Town of Clayton
Town of Clayton Planning Board Agenda
Monday, June 22, 2020 @ 6:00 PM
Remote Meeting

ANY PUBLIC COMMENTS SHOULD BE FORWARDED TO THE BOARD CLERK NO LATER THAN 12:00 NOON THE DAY OF THE MEETING. ALL COMMENTS RECEIVED WILL BE READ INTO THE RECORD BY THE BOARD CLERK.
EMAIL: CFREEMAN@TOWNOFCLAYTONNC.ORG

THE TOWN OF CLAYTON WILL FOLLOW GUIDELINES FROM THE CENTERS FOR DISEASE CONTROL AND THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES WITH REGARD TO SOCIAL DISTANCING.

BELOW PLEASE FIND CHANGES TO THE PLANNING BOARD MEETING FORMAT:

- **THE PLANNING BOARD MEETING WILL BE HELD REMOTELY.**
- **THE COUNCIL CHAMBERS WILL BE CLOSED TO THE PUBLIC.**
- **ANY PUBLIC COMMENT SHOULD BE FORWARDED TO THE BOARD CLERK NO LATER THAN 12:00 NOON THE DAY OF THE MEETING. CFREEMAN@TOWNOFCLAYTONNC.ORG**

THE PUBLIC MAY VIEW THE PLANNING BOARD MEETING ON THE TOWN'S YOU TUBE CHANNEL:
http://www.youtube.com/c/TownOfClaytonNC1869

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

a. May 26, 2020 Planning Board Draft Minutes
Clayton Planning Board - 26 May 2020 - Draft Minutes

POTENTIAL ACTION: Approve / Deny May 26, 2020 Planning Board Draft Minutes

4. PUBLIC HEARINGS

5. NEW BUSINESS

a. 2020-07-SP Sam's Xpress Car Wash Site Plan
Tag # 05G01199B / 05G01201D
Location: 12856 US Hwy 70 Business
Application - 2020-7-SP - Sam's Xpress Car Wash
Owner's Consent - 2020-007-SP - Sam's Xpress Car Wash
TRC Certification Letter - 2020-7-SP - Sam's Xpress Car Wash
Neighborhood Meeting Material - 2020-7-SP - Sam's Xpress Car Wash

Site Plan - 2020-7-SP - Sam's Xpress Car Wash
Staff Report - 2020-07-SP - Sam's Xpress Car Wash
Staff Report Map - 2020-7-SP – Sam's Xpress Car Wash

POTENTIAL ACTION: Approve/Deny 2020-07-SP

6. OLD BUSINESS

a. 2020-17-RZ Tract on Powhatan Road Rezoning
Tag # 05I05004
Location: No site address +/- 1200 feet West of Mohican Trail
Application - 2020-17-RZ - Tract on Powhatan Rd
Owner's Consent - 2020-17-RZ - Tract on Powhatan Rd
Adj Property Letter 202-17-RZ - Tract on Powhatan Rd
Neighborhood Meeting Material - 2020-17-RZ - Tract on Powhatan Rd
Public Comments Pre_PB_Hearing_May 26 2020
Public Comments Post_PB_Hearing_May 26 2020
Survey_Site Plan- 2020-17-RZ - Tract on Powhatan Rd
Staff Report - 2020-17-RZ - Tract of Powhatan Rd
Staff Report Map - 2020-17-RZ - Tract on Powhatan Rd

POTENTIAL ACTION: Approve/Deny Recommendation to Town Council

b. 2020-22-PDD Shoppes at Glen Laurel Planned Development Rezoning
Tag # 0510416E
Location: Located off Glen Laurel Road South of existing Shoppes at Glen Laurel Mixed Use Development
Application - 2020-22-PDD - Shoppes at Glen Laurel PDD Rezoning
Owner's consent form - 2020-22-PDD - Pines at Glen Laurel
PB Adj Property Letter- 2020-22-PDD - Shoppes at Glen Laurel Rezoning
Neighborhood Meeting Materials - 2020-22-PDD - Shoppes at Glen Laurel Rezoning
Combined Public Comment - Received after May 26 PB - 2020-22-PDD - Shoppes at Glen Laurel PDD Rezoning
Preliminary Master Plan - 2020-22-PDD - Shoppes at Glen Laurel Rezoning
Boundary Survey - 2020-22-PDD - Shoppes at Glen Laurel Rezoning
Staff Report - 2020-22-PDD - Shoppes at Glen Laurel PDD
Staff Report Map - 2020-22-PDD - Shoppes at Glen Laurel Rezoning

POTENTIAL ACTION: Approve/Deny Recommendation to Town Council

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN

Town of Clayton
Planning Board Minutes
Tuesday May 26, 2020 @ 6:00 PM

BOARD MEMBERS PRESENT:
Travis Avery
Brian Tiede
Stephen Powers
James Lipscomb
Bucky Coats
Andria Merritt
James Moore
Marty Bizzell

STAFF PRESENT:
Samantha Wullenwaber, Planning Director
Haley Hogg, Planner
Jeff Caines, Planner
Sharon Sharpe, Planner
Chrissy Freeman, Clerk to the Board
Merrick Parrott, Town Attorney

MEMBERS ABSENT:
Frank Price

1 CALL TO ORDER

a) Chair Andria Merritt called the meeting to order at 6:03 pm. Board Clerk Chrissy Freeman completed roll call. Planning Board Member Frank Price was absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

a) February 24, 2020 Planning Board Draft Minutes

ACTION: Approve February 24, 2020 Planning Board Minutes

Each Board Member was called by name to record their vote.

