CONTRACTOR SHALL PERFORM NECESSARY UNDERGROUND EXPLORATION OF EXISTING UTILITIES PRIOR TO ORDERING STORM DRAINAGE MATERIALS WITHIN THE RIGHT-OF-WAY. FURTHERMORE, CONTRACTOR SHALL ENSURE THAT MINIMUM COVER REQUIREMENTS OVER EXISTING UTILITIES ARE MAINTAINED, AS REQUIRED BY UTILITY OWNERS, ONCE THE PROJECT IS COMPLETE. ANY CONFLICTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER.
- VERTICAL AND HORIZONTAL REFERENCE POINTS ARE AVAILABLE FROM THE ENGINEER, AND ARE INTENDED TO ESTABLISH BASE LINES FOR LOCATING THE PRINCIPAL COMPONENTS OF THE WORK. FROM THE INFORMATION, THE CONTRACTORS SHALL DEVELOP AND MAKE ALL DETAILED SURVEYS NEEDED FOR CONSTRUCTION OF ALL TYPES. COSTS ASSOCIATED WITH THE PROVISION OF CONSTRUCTION LAYOUT SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE RELATED WORK. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES, AND, IN THE CASE OF WILLFUL OR CARELESS DESTRUCTION, SHALL BE CHARGED WITH THE RESULTING EXPENSE AND SHALL BE RESPONSIBLE FOR ANY MISTAKE THAT MAY BE CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMANCE WITH ALL CURRENT LOCAL, STATE, AND OSHA SAFETY CODES DURING ALL PHASES OF THE WORK. CONTRACT PRICES ESTABLISHED FOR THE WORK SHALL INCLUDE COSTS ASSOCIATED WITH THE PROVISION OF SAFETY EQUIPMENT, AND PERSONNEL NECESSARY TO COMPLETE THE WORK, INCLUDING BUT NOT LIMITED TO, TRENCH BRACING, AND PERSONNEL LIFTED BY OSHA AS COMPETENT FOR EVALUATING SOIL STABILITY.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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HANDY MART #180
MAJOR SITE PLAN REVIEW
2847 HWY 42 WEST
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Ray Watson
Sep 22 2020 11:35 AM

REVISIONS

NO.	DATE	DESCRIPTION
1	07.06.2020	1ST TOWN RESUBMITTAL
2	09.04.2020	2ND TOWN RESUBMITTAL
3	09.22.2020	PLANNING BOARD SUBMITTAL

PLAN INFORMATION

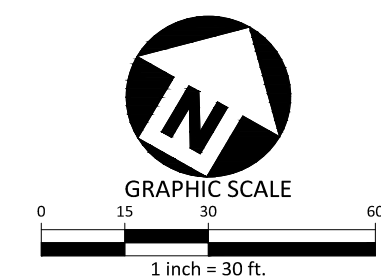
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FILENAME BNB18050-S1
CHECKED BY RW
DRAWN BY TRE/CIR
SCALE 1" = 30'
DATE 05.29.2020

SHEET

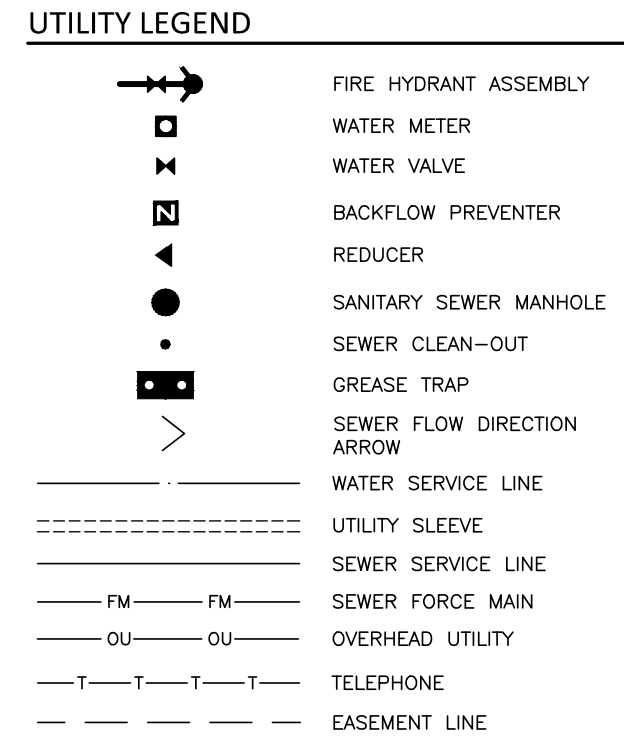
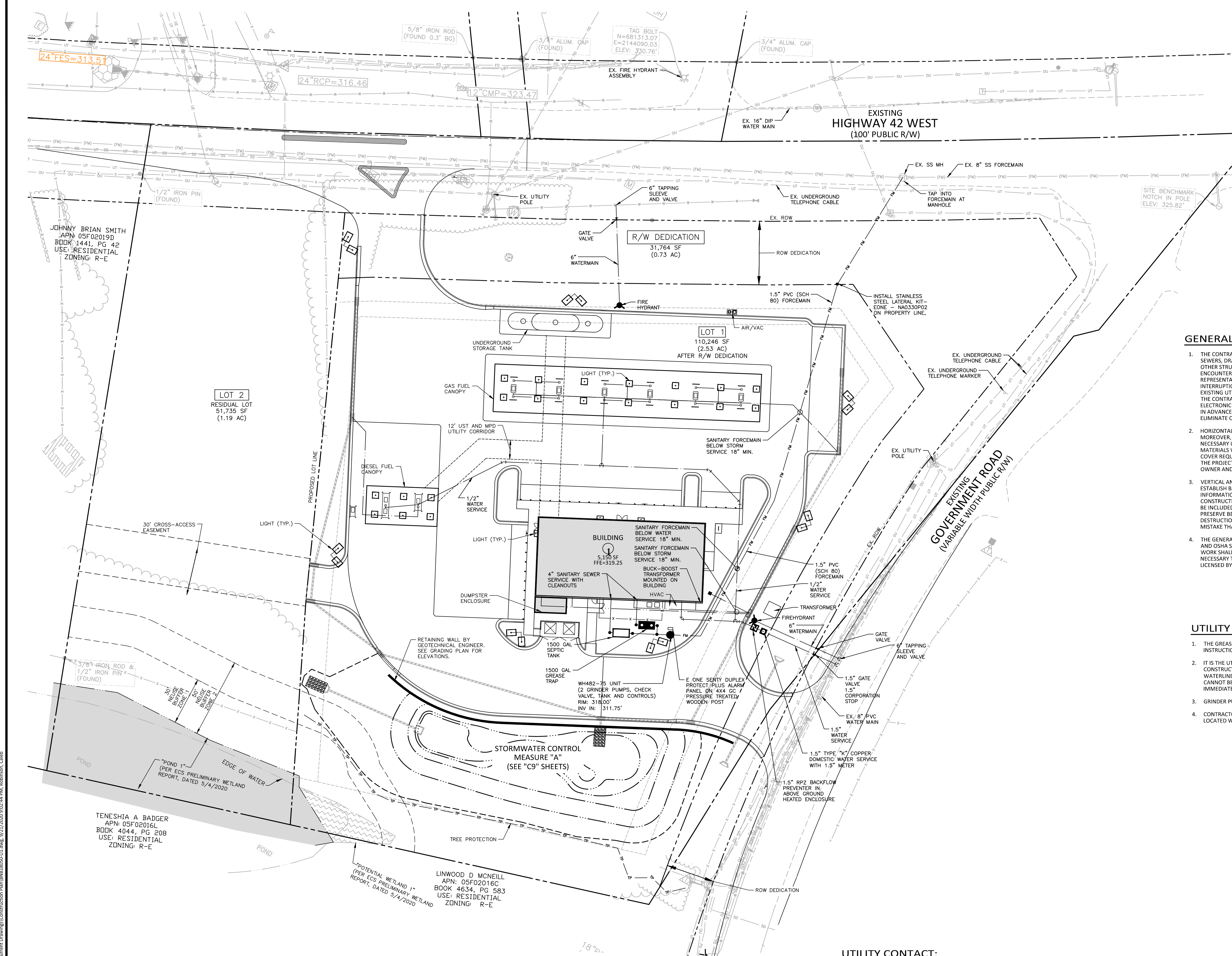
SITE PLAN

C2.00





C3.00



- GENERAL NOTES (APPLIES TO ALL SHEETS):**
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- UTILITY NOTES:**
- THE GREASE INTERCEPTOR (FOG ENFORCER FE 1150) MUST BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS, SEE DETAILS.
 - IT IS THE UTILITY CONTRACTORS RESPONSIBILITY TO FIELD VERIFY UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER. MINIMUM COVER OF 36\"/>
 - GRINDER PUMP DESIGN IS PENDING.
 - CONTRACTOR SHALL INSTALL WATER AND SEWER SERVICES TO CURRENT PLUMBING CODE. ANY CLEANOUTS LOCATED WITHIN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT JOHNSTON COUNTY, TOWN OF CLAYTON AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

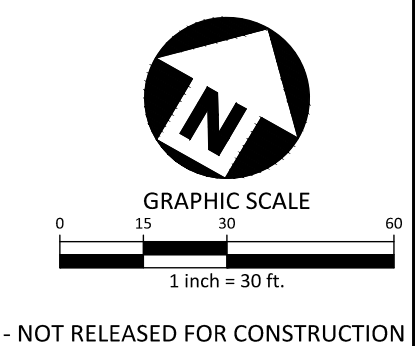
UTILITY CONTACT:

ELECTRIC PROVIDER:
DUKE ENERGY PROGRESS, INC. DBA DUKE ENERGY PROGRESS
410 SOUTH WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27601

SANITARY SEWER PROVIDER:
JOHNSTON COUNTY DEPARTMENT OF PUBLIC UTILITIES
PO BOX 2263
SMITHFIELD, NORTH CAROLINA 27577

WATER PROVIDER:
JOHNSTON COUNTY DEPARTMENT OF PUBLIC UTILITIES
PO BOX 2263
SMITHFIELD, NORTH CAROLINA 27577

NATURAL GAS PROVIDER:
PIEDMONT NATURAL GAS

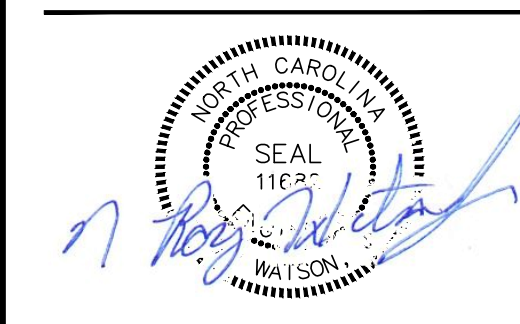


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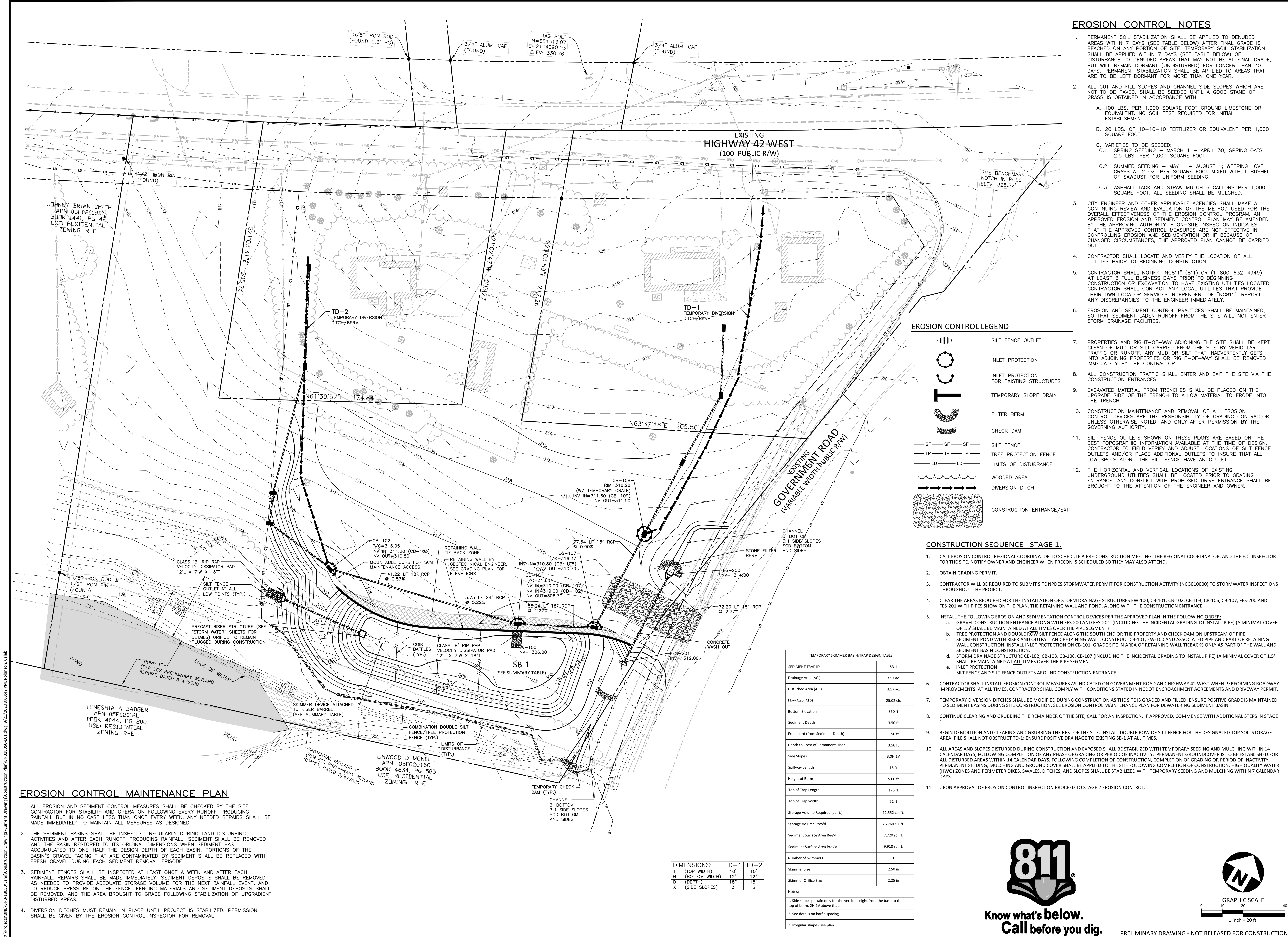
PLAN INFORMATION

PROJECT NO.	BNB-18050
FILENAME	BNB18050-U1
CHECKED BY	RW
DRAWN BY	TRE/CJR
SCALE	1" = 30'
DATE	05.29.2020

SHEET

UTILITY PLAN
C4.00

N:\Projects\SitePlans\18050\18050-01-Construction Drawings\Current Drawings\HandyMart18050-01.dwg, 9/22/2020 2:02:44 PM, Ray Watson, Cadd



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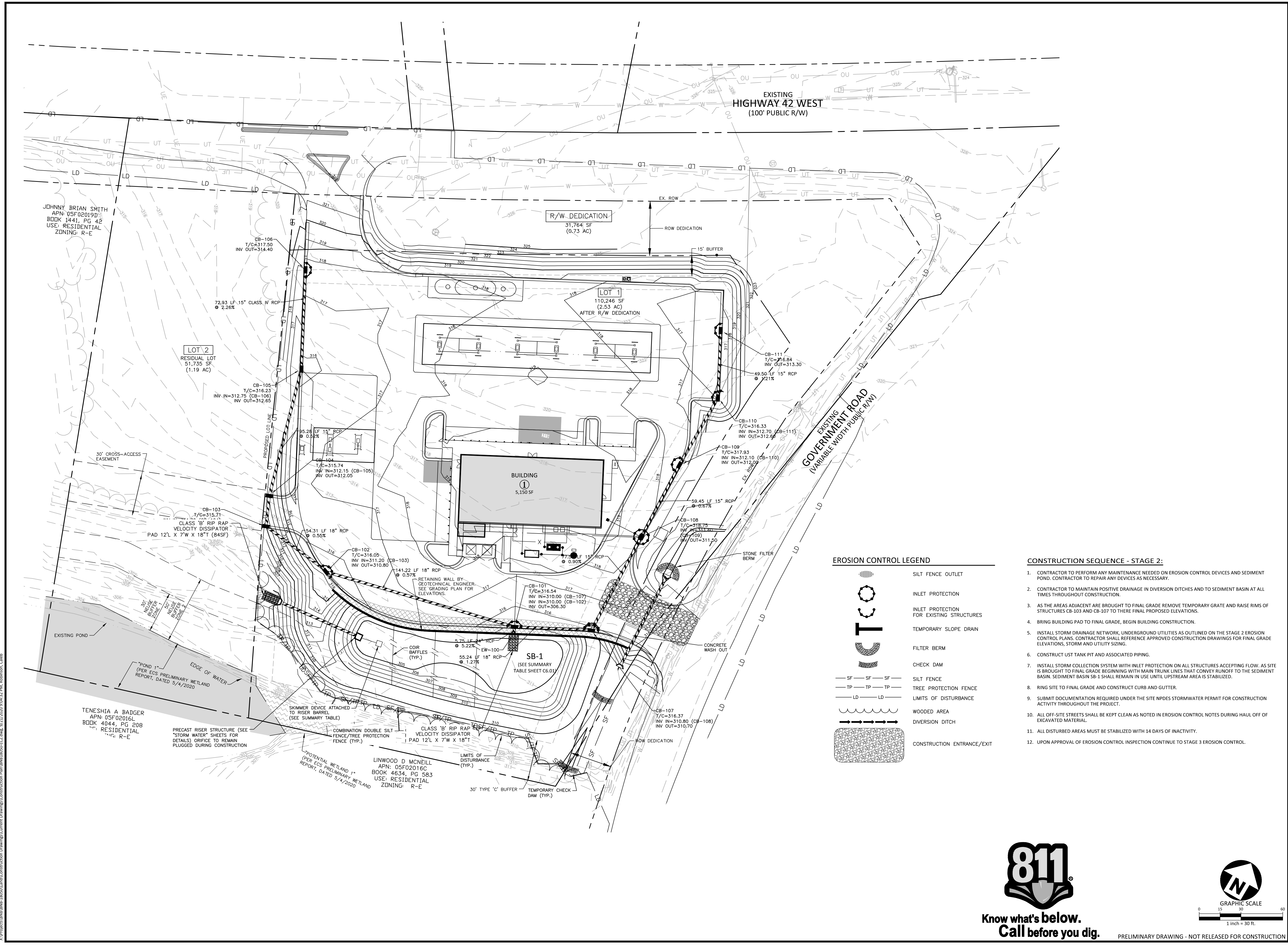


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2	09.04.2020	2ND TOWN RESUBMITTAL
3	09.22.2020	PLANNING BOARD SUBMITTAL

PLAN INFORMATION	
PROJECT NO.	BNB-18050
FILENAME	BNB18050-EC1
CHECKED BY	RW
DRAWN BY	TRE/CIR
SCALE	1" = 30'
DATE	05.29.2020
SHEET	

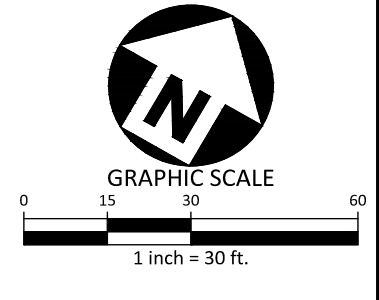
STAGE 1 EROSION CONTROL
C6.01



EROSION CONTROL LEGEND

[Symbol]	SILT FENCE OUTLET
[Symbol]	INLET PROTECTION
[Symbol]	INLET PROTECTION FOR EXISTING STRUCTURES
[Symbol]	TEMPORARY SLOPE DRAIN
[Symbol]	FILTER BERM
[Symbol]	CHECK DAM
[Symbol]	SILT FENCE
[Symbol]	TREE PROTECTION FENCE
[Symbol]	LIMITS OF DISTURBANCE
[Symbol]	WOODED AREA
[Symbol]	DIVERSION DITCH
[Symbol]	CONSTRUCTION ENTRANCE/EXIT

- CONSTRUCTION SEQUENCE - STAGE 2:**
- CONTRACTOR TO PERFORM ANY MAINTENANCE NEEDED ON EROSION CONTROL DEVICES AND SEDIMENT POND. CONTRACTOR TO REPAIR ANY DEVICES AS NECESSARY.
 - CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE IN DIVERSION DITCHES AND TO SEDIMENT BASIN AT ALL TIMES THROUGHOUT CONSTRUCTION.
 - AS THE AREAS ADJACENT ARE BROUGHT TO FINAL GRADE REMOVE TEMPORARY GRATE AND RAISE RIMS OF STRUCTURES CB-103 AND CB-107 TO THERE FINAL PROPOSED ELEVATIONS.
 - BRING BUILDING PAD TO FINAL GRADE, BEGIN BUILDING CONSTRUCTION.
 - INSTALL STORM DRAINAGE NETWORK, UNDERGROUND UTILITIES AS OUTLINED ON THE STAGE 2 EROSION CONTROL PLANS. CONTRACTOR SHALL REFERENCE APPROVED CONSTRUCTION DRAWINGS FOR FINAL GRADE ELEVATIONS, STORM AND UTILITY SIZING.
 - CONSTRUCT UST TANK PIT AND ASSOCIATED PIPING.
 - INSTALL STORM COLLECTION SYSTEM WITH INLET PROTECTION ON ALL STRUCTURES ACCEPTING FLOW. AS SITE IS BROUGHT TO FINAL GRADE BEGINNING WITH MAIN TRUNK LINES THAT CONVEY RUNOFF TO THE SEDIMENT BASIN. SEDIMENT BASIN SB-1 SHALL REMAIN IN USE UNTIL UPSTREAM AREA IS STABILIZED.
 - RING SITE TO FINAL GRADE AND CONSTRUCT CURB AND GUTTER.
 - SUBMIT DOCUMENTATION REQUIRED UNDER THE SITE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY THROUGHOUT THE PROJECT.
 - ALL OFF-SITE STREETS SHALL BE KEPT CLEAN AS NOTED IN EROSION CONTROL NOTES DURING HAUL OFF OF EXCAVATED MATERIAL.
 - ALL DISTURBED AREAS MUST BE STABILIZED WITH 14 DAYS OF INACTIVITY.
 - UPON APPROVAL OF EROSION CONTROL INSPECTION CONTINUE TO STAGE 3 EROSION CONTROL.



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Sep 22 2020 11:40 AM

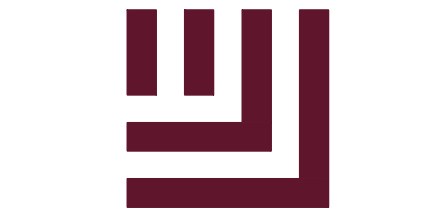
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1	07.06.2020	1ST TOWN RESUBMITTAL
2	09.04.2020	2ND TOWN RESUBMITTAL
3	09.22.2020	PLANNING BOARD SUBMITTAL

PLAN INFORMATION
PROJECT NO. BNB-18050
FILENAME BNB18050-EC2
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DRAWN BY TRE/CJR
SCALE 1" = 30'
DATE 05.29.2020
SHEET

STAGE 2 EROSION CONTROL
C6.02

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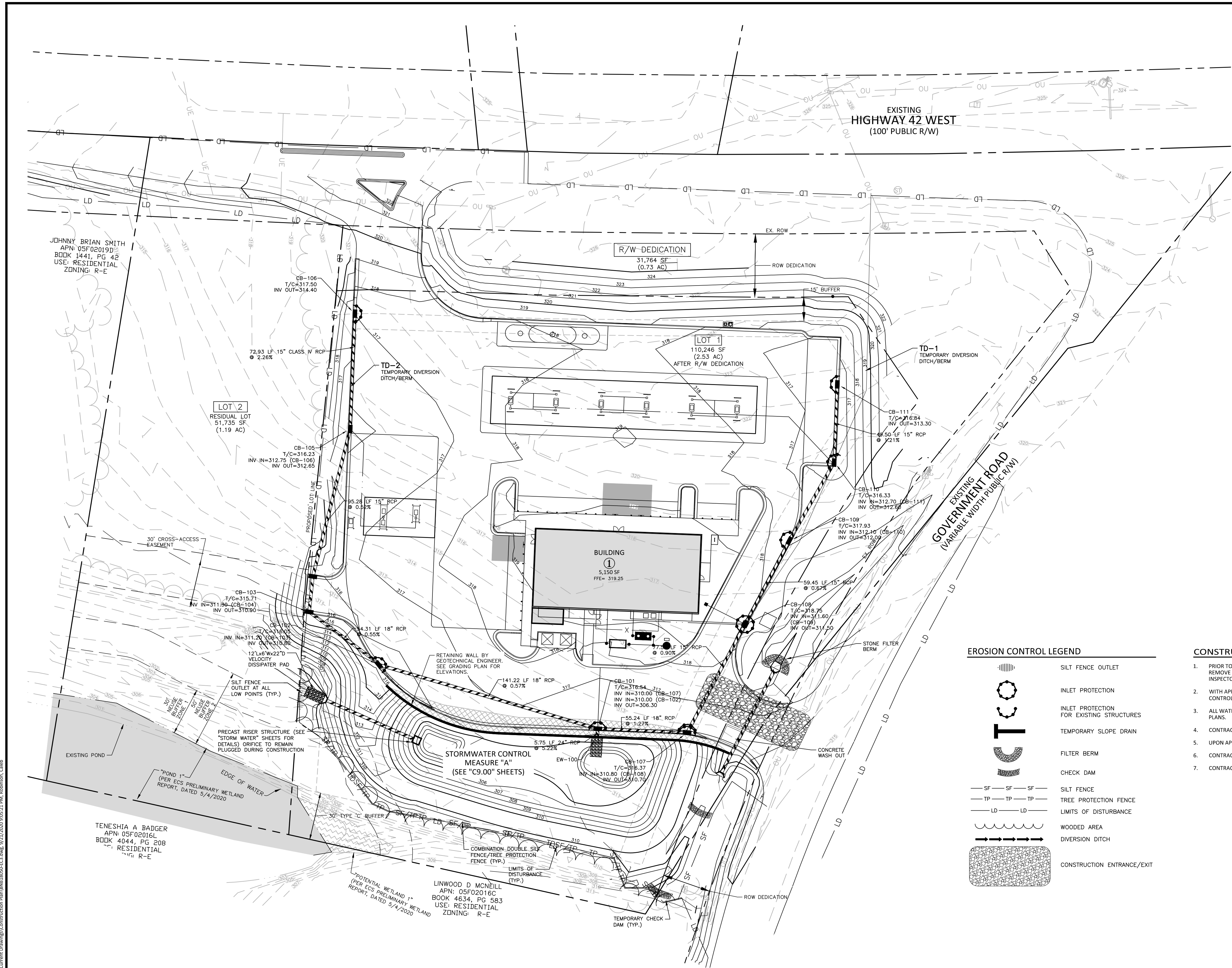
PLAN INFORMATION

PROJECT NO. BNB-18050
FILENAME BNB18050-EC3
CHECKED BY RW
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SCALE 1" = 30'
DATE 05.29.2020

SHEET

STAGE 3 EROSION
CONTROL

C6.03



EROSION CONTROL LEGEND

	SILT FENCE OUTLET
	INLET PROTECTION
	INLET PROTECTION FOR EXISTING STRUCTURES
	TEMPORARY SLOPE DRAIN
	FILTER BERM
	CHECK DAM
	SILT FENCE
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE
	WOODED AREA
	DIVERSION DITCH
	CONSTRUCTION ENTRANCE/EXIT

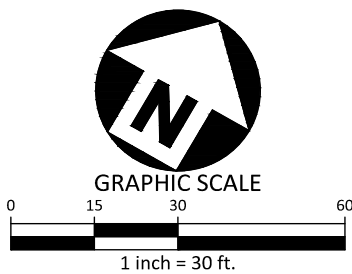
CONSTRUCTION SEQUENCE - STAGE 3:

1. PRIOR TO THE REMOVAL, REDUCTION OR CONVERSION OF ANY SEDIMENT BASIN, THE CONTRACTOR IS TO REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT BASIN AND CONTACT THE ENVIRONMENTAL INSPECTOR.
2. WITH APPROVAL FROM ENVIRONMENTAL CONSULTANT, CONVERT SB-1 TO PERMANENT STORMWATER CONTROL FACILITY. (SEE SHEET C9.00-C9.03 FOR REQUIREMENTS)
3. ALL WATER IN SB-1 SHALL BE PUMPED THRU THE DIRT BAG AS OUTLINED ON THE STAGE 3 EROSION CONTROL PLANS.
4. CONTRACTOR TO CONSTRUCT CANOPY AND PAVE LOTS.
5. UPON APPROVAL OF EROSION CONTROL INSPECTOR, REMOVE TEMPORARY EROSION CONTROL MEASURES.
6. CONTRACTOR TO INSTALL PERMANENT STABILIZATION AND SEEDING.
7. CONTRACTOR TO OBTAIN CLOSE CERTIFICATION FROM EROSION CONTROL INSPECTOR.