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

4 PUBLIC HEARINGS

a) 2020-17-RZ Tract on Powhatan Road Rezoning
Tag # 05I05004
Location: No site address +/- 1200 feet West of Mohican Trail

Anyone wishing to offer comments at this Public Hearing will need to contact

the Board Clerk no later than 12:00 noon the day of the meeting to be provided with information regarding remote meeting participation. You may contact the Board Clerk via email @ cfreeman@townofclaytonnc.org or via phone at 919-553-5002.

Town Attorney Merrick Parrott went over the recent legislative on remote meetings in an emergency declaration that we are now that the Board takes no action on the public hearing and will require a 24 hour comment period.

Planner Jeff Caines presented this item. The applicant is requesting to rezone from Residential Estate (R-E) to Industrial-Light (I-1). The site is located on Powhatan Road approximately 1200 feet west of Mohican Trail and Powhatan Road and is currently vacant. The Light Industrial zoning district fosters the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. The intent of this zoning district is to have businesses that are relatively clean and operate in a quiet manner. The applicant does not have a specific intended use for this site, however staff finds that this re-zone will give the ability for the applicant to prepare the site to be sold on the open market. The Industrial-Light zoning district would allow this property to be developed with more compatible uses that already exist in the surrounding area.

This request is consistent with the Comprehensive Plan 2040 and staff recommends approval. There were no questions for staff.

The applicant David Orringer was present and available for questions. He gave a small presentation of what his plan is to proactively have growth within the community. He would like to have employment opportunities within the Town of Clayton. Looking at Industrial companies, it goes way back and have a great run of companies be a part of our town. He is hoping this property will be able to grow with either existing companies or something new. There are some concern at the neighborhood meeting and would like to address any issues. There were no questions for the applicant.

Board Clerk Chrissy Freeman read a public comment letter from Teresa Scott 3366 Powhatan Road. There was also a petition signed. Resident Mr. Larry Smith was present and made public comment on this project request. He mail a letter to all Planning Board members in March of 2020. Board Clerk read the letter to the Board. The adjacent properties are still all zoned R-E and also this property was up for rezoning back in 2014 and was denied by the Planning Board. Mr. Smith is opposed and feels this will not improve the neighborhood and be destructive to it.

ACTION: Hold Public Hearing & Then Place On Next Planning Board Agenda for Deliberation and Recommendation to the Town Council.

b) 2020-22-PDD Shoppes at Glen Laurel Planned Development Rezoning

Tag # 0510416E
Location: Located off Glen Laurel Road South of existing Shoppes at Glen Laurel Mixed Use Development

Anyone wishing to offer comments at this Public Hearing will need to contact the Board Clerk no later than 12:00 noon the day of the meeting to be provided with information regarding remote meeting participation. You may contact the Board Clerk via email @ cfreeman@townofclaytonnc.org or via phone at 919-553-5002.

Planner Haley Hogg presented this item. The applicant is requesting to rezone 10.5 acres from Residential-Estate (R-E) to Planned Development Mixed Use (PD-MU). This site is located off Glen Laurel Road and the application is running concurrently with a preliminary plat (master plan) to add the land to the Shoppes at Glen Laurel Mixed Use Planned Development to the north. The master plan is still under review and is subject to change prior to proceeding to Town Council. This request is Consistent with the Comprehensive Plan 2040.

The applicant Mark Ashness and Kate Brown of C.E. Group were present and available for questions. Mr. Ashness went over a brief overview of the proposed project. There was no questions for the applicant.

There were no public comments received for this project.

ACTION: Hold Public Hearing & Then Place On Next Planning Board Agenda for Deliberation and Recommendation to the Town Council.

5 NEW BUSINESS

a) 2020-37-SD Health Park at Forty-two West Major Site Plan
Tag # 05G03004R
Location: Located on both sides of Health park way and NC Hwy 42 West

Planner Jeff Caines presented this item. The applicant is requesting major site plan approval for the development of four separate buildings to be used as medical office space. This project was previously reviewed and approved as a medical office space (2016-36-SP) but since has expired. Currently there is one office building that is occupied on the site, but because the previous request has expired, a new site plan is required to be submitted in order to continue development of the remaining four buildings. The proposed development is located with access off Health park Way with direct frontage along NC Hwy 42 West. This request is consistent with the Comprehensive Plan 2040 and meets all requirements of the Unified Development Code (UDC). Sidewalks are proposed along all public street frontages. There are two dumpster enclosures to serve the five buildings once the buildout is complete. The building design will be consistent on all sides and the four buildings

proposed will match the existing building on-site. There were no questions for staff.

The applicant Chris Tingler was present and available for questions. He went over a brief overview of the site plan. A kidney dialysis center would be one of the tenants. The applicant feels this would be good for the community. There were no questions for the applicant.

ACTION: Approve 2020-37-SD Health Park at Forty-Two West Major Site Plan

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

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

a)

Bucky Coats commended Planning Director on meeting going well along with the Chair, Andria Merritt and rest of Planning staff.

7 ADJOURN

a)

With there being nothing further, the meeting was adjourned at 7:03 p.m.

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

_____
Andria Merritt, Chair

ATTEST:

_____
Chrissy Freeman, Clerk to the Board

Updated

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: Sam's Xpress car wash and gas sales **Date:** 3/5/2020

Applicant Name: Sam's Real Estate

The following checklist to be completed by applicant:

[✓] Pre-Application Meeting on: 10/14/2019

[✓] 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

[✓] Existing Conditions Sheet

[✓] Lighting Plan Sheet

[✓] Site Plan Sheet

[✓] Landscaping Plan Sheet

[✓] Preliminary Grading Plan Sheet

[✓] Preliminary Engineering Plan Sheet

[✓] Signed & Sealed Boundary Survey

[✓] Architectural Elevations 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: Sam'x Xpress car wash and gas sales

Acreage of Property: 3.75 **Zoning District:** B-3

County Tag #: 05G01199B **NC Pin #:** 164900-97-6767

Address/Location: 12856 US Highway 70 Business

Existing Use: Vacant with existing building **Proposed Use:** car wash and 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

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

APPLICANT INFORMATION

Applicant: Sam's Real Estate

Mailing Address: 7932 Council Place, Suite 102 Matthews, NC 28105

Phone Number: 704-940-3612 **Fax:** _____

Contact Person: Chris Morgan

Email Address: cmorgan@samsxpress.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: SXCW Properties II, LLC

Mailing Address: 7932 Council Place Matthews, NC 28105

Phone Number: 704-940-3612 **Fax:**

Email Address: cmorgan@samsxpress.com

EXPLANATION OF PROJECT

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

Demolition of existing building and pavement areas. Construct a new automated car wash facility with vacuum stations and gas sales

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.

Chris Morgan		3/6/2020
Print Name	*Signature of Applicant*	*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: Sams Xpress Car Wash **Address or PIN #:** 164900-97-4678 / 164900-97-5696

AGENT/APPLICANT INFORMATION:

SXCW Properties II, LLC - Chris Morgan
(Name - type, print clearly)

7935 Council Place
(Address)
Matthews, NC 28105
(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***):

Site Plan Application and Review

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:

Kyle White - AGENT FOR Bannister Properties, LLC
(Name - type, print clearly)

Kyle White - AGENT FOR Bannister Properties, LLC
(Owner's Signature)

P.O. Box 769
(Address)

Garner, NC 27529
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Patricia P. Morris, a Notary Public for the above State and County, this the 6th day of January, 2020.

SEAL

PATRICIA P. MORRIS NOTARY PUBLIC WAKE COUNTY, NC
April 2019

Patricia P. Morris
Notary Public

My Commission Expires: February 20, 2021

15 of 15

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

TRC CERTIFICATION

April 13, 2020

Chris Morgan
7932 Council Place Suit 102
Mathews, NC 28105
Cmorgan@samsxpress.com

Re: 2020-7-SP Sam's Xpress Car Wash

Mr. Morgan,

The project listed above has received certification from the Technical Review Committee on April 13, 2020. In order to prepare for your upcoming Planning Board hearing, please submit **NINE** 11x17 hardcopies of your latest site plan no later than 5PM on May 18, 2020. The project will now proceed to the following meeting:

Planning Board: Tuesday May 26, 2020 at 6:00pm (Tentative Date)

Please let me know if you have any questions or need further assistance.

Thank you,

Lori Bryant
Development Services Coordinator
Lbryant@townofclaytonnc.org
(919) 359-9337

Staff Approval:

Shawn A Sharpe — Project Manager's Approval — Date 4/27/20

Department of Engineering Approval — Date 4/23/2020

Fire Inspector's Approval — Date

Updated February 2019

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

TRC CERTIFICATION

April 13, 2020

Chris Morgan
7932 Council Place Suit 102
Mathews, NC 28105
Cmorgan@samsxpress.com

Re: 2020-7-SP Sam's Xpress Car Wash

Mr. Morgan,

The project listed above has received certification from the Technical Review Committee on April 13, 2020. In order to prepare for your upcoming Planning Board hearing, please submit **NINE** 11x17 hardcopies of your latest site plan no later than 5PM on May 18, 2020. The project will now proceed to the following meeting:

Planning Board: Tuesday May 26, 2020 at 6:00pm (Tentative Date)

Please let me know if you have any questions or need further assistance.

Thank you,

Lori Bryant
Development Services Coordinator
Lbryant@townofclaytonnc.org
(919) 359-9337

Staff Approval:

Project Manger's Approval — Date

Department of Engineering Approval — Date

Tony Atkinson — 04-24-2020

Fire Inspector's Approval — Date

Updated February 2019

TRIANGLE
SITE DESIGN

4004 Barrett Drive, Suite 101
Raleigh, North Carolina, 27609
TEL (919) 553-6570

May 27, 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 land use change and development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records: **Parcel #s 164900-97-1724 and #164900-97-5696**. Per Town of Clayton regulations, a Neighborhood Meeting will 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 their application, answer questions, and solicit comments.

Meeting Date: **Wednesday, June 10th from 6:00-8:00 PM**

Virtual Meeting Instructions: **Use this Link:**

https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2FhNmI4YTAtNjQ4Ny00MDcyLWEzZDktMDg5NzFlNTMxYjA3%40thread.v2/0?context=%7b%22Tid%22%3a%222c34a7e9-d868-4e70-8853-da388df56e31%22%2c%22Oid%22%3a%224edf3cfe-ee26-4235-a0fa-7eeeecf14368%22%7d

Or email mlowder@trianglesitedesign.com for instructions and the link.