Know what's below.
Call before you dig.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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3	09.22.2020	PLANNING BOARD SUBMITTAL

PLAN INFORMATION

PROJECT NO. BNB-18050
FILENAME BNB18050-EC4
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SCALE N.T.S.
DATE 05.29.2020
SHEET

**EROSION CONTROL
DETAILS**

C6.04

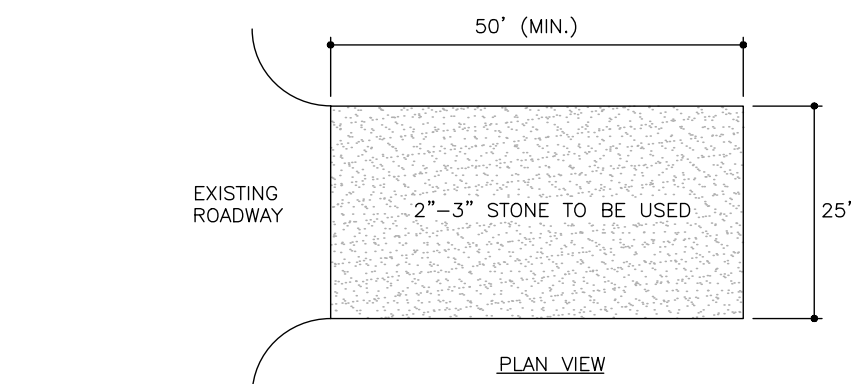
SILT FENCE MAINTENANCE

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

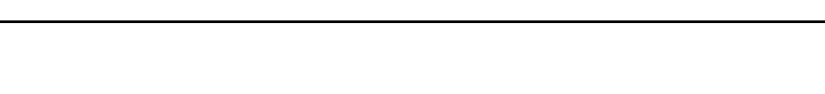
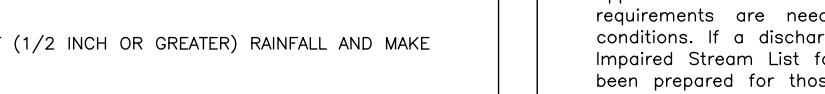
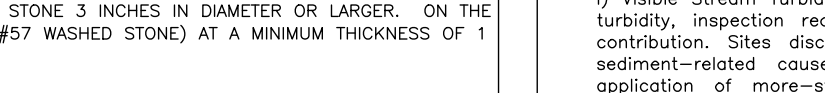
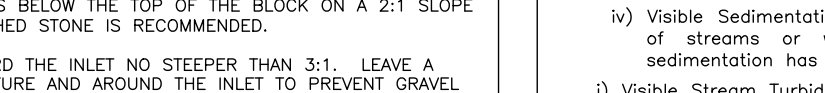
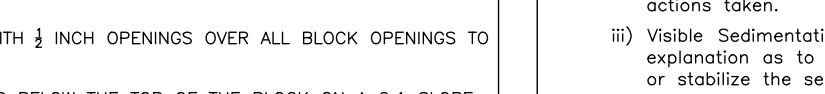
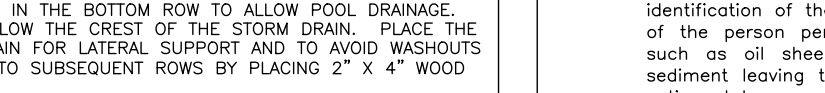
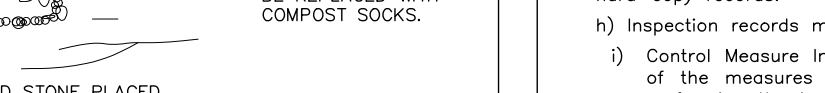
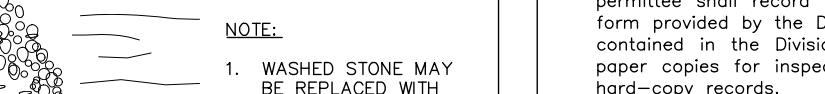
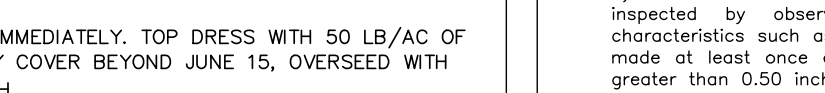
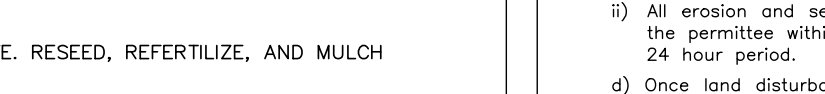
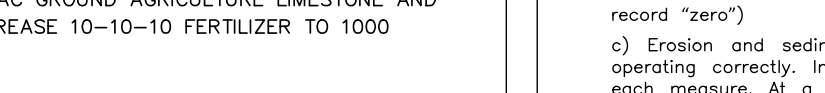
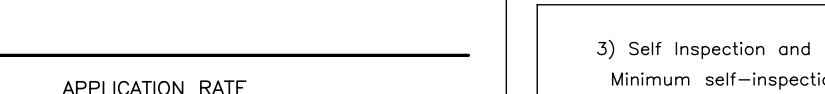
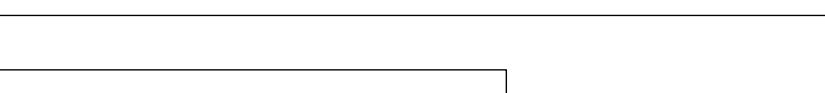
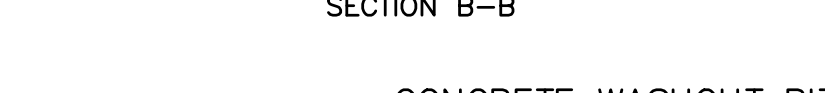
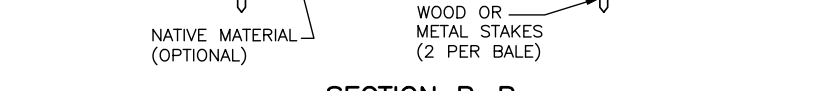
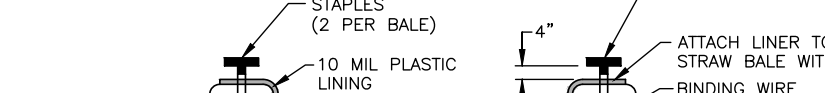
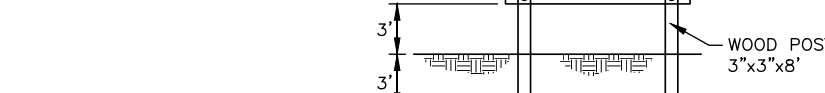
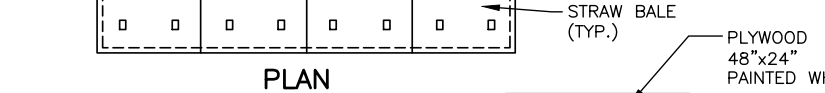
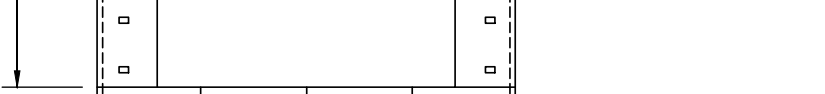
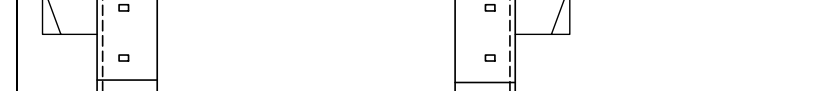
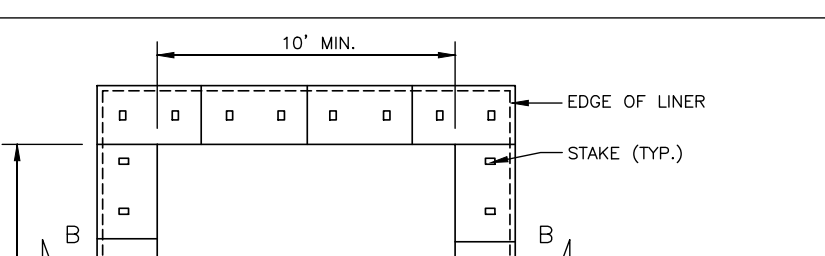
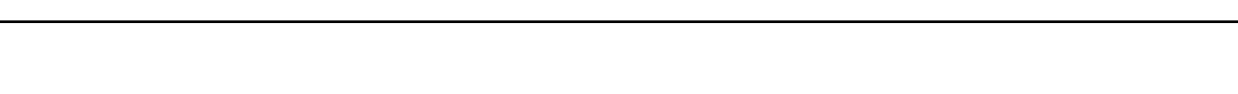
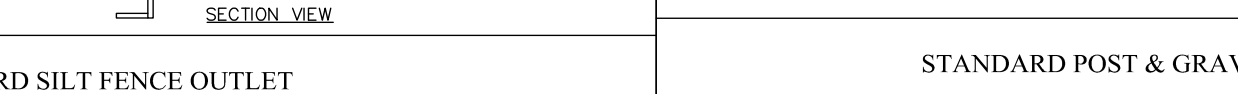
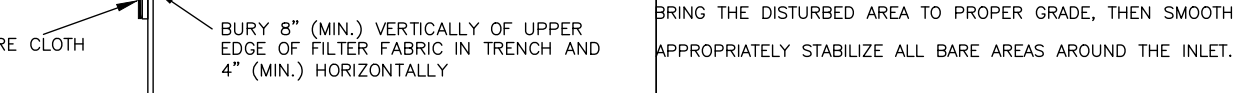
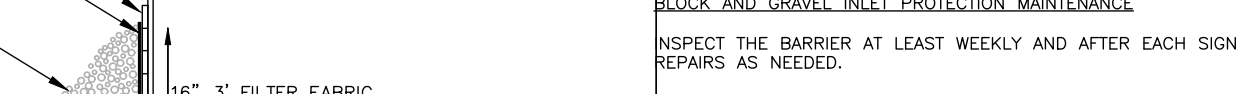
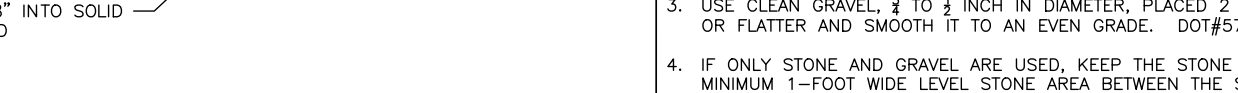
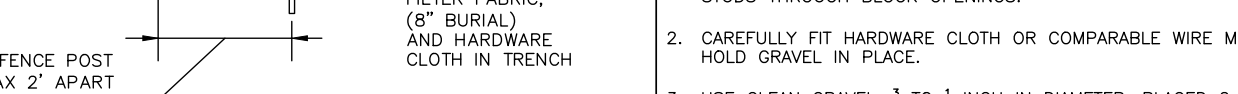
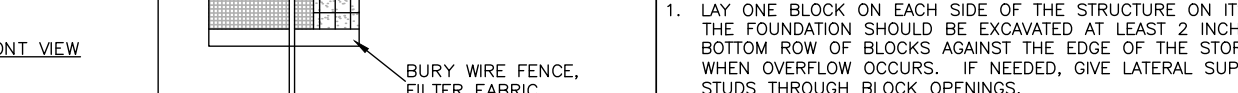
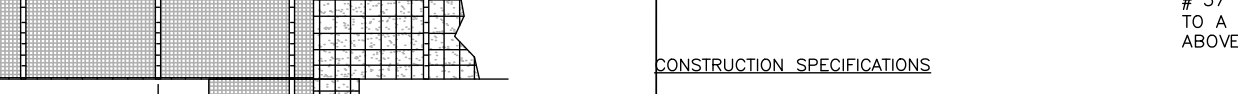
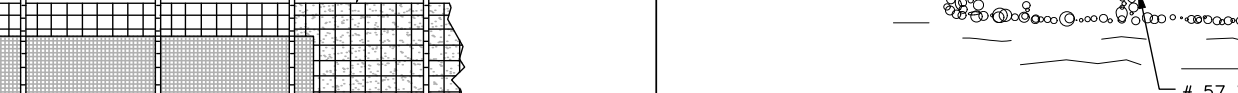
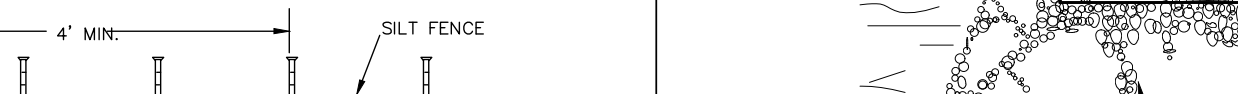
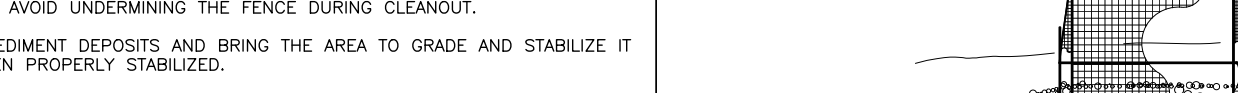
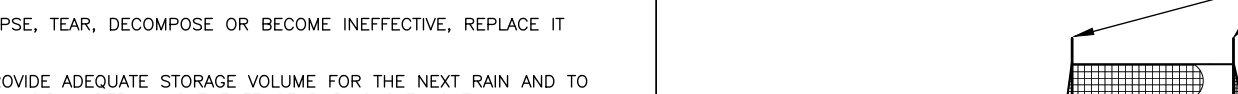
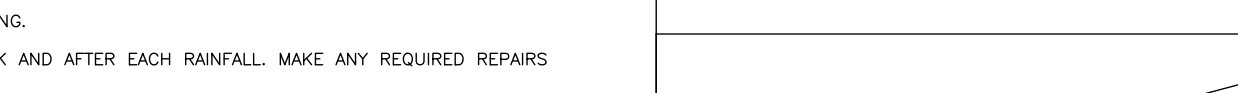
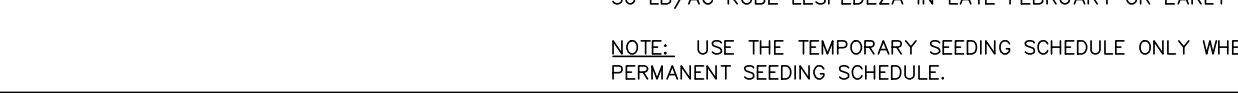
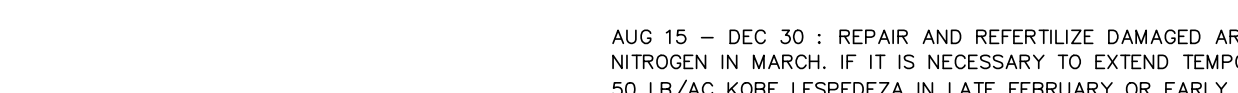
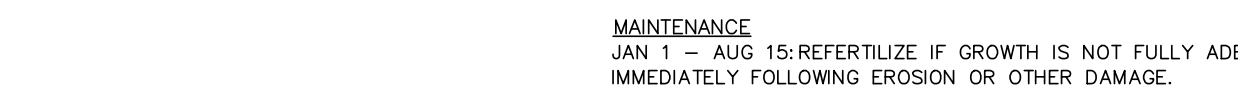
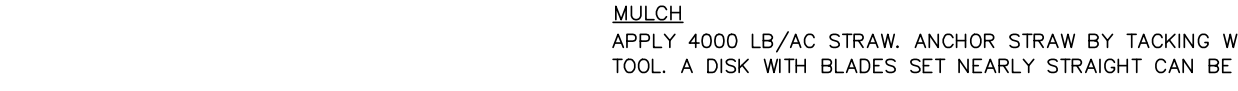
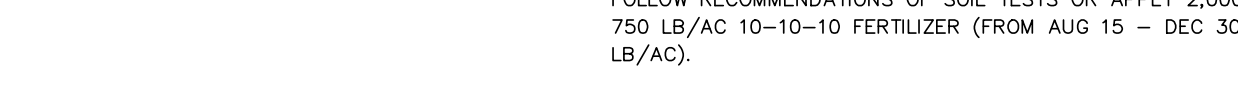
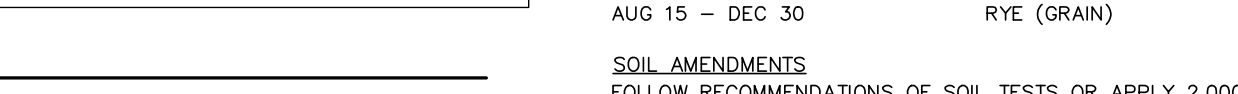
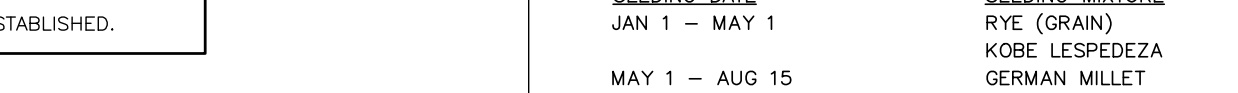
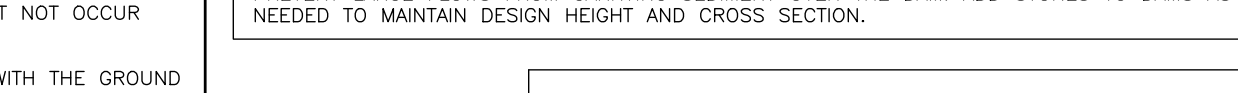
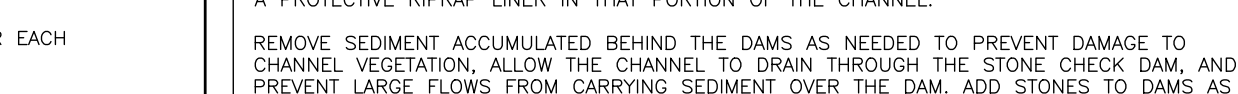
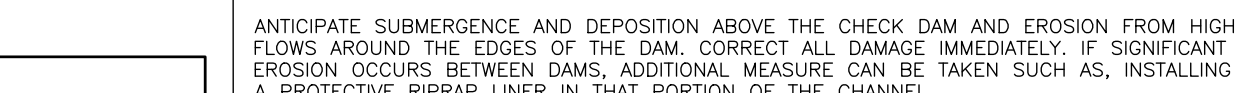
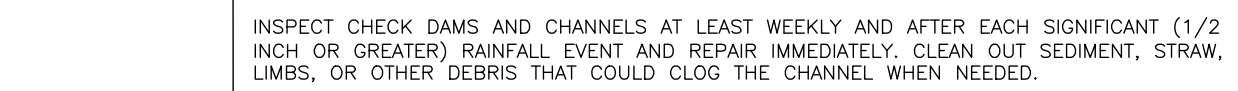
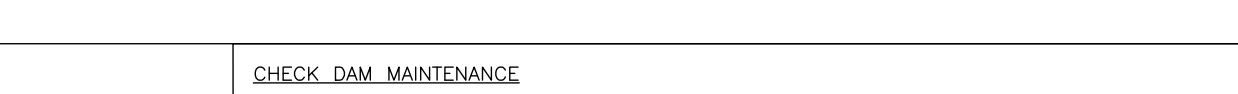
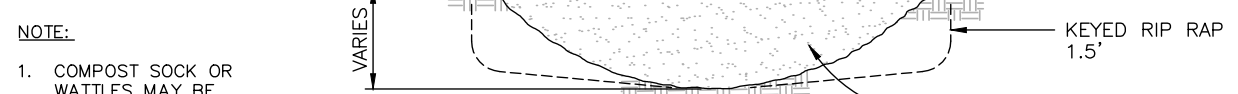
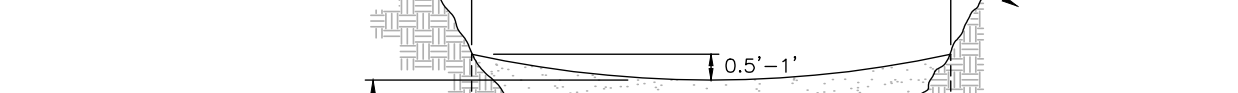
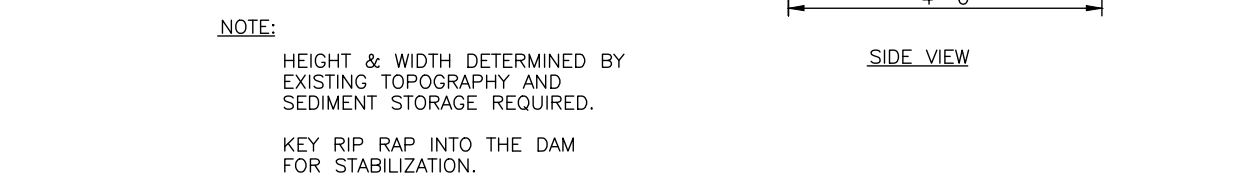
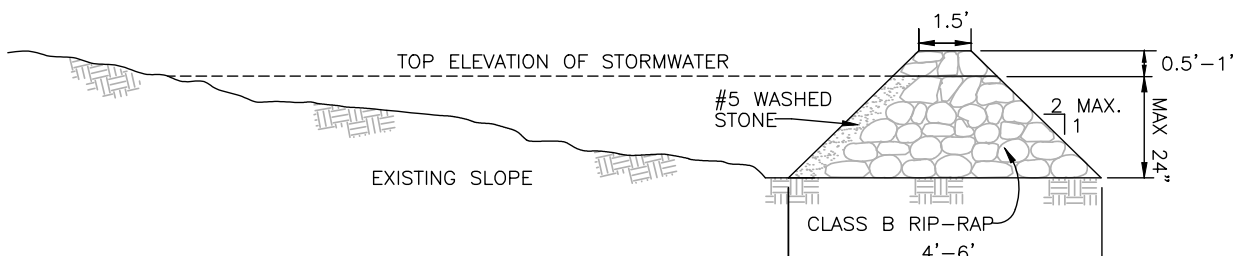
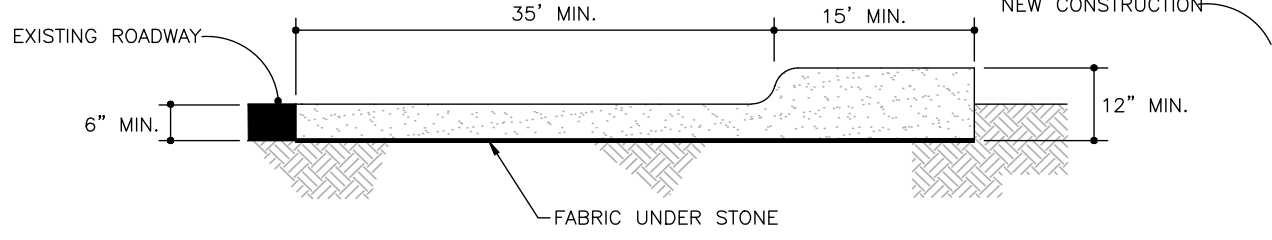
REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE MAINTENANCE

MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE.
AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY.
IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO ANY ROADWAYS.



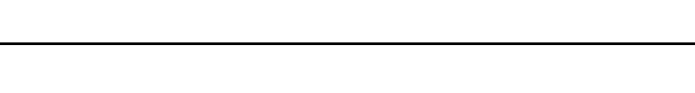
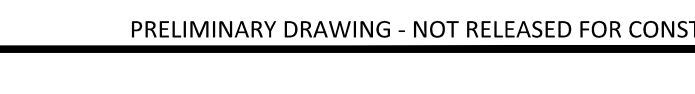
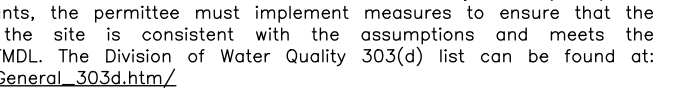
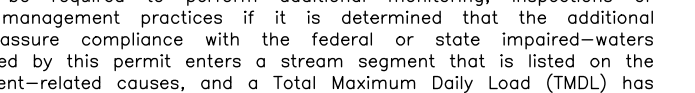
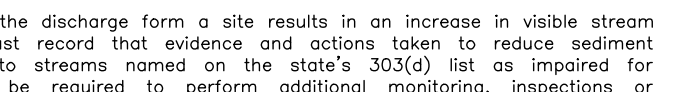
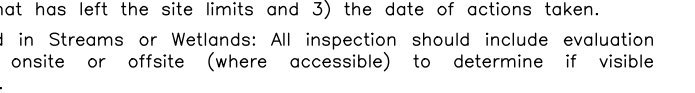
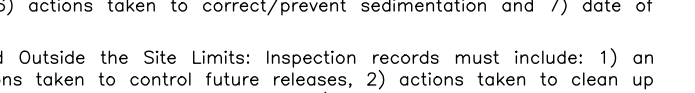
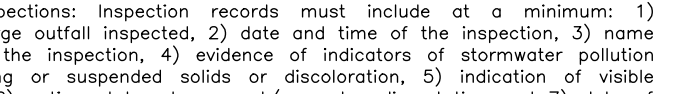
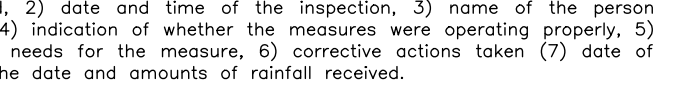
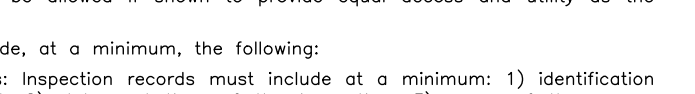
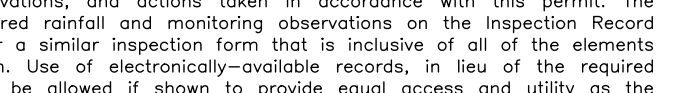
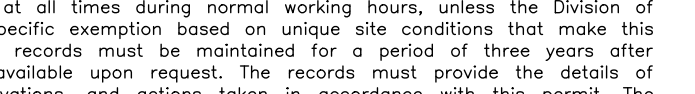
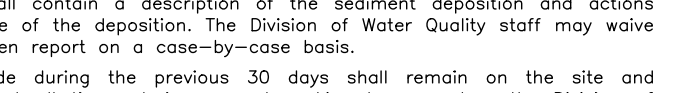
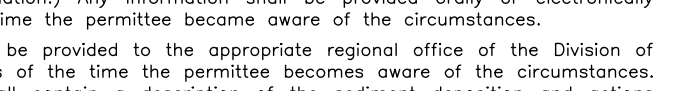
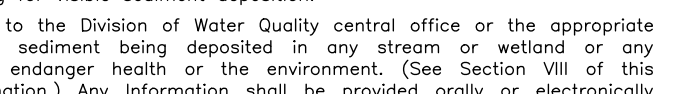
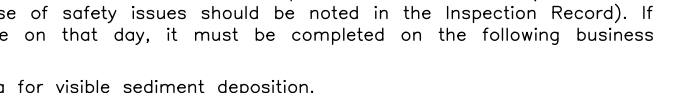
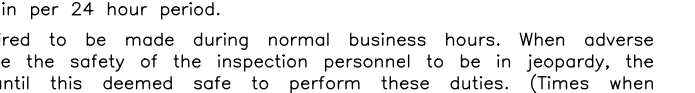
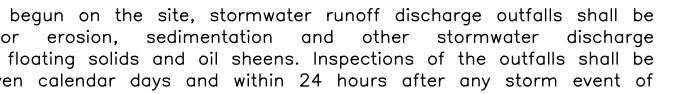
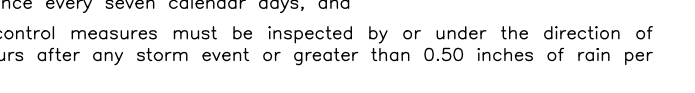
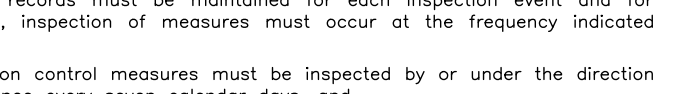
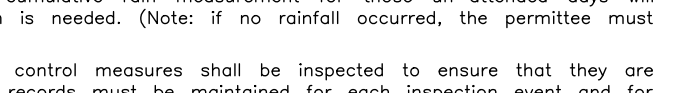
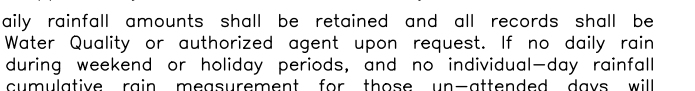
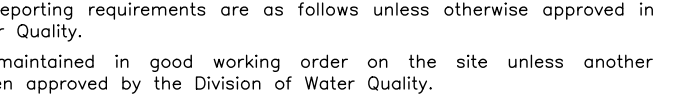
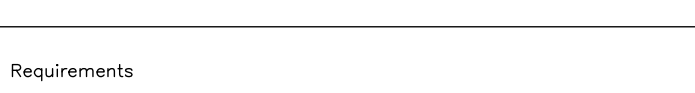
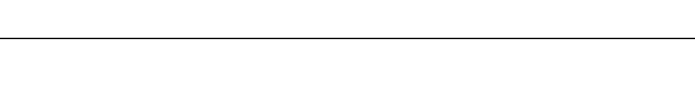
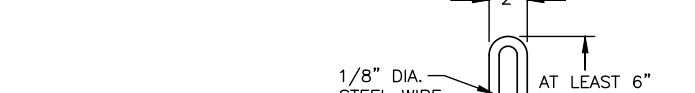
STANDARD CONSTRUCTION ENTRANCE



- NOTES:**
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

INSPECTION/MAINTENANCE/REMOVAL:

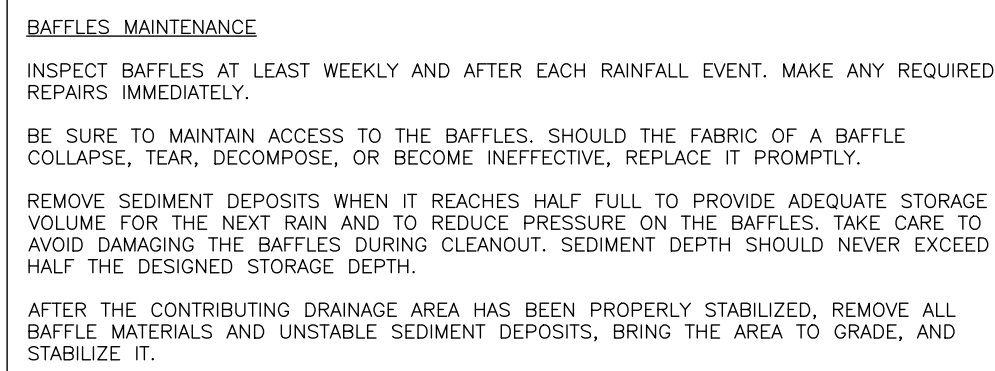
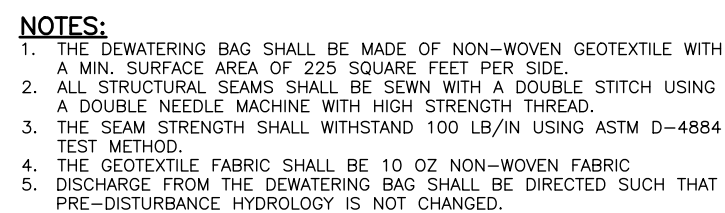
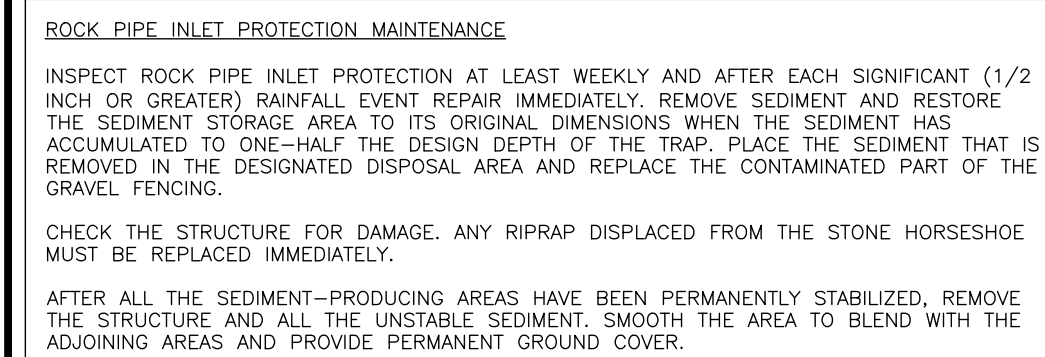
- TEMPORARY CONCRETE WASHOUT FACILITIES ARE TO BE INSPECTED BY THE CONTRACTOR DURING HIS/HER WEEKLY EROSION AND SEDIMENT CONTROL INSPECTION. AFTER A STORM EVENT OF 1/2" OR GREATER AND AT THE END OF ANY DAY WHEN CONCRETE HAS BEEN POURED ON THE CONSTRUCTION SITE, THE INSPECTOR IS TO ENSURE THAT THERE ARE NO LEAKS, NO SPILLS AND THAT THE FACILITIES CAPACITY HAS NOT YET BEEN COMPROMISED.
- ANY OVERFLOWING OF THE WASHOUT FACILITIES ONTO THE GROUND MUST BE CLEANED UP AND REMOVED WITHIN 24 HOURS OF DISCOVERY.
- IF A RAIN OR SNOW EVENT IS FORECASTED, A NON-COLLAPSING, NON-WATER COLLECTING COVER SHALL BE PLACED OVER THE WASHOUT FACILITY AND SECURED TO PREVENT ACCUMULATION AND OVERFLOW OF PRECIPITATION. CONTENTS OF EACH CONCRETE WASHOUT FACILITY ARE NOT TO EXCEED 75% OF ITS DESIGNED CAPACITY. IF THE CONTENTS REACH 75% CAPACITY, DISCONTINUE POURING CONCRETE INTO THE FACILITY UNTIL IT HAS BEEN CLEANED OUT.
- ALLOW SLURRY TO EVAPORATE OR REMOVE FROM SITE IN A SAFE MANNER (I.E. VACUUM TRUCK). ALL HARDENED MATERIAL CAN THEN BE REMOVED AND DISPOSED OF PROPERLY.
- IF A LINER BASIN IS USED, IMMEDIATELY REPLACE THE LINER IF IT BECOMES DAMAGED.
- REMOVE TEMPORARY CONCRETE WASHOUT FACILITIES WHEN THEY ARE NO LONGER NEEDED AND RESTORE THE DISTURBED AREA TO THEIR ORIGINAL CONDITION.



DEMILB Monitoring Form Rev. 09/01/2013

Page 1 of 2

INSPECTION AND MONITORING RECORDS FOR ACTIVITIES UNDER STORMW

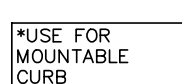


SEDIMENT BASIN MAINTENANCE

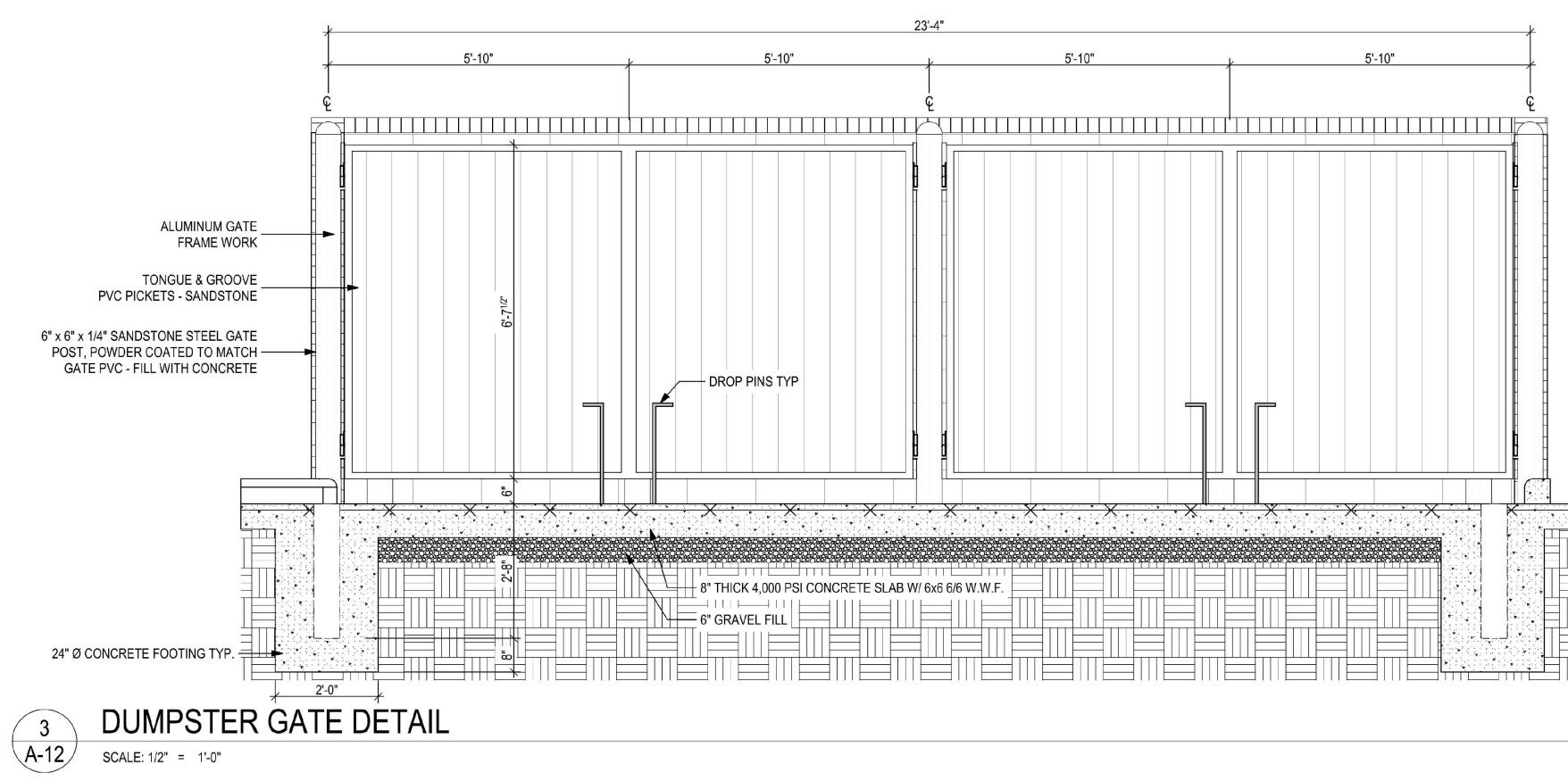
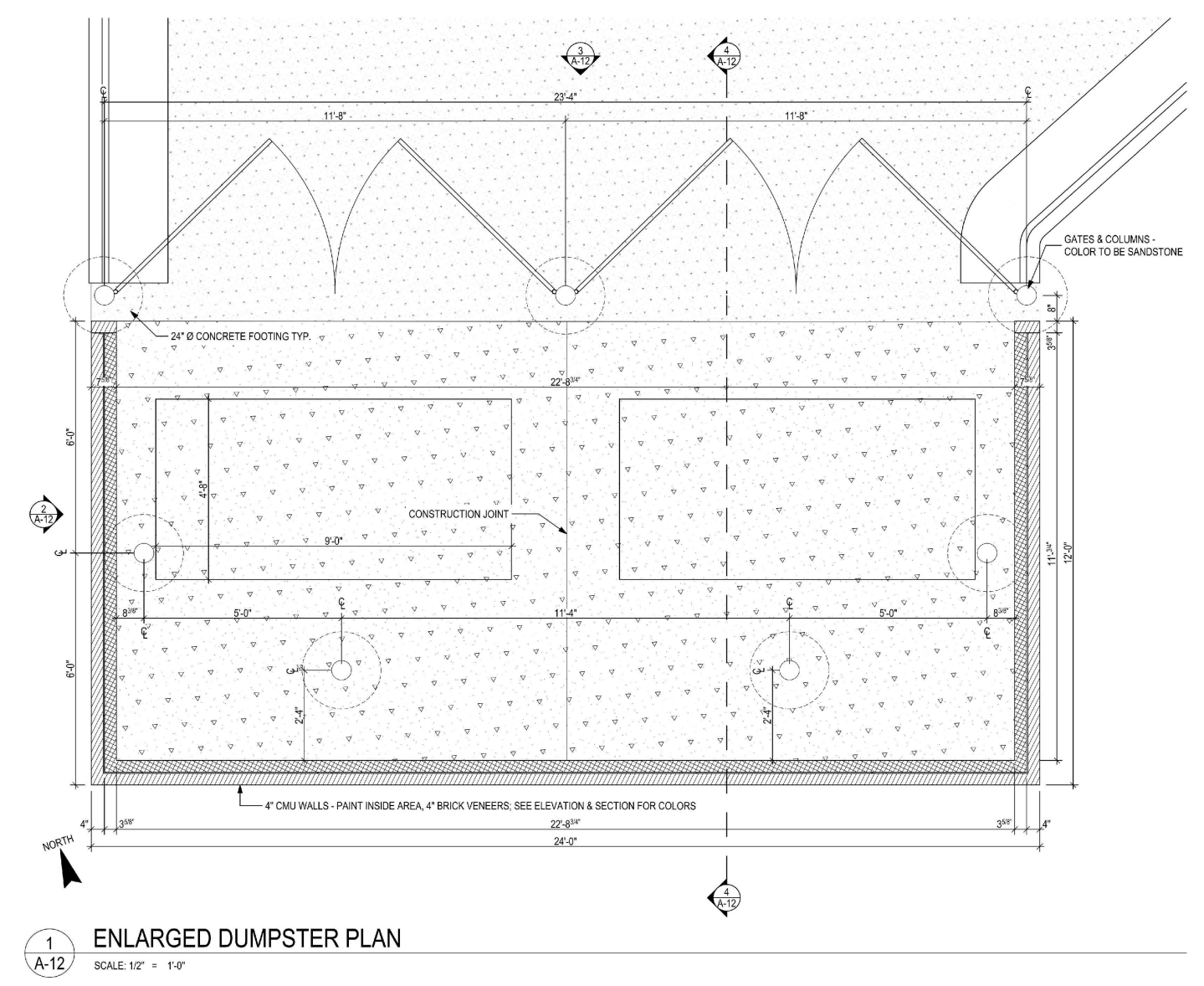
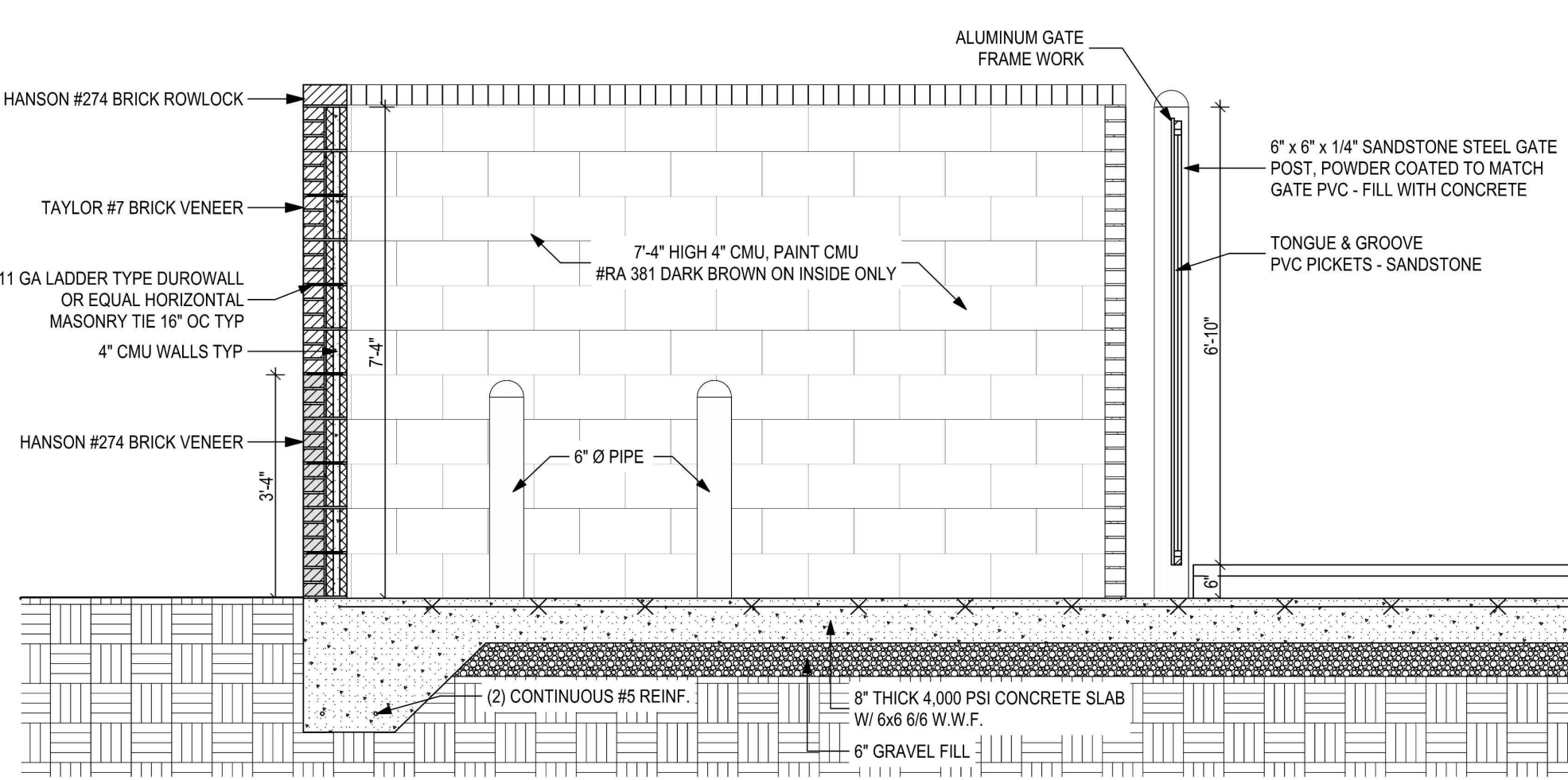
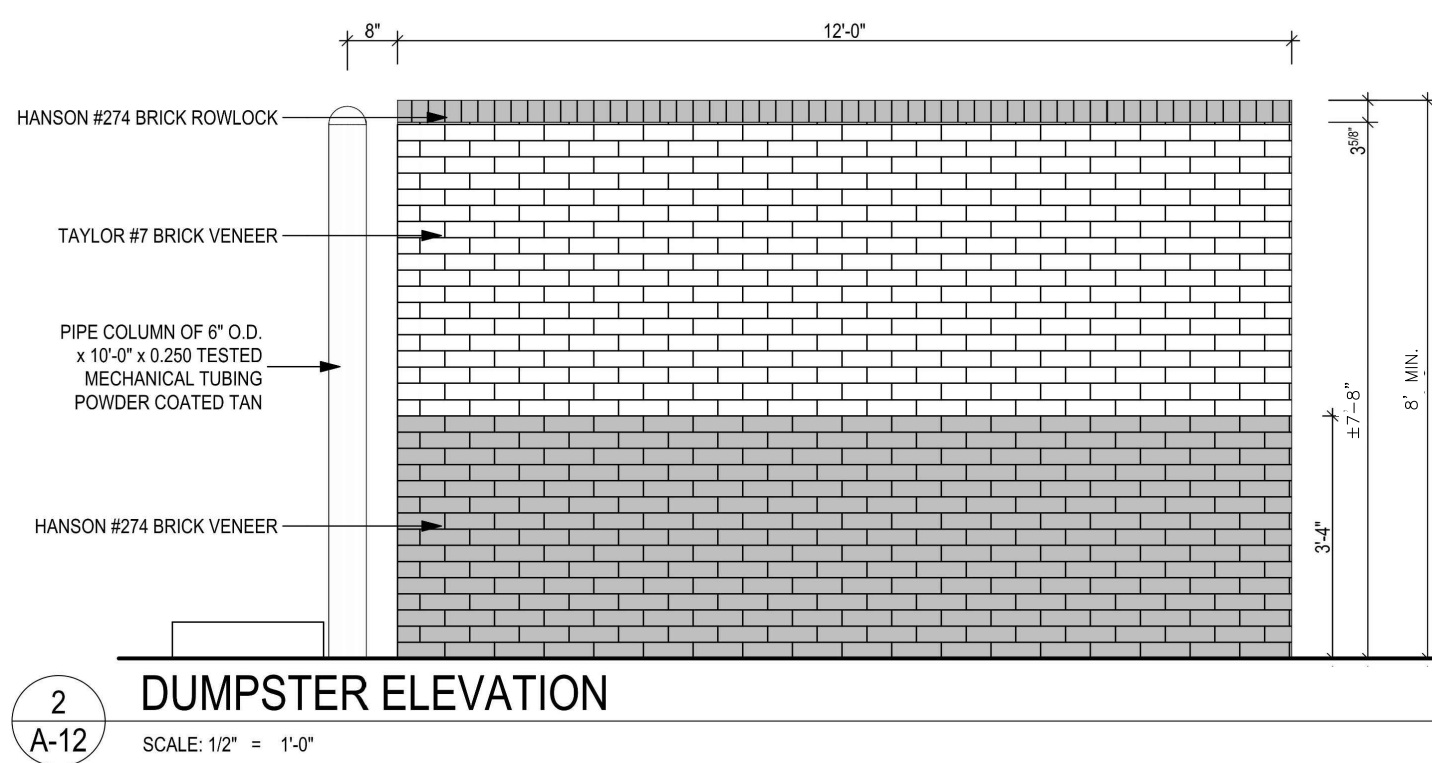
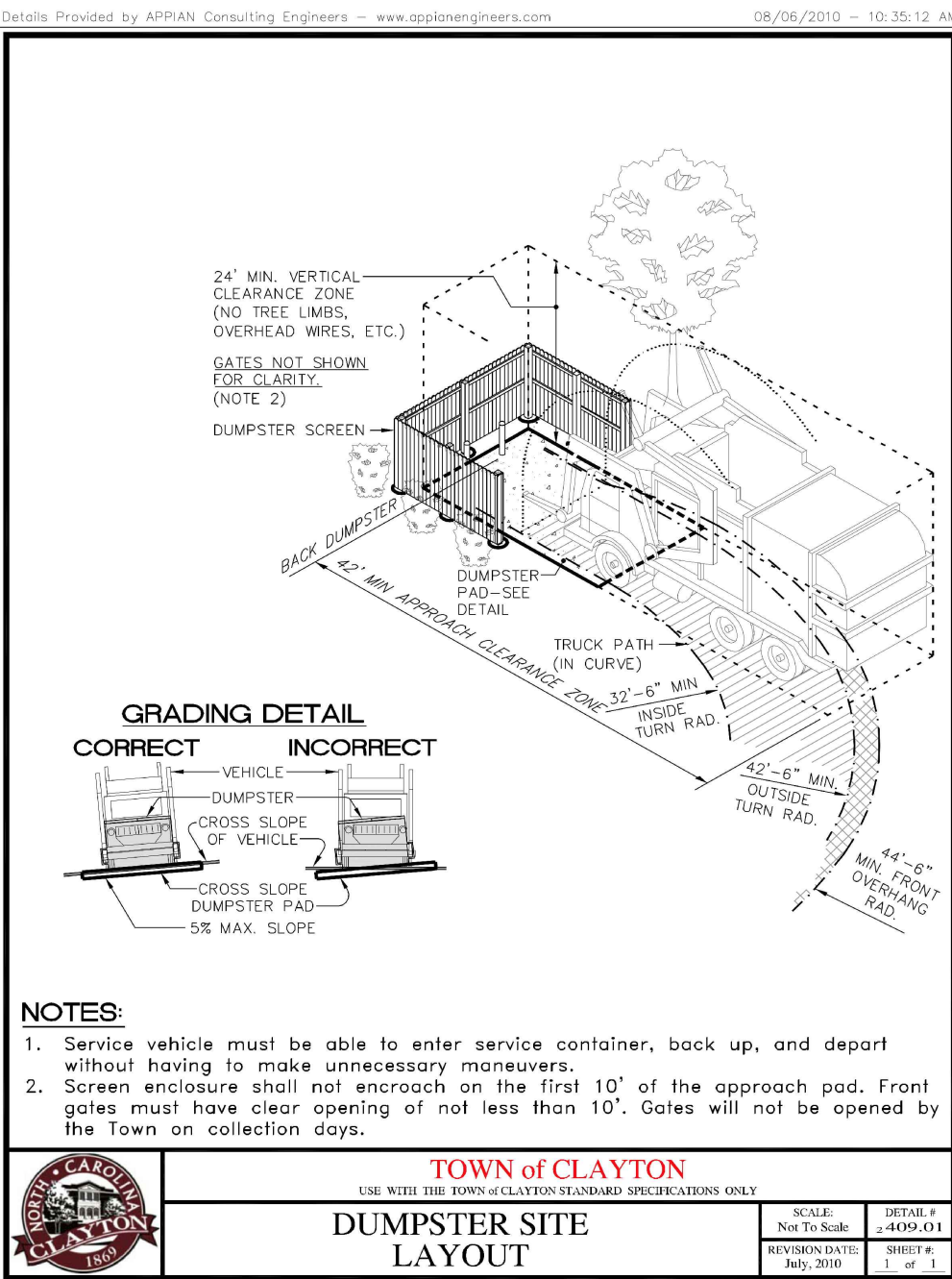
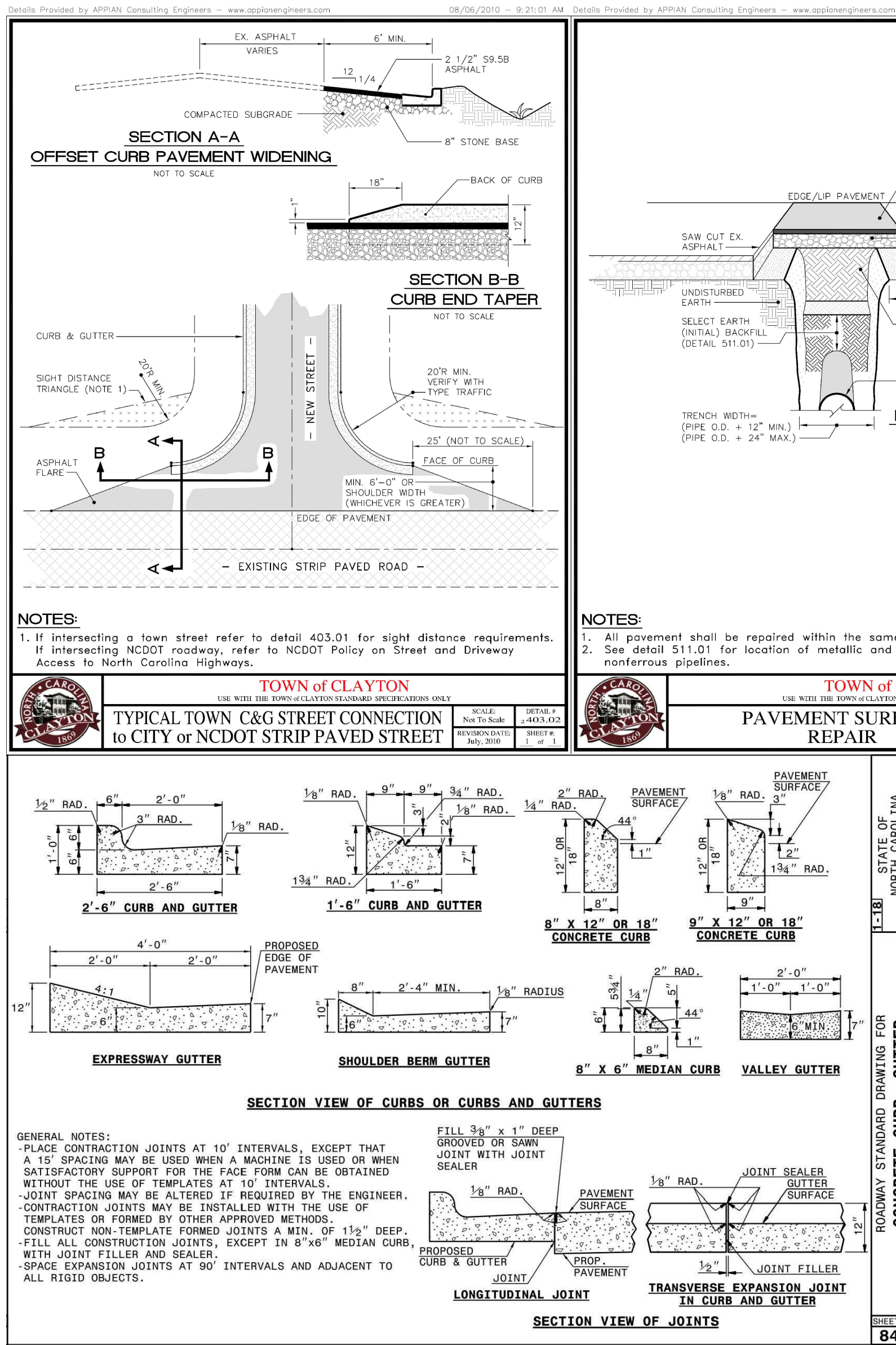
INSPECT TEMPORARY SEDIMENT BASIN AND SKIMMER AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH. PLACE REMOVED SEDIMENT IN AN AREA WITH SEDIMENT CONTROLS.

CHECK THE EMBANKMENT, SPILLWAY, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE BASIN FOR EROSION AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE RISER AND POOL AREAS.

C6.05



X:\Projects\BNS\BNS-180501.dwg, 9/2/2020 9:46:41 PM, Robinson, Cella



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

Bunn-Brantley Enterprises

HANDY MART #180
MAJOR SITE PLAN REVIEW
2847 HWY 42 WEST
CLAYTON, NC

Ray Watson
Sep 22 2020 11:44 AM

REVISIONS		
NO.	DATE	
1	07.06.2020	1ST TOWN RESUBMITTAL
2	09.04.2020	2ND TOWN RESUBMITTAL
3	09.22.2020	PLANNING BOARD SUBMITTAL

PLAN INFORMATION	
PROJECT NO.	BNS-18050
FILENAME	BNS18050-D1
CHECKED BY	RW
DRAWN BY	TRE/CIR
SCALE	N.T.S.
DATE	05.29.2020

SITE DETAILS
C8.01

E/ONE
EXTREME

WH482/WR482

General Features

The model WH482 or WR482 grinder pump station is a complete unit that includes: two grinder pumps, check valve, polyethylene tank, controls, and alarm panel. Designed for higher flow applications where local codes dictate higher storage requirements. The lower portion of the tank has a smaller diameter, tapered down to a dish-shaped bottom. The large tank access opening easily accommodates installation of the grinder pumps and equipment.