Call-In Number (for audio only):

Join Microsoft Teams Meeting
+1 336-365-3093 United States, Greensboro (Toll)
Conference ID: 492 111 617#

Type of Application: **Major Site Plan Application**

Project/proposal property address: **12856 US Highway 70 (Business)**

Description of Project/proposal and action requested: **Constructing a proposed retail Sam's Xpress Car Wash and Gas Station.**

Upcoming public meetings for this application (Planning Board and/or Town Council): **June 22nd at 6:00 PM**

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

1. Aerial Image of Property
2. Current Zoning Map of Property
3. Copy of Application
4. Proposed Site Plan.

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

Thank you,

Matt Lowder, PE
mlowder@trianglesitedesign.com
919-553-6570

Cc: Town of Clayton Planning Department

BANNISTER PROPERTIES, LLC
PO BOX 769
GARNER, NC 27529-0769

MCLAURIN FUNERAL HOME INC
PO BOX 130548
HOUSTON, TX 77219-0548

BANNISTER PROPERTIES, LLC
PO BOX 769
GARNER, NC 27529-0769

NORTH CAROLINA DEPT OF AGRICUL
CENTRAL CROPS RESEARCH STA
13223 U S HWY 70 WEST
CLAYTON, NC 27520-0000

MCLAURIN FUNERAL HOME INC
PO BOX 130548
HOUSTON, TX 77219-0548

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MCLAURINS FUNERAL HOME INC
PO BOX 130548
HOUSTON, TX 77219-0548

BODDIE NOELL ENTERPRISES INC
1021 NOELL LANE
P O BOX 1908
ROCKY MOUNT, NC 27804-1908

MOHAMED & SONS INC
PO BOX 1236
SMITHFIELD, NC 27577-0000

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

Label Type: AV5160
9 label(s) printed

TEMPORARY VIRTUAL NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Sam's Xpress Car Wash - Major Site Plan - 2020 - 7 - SP

Date of Mailing: 5/27/20

Date of Meeting: 6/10/20 Time of Meeting: 6:00 to 8:00pm

Meeting Platform: Microsoft Teams / web meeting

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) at least ten days but not more than 25 days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Matt Lowder Signature: [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.*

Meeting was hosted via Microsoft Teams platform - there was no response from the adjacent property owners prior to the meeting and none of the adjacent owners joined the meeting during the two-hour meeting window.

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

April 2020
PPAB 5599399v1

TEMPORARY VIRTUAL NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Sam's Xpress Car Wash

Application: Major Site Plan - 2020-7-SP

Meeting Platform/Date: Microsoft Teams / Web Meeting

	NAME	ADDRESS
1	Chris Morgan - Sam's Xpress	7932 Council Place Matthews NC 28105
2	Matt Lawder - Triangle Site Design	4004 Barrett Drive, Suite 101 Raleigh NC 27609
3		
4		
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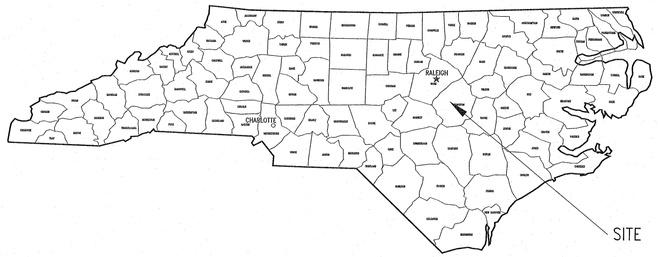
18		
19		

April 2020
PPAB 5599399v1

MAJOR SITE PLAN
2020-7-SP

SAM'S XPRESS CAR WASH



12856 US Highway 70 BUS
Town of Clayton
Johnston County, North Carolina

OWNER/DEVELOPER

Sam's Real Estate
SXCW Properties II, LLC
Attn. Chris Morgan
7932 Council Place
Suite 102
Matthews, NC 28105
704-940-3612
cmorgan@samsxpress.com

CIVIL ENGINEER

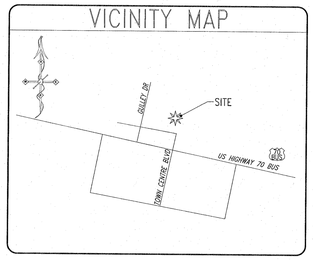
Triangle Site Design, PLLC
4004 Barrett Drive
Suite 101
Raleigh, NC 27609
(919)553-6570
NC License#P-0619
mlowder@trianglesitedesign.com

TRIANGLE SITE DESIGN

CURRENT PROPERTY OWNERS

SXCW PROPERTIES II, LLC
7935 COUNCIL PLACE
MATTHEWS, NC 28105

VICINITY MAP



BEFORE YOU DIG STOP
CALL 1 800 632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW

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

INDEX OF DRAWINGS

C0.0	COVER SHEET
D1.0	DEMOLITION PLAN
C1.0	SITE PLAN
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C1.2	UTILITY PLAN
C1.4	CONSTRUCTION DETAILS
C1.5	STORMWATER MANAGEMENT DETAILS
C1.10	LIGHTING PLAN
LA-1	LANDSCAPE PLAN
1 OF 1	SURVEY
1 OF 5	COLOR ELEVATIONS
2 OF 5	COLOR ELEVATIONS
3 OF 5	COLOR ELEVATIONS
4 OF 5	COLOR ELEVATIONS
5 OF 5	COLOR ELEVATIONS

TRIANGLE SITE DESIGN

CONSULTANT:
Triangle Site Design, PLLC
4004 Barrett Drive
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(919)553-6570
mlowder@trianglesitedesign.com
NC LICENSE #P-0619

NORTH CAROLINA PROFESSIONAL SEAL 24434 ENGINEER MATTHEW E. LOWDER

OWNER/DEVELOPER:
Sam's Real Estate
SXCW Properties II, LLC
Attn. Chris Morgan
7932 Council Place
Suite 102
Matthews, NC 28105
704-940-3612
cmorgan@samsxpress.com

SAM'S XPRESS CAR WASH
12856 US Highway 70 BUS
Town of Clayton
Johnston County, NC

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.