- Rated for flows of 3500 gpd (13,249 lpd)
- 486 gallons (1840 liters) of capacity
- Standard outdoor heights range from 75 inches to 122 inches

The WH482 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The WR482 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

Operational Information

Motor

1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections

4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections

Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge

15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

Accessories

E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

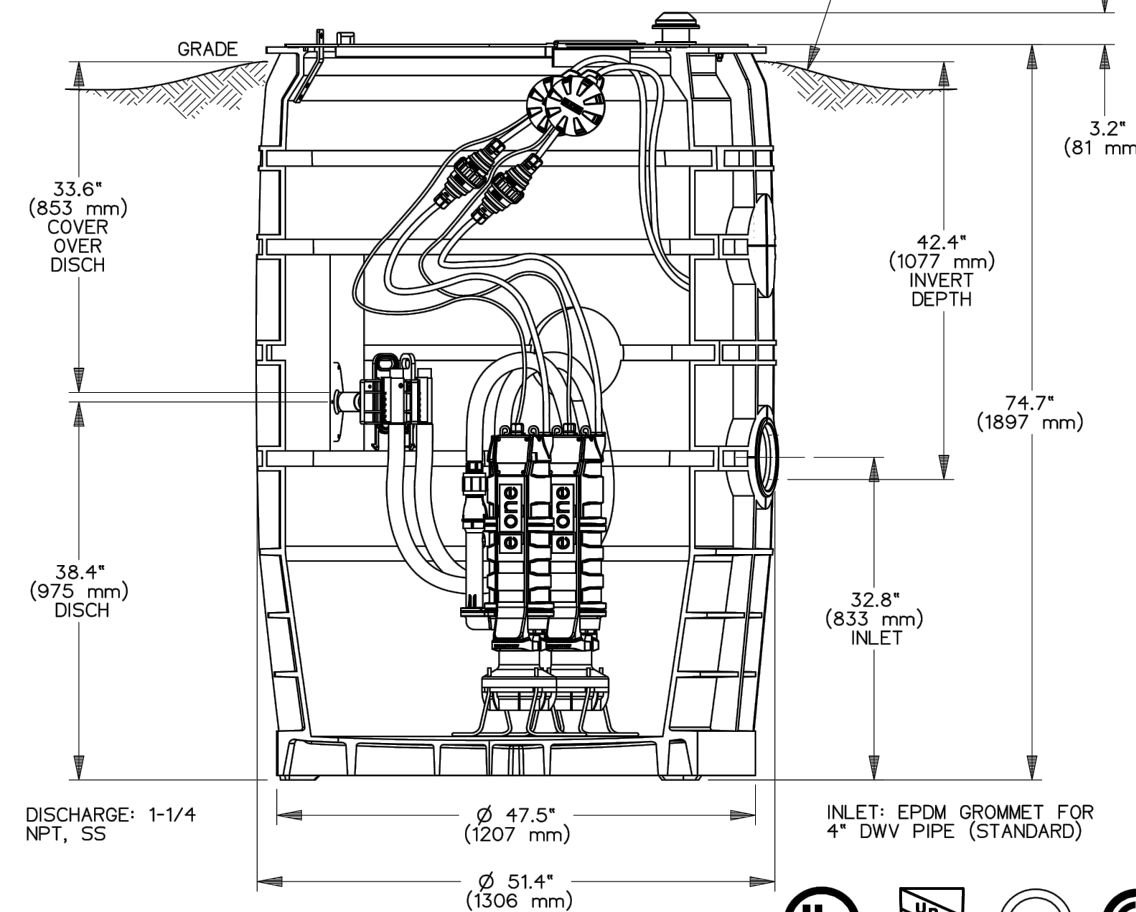
Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

Patent Numbers: 5,752,315
5,562,254 5,438,180

NA0211P01 Rev D

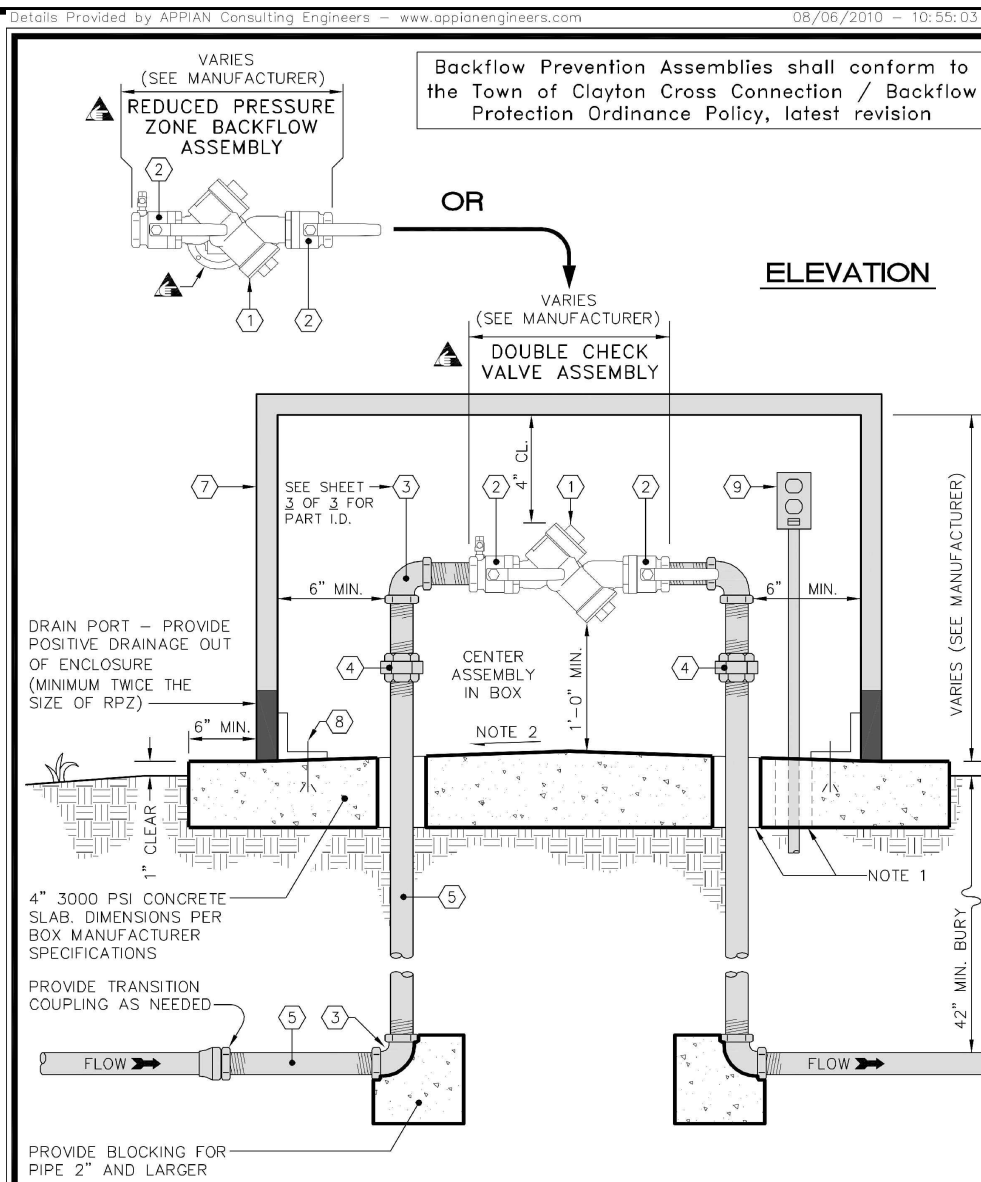
OPTIONS : ☐ WH482 -75 (HARD WIRED LEVEL CONTROLS)
☐ WR482 -75 (WIRELESS LEVEL CONTROLS)



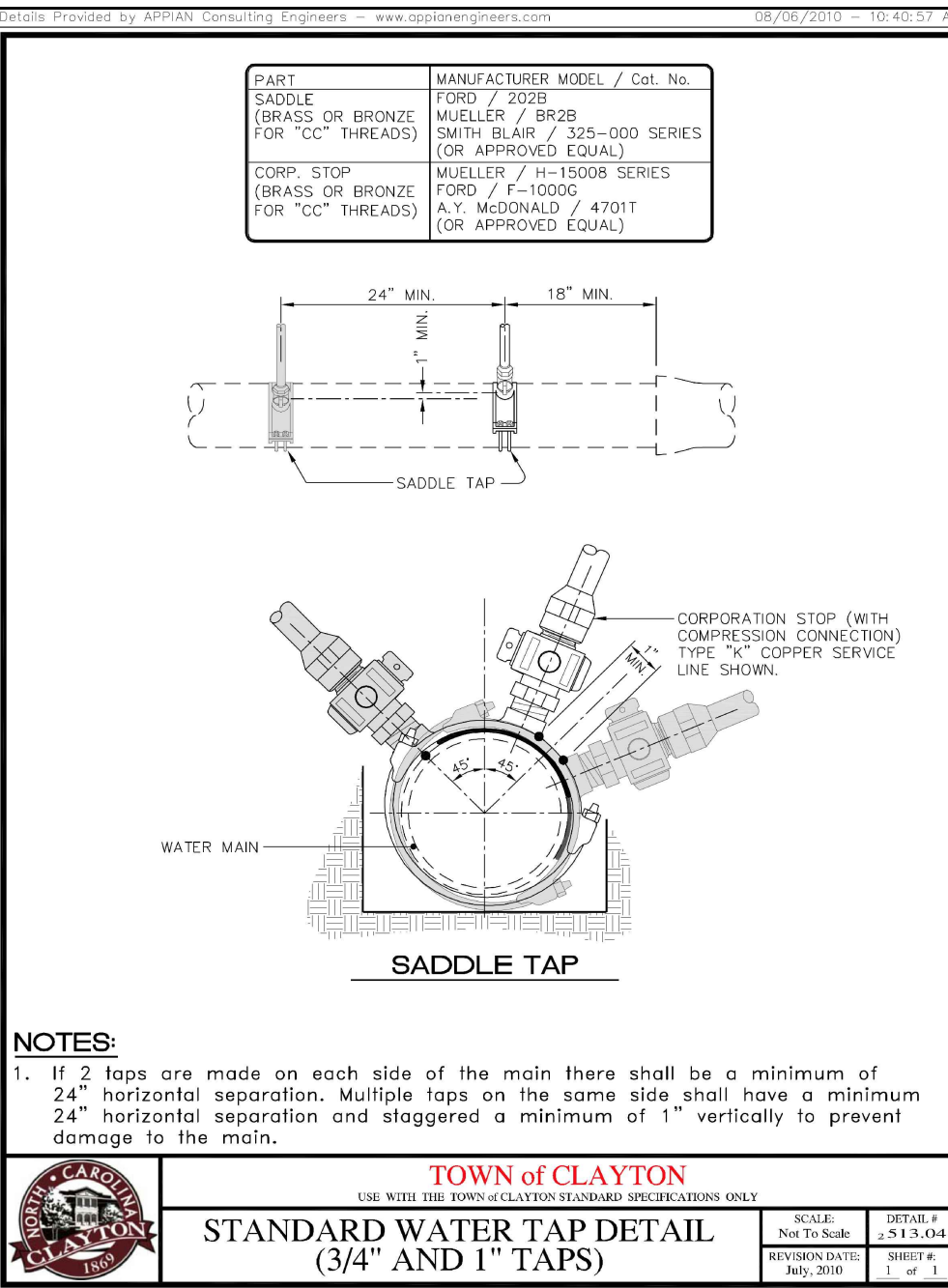
CONCRETE BALLAST MAY BE REQUIRED
SEE INSTALLATION INSTRUCTIONS
FOR DETAILS

NOTE: DIMENSIONS ARE FOR REFERENCE ONLY

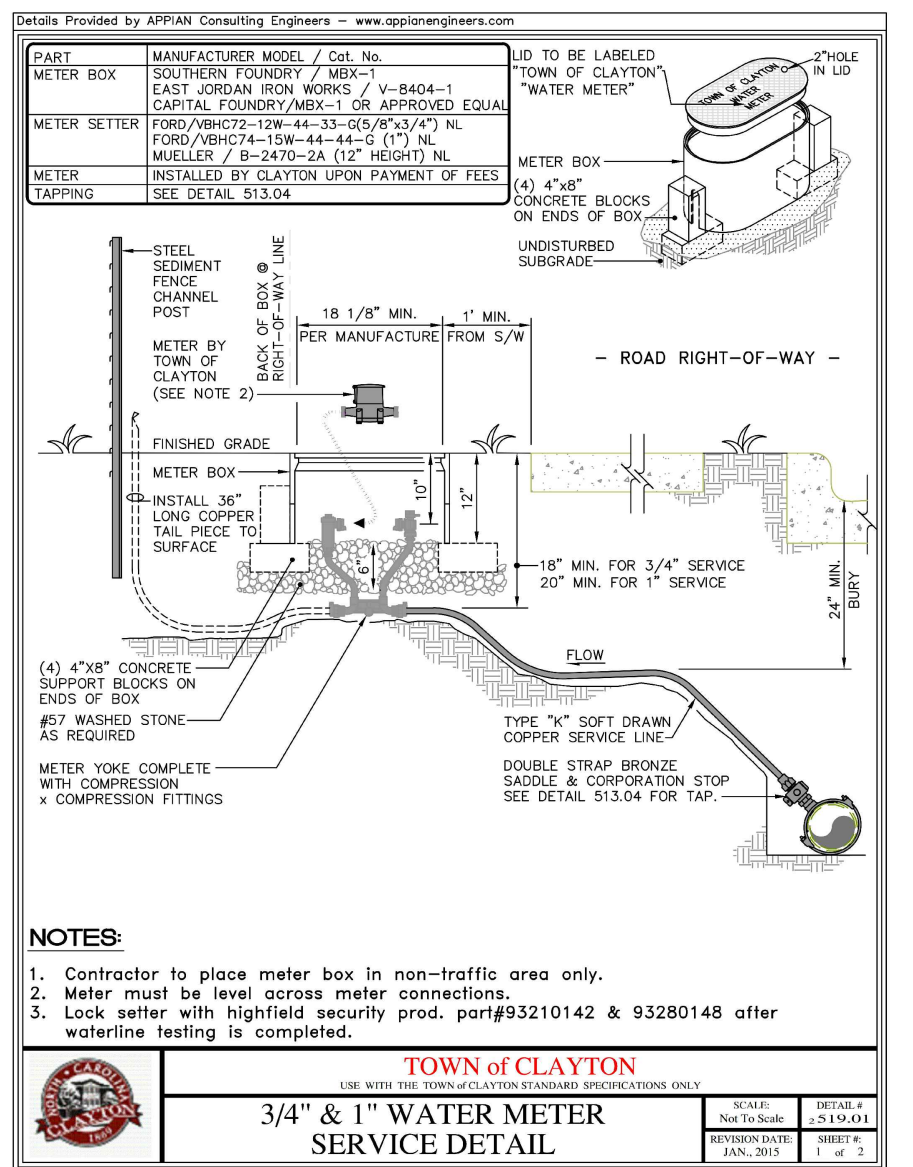
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MODEL WH482-75 / WR482-75				
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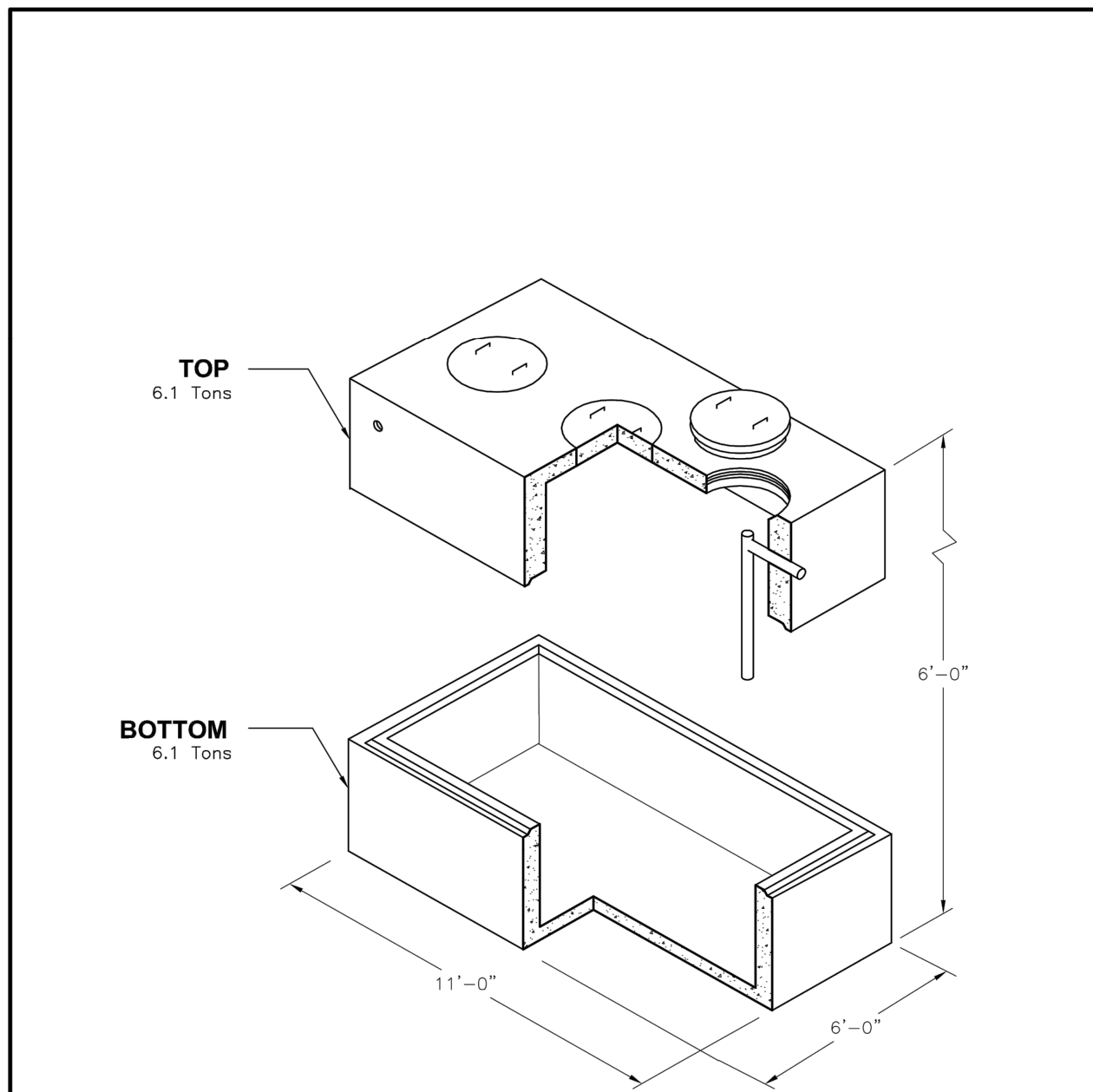
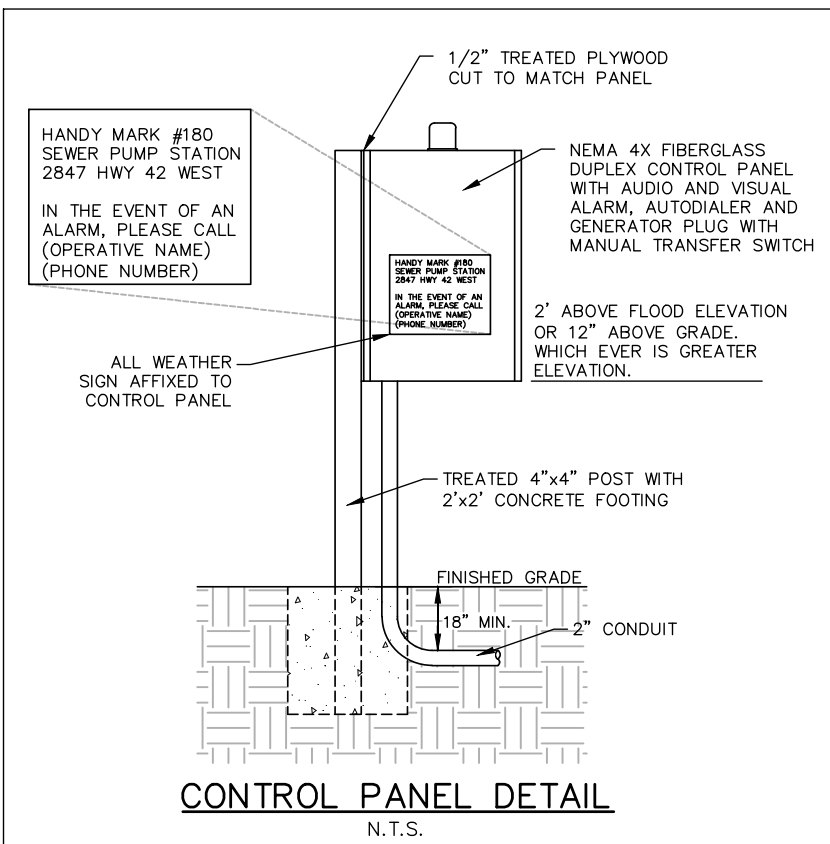
TOWN OF CLAYTON	
USE WITH THE 100% RELIABLE BACKFLOW PREVENTION ONLY	
3/4\"/>	



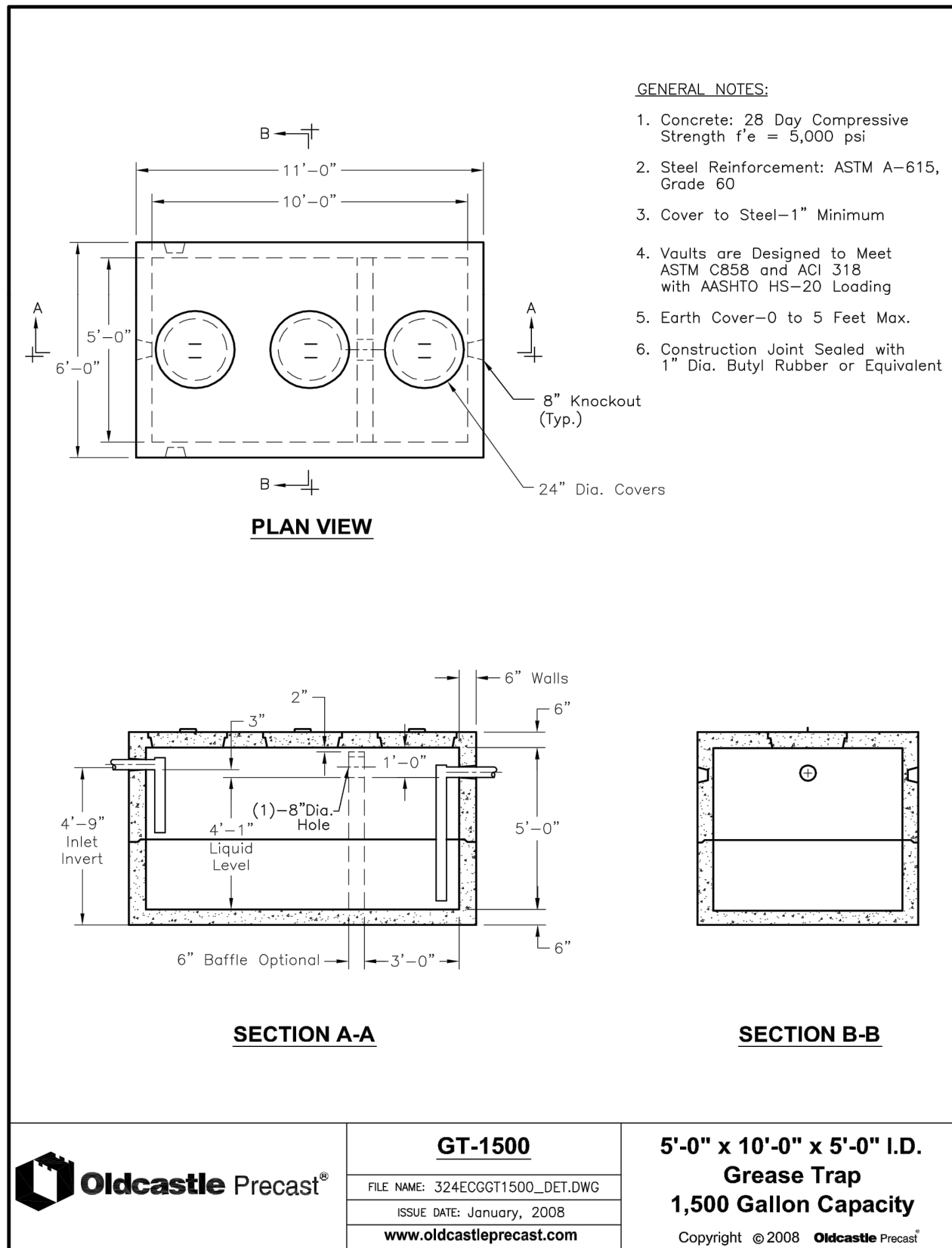
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USE WITH THE 100% RELIABLE BACKFLOW PREVENTION ONLY	
STANDARD WATER TAP DETAIL	
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TOWN OF CLAYTON	
USE WITH THE 100% RELIABLE BACKFLOW PREVENTION ONLY	
3/4\"/>	



GT-1500	
FILE NAME: 324ECGGT1500_ISO.DWG	
ISSUE DATE: January, 2008	
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5'-0\"/>	



GT-1500	
FILE NAME: 324ECGGT1500_DET.DWG	
ISSUE DATE: January, 2008	
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5'-0\"/>	

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HANDY MART #180
MAJOR SITE PLAN REVIEW
2847 HWY 42 WEST
CLAYTON, NC



Ray Watson
Sep 22 2020 11:47 AM

REVISIONS

NO.	DATE	DESCRIPTION
1	07.06.2020	1ST TOWN RESUBMITTAL
2	09.04.2020	2ND TOWN RESUBMITTAL
3	09.22.2020	PLANNING BOARD SUBMITTAL

PLAN INFORMATION

PROJECT NO. BNB-18050
FILENAME BNB18050-D1
CHECKED BY RW
DRAWN BY TRE/CJR
SCALE N.T.S.
DATE 05.29.2020

SHEET

UTILITY DETAILS

C8.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



GENERAL NOTES

- ALL OSHA REQUIREMENTS FOR EXCAVATIONS (SHORING, DEPTH, ETC.) ARE THE RESPONSIBILITY OF THE CONTRACTOR. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE AN EXCAVATION PLAN TO BE SEALED BY A P.E. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL AND STATE AGENCIES. THE COMPANY ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION DESIGN RELATED TO SAFETY OR OSHA REQUIREMENTS.
- ON SITE GEOTECHNICAL ENGINEER TO DETERMINE IF IN-SITU SOILS ENCOUNTERED WOULD MAINTAIN A STORMWATER CONTROL MEASURE PERMANENT POOL AT DESIGN ELEVATION. IF HIGHLY PERMEABLE SOILS ARE ENCOUNTERED THAT WOULD NOT MAINTAIN PERMANENT POOL ELEVATION, AS DESIGNED, SCAFFRY THE CONTRACTOR TO MAINTAIN A PERMANENT POOL OF WATER IN THE STORMWATER CONTROL MEASURE. FINAL DETERMINATION IF A CLAY LINER IS NEEDED SHALL BE THE RESPONSIBILITY OF THE ON-SITE GEOTECHNICAL ENGINEER. THE CONTRACTOR WILL BE REQUIRED TO INSTALL A LAYER OF HIGHLY PERMEABLE SOIL (E.G., ON-SITE GEOTECHNICAL ENGINEER WILL INFORM THE DESIGN ENGINEER) AND RECOMMEND UNIFORM SPECIFICATIONS.
- IT IS ANTICIPATED THAT DETWATERING WILL BE NECESSARY IN THE EXCAVATION AREAS (I.E., EMBANKMENT SURF GRADE, INTERIOR PORTIONS OF THE STORMWATER CONTROL MEASURE, KEY TRENCH, ETC.). THEREFORE, THE CONTRACTOR SHALL FURNISH, INSTALL, MAINTAIN, AND REMOVE DETWATERING SYSTEMS AS REQUIRED TO MAINTAIN THE PROPOSED ELEVATION OF THE STORMWATER CONTROL MEASURE SITE, DURING PLACEMENT OF FILL WITHIN THESE AREAS. THE CONTRACTOR SHALL KEEP THE WATER LEVEL ABOVE THE BOTTOM OF THE EXCAVATION / CONSTRUCTION AREA, THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OFFICE OF DISCHARGE FROM THE SITE (U.S. EARTH WATER WAY MAY NEED TO BE DIRECTED TO AN APPROVED RESOLUTION CONTROL DEVICE SUCH AS A DIRT BAG (ACT ENVIRONMENTAL), OR ENGINEER APPROVED EQUIVALENT, PRIOR TO DISCHARGE).
- THE GRADES SHOWN ON THIS PLAN ARE FINISHED GRADES. IF THE EXISTING SOIL LAYS AFTER CONSTRUCTION / COMPACTION IS NOT SUFFICIENT TO MAINTAIN THE PROPOSED ELEVATION OF THE STORMWATER CONTROL MEASURE, THEN THE CONTRACTOR SHALL AMEND THE PLANTING AREA OF THE WETLAND AS DIRECTED BY A LANDSCAPE PROFESSIONAL.
- PRIOR TO TOPSOIL INSTALLATION, THE CONTRACTOR SHALL SCARIFY THE TOP 2"-3" OF THE BERM SECTION TO PROMOTE BONDING OF THE TOPSOIL WITH THE COMPACTED FILL. THE TOPSOIL DEPETH SHALL RANGE FROM 3"-4" ON THE DAM EMBANKMENT AND WETLAND. PLANTING MATERIAL SHALL BE AMENDED, AS DIRECTED BY A LANDSCAPE PROFESSIONAL, PRIOR TO INSTALLATION ON THE EMBANKMENT AND WETLAND.
- THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN FOR THE PERMANENT PLANTING PLAN/SCHEDULE FOR THIS FACILITY. CONTRACTOR SHALL COORDINATE WITH A LANDSCAPE PROFESSIONAL REGARDING SCHEDULING FOR PLANT INSTALLATION. PLEASE NOTE THAT NO TREES/SHRUBS OF ANY TYPE MAY BE PLANTED ON THE PROPOSED DAM EMBANKMENT (FILL AREAS). MEASURES SHALL BE TAKEN TO PREVENT ANY DAMAGE TO EXISTING TREES/SHRUBS ON THE WETLAND PORTION.
- THE RETAINING WALL AUGUSTS SHOWS WHERE THESE AREAS DEFECTS LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE BOTTOM.
- THE RETAINING WALL MAY BE A DESIGN-BUILD PROJECT(S) BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED PROFESSIONAL ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALL.
- THE RETAINING WALL SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL UNLESS OTHERWISE PROVIDED BY OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER THAT READY AVAILABLE ON-SITE SOILS CAN BE USED.
- THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
- THE ON-SITE GEOTECHNICAL ENGINEER SHOULD BE GIVEN AN OPPORTUNITY TO REVIEW ANY RETAINING WALL PLANS AND DESIGNS RELEVANT TO GEOTECHNICAL CONSIDERATIONS PRIOR TO FINAL DESIGN OF THE WALLS.

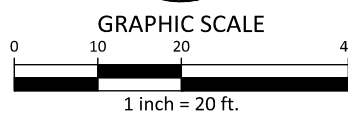
ON-SITE GEOTECHNICAL ENGINEER TO ENSURE AND CERTIFY ALL POURED CONCRETE MEETS THE ABOVE SPECIFICATIONS.

7. BEGIN CONSTRUCTION OF THE NEW EMBANKMENT. FILL MATERIAL SHALL BE PLACED IN MAXIMUM 8" THICK LIFTS PRIOR TO COMPACTION, UNLESS DIRECTED OTHERWISE BY THE ON-SITE GEOTECHNICAL ENGINEER. LIFT LIFTS SHALL BE CONTINUOUS OVER THE EXISTING FILL OR SUBGRADE. THE EMBANKMENT SHALL BE CONSTRUCTED TO A MINIMUM FINISH ELEVATION OF 96.0 FEET TO FINAL GRADE IN ORDER TO ACHIEVE PROPER COMPACTION.
9. AS CONSTRUCTION OF THE EMBANKMENT MOVES FORWARD, IT WILL BE NECESSARY TO INSTALL THE CONCRETE CRADLE. SEE NOTE ON CRADLE DETAIL SHEET (C3-02). THIS MAY BE CONSTRUCTED USING ANY OF THE FOLLOWING METHODS:
 - a. IF THE PROPOSED STRUCTURAL FILL MATERIAL IS UTILIZED AS THE FORMWORK FOR THE CONCRETE CRADLE, THEN THE STRUCTURAL CRADLE CAN BE INSTALLED WHILE THE EMBANKMENT IS BEING CONSTRUCTED. WHEN THE EMBANKMENT REACHES THE NEXT DOWNSTREAM JOINTION BOX OR HEADWALL AND IS COMPACTED TO THE ELEVATION OF THE TOP OF THE CONCRETE CRADLE, EXCAVATE THE CONCRETE CRADLE TRENCH PER THE PROVIDED DETAILS AND CONSTRUCT THE CONCRETE CRADLE AS SHOWN ON THE CRADLE DETAIL SHEET (C3-02).
 - b. IF THE PROPOSED STRUCTURAL FILL IS NOT UTILIZED AS THE FORMWORK FOR THE CONCRETE CRADLE, THEN PRIOR TO CONSTRUCTING THE STRUCTURAL FILL EMBANKMENT, THE FORMWORK FOR THE CONCRETE CRADLE SHOULD BE INSTALLED ON EXISTING GROUND AND/OR THE MUD MAT. THE CONCRETE CRADLE CANNOT BE CONSTRUCTED PER THE PROVIDED DETAILS
10. AS AN ALTERNATE TO A CONCRETE CRADLE UNDER THE BARREL PIPE (SEE SHEET C3-02), THE CONTRACTOR MAY CHOOSE TO ELIMINATE THE CONCRETE CRADLE AND USE COMPACTED BACKFILL IF THE ON-SITE GEOTECHNICAL ENGINEER WILL PROVIDE A NON SCALED LETTER CERTIFICATE WITHIN 14 DAYS OF AROU AND APPROVE THE BARREL BACKFILL. THE CONTRACTOR SHALL MEET THE EMBANKMENT COMPACTION REQUIREMENTS AND MOISTURE CONTENT. THIS CERTIFICATION LETTER MUST BE SUBMITTED TO THE DESIGN ENGINEER AND THE OWNER. THE CONTRACTOR SHALL ALSO SUBMIT A FIELD REPORT TO THE DESIGN ENGINEER AND THE OWNER, AND MUST CLEARLY STATE THAT ALL SOIL MATERIAL UNDER, AROUND, AND ABOVE THE BARREL PIPE, MEETS THE BERM AND SOIL COMPACTION SPECIFICATIONS ON THIS SHEET. THIS CERTIFICATION IS TO INCLUDE REFERENCE TO BOTH MATERIAL AND COMPACTION, AND MUST STATE "THAT ALL MATERIAL UNDER, AROUND, AND ABOVE THE BARREL PIPE, MEETS THE BERM AND SOIL COMPACTION SPECIFICATIONS AT LEAST 95% OF MAXIMUM DRY DENSITY USING ASTM D998 STANDARD PRACTICE WITH NO VOID SPACES PRESENT." THE CONTRACTORS INTENT TO OBTAIN THE REQUIRED 95% DRY DENSITY OF ALL SOIL MATERIAL UNDER, AROUND, AND ABOVE THE BARREL PIPE SHALL BE PRESUMED TO BE PRESENTED TO THE DESIGN ENGINEER BEFORE AN AS-BUILT CERTIFICATION CAN BE ISSUED FOR THIS FACILITY.
11. INSTALL RISER / BARREL ASSEMBLY ALONG WITH THE EMERGENCY DRAIN SURFACE. INSTALL 24" RCP OUTLET BARREL SPILLWAY FILTER FROM THE DETAILS SHOWN ON SHEET C3-02.
12. CONSTRUCT EMBANKMENT PER SPECIFICATIONS LISTED IN THE SECTION TITLES "BERM AND SOIL COMPACTION SPECIFICATIONS" AND REQUIREMENTS OF THE ON-SITE GEOTECHNICAL ENGINEER. ALL CHARACTERISTICS OF THE EMBANKMENT FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE BERM AND SOIL COMPACTION SPECIFICATIONS. ALL CHARACTERISTICS OF THE EMBANKMENT FILL MATERIALS ARE NECESSARY TO ACHIEVE PROPER COMPACTION, THE EMBANKMENT FILL MATERIAL WILL BE OVERBURIED IN HORIZONTAL LIFTS AND CUT INTO VERTICAL LIFTS. THE EMBANKMENT SHALL BE CONSTRUCTED TO A MINIMUM FINISH ELEVATION OF 96.0 FEET TO FINAL GRADE TO ACHIEVE PROPER COMPACTION. ALL COMPACTION AND MOISTURE TESTING SHALL BE CARRIED OUT AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER AND AS LISTED IN THE "COMPACTION AND MOISTURE TESTING" SECTION OF THE SPECIFICATIONS.
13. UPON COMPLETION OF DAM EMBANKMENT, PROMPTLY STABILIZE AND SEED DAM EMBANKMENT PER SEEDING SCHEDULE. PERMANENT GRASS COVER CROWN SHALL BE ESTABLISHED PER THE PERMANENT SEEDING SCHEDULE FOUND ON SHEET C3-03.
14. SCHEDULE A FINAL AS-BUILT INSPECTION AND AS-BUILT SURVEY WITH THE ENGINEER AND SURVEYOR. AN AS-BUILT INSPECTION AND SURVEY SHALL BE SCHEDULED BEFORE IMPOUNDING WATER IN THE FACILITY AND A MINIMUM OF 60 DAYS PRIOR TO THE ANTICIPATED DATE OF OPERATION. THE AS-BUILT INSPECTION AND SURVEY SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS TO THE SATISFACTION OF THE ENGINEER AND OWNER BEFORE CERTIFICATION SHALL BE GRANTED.

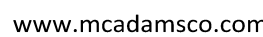
STATEMENT OF RESPONSIBILITY

- ## AS-BUILT REQUIREMENTS

- 811**
- Know what's below.
Call before you dig.**
- GRAPHIC SCALE
0 10 20
1 inch = 20 ft.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



HANDY MART #180
MAJOR SITE PLAN REVIEW
2847 HWY 42 WEST
CLAYTON, NC



REVISIONS

PLAN INFORMATION

PROJECT NO. BNB-18050
FILENAME BNB18050-SW-1
CHECKED BY DAP
DRAWN BY TRE/CJR
SCALE 1" = 20'
DATE 05. 29. 2020

C9.00



24"Ø CONCRETE COLLAR DETAIL

PERMANENT OUTLET STRUCTURE DETAILS

INVERTED INTAKE DETAIL

STORMWATER CONTROL MEASURE DETAILS C9.01

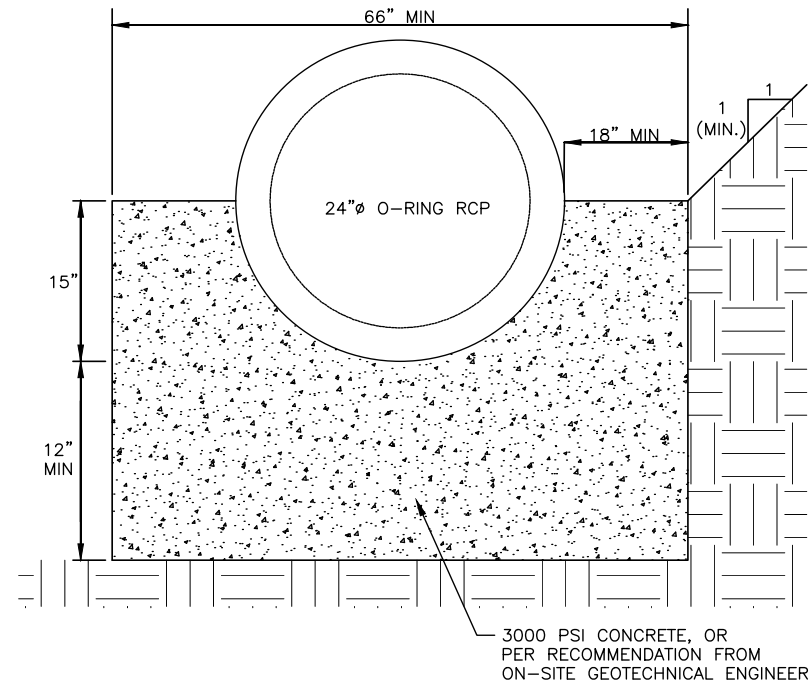
NOTE:

1. AS AN ALTERNATE TO A CONCRETE CRADLE UNDER THE BARREL PIPE (THIS DETAIL), THE CONTRACTOR MAY CHOOSE TO ELIMINATE THE CONCRETE CRADLE AND USE COMPACTED BACKFILL IF THE ON-SITE GEOTECHNICAL ENGINEER WILL PROVIDE A NO PE SEALER LETTER CERTIFYING THAT THE COMPACTION UNDER, AROUND, AND ABOVE THE BARREL MEETS THE SPECIFICATIONS OF THE EMBANKMENT COMPACTION REQUIREMENTS AND MOISTURE CONTENT. THIS CERTIFICATION LETTER MUST BE SUBMITTED TO THE DESIGN ENGINEER BEFORE AS-BUILT CERTIFICATION OF THE FACILITY. THIS SEPARATE CERTIFICATION MUST BE SPECIFIC TO THE BARREL PIPE FOR THE FACILITY, AND MUST CLEARLY STATE THAT ALL SOIL MATERIAL UNDER, AROUND, AND ABOVE THE BARREL PIPE MEETS THE BERM MATERIAL SPECIFICATIONS. THIS CERTIFICATION IS TO INCLUDE REFERENCE TO BOTH MATERIAL AND COMPACTION, AND MUST STATE THAT ALL MATERIALS UNDER, AROUND, AND ABOVE THE BARREL HAVE BEEN COMPACTED PER THE BERM MATERIAL SPECIFICATIONS (AT LEAST 95% OF MAXIMUM DRY DENSITY USING ASTM D698 STANDARD PROCTOR) WITH NO VOID SPACES PRESENT. THE CONTRACTORS INTENT TO UTILIZE THIS ALTERNATIVE MUST BE STATED PRIOR TO CONSTRUCTION TAKING PLACE. THIS CONTRACTORS CERTIFICATION MUST BE PRESENTED TO THE DESIGN ENGINEER BEFORE AN AS-BUILT CERTIFICATION CAN BE ISSUED FOR THIS FACILITY.

2. CONTRACTOR SHALL PROVIDE A JOINT IN THE OUTLET BARREL NO MORE THAN 5-FT FROM THE RISER.

BARREL PIPE CONCRETE CRADLE CONSTRUCTION SEQUENCE

1. IF OPTION A IS CHOSEN FROM NOTE 9 OF THE OUTLET STRUCTURE MATERIAL SPECIFICATIONS, THEN BRING GRADE OF DAM EMBANKMENT TO SPRINGLINE OF PIPE ELEVATION. IF OPTION B IS CHOSEN FROM NOTE 9 OF THE OUTLET STRUCTURE MATERIAL SPECIFICATIONS, THEN CONSTRUCT FORMWORK FOR CONCRETE CRADLE ON EXISTING GRADE.
2. IF OPTION A IS CHOSEN FROM NOTE 9 OF THE OUTLET STRUCTURE MATERIAL SPECIFICATIONS, THEN EXCAVATE TRENCH FOR CRADLE AND BARREL PER DIMENSIONS ON DRAWINGS. IF OPTION B IS CHOSEN FROM NOTE 9 OF THE OUTLET STRUCTURE MATERIAL SPECIFICATIONS, PROCEED TO STEP 3 BELOW.
3. PLACE BARREL PIPE ON CONCRETE BLOCKS TO GRADE. AT THIS STEP, CONTRACTOR SHALL WRAP A DOUBLE LAYER OF NON-WOVEN GEOTEXTILE FABRIC AROUND EACH JOINT OF THE 24" O-RING RCP BARREL IN 2" WIDE STRIPS CENTERED ON JOINT.
4. PLACE CONCRETE FOR CRADLE FOR EACH SECTION FROM ONE SIDE OF THE TRENCH. ALLOW CONCRETE TO FULLY CURE UNDER PIPE AND PIPE HANDHOLES AS TO LEAVE NO VOIDS UNDER THE PIPE BEFORE PLACING CONCRETE ON THE OPPOSITE SIDE OF THE TRENCH. PLACE ENTIRE CRADLE AS ONE LIFT (VERTICALLY) PER DRAWINGS.
5. CONCRETE CRADLE MAY BE ELIMINATED PER RECOMMENDATION FROM THE ON-SITE GEOTECHNICAL ENGINEER. ANY DEVIATION FROM THIS DETAIL SHALL BE SUBMITTED TO AND REVIEWED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION. IF THE CRADLE IS ELIMINATED, THEN A LETTER FROM AN NC PE CERTIFYING THAT ALL SOIL MATERIAL UNDER, AROUND, AND ABOVE THE BARREL PIPE MEETS THE BERM MATERIAL SPECIFICATIONS IS REQUIRED.
6. ALLOW CRADLE TO CURE FOR A MINIMUM OF 7 DAYS BEFORE ANY VIBRATING COMPACTION EQUIPMENT IS USED IN THE VICINITY OF THE BARREL PIPE.
7. TRENCH TO BE BACKFILLED IN 5" LIFTS WHEN COMPACTION IS BY HAND. BACKFILL IS IN 8" LIFTS WHEN CONDUCTED BY MACHINE. MINIMUM OF 2 FEET COVER MUST BE PRESENT ON 24" RCP BEFORE DRYING OVER WITH HEAVY EQUIPMENT.

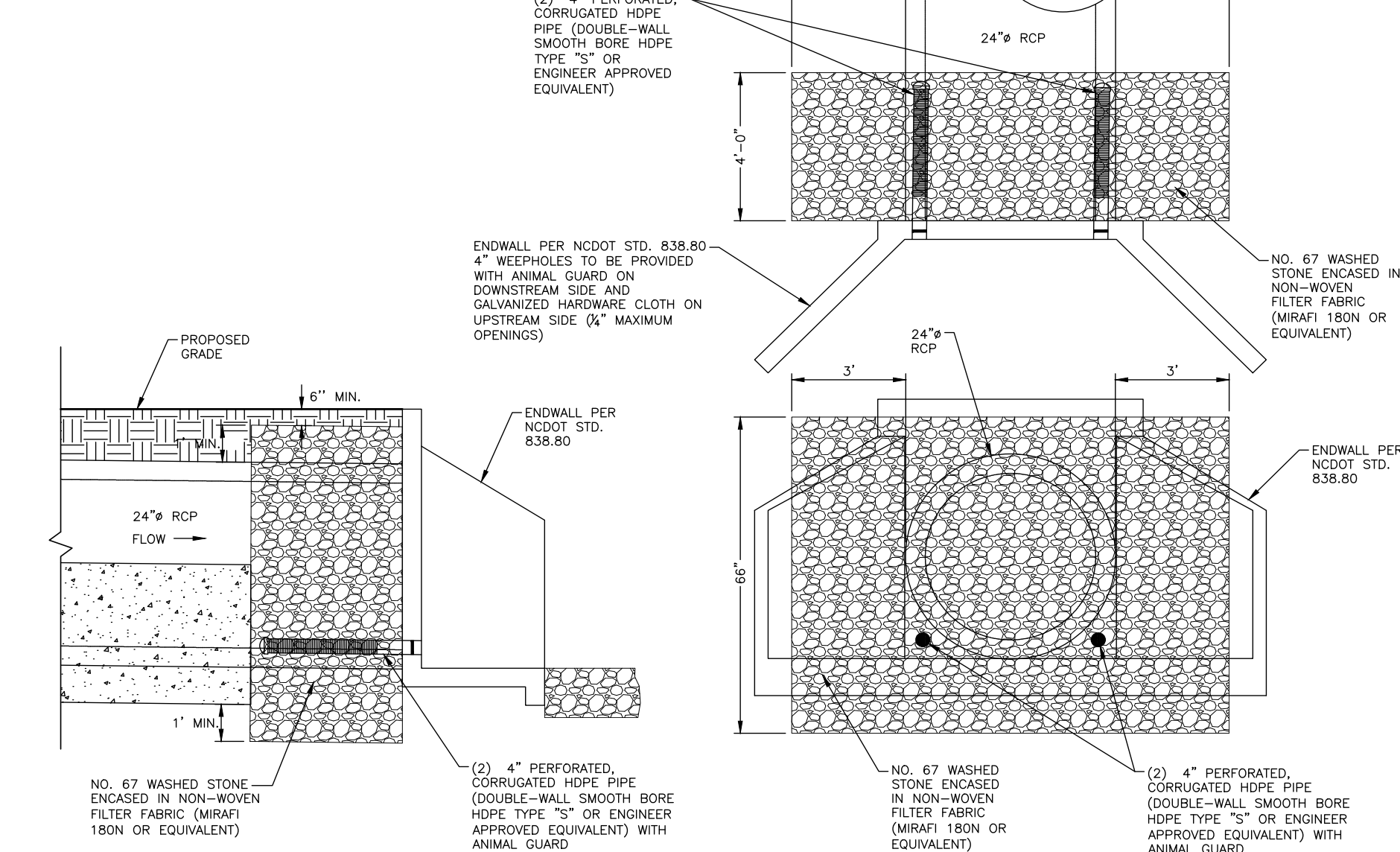


24" CONCRETE CRADLE DETAIL

N.T.S.

NOTE:

1. HAVLAND DRAINAGE PRODUCTS 4" ALUMINUM ANIMAL GUARD ITEM NUMBER AGSS04 (OR ENGINEER APPROVED EQUIVALENT) TO BE INSTALLED AT OUTLET OF 4" HOPE PIPES

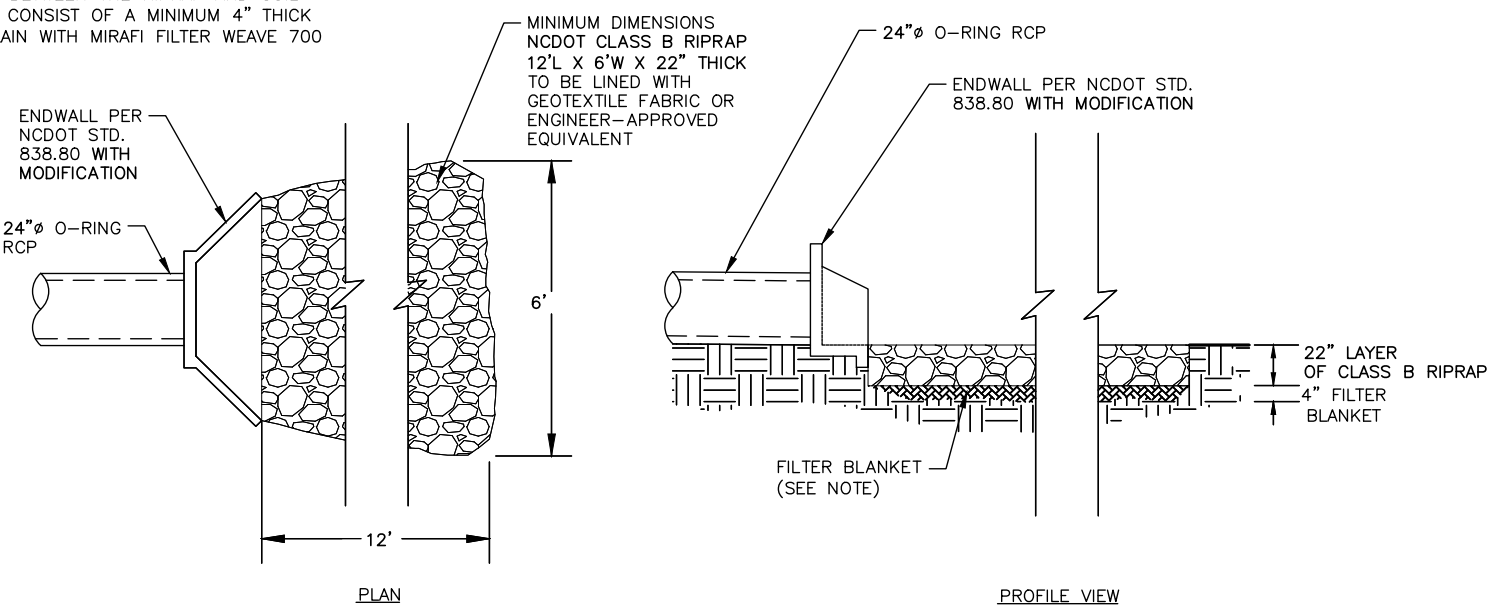


24" SPILLWAY FILTER DETAIL

N.T.S.

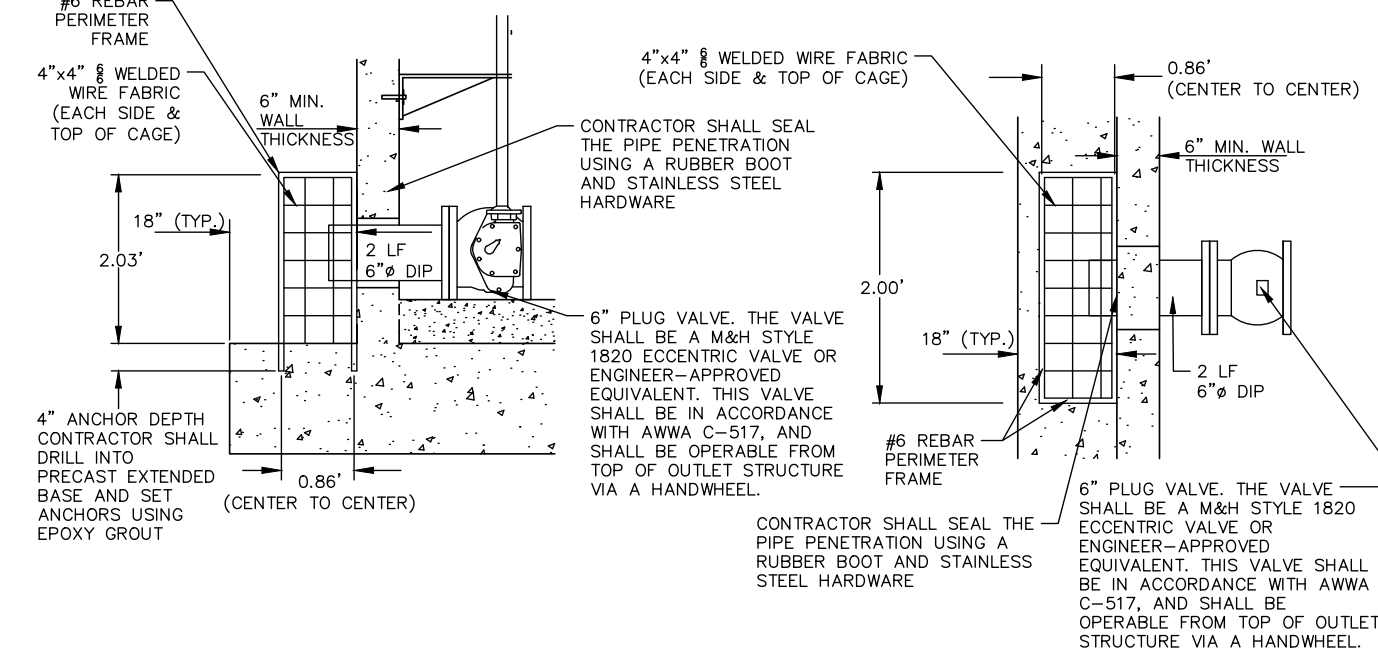
NOTES:

1. A FILTER BLANKET IS TO BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION. THE FILTER BLANKET WILL CONSIST OF A MINIMUM 4" THICK LAYER OF STONE (NCDOT #57) UNDERLAIN WITH MIRAFI FILTER WEDGE 700 OR ENGINEER-APPROVED EQUIVALENT.



OUTLET BARREL VELOCITY DISSIPATOR

N.T.S.

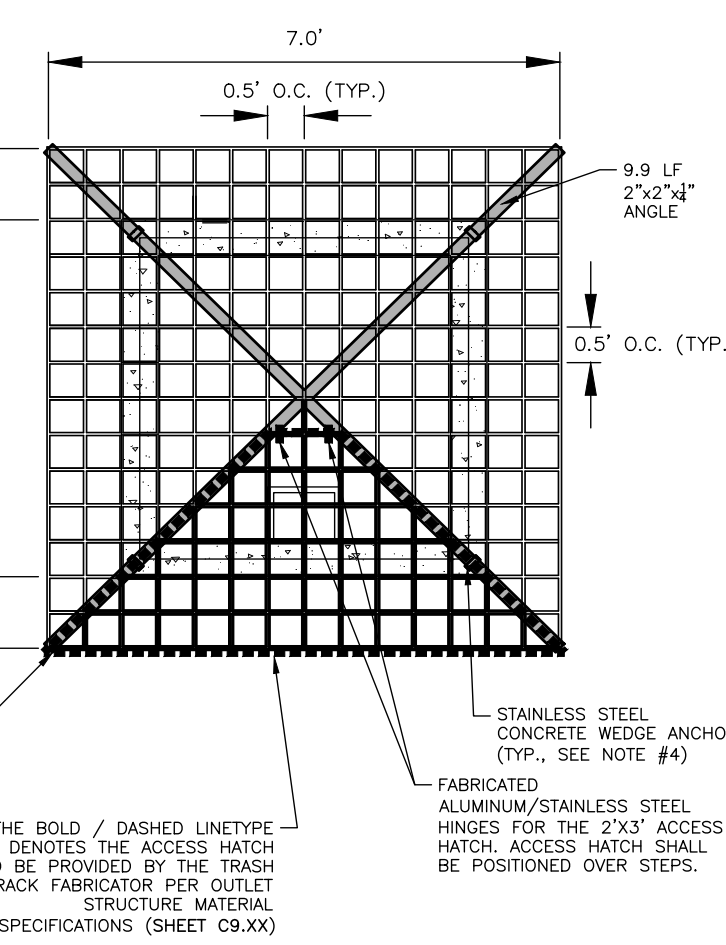
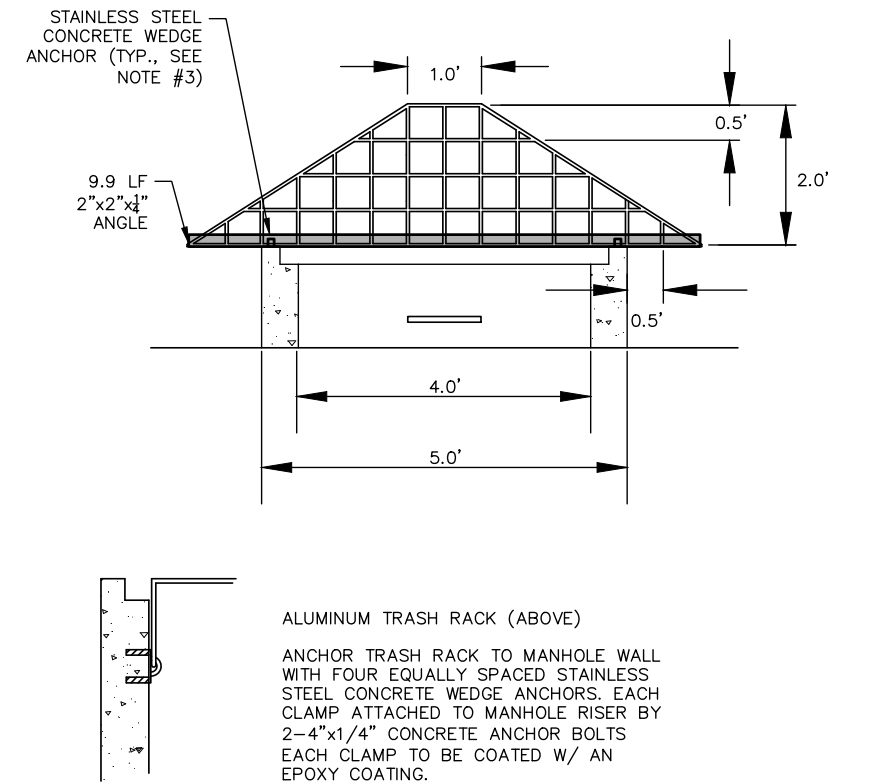


6"Ø EMERGENCY DIP DRAIN TRASH RACK DETAILS

N.T.S.