REVISIONS No.	Date	Desc.
1	1/21/20	Revised per Town TRC review
2	3/31/20	Revised per Town TRC review

Drawn
Checked
Approved

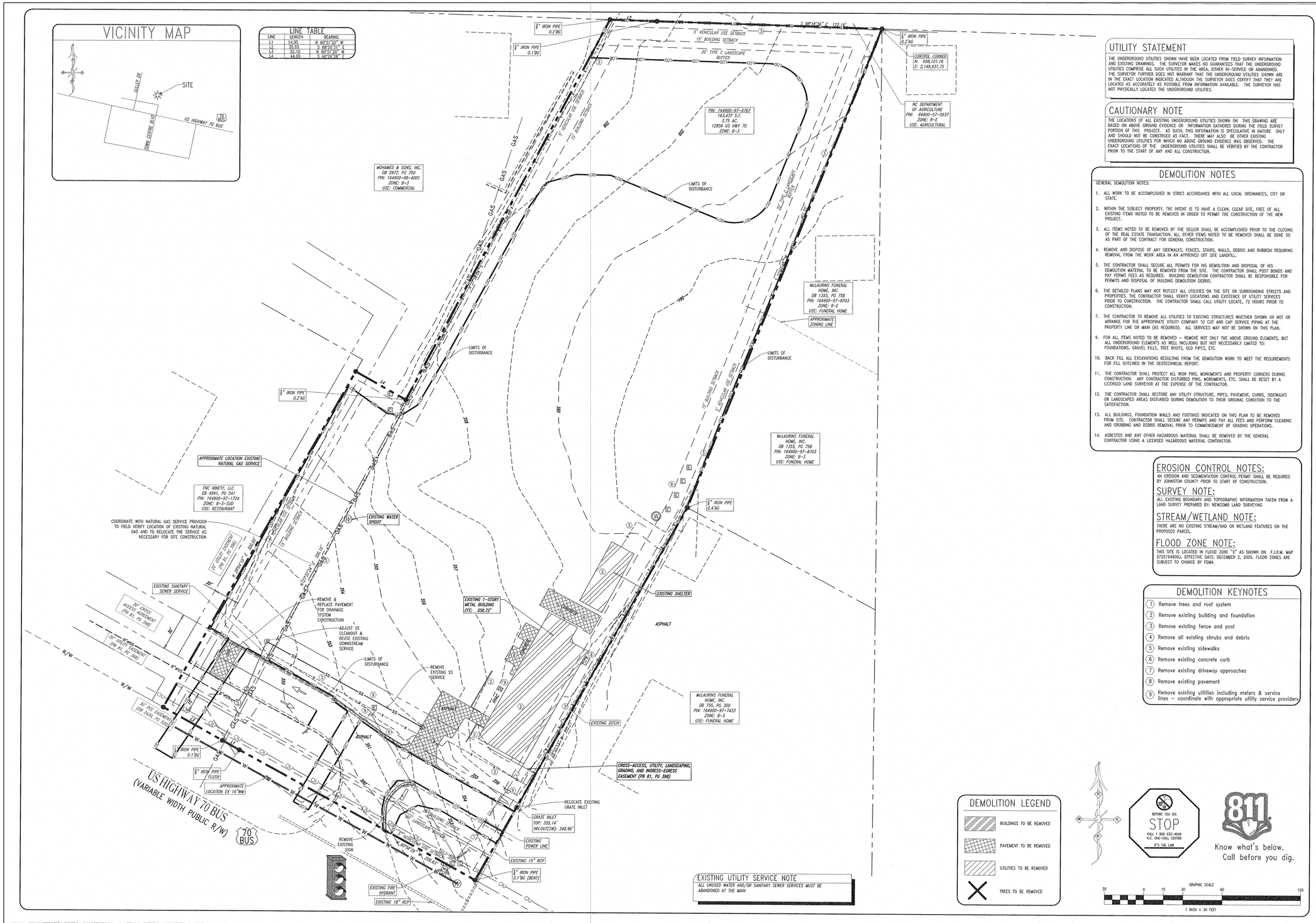
Project No. 046011
Date: March 31, 2020

Title
COVER SHEET

Sheet No.
C0.0

VICINITY MAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.95	N 60°31'00" W
L2	35.93	S 88°20'31" E
L3	52.10	N 60°31'00" W
L4	44.09	S 60°26'18" E



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

DEMOLITION NOTES

GENERAL DEMOLITION NOTES:

1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED BY THE SELLER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
4. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
5. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
6. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL UTILITY LOCATE, 72 HOURS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
9. FOR ALL ITEMS NOTED TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
10. BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
11. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION.
13. ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
14. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.

EROSION CONTROL NOTES:

AN EROSION AND SEDIMENTATION CONTROL PERMIT SHALL BE REQUIRED BY JOHNSTON COUNTY PRIOR TO START OF CONSTRUCTION.

SURVEY NOTE:

ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY: NEWCOMB LAND SURVEYING

STREAM/WETLAND NOTE:

THERE ARE NO EXISTING STREAM/AND OR WETLAND FEATURES ON THE PROPOSED PARCEL.

FLOOD ZONE NOTE:

THIS SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON F.I.R.M. MAP 3720184900J. EFFECTIVE DATE: DECEMBER 2, 2005. FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA.