NOTES:

1. ALL MATERIAL TO BE A MINIMUM OF 1/8" ALUMINUM ROD.
2. MAXIMUM OPENING SHALL BE NO GREATER THAN 5.5".
3. FASTEN TO CONCRETE STRUCTURE WITH 1/2" X 3" STAINLESS STEEL CONCRETE WEDGE ANCHORS AT 24" MAXIMUM SPACING. A MINIMUM OF 4 ANCHORS SHALL BE USED.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL FOR ALUMINUM TRASH RACK PRIOR TO CONSTRUCTION/FABRICATION.

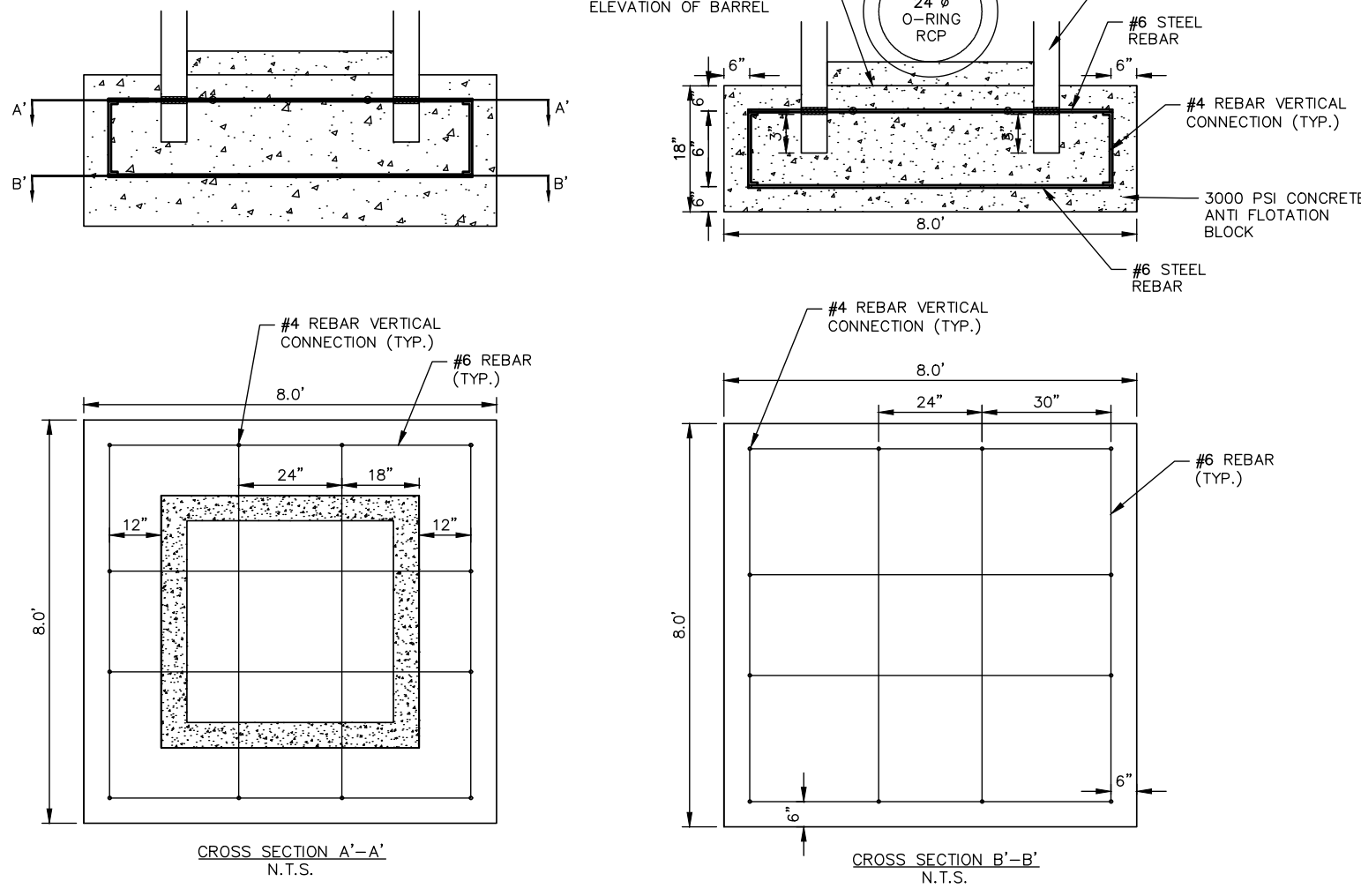


4'X4' RISER TRASH RACK DETAIL

N.T.S.

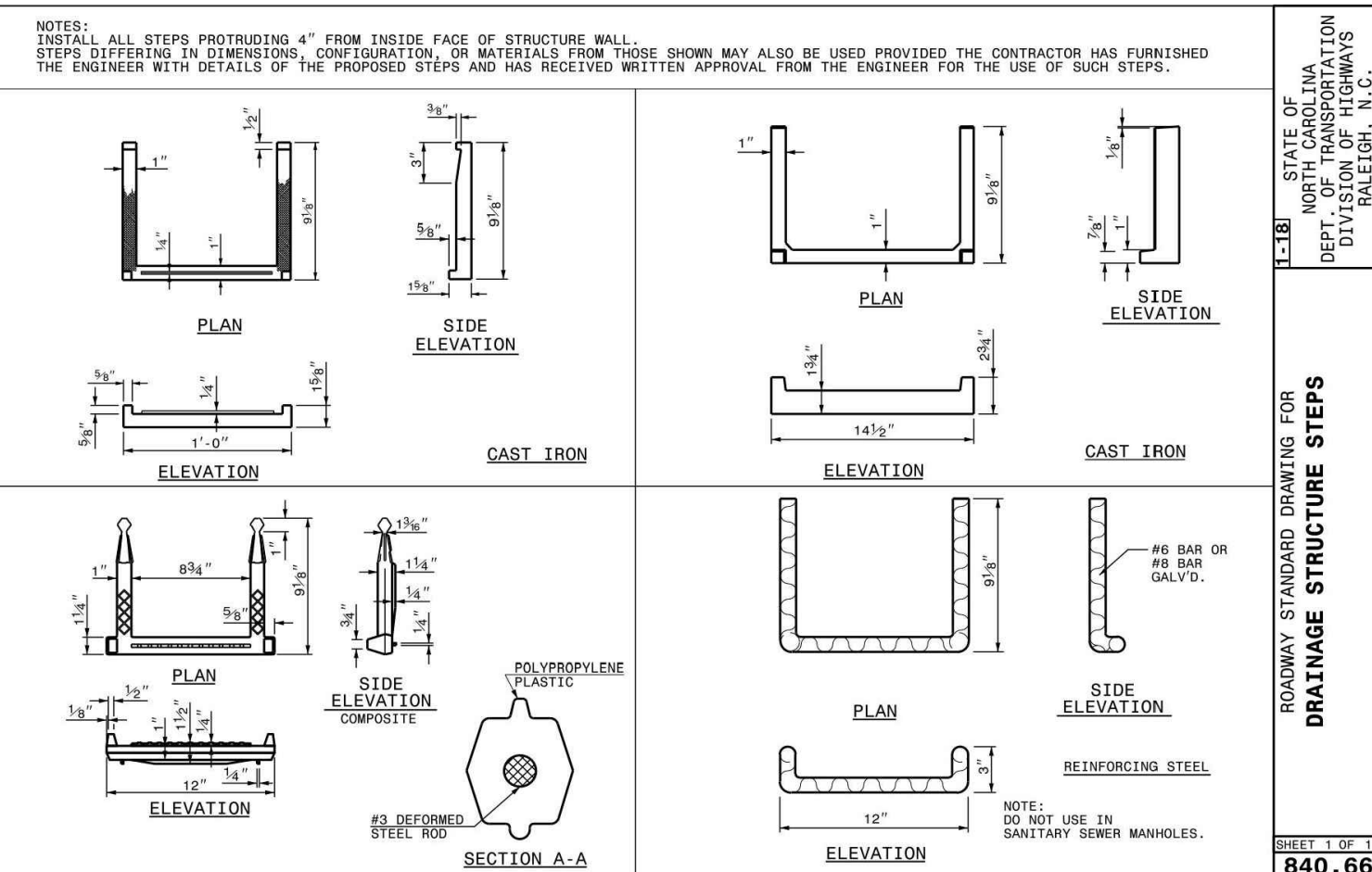
NOTES:

1. ALL REINFORCING STEEL IN RISER ANTI-FLOTATION BLOCK TO BE GRADE 60 #6 BARS FOR HORIZONTAL CROSSING AND GRADE 60 #4 BARS FOR VERTICAL CONNECTIONS.
2. INSIDE OF RISER BOTTOM TO BE FORMED WITH NON-SHRINK GROUT TO INVERT ELEVATION OF BARREL.
3. ALL PIPE PENETRATIONS THROUGH THE CONCRETE RISER STRUCTURE SHALL BE MADE WATERTIGHT.



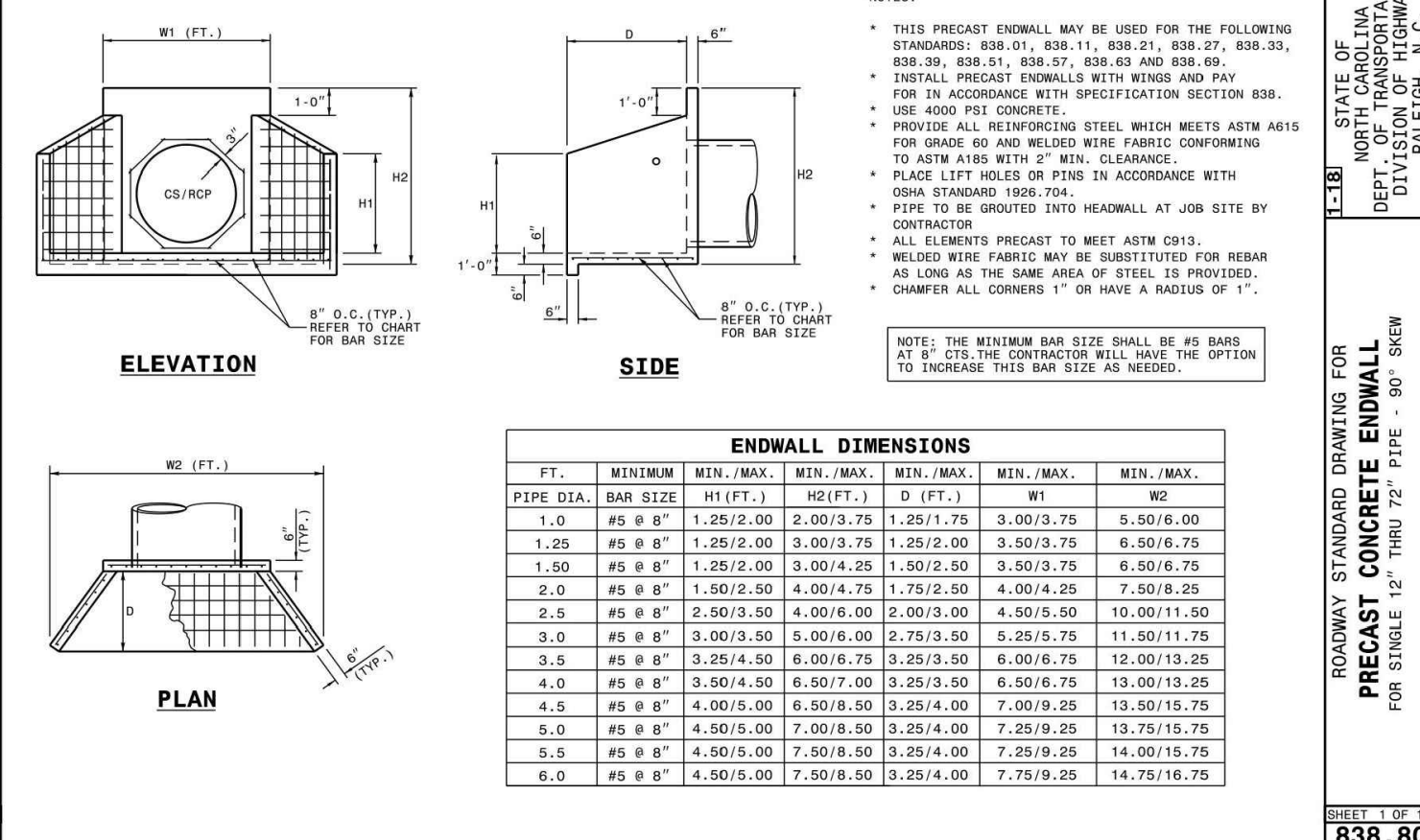
RISER/ANTI-FLOTATION BLOCK CONNECTION

N.T.S.



MAINTENANCE ACCESS STEPS

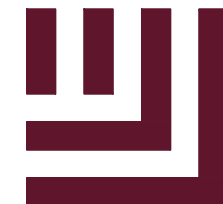
N.T.S.



NCDOT ENDWALL DETAIL

N.T.S.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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HANDY MART #180
MAJOR SITE PLAN REVIEW
2847 HWY 42 WEST
CLAYTON, NC



Daniel Perry

Daniel Perry
Sep 22 2020 2:08 PM

REVISIONS

NO.	DATE	DESCRIPTION
1	07.06.2020	1ST TOWN RESUBMITTAL
2	09.04.2020	2ND TOWN RESUBMITTAL
3	09.22.2020	PLANNING BOARD SUBMITTAL

PLAN INFORMATION

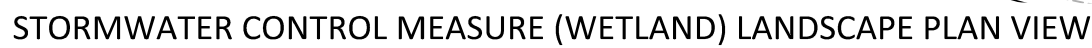
PROJECT NO. BNB-18050
FILENAME BNB18050-SW-2
CHECKED BY DAP
DRAWN BY TRE/CIR
SCALE N.T.S.
DATE 05.29.2020

SHEET

STORMWATER CONTROL

MEASURE DETAILS

C9.02



LEGEND

SEEDBED PREPARATION

- ### TEMPORARY SEEDING SCHEDULE

NOTE: USE THE TEMPORARY SEEDING SCHEDULE ONLY WHEN DATE IS NOT CORRECT TO USE THE PERMANENT SEEDING SCHEDULE.

PLANTING TECHNIQUES

- CONTAINER STOCK / BARE ROOT

- ### PLANT LOCATIONS

- WATER

INVASIVE ANIMAL PREVENTION

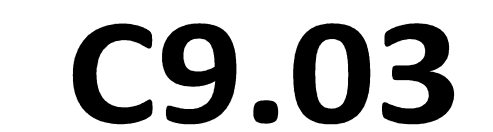
CONTRACTOR SHALL INSTALL MEASURES TO PREVENT INVASIVE ANIMALS FROM HARMING THE WETLAND PLANTS

SOIL AMENDMENTS

- MULCH

MAINTENANCE

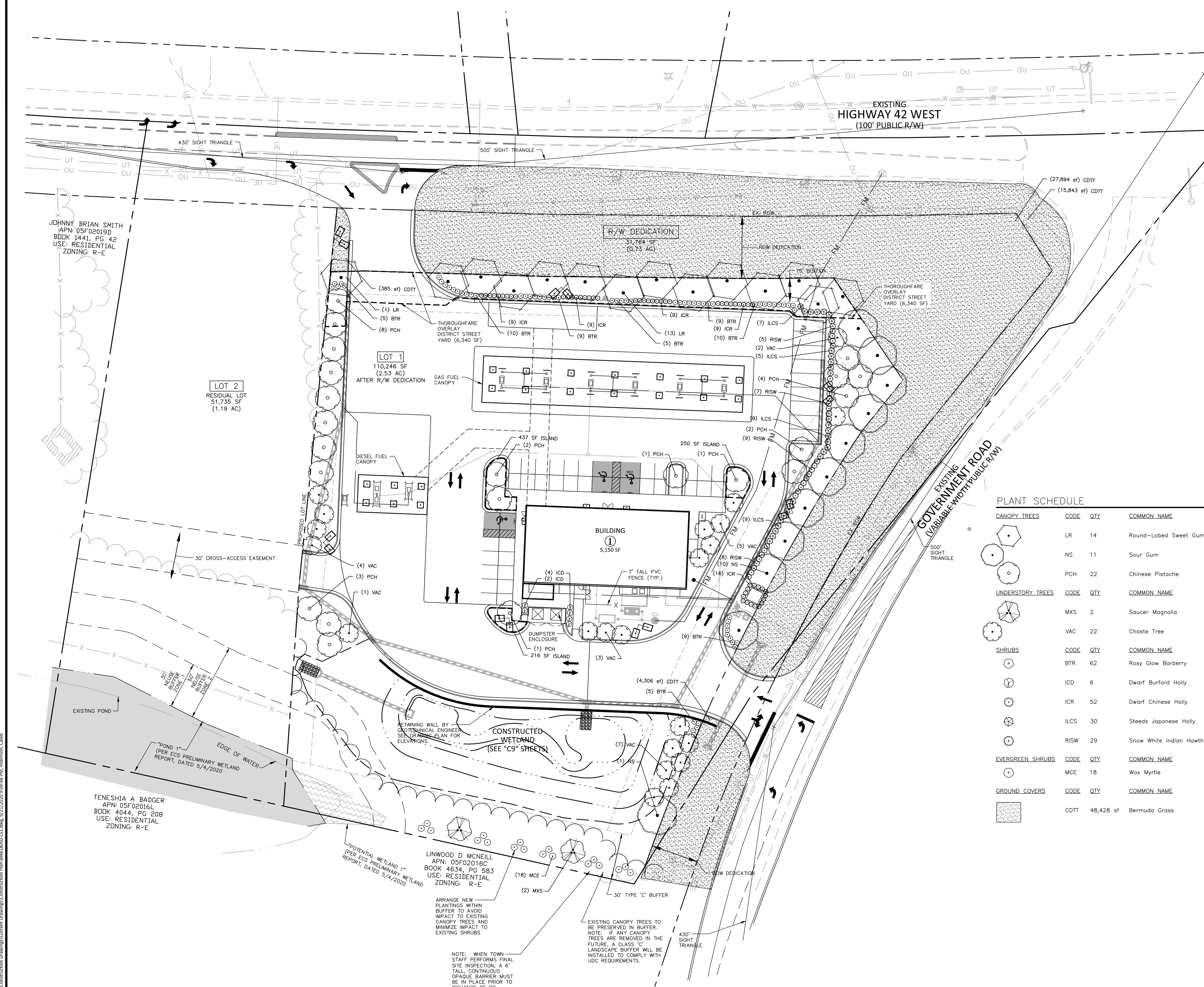
NOTE: PERMANENT SEEDING SCHEDULE IS FOR SLOPES OF THE BASIN AND TOP OF BERM.



PLAN INFORMATION

SHEET

C9.03



LANDSCAPE CALCULATIONS

STREET YARD REQUIREMENTS

NC HIGHWAY 42	317 LF; 6,340 SF TOD STREET YARD
STREET TREES REQUIRED:	8 (1/40 LF) + 6 (1/1000 SF TOD STREET YARD)
PROVIDED:	14
SHRUBS REQUIRED:	32 (5/1000 SF TOD STREET YARD)
PROVIDED:	32
INTERSECTION FRONTAGE	79 LF
STREET TREES REQUIRED:	2 (1/40 LF)
PROVIDED:	2
GOVERNMENT ROAD	367 LF
STREET TREES REQUIRED:	9 (1/40 LF)
PROVIDED:	9

INTERNAL LANDSCAPING

TOTAL LOT AREA	110,246 SF
20% OF LOT AREA:	22,049 SF
CANOPY TREES REQUIRED:	22 (1/1000 SF)
PROVIDED:	22
UNDERSTORY TREES REQUIRED:	22 (1/1000 SF)
PROVIDED:	22
SHRUBS REQUIRED:	44 (2/1000 SF) PLUS PARKING SCREENING
PROVIDED:	141 (INCLUDING PARKING SCREENING)

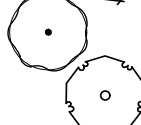
NOTES:

- INTERNAL LANDSCAPING TREE AND SHRUB TOTALS DO NOT OVERLAP WITH STREET YARD REQUIREMENTS.
- SEE SHEET L5.01 FOR LANDSCAPE DETAILS, NOTES, AND SPECIFICATIONS.
- THOROUGHFARE OVERLAY DISTRICT (TOD) STREET YARD IS 15' MINIMUM WIDTH, 40' MAXIMUM WIDTH AS SHOWN.

TOWN OF CLAYTON NOTES:

- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.
- ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	LR	14	Round-Lobed Sweet Gum	Liquidambar styraciflua 'Rotundiloba' TM	2.5" min	8' min	
	NS	11	Sour Gum	Nyssa sylvatica	2.5" min	8' min	
	PCH	22	Chinese Pistache	Pistacia chinensis	2.5" min	8' min	
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	MXS	2	Saucer Magnolia	Magnolia x soulangeana	1.5"	6'	
	VAC	22	Chaste Tree	Vitex agnus-castus	2" min	6' min	multi-stemmed
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING	REMARKS
	BTR	62	Rosey Glow Barberry	Berberis thunbergii 'Rose Glow'	24" min		
	ICD	6	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	24" min		
	ICR	52	Dwarf Chinese Holly	Ilex cornuta 'Rotunda'	24" min		
	ILCS	30	Steeds Japanese Holly	Ilex crenata 'Steeds'	24" min		
	RISW	29	Snow White Indian Hawthorn	Raphiolepis indica 'Snow White'	24" min		
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING	REMARKS
	MCE	18	Wax Myrtle	Myrica cerifera	18"		
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	REMARKS
	CDT	48,428 sf	Bermuda Grass	Cynodon dactylon 'Tiftuf'	Seed		

McAdams

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

BUNN BRANTLEY ENTERPRISES
389 INSTRUMENT DRIVE
ROCKY MOUNT, NC 27804
PHONE: 252.977.4605



HANDY MART #180
MAJOR SITE PLAN REVIEW
2847 HWY 42 WEST
CLAYTON, NC



REVISIONS

NO.	DATE	DESCRIPTION
1	07.06.2020	1ST TOWN RESUBMITTAL
2	09.04.2020	2ND TOWN RESUBMITTAL
3	09.22.2020	PLANNING BOARD SUBMITTAL

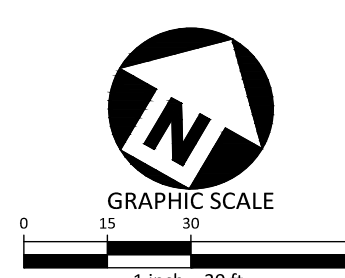
PLAN INFORMATION

PROJECT NO. BNB-18050
FILENAME BNB18050-L51
CHECKED BY XXX
DRAWN BY XXX
SCALE #####
DATE 05.29.2020

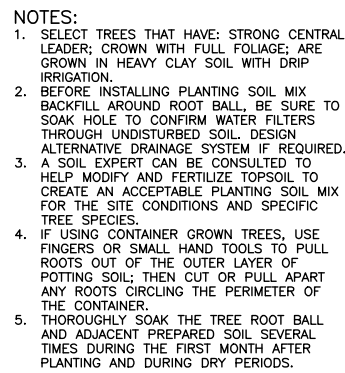
SHEET

LANDSCAPE PLAN

L5.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SCALE: NTS



SCALE: NTS

GENERAL

- PRODUCT**

- ## WARRANTY & MAINTENANCE:

- WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKSMANSHIP, OR GROWTH WITHIN ONE YEAR OF PLANTING. THIS WARRANTY DOES NOT COVER PLANT FAILURES, INCLUDING, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS IN MATERIALS OR WORKSMANSHIP;
 - DISEASE, INJURY FROM INSECTS, OR OTHER PLANT FAILURES;
 - NEGLIGENCE, ABUSE BY OWNER, OR INCIDENTS "THAT ARE BEYOND THE REASONABLE CONTROL OF THE CONTRACTOR";
 - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
2. MAINTENANCE: INITIAL MAINTENANCE SHALL BE PROVIDED IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL SUSTAINMENT IS COMPLETELY ESTABLISHED. MAINTENANCE FOR ALL PLANT MATERIAL SHALL BE PROVIDED FOR ONE YEAR AT A MINIMUM SHALL INCLUDE:
- WATERING AND SHRINKING PLANTINGS TO ESTABLISH PLANTS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, AND OTHER PLANTING AND MAINTENANCE TECHNIQUES, AT OTHER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO PREVENT AND SHEDDING OF LEAVES AND INSECT DAMAGE;
 - GROUND COVER AND PLANT MAINTENANCE: MAINTAIN AND ESTABLISH PLANTINGS BY WATERING, WEEDING, FERTILIZING, AND OTHER PLANTING AND MAINTENANCE TECHNIQUES TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
 - PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE MAINTENANCE OPERATIONS BY OTHERS, CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING MAINTENANCE AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.

10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNMENT SUPERVISOR PRIOR TO ANY TREE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOIL IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS VALUED FROM ANOTHER PROJECT WITH IDENTICAL SOIL TEST RESULTS. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED ON SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.

23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BRAC, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING DURING DELIVERY. DO NOT BEND OR BIND THE TREES OR SHRUBS IN SUCH A MANNER AS TO IMPAIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALLED IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO PROTECT FROM SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNITED, AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GROUND ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADE: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINISH TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL FINE GRASS, GRADE REMOVED RIDGES, AND FILL DEPRESSIONS TO MEET FINISH ELEVATION. MAINTAIN FINISHED GRADES TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

EXAMINATION AND PREPARATION

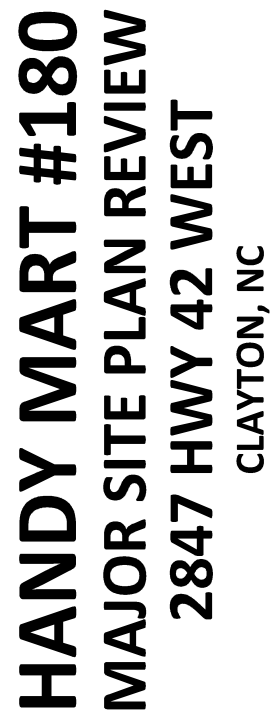
- ## SEEDING BED ESTABLISHMENT

- ### PERMANENT SEEDING

- ## SEEDBED MAINTENANCE



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389 INSTRUMENT DRIVE
ROCKY MOUNT, NC 27804
PHONE: 252.977.4605

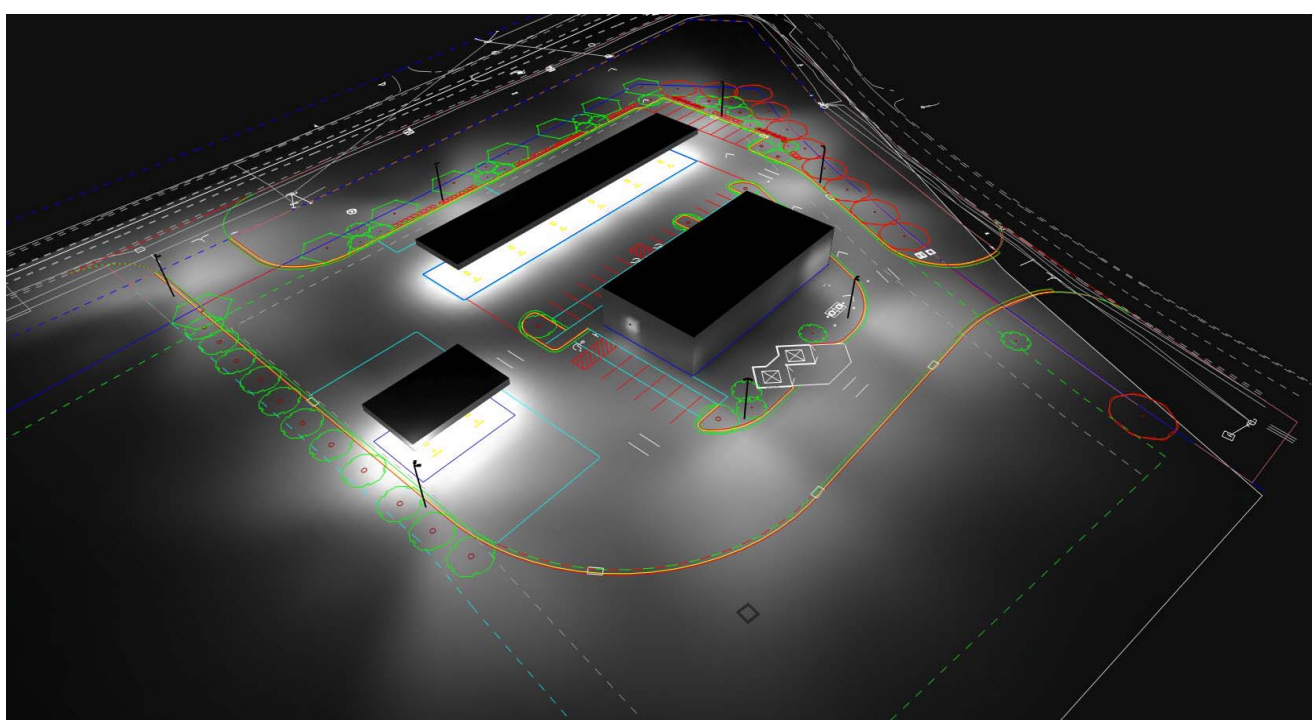
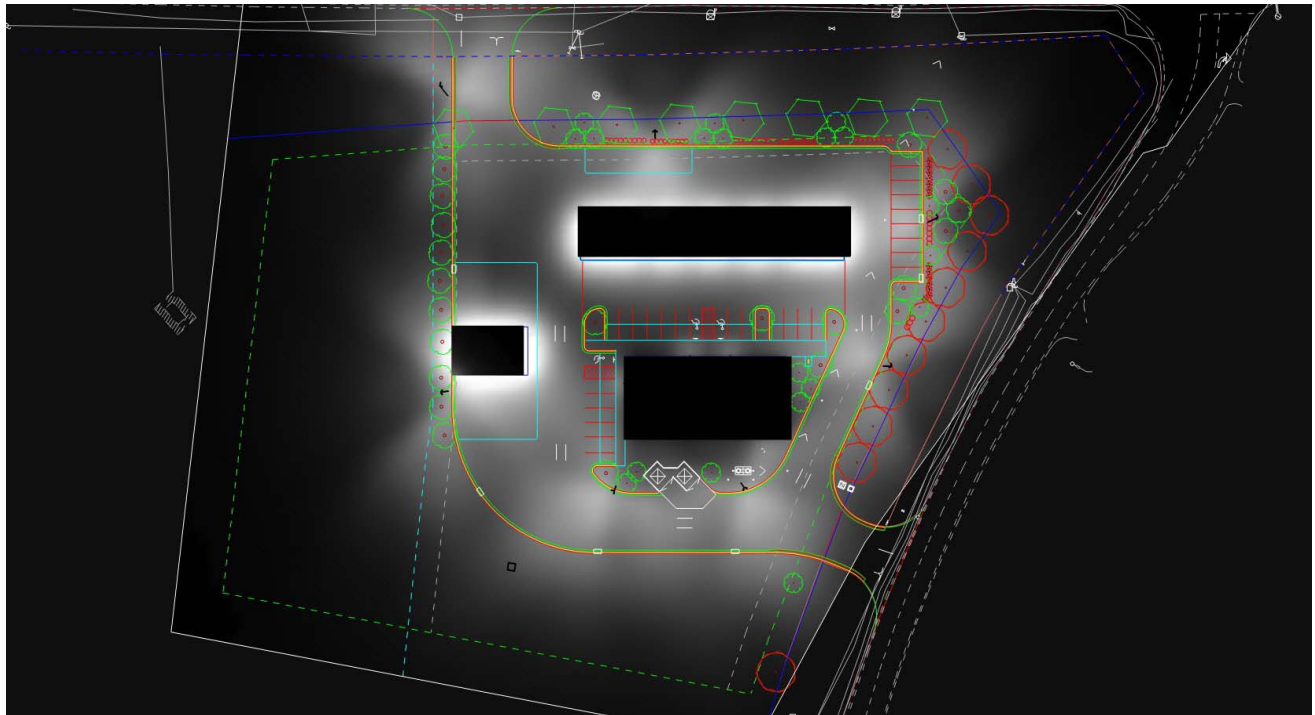
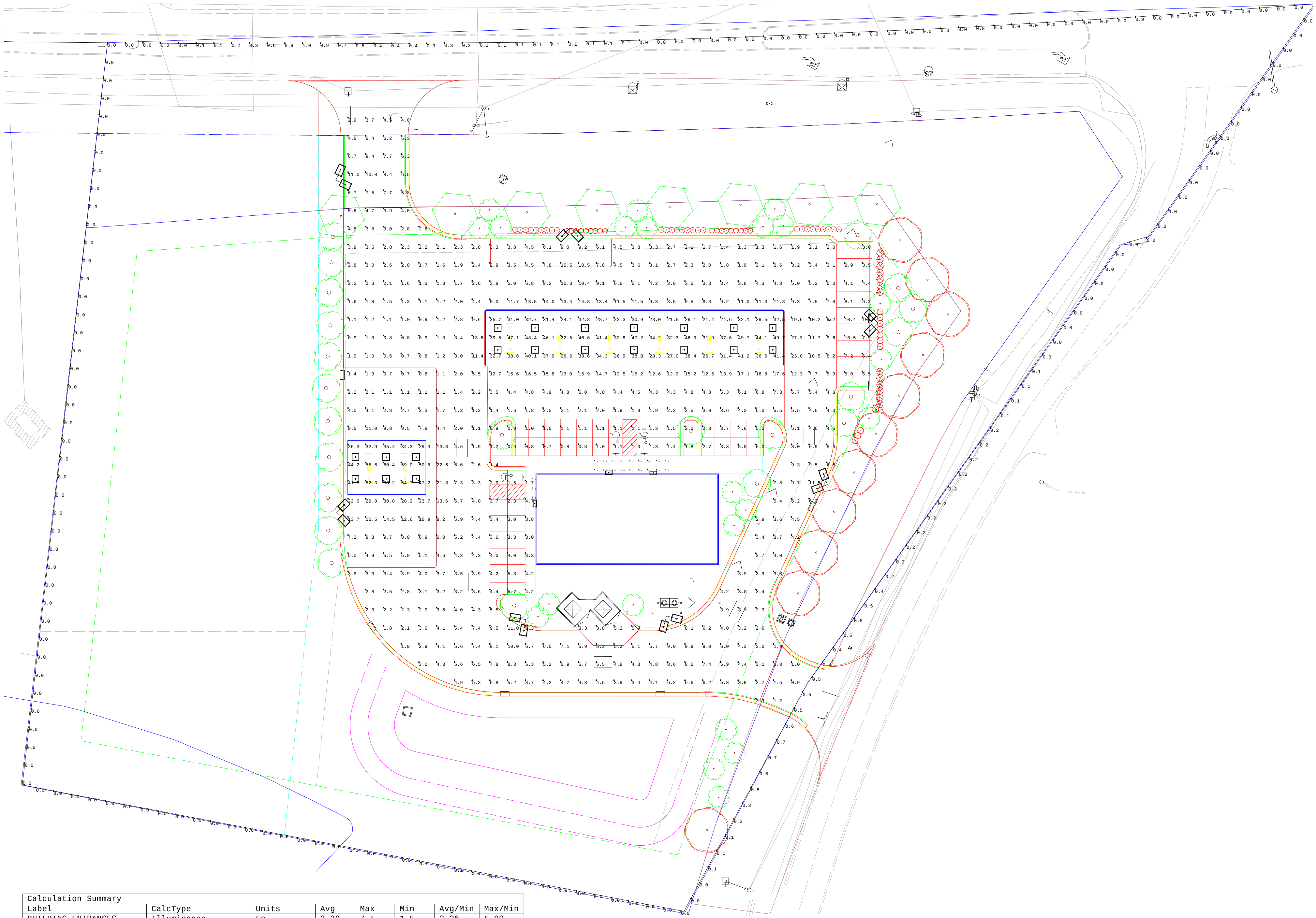


NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS 10

DRWG. NO. SL2004013A.AGI



Mounting Height=21ft (Pole)
Mounting Height=16ft (Fuel Canopy)
Mounting Height=9ft (Wall)
Tilt=0
Calculation Grids Are At Grade
All Lights Are Full Cutoff

Calculation Summary							
Label	Qty	CalcType	Units	Avg	Max	Min	Max/Min
BUILDING ENTRANCES	7	ILLUMINANCE	Fc	3.39	7.5	1.5	5.00
PROPERTY LINE READINGS	0.09	ILLUMINANCE	Fc	1.9	0.0	N.A.	N.A.
CANOPIES	37.10	ILLUMINANCE	Fc	60.40	21.40	1.73	2.82
DUMPSTER AREA	5.05	ILLUMINANCE	Fc	5.00	3.30	1.53	1.79
ENTRANCES	5.08	ILLUMINANCE	Fc	11.00	0.90	5.64	12.22
PARKING & DRIVES	5.47	ILLUMINANCE	Fc	30.80	0.60	9.12	51.33

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
7	7	A2090T	2 @ 90 DEGREES	0.900	VP-L-96L-280-5K7-4W	280	2.4	21	SES-18-40-1-TA-xx (4")
20	20	C	SINGLE	1.000	CLEDHL7UNVSSWH	121.1		16	
3	3	W	SINGLE	0.900	RWSC-36L-5K-DO-U-PS	14.4		9	



2100 5017 Road, Suite 400, Rolling Meadows, IL 60008
1-800-554-4018

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES
SCALE 1" = 30' 0" DATE 4/7/2020

DRAWN BY BV

POINT-BY-POINT FOOTCANDLE PLOT FOR:
HANDY MART
2847 HWY 42 W
CLAYTON, NC

DRAWING NUMBER
SL2004013A.AGI

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

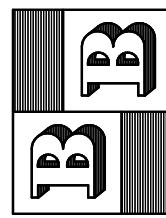
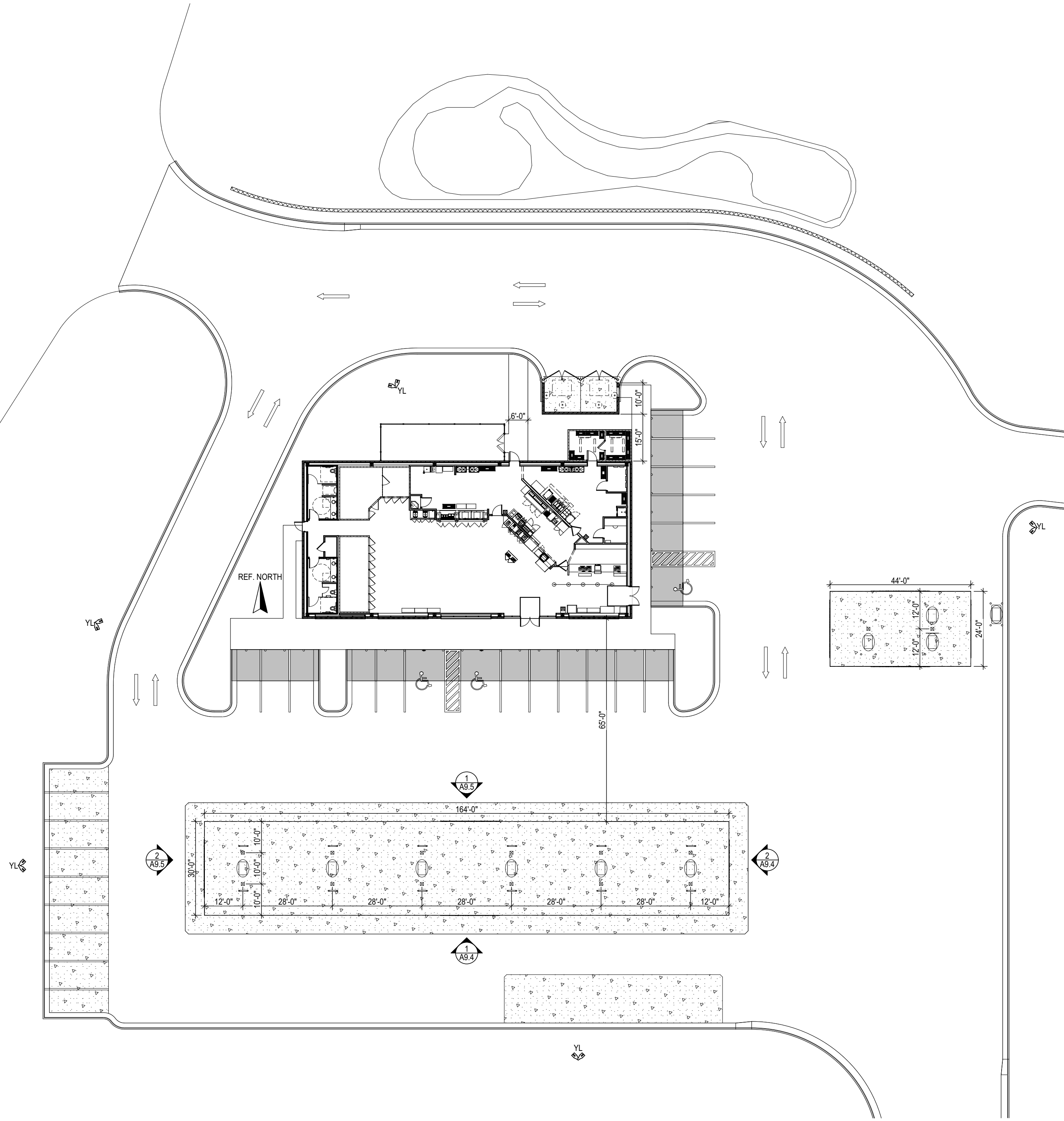
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

1
A-1

FACILITY PLAN

SCALE: 1" = 20'



**HANDY MART #180
CONVENIENCE STORE
WITH FUEL SALES**

BUNN - BRANTLEY ENTERPRISES, LLC
2847 HWY 42 W
CLAYTON, NORTH CAROLINA 27520
PHONE 252.977.9111, FAX 252.977-4695

REVISIONS

DRAWN BY: MCRD	
DATE: 04SEP2020	
SHEET 1 OF 1	
CAD FILE: MCRD 20-23	
PROJECT	SHEET NO.
919	A-1

FACILITY PLAN

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BUNN - BRANTLEY ENTERPRISES, LLC
2847 HWY 42 W
CLAYTON, NORTH CAROLINA 27520
PHONE 252.977.9111, FAX 252.977-4695

CONTRACTOR SHALL
VERIFY AND BE
RESPONSIBLE FOR
ALL DIMENSIONS
AT JOB SITE.

PRELIMINARY FOR
REVIEW ONLY

AA

5723 SENTINEL DRIVE
CLAYTON, NORTH CAROLINA 27520
(919) 816-0405

ANDRON ARCHITECTS AND ASSOCIATES

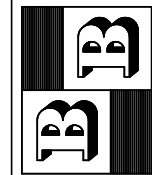
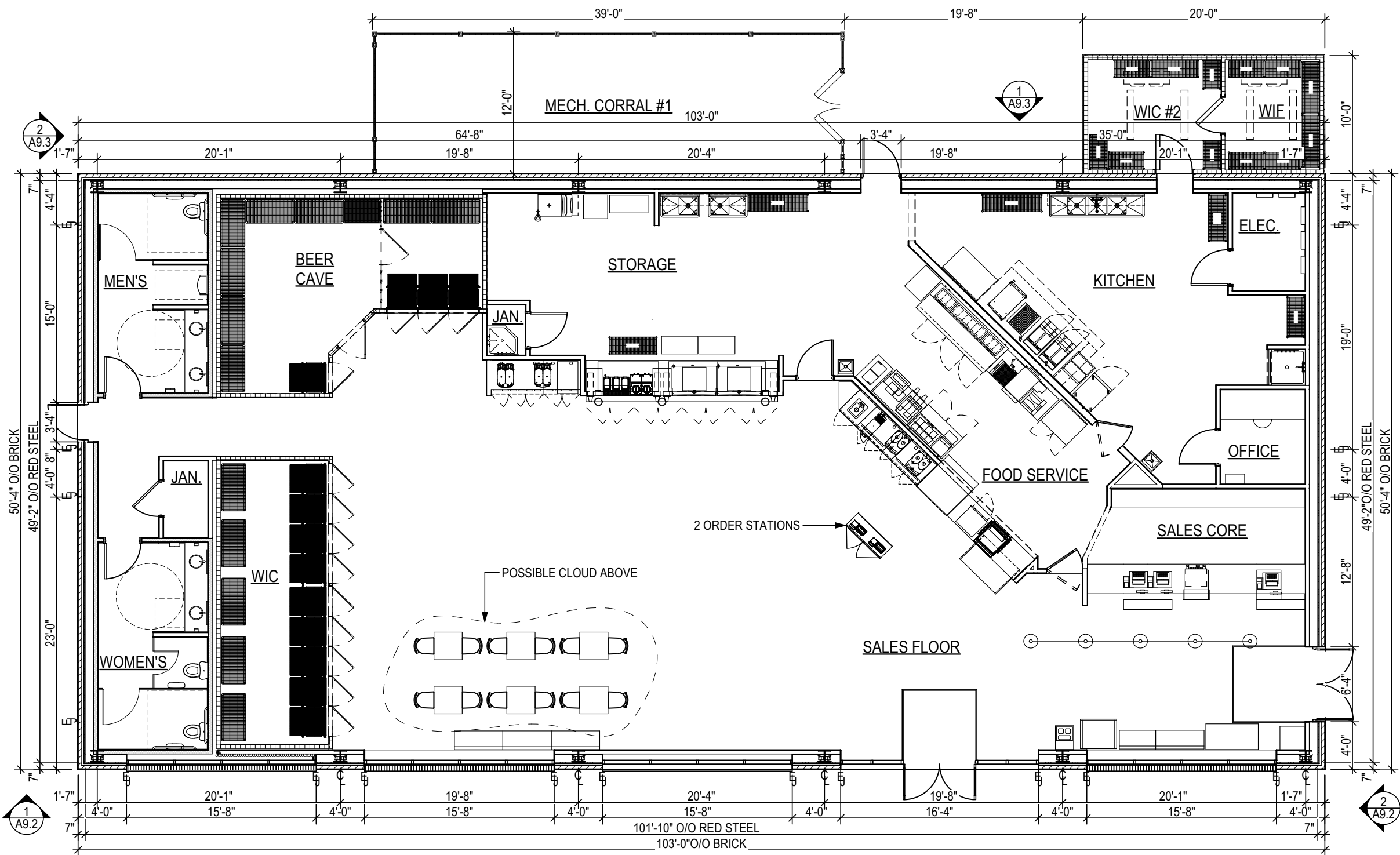
Friday, September 4, 2020

1
A9.1

BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

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HANDY MART #180
CONVENIENCE STORE
WITH FUEL SALES

2847 HWY 42 W
CLAYTON, NORTH CAROLINA 27520
PROJECT 919

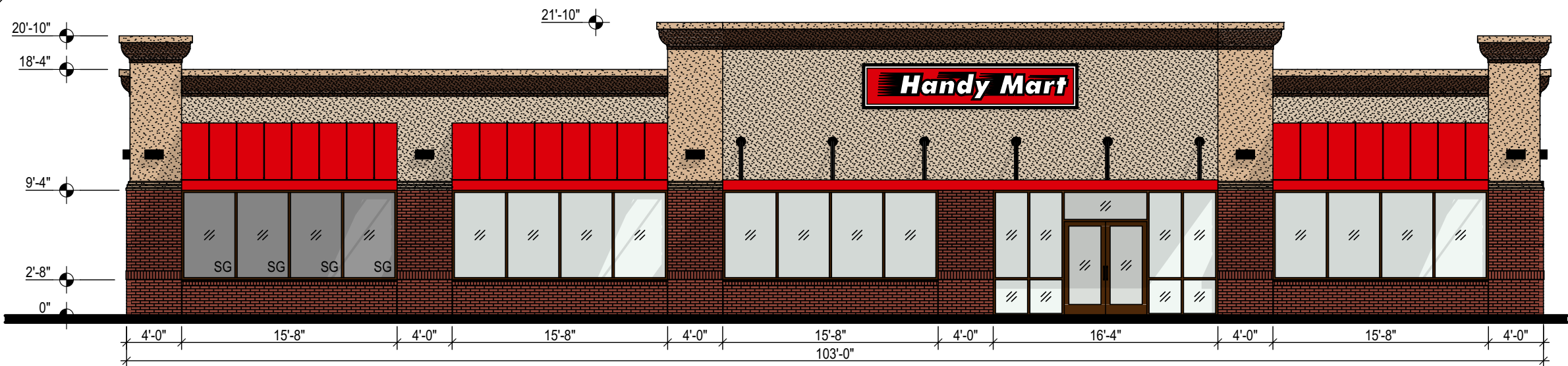
BUNN - BRANTLEY ENTERPRISES, LLC
389 INSTRUMENT DRIVE
ROCKY MOUNT, NORTH CAROLINA 27804
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DRAWN BY: MCRD	
DATE: 04SEP2020	
CAD FILE: MCRD 20-23	
PROJECT	SHEET NO.
919	A9.1
BUILDING FLOOR PLAN	

PRELIMINARY, FOR REVIEW ONLY



1
A9.2 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

SG = SPANDREL GLASS

EXTERIOR FINISHES

BRICK VENEER:
FIELD BRICK, 1/2" RECESSED BANDS & 1/2" PROTRUDING SOLDIER COURSE
- CAPE COD MODULAR BRICK BY TRIANGLE BRICK COMPANY

MORTAR:
COLOR - SAHARA- BY ARGOS

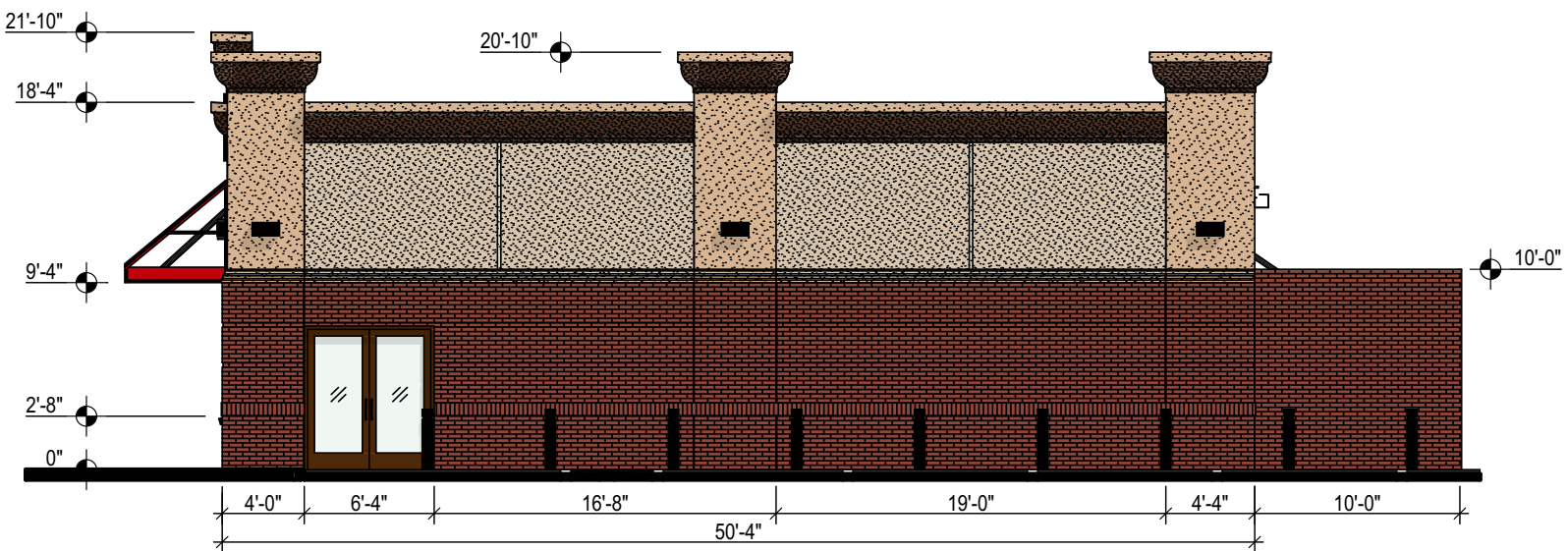
ACCENTS LIGHTS:
BLACK

HANDY MART AWNING:
BRIGHT RED METAL

DRYIT FIELD:
BEIGE SW-6106 KILIM BEIGE W/ SAND PEBBLE FINISH

DRYIT CORNICE:
DARK BROWN SW-6069 FRENCH ROAST W/ SAND PEBBLE FINISH

DRYIT CORNERS & TOP COPING:
TAN SW-6114 BAGEL W/ SAND PEBBLE FINISH



2
A9.2 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

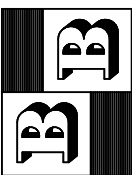
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BE PER CLAYTON, NORTH CAROLINA SIGN ORDINANCE.
THIS IS AN ARTISTIC REPRESENTATION USED TO ASSIST ONE IN
VISUALIZATION OF PROPOSED IMPROVEMENTS. FINAL PRODUCT'S
APPEARANCE MAY VARY

NOTE: THIS IS AN ARTISTIC REPRESENTATION USED
TO ASSIST ONE IN VISUALIZATION OF PROPOSED
IMPROVEMENTS. FINAL PRODUCT'S APPEARANCE
MAY VARY.