DEMOLITION KEYNOTES

1. Remove trees and root system
2. Remove existing building and foundation
3. Remove existing fence and post
4. Remove all existing shrubs and debris
5. Remove existing sidewalks
6. Remove existing concrete curb
7. Remove existing driveway approaches
8. Remove existing pavement
9. Remove existing utilities including meters & service lines – coordinate with appropriate utility service providers

DEMOLITION LEGEND

- BUILDINGS TO BE REMOVED
- PAVEMENT TO BE REMOVED
- UTILITIES TO BE REMOVED
- TREES TO BE REMOVED

EXISTING UTILITY SERVICE NOTE

ALL UNUSED WATER AND/OR SANITARY SEWER SERVICES MUST BE ABANDONED AT THE MAIN

BEFORE YOU DIG STOP CALL 1-800 632-4949 N.C. ONE-CALL CENTER IT'S THE LAW

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

GRAPHIC SCALE 30 0 15 30 60 120 1 INCH = 30 FEET

TRIANGLE SITE DESIGN

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NC LICENSE #F-0619

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24437 3/31/20 MATTHEW E. LOWDER

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cmorgan@samsxpress.com

sam's xpress

SAM'S XPRESS CAR WASH

12856 US Highway 70 BUS
Town of Clayton
Johnston County, NC

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REVISIONS			
No.	Date	Desc.	
1	3/9/20	Revised per Town TRC review	
2	3/31/20	Revised per Town TRC review	