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ROCKY MOUNT, NORTH CAROLINA 27804
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HANDY MART #180
CONVENIENCE STORE
WITH FUEL SALES

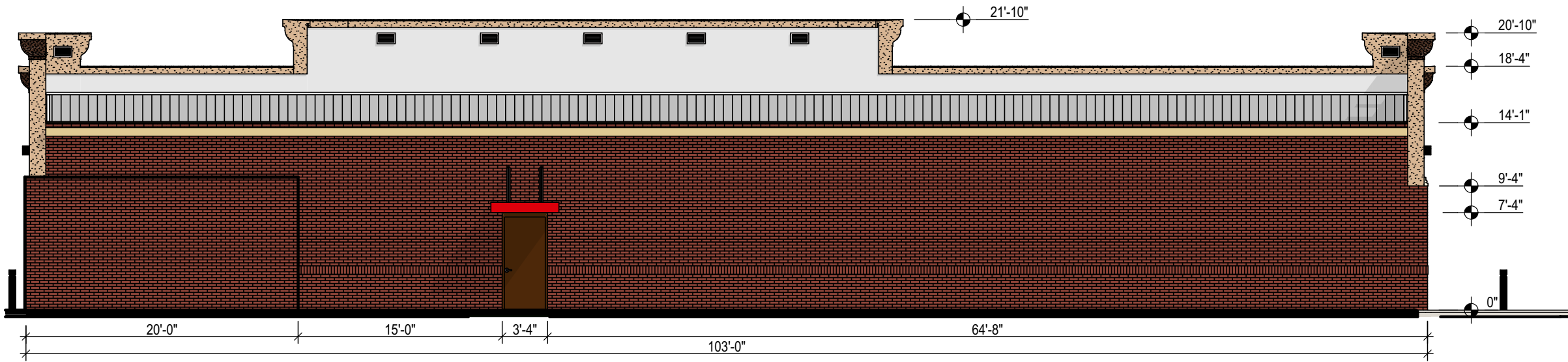


2847 HWY 42 W
CLAYTON, NORTH CAROLINA 27520
PROJECT 919

BUNN - BRANTLEY ENTERPRISES, LLC
389 INSTRUMENT DRIVE
ROCKY MOUNT, NORTH CAROLINA 27804
PHONE 252 977-9111, FAX 252 977-4605

DRAWN BY: MCRD	
DATE: 04SEP2020	
CAD FILE: MCRD 20-23	
PROJECT	SHEET NO.
919	A9.2
ELEVATIONS	

Friday, September 4, 2020



1
A9.3

REAR ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

BRICK VENEER:
FIELD BRICK, 1/2" RECESSED BANDS & 1/2" PROTRUDING SOLDIER COURSE
- CAPE COD MODULAR BRICK BY TRIANGLE BRICK COMPANY

MORTAR:
COLOR - SAHARA- BY ARGOS

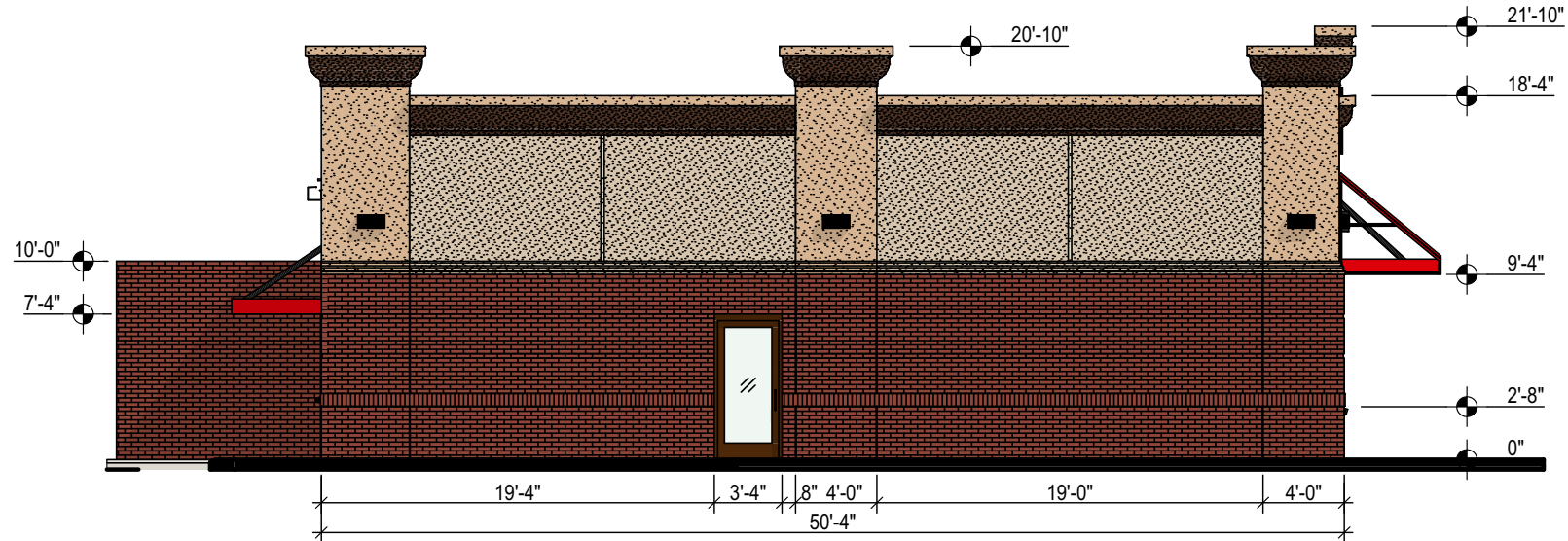
ACCENTS LIGHTS:
BLACK

HANDY MART AWNING:
BRIGHT RED METAL

DRYIT FIELD:
BEIGE SW-6106 KILIM BEIGE W/ SAND PEBBLE FINISH

DRYIT CORNICE:
DARK BROWN SW-6069 FRENCH ROAST W/ SAND PEBBLE FINISH

DRYIT CORNERS & TOP COPING:
TAN SW-6114 BAGEL W/ SAND PEBBLE FINISH



2
A9.3

LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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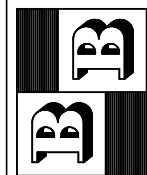
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HANDY MART #180
CONVENIENCE STORE
WITH FUEL SALES

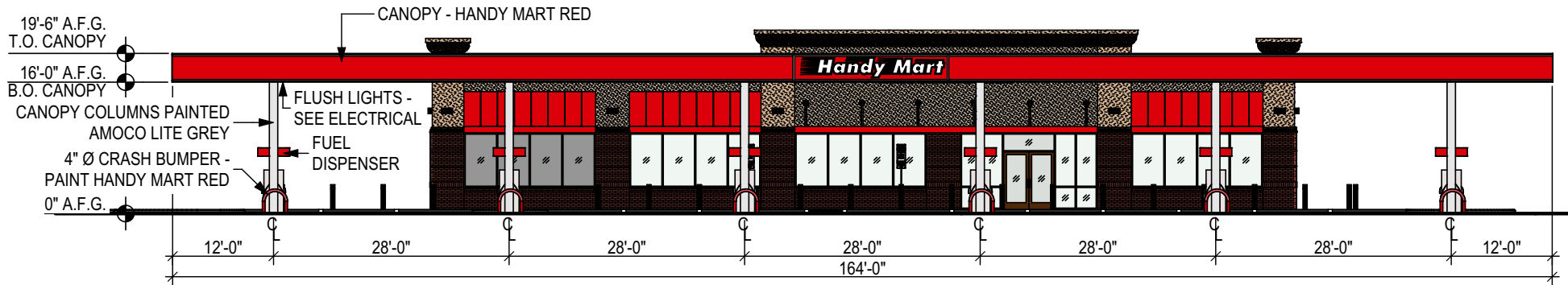


2847 HWY 42 W
CLAYTON, NORTH CAROLINA 27520
PROJECT 919

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DRAWN BY: MCRD	
DATE: 04SEP2020	
CAD FILE: MCRD 20-23	
PROJECT	SHEET NO.
919	A9.3
ELEVATIONS	

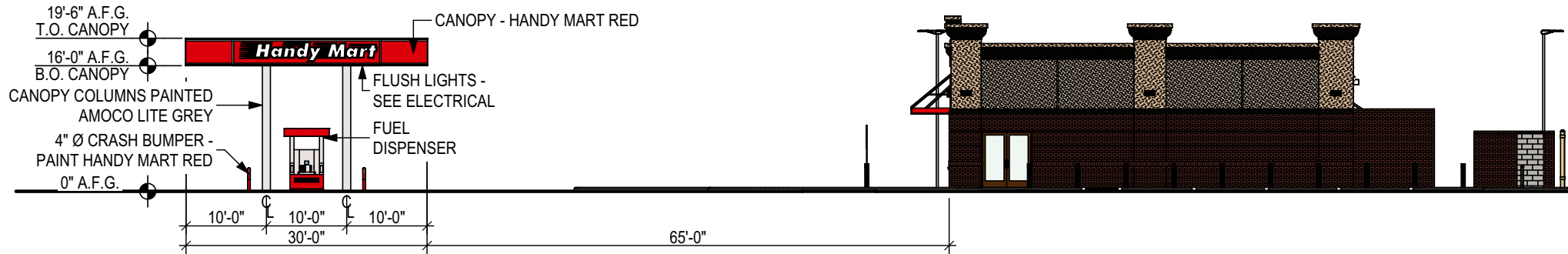
Friday, September 4, 2020



1
A9.4

FRONT CANOPY ELEVATION

SCALE: 1/16" = 1'-0"



2
A9.4

RIGHT CANOPY ELEVATION

SCALE: 1/16" = 1'-0"

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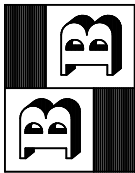
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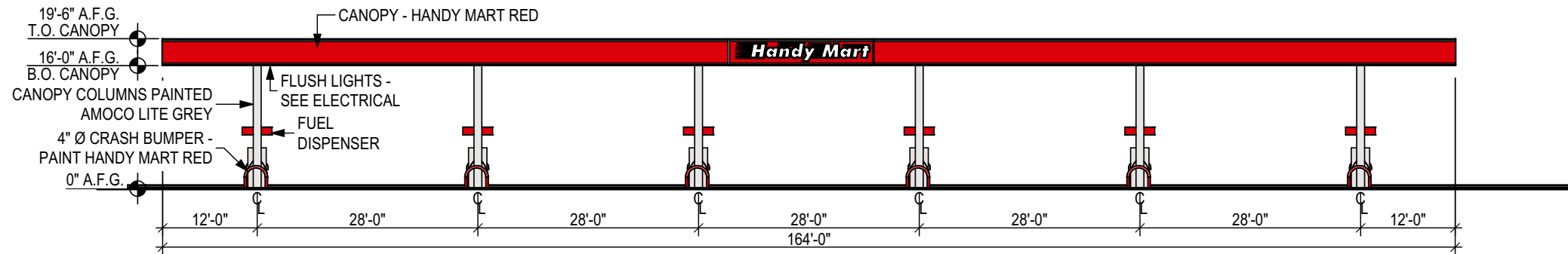
HANDY MART #180
CONVENIENCE STORE
WITH FUEL SALES



2847 HWY 42 W
CLAYTON, NORTH CAROLINA 27520
PROJECT 919

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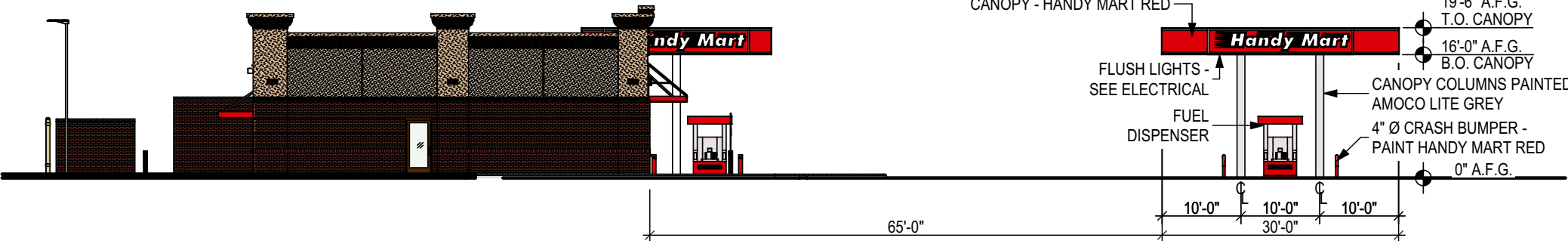
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DATE: 04SEP2020	
CAD FILE: MCRD 20-23	
PROJECT	SHEET NO.
919	A9.4
CANOPY ELEVATIONS	



1
A9.5

REAR CANOPY ELEVATION

SCALE: 1/16" = 1'-0"



2
A9.5

LEFT CANOPY ELEVATION

SCALE: 1/16" = 1'-0"

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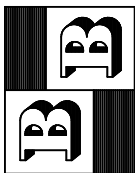
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DATE: 04SEP2020	
CAD FILE: MCRD 20-23	
PROJECT	SHEET NO.
919	A9.5
CANOPY ELEVATIONS	



1
A9.6

PERSPECTIVE

NOT TO SCALE

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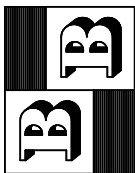
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PROJECT	SHEET NO.
919	A9.6
RENDERING	



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002

September 28,, 2020

STAFF REPORT

Application Number: 2020-81-SP

Project Name: Government Road Handy Mart- Major Site Plan Approval

Tag #: 05F02019B, 05F02019C & 05F02019E
Overlay: Thoroughfare Overlay
Location: 2900 NC Hwy 42 W
Applicant: Stan Wingo , McAdams
Owner: Diane Smith Starling and Philip D Starling
Project Planner: Sharon Sharpe, Planner

Public Noticing Dates:

- **Neighborhood Meeting:** June 29, 2020 (Virtual)
- **Sign Posted:** September 18, 2020

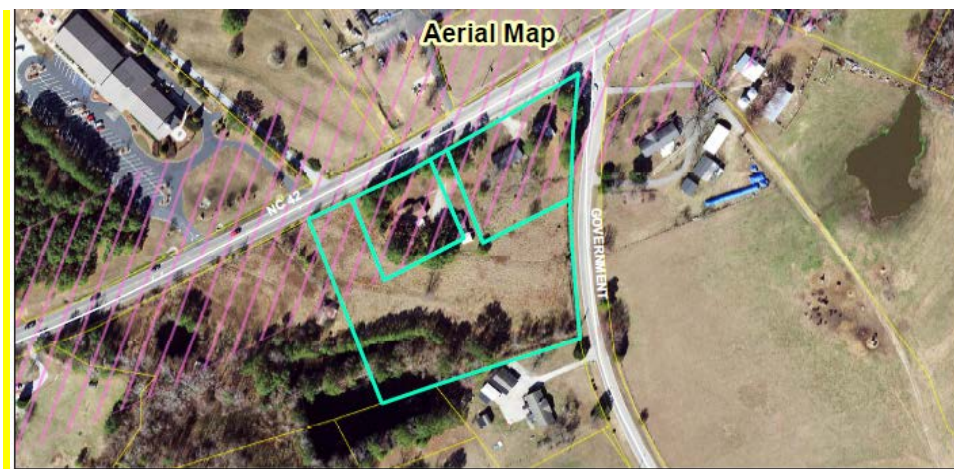
REQUEST: The applicant is requesting major site plan approval to develop a convenience store with food and gas sales on the property.

SITE DATA:

Acreage: 5.06 acres

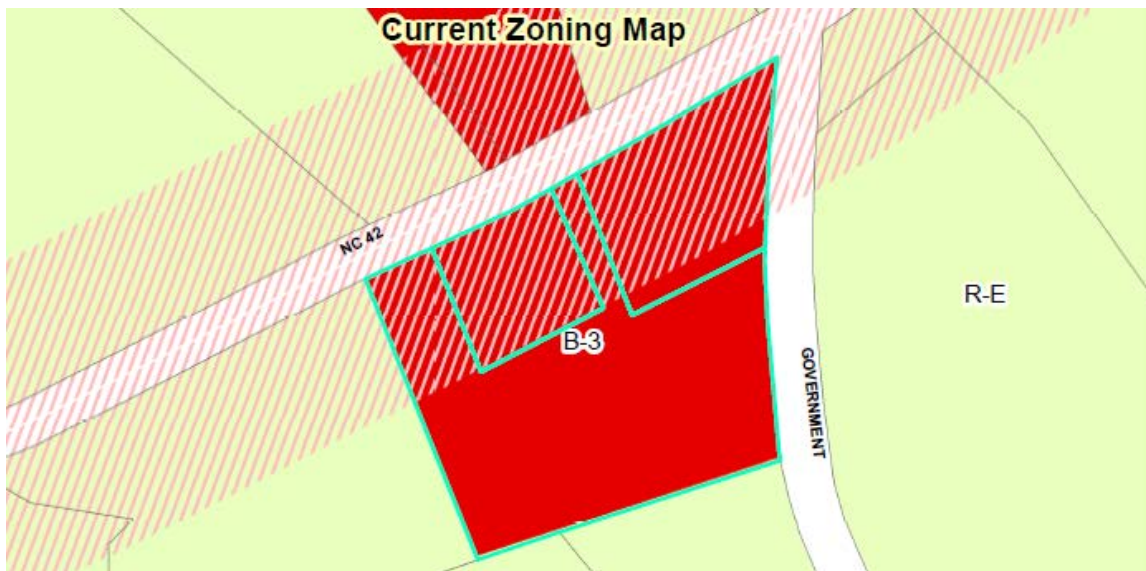
Zoning: Business (B-3)

Existing Use: Existing Residential Homes



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway Business-(B-3)	Commercial Business
South	Residential Estate-(R-E)	Single-Family Residential
East	Residential Estate-(R-E)	Single-Family Residential
West	Residential Estate-(R-E)	Single-Family Residential

**DEVELOPMENT DATA:**

Proposed Use: Commercial (Convenience Store with gas and food sales)

Buildings: 1 building (new building, 2 fuel canopy with gas pumps)

Impervious Surface: 58.89 % proposed

Required Parking: 13 Parking Spaces (1 space/200 sq. ft.) minimum off-street parking requirements for convenience store with gas sales. As well as, adequate vehicle queuing lane to ensure cars can circulated safely around site

Proposed Parking: 28 parking spaces which include 3 handicap spaces

Access/Streets: Access will be off of NC HWY 42 W and Government Road

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting major site plan approval for the construction of approximately 5150 square feet convenience store building, 5976 square feet of fuel canopy. This major site plan will be reviewed by the Planning Board for final approval.

Parking

The proposed convenience store required parking will consist of a paved surface with curb and gutter as well as the required landscape islands. Staff has reviewed the finished layout with regards to parking and have determined that it meets the UDC Standards. Convenience stores with or without gas sales requires one space per two hundred square feet of retail.

Landscaping and Buffering

The development is proposing landscaping around the parking area, as well as a compatibility Class C buffer along the portions of the property that abuts a residential zoning district. In addition, this site falls within the Thoroughfare Overlay District with street yard buffer requirements along the frontage of US Hwy 42 W. The overall site includes an additional fence area and screening around stormwater pond. As part of the Landscaping requirements all mechanical equipment will be screened from view, as well as a refuse enclosure.

Access/Streets/Sidewalk

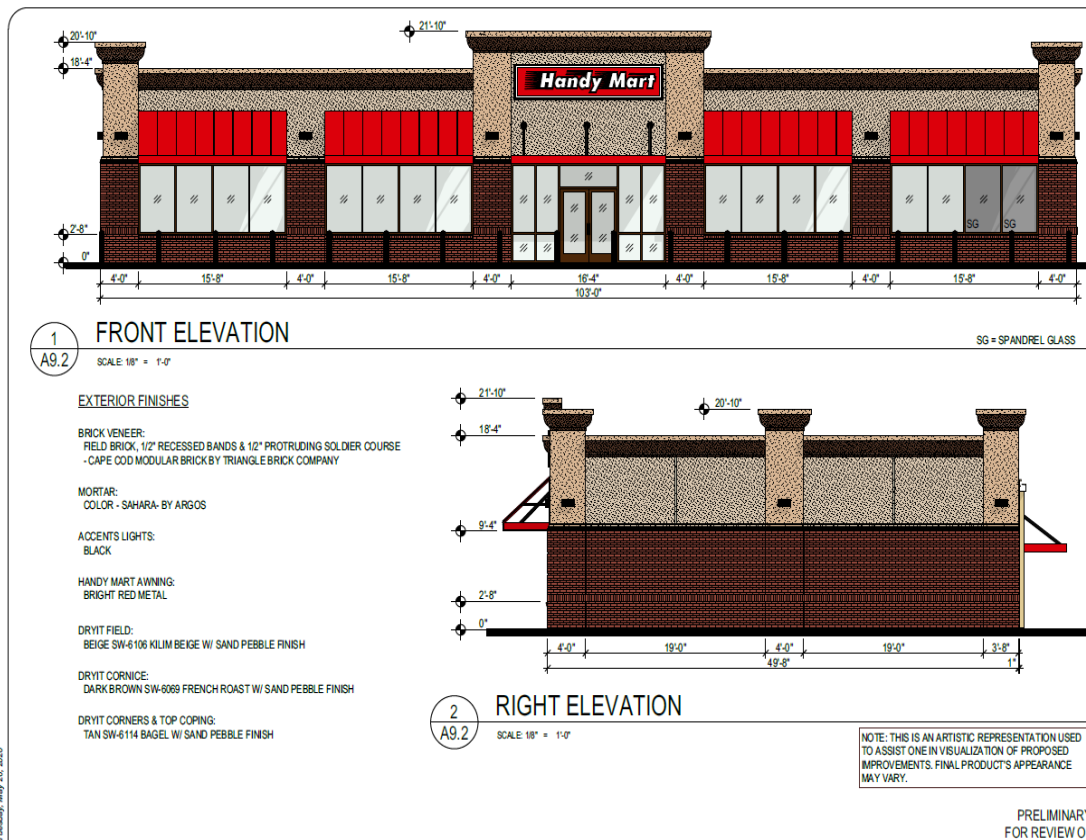
There will be two access points for this site with a right in/right out median along US Hwy 42 W and an entrance along Government Road.

Trash Collection

A dumpster enclosure is proposed for this site. The dumpster enclosure will be comprised of material to match the overall architecture of primary building (carwash). This Dumpster will also have landscape screening located around its base to adhere to Clayton design standards.

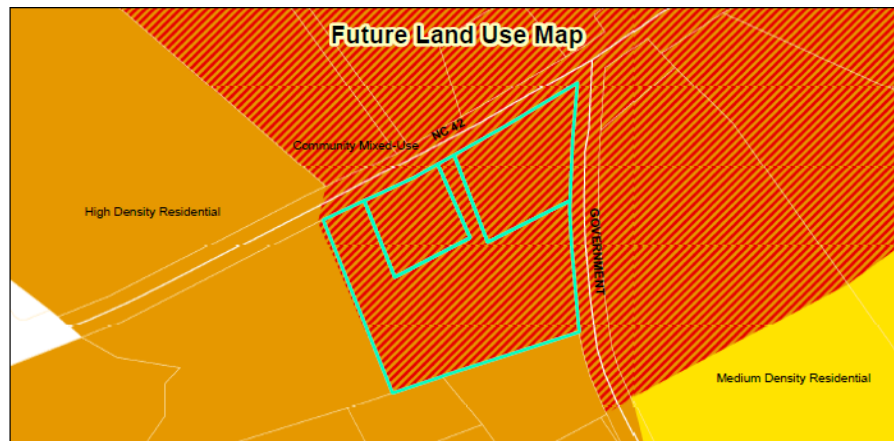
Architecture/Design

The proposed buildings will be constructed of the brick masonry with awnings at a height of 21- feet. The applicant has supplied architectural renderings to show how the building and canopies will look once construction is complete. The proposed architectural elevations meet the UDC requirements to match on all sides.



Consistency with Adopted Plans:

- Comprehensive Plan 2040**
 The Future Land Use Map designates this property as "Community Mixed Use", which is located adjacent to a major transportation corridor (e.g., NC HWY 42 W). These designated areas shall provide adequate levels of infrastructure in retail, convenience stores with gas sales. The proposed convenience store with food and gas sales is consent with this designation.
- Unified Development Code**
 The site plan meets all applicable requirements of the Unified Development Code.



CONSIDERATIONS

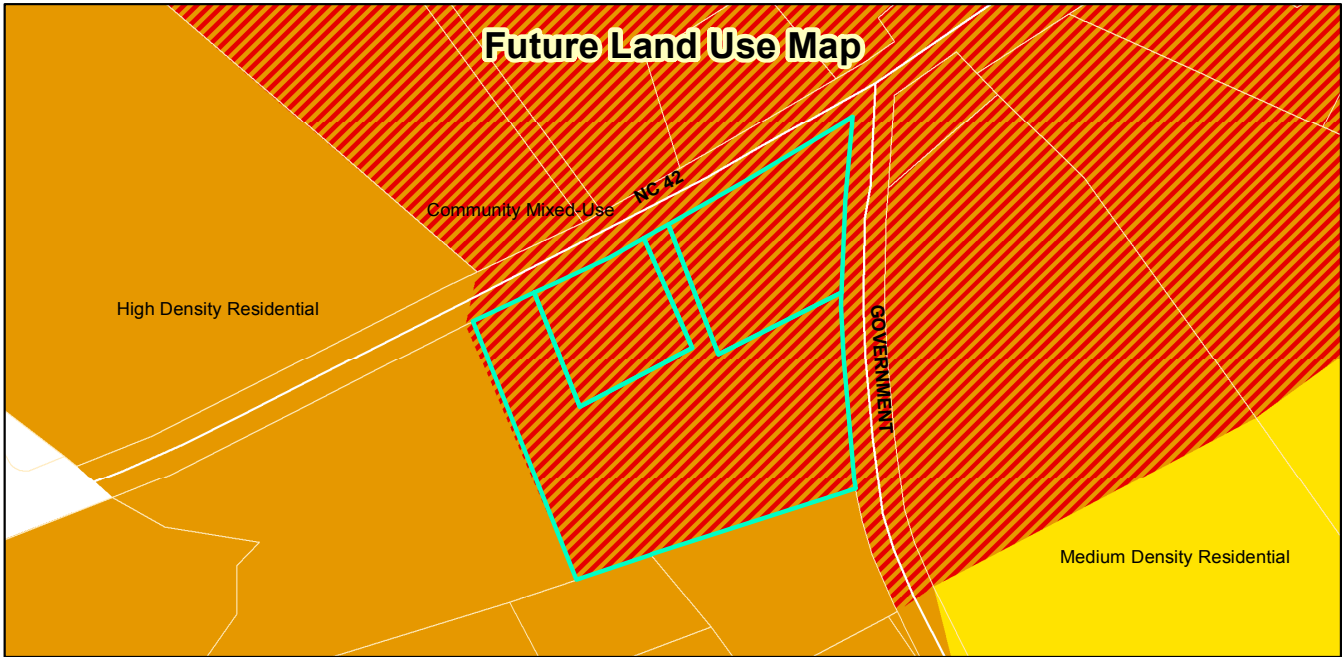
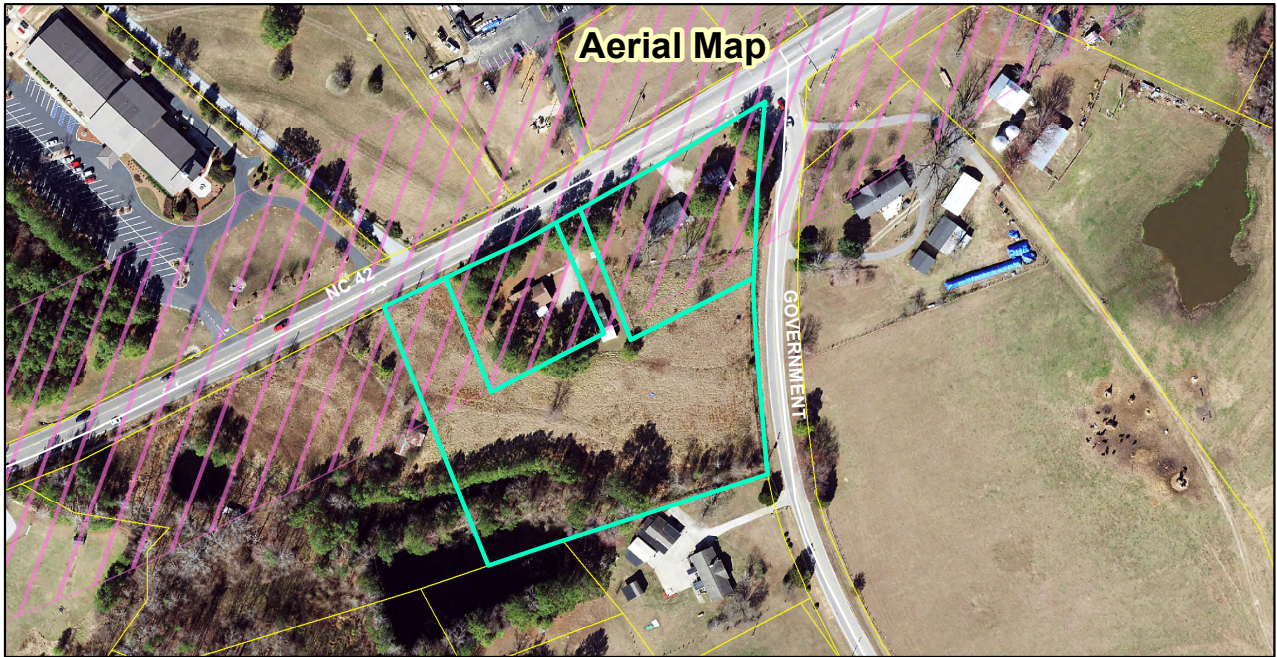
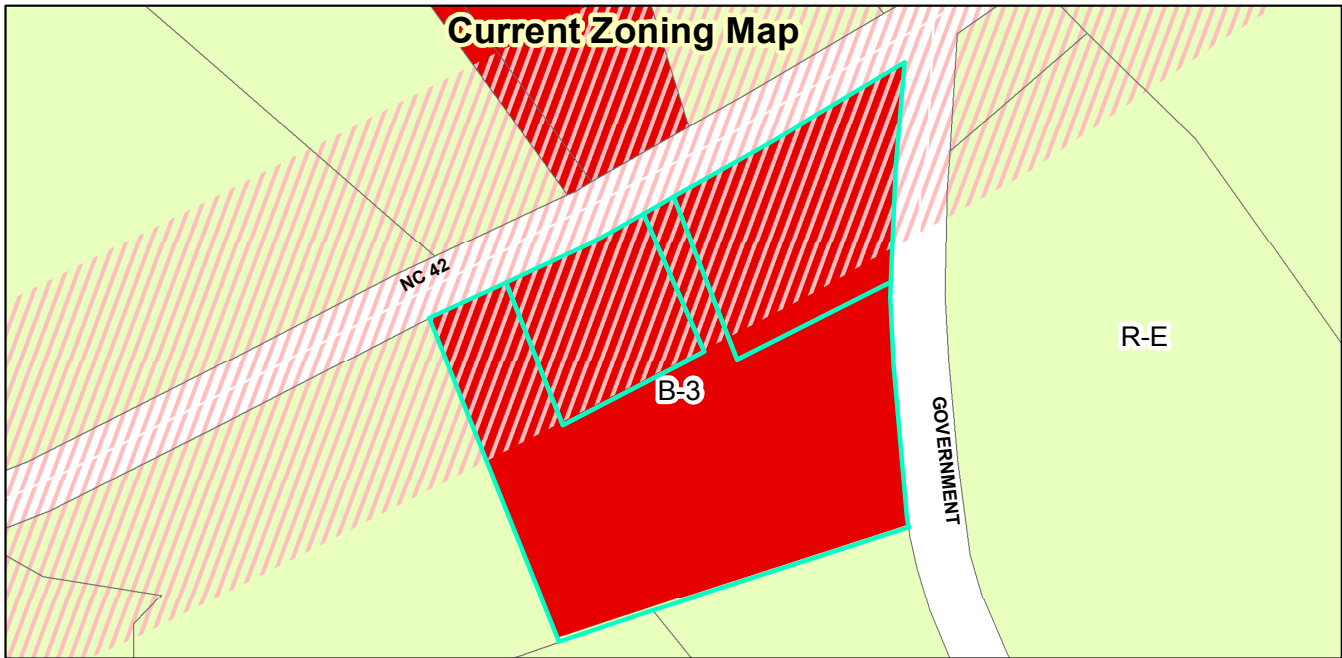
- The Planning Board makes the final decision on major site plan applications.

STAFF RECOMMENDATION

- Staff recommends **approval** of the Major Site Plan request 2020-81-SP.

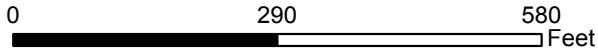
ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Site Plan



**Government Road Handy Mart
2020-81-SP
Request: Major Site Plan Approval**

Applicant: McAdams-Stan Wingo
Property Owners: Diane Smith Starling and Phillip Starling
Tag #: 05F02019B, 05F02019C & 05F02019E



- 100-yr Flood Zone
- Thoroughfare Overlay

**Staff Report Map
Prepared by: TOC Planning Department
September 22, 2020**

**Disclaimer: Town of Clayton assumes no legal responsibility
for the quality of the data represented here.**

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2020\2020-81-SP Government Road Handy Mart\Staff Report\Staff Report Map Export 2020-81-SP Government Road Handy Mart.mxd