Drawn
Checked
Approved

Project No. 046011
Date: March 31, 2020

Title
DEMOLITION PLAN

Sheet No.
D1.0

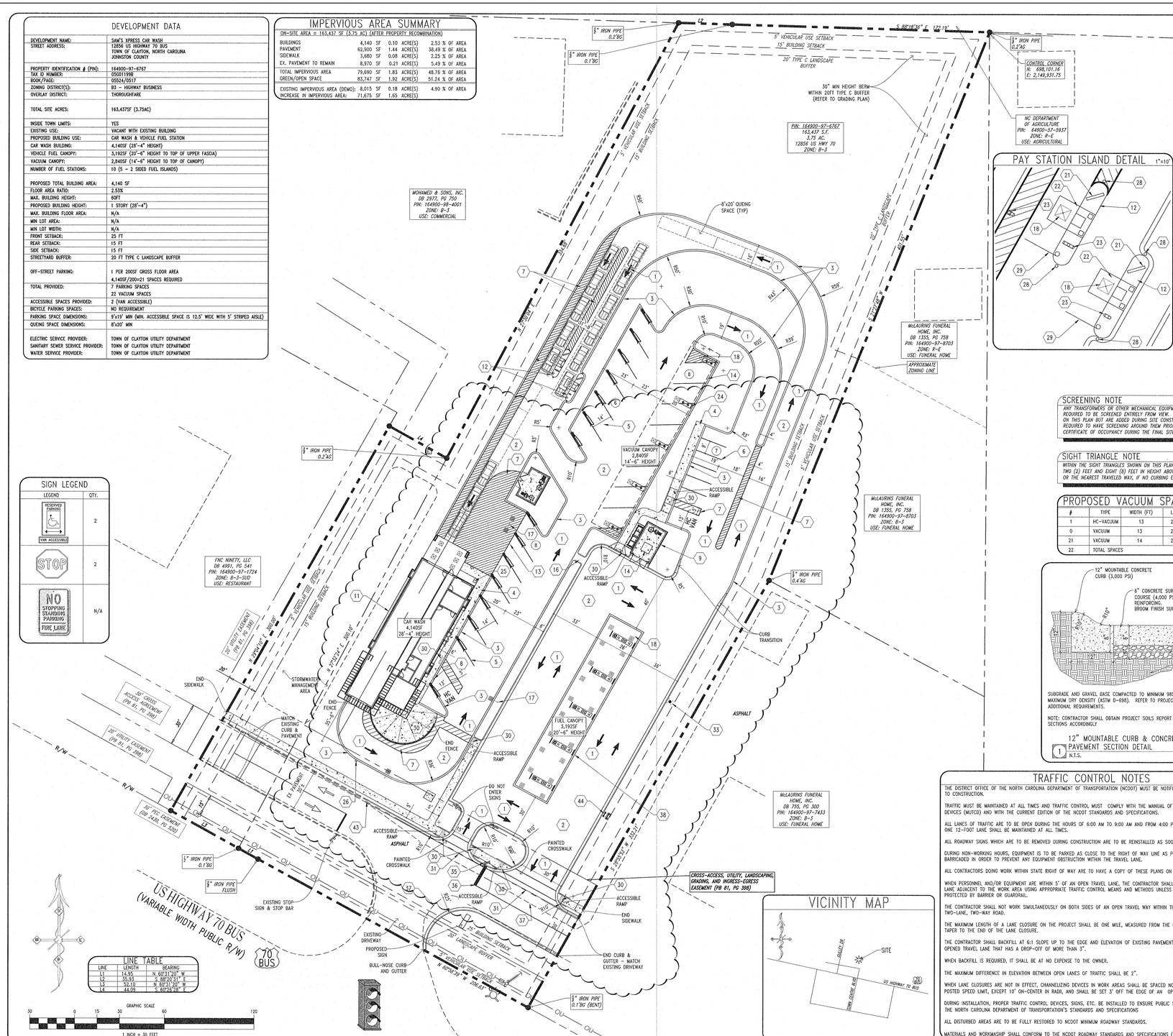
DEVELOPMENT DATA

DEVELOPMENT NAME:	SAM'S XPRESS CAR WASH
STREET ADDRESS:	12856 US HIGHWAY 70 BUS TOWN OF CLAYTON, NORTH CAROLINA JOHNSTON COUNTY
PROPERTY IDENTIFICATION # (PIN):	164900-97-6767
TAX ID NUMBER:	050011998
BOOK/PAGE:	05524/0517
ZONING DISTRICT(S):	B3 – HIGHWAY BUSINESS
OVERLAY DISTRICT:	THOROUGHFARE
TOTAL SITE ACRES:	163,437SF (3.75AC)
INSIDE TOWN LIMITS:	YES
EXISTING USE:	VACANT WITH EXISTING BUILDING
PROPOSED BUILDING USE:	CAR WASH & VEHICLE FUEL STATION
CAR WASH BUILDING:	4,140SF (28'-4" HEIGHT)
VEHICLE FUEL CANOPY:	3,192SF (20'-6" HEIGHT TO TOP OF UPPER FASCIA)
VACUUM CANOPY:	2,840SF (14'-6" HEIGHT TO TOP OF CANOPY)
NUMBER OF FUEL STATIONS:	10 (5 = 2 SIDED FUEL ISLANDS)
PROPOSED TOTAL BUILDING AREA:	4,140 SF
FLOOR AREA RATIO:	2.53%
MAX. BUILDING HEIGHT:	60FT
PROPOSED BUILDING HEIGHT:	1 STORY (28'-4")
MAX. BUILDING FLOOR AREA:	N/A
MIN LOT AREA:	N/A
MIN LOT WIDTH:	N/A
FRONT SETBACK:	25 FT
REAR SETBACK:	15 FT
SIDE SETBACK:	15 FT
STREETYARD BUFFER:	20 FT TYPE C LANDSCAPE BUFFER
OFF-STREET PARKING:	1 PER 200SF GROSS FLOOR AREA 4,140SF/200=21 SPACES REQUIRED
TOTAL PROVIDED:	7 PARKING SPACES 22 VACUUM SPACES
ACCESSIBLE SPACES PROVIDED:	2 (VAN ACCESSIBLE)
BICYCLE PARKING SPACES:	NO REQUIREMENT
PARKING SPACE DIMENSIONS:	9'x19' MIN (MIN. ACCESSIBLE SPACE IS 12.5' WIDE WITH 5' STRIPED AISLE)
QUEING SPACE DIMENSIONS:	8'x20' MIN
ELECTRIC SERVICE PROVIDER:	TOWN OF CLAYTON UTILITY DEPARTMENT
SANITARY SEWER SERVICE PROVIDER:	TOWN OF CLAYTON UTILITY DEPARTMENT
WATER SERVICE PROVIDER:	TOWN OF CLAYTON UTILITY DEPARTMENT

IMPERVIOUS AREA SUMMARY

ON-SITE AREA = 163,437 SF (3.75 AC) (AFTER PROPERTY RECOMBINATION)

BUILDINGS	4,140 SF	0.10 ACRE(S)	2.53 % OF AREA	
PAVEMENT	62,900 SF	1.44 ACRE(S)	38.49 % OF AREA	
SIDEWALK	3,680 SF	0.08 ACRE(S)	2.25 % OF AREA	
EX. PAVEMENT TO REMAIN	8,970 SF	0.21 ACRE(S)	5.49 % OF AREA	
TOTAL IMPERVIOUS AREA	79,690 SF	1.83 ACRE(S)	48.76 % OF AREA	
GREEN/OPEN SPACE	83,747 SF	1.92 ACRE(S)	51.24 % OF AREA	
EXISTING IMPERVIOUS AREA (DEMO):	8,015 SF	0.18 ACRE(S)	4.90 % OF AREA	
INCREASE IN IMPERVIOUS AREA:	71,675 SF	1.65 ACRE(S)		



PAY STATION ISLAND DETAIL 1"=10'

GENERAL NOTES

1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY TOWN OF CLAYTON AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE TOWN OF CLAYTON CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
7. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
8. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
9. THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
10. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
11. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOCKS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
12. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
13. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE TOWN OF CLAYTON PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.

SIGNAGE LEGEND

SEE SIGNAGE PACKAGE BY CASCO SIGNS FOR DETAILS

- ENTRY/EXIT SIGNS
- MENU BOARD
- MONUMENT SIGN
- PAY HERE CANOPY
- CAMERA POLE

SCREENING NOTE

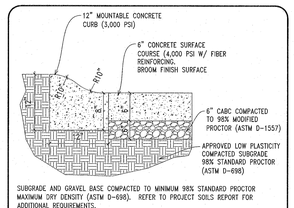
ANY TRANSFORMERS OR OTHER MECHANICAL EQUIPMENT ON THE SITE WILL BE REQUIRED TO BE SCREENED ENTIRELY FROM VIEW. IF ITEMS ARE NOT SHOWN ON THIS PLAN BUT ARE ADDED DURING SITE CONSTRUCTION, THEY WILL BE REQUIRED TO HAVE SCREENING AROUND THEM PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY DURING THE FINAL SITE/LANDSCAPE INSPECTION

SIGHT TRIANGLE NOTE

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

PROPOSED VACUUM SPACE SUMMARY

#	TYPE	WIDTH (FT)	LENGTH (FT)	ANGLE
1	HC-VACUUM	13	20	60°
0	VACUUM	13	20	60°
21	VACUUM	14	20	60°
22	TOTAL SPACES			



SUBGRADE AND GRAVEL BASE COMPACTED TO MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). REFER TO PROJECT SOILS REPORT FOR ADDITIONAL REQUIREMENTS.

NOTE: CONTRACTOR SHALL OBTAIN PROJECT SOILS REPORT AND ADJUST PAVEMENT SECTIONS ACCORDINGLY

12" MOUNTABLE CURB & CONCRETE PAVEMENT SECTION DETAIL

1 N.T.S.

SIGN LEGEND

LEGEND	QTY.
RESERVED PARKING VAN ACCESSIBLE	2
STOP	2
NO STOPPING STANDING PARKING FIRE LANE	N/A

LINE TABLE

LINE	LENGTH	BEARING
L1	14.95	N 60°31'20" W
L2	35.93	S 88°20'31" E
L3	52.10	N 60°31'20" W
L4	44.09	S 60°26'28" E

TRAFFIC CONTROL NOTES

THE DISTRICT OFFICE OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.

TRAFFIC MUST BE MAINTAINED AT ALL TIMES AND TRAFFIC CONTROL MUST COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND WITH THE CURRENT EDITION OF THE NCDOT STANDARDS AND SPECIFICATIONS.

ALL LANES OF TRAFFIC ARE TO BE OPEN DURING THE HOURS OF 6:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM. A MINIMUM OF ONE 12-FOOT LANE SHALL BE MAINTAINED AT ALL TIMES.

ALL ROADWAY SIGNS WHICH ARE TO BE REMOVED DURING CONSTRUCTION ARE TO BE REINSTALLED AS SOON AS POSSIBLE.

DURING NON-WORKING HOURS, EQUIPMENT IS TO BE PARKED AS CLOSE TO THE RIGHT OF WAY LINE AS POSSIBLE AND BE PROPERLY BARRICADED IN ORDER TO PREVENT ANY EQUIPMENT OBSTRUCTION WITHIN THE TRAVEL LANE.

ALL CONTRACTORS DOING WORK WITHIN STATE RIGHT OF WAY ARE TO HAVE A COPY OF THESE PLANS ON THE JOB SITE.

WHEN PERSONNEL AND/OR EQUIPMENT ARE WITHIN 5' OF AN OPEN TRAVEL LANE, THE CONTRACTOR SHALL CLOSE THE OPEN TRAVEL LANE ADJACENT TO THE WORK AREA USING APPROPRIATE TRAFFIC CONTROL MEANS AND METHODS UNLESS WORK IN THAT AREA IS PROTECTED BY BARRIER OR GUARDRAIL.

THE CONTRACTOR SHALL NOT WORK SIMULTANEOUSLY ON BOTH SIDES OF AN OPEN TRAVEL WAY WITHIN THE SAME LOCATION ON A TWO-LANE, TWO-WAY ROAD.

THE MAXIMUM LENGTH OF A LANE CLOSURE ON THE PROJECT SHALL BE ONE MILE, MEASURED FROM THE BEGINNING OF THE MERGE TAPER TO THE END OF THE LANE CLOSURE.

THE CONTRACTOR SHALL BACKFILL AT 6:1 SLOPE UP TO THE EDGE AND ELEVATION OF EXISTING PAVEMENT IN AREAS ADJACENT TO AN OPENED TRAVEL LANE THAT HAS A DROP-OFF OF MORE THAN 3".

WHEN BACKFILL IS REQUIRED, IT SHALL BE AT NO EXPENSE TO THE OWNER.

THE MAXIMUM DIFFERENCE IN ELEVATION BETWEEN OPEN LANES OF TRAFFIC SHALL BE 2".

WHEN LANE CLOSURES ARE NOT IN EFFECT, CHANNELIZING DEVICES IN WORK AREAS SHALL BE SPACED NO GREATER THAN TWICE THE POSTED SPEED LIMIT, EXCEPT 10' ON-CENTER IN RADII, AND SHALL BE SET 3' OFF THE EDGE OF AN OPEN TRAVELWAY.

DURING INSTALLATION, PROPER TRAFFIC CONTROL DEVICES, SIGNS, ETC. BE INSTALLED TO ENSURE PUBLIC SAFETY IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S STANDARDS AND SPECIFICATIONS

ALL DISTURBED AREAS ARE TO BE FULLY RESTORED TO NCDOT MINIMUM ROADWAY STANDARDS.

MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NCDOT ROADWAY STANDARDS AND SPECIFICATIONS (LATEST EDITION).

VICINITY MAP

KEYNOTES

1. PAINT WHITE TRAFFIC ARROWS PER DETAIL SHEET
2. CONCRETE PAVEMENT (SEE DETAIL THIS SHEET)
3. CONSTRUCT 12" MOUNTABLE CURB (SEE DETAIL ON THIS SHEET)
4. CONSTRUCT CONCRETE WALK PER DETAIL SHEET
5. PAINT 4" WIDE STRIPED PARKING @ 60°, WHITE
6. PAINT 4" WIDE STRIPING, WHITE
7. PAINT 4" WIDE STRIPES, WHITE @ 45° 2'-0" O.C.
8. INSTALL CONCRETE BOLLARD/ACCESSIBLE H.C. SIGN PER DETAIL
9. CONSTRUCT DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS & DIMENSIONS) NOTE: DUMPSTER ENCLOSURE TO MATCH BUILDING
10. CONSTRUCT VACUUM EQUIPMENT ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS AND DIMENSIONS) NOTE: ENCLOSURE TO MATCH BUILDING
11. CONSTRUCT CAR WASH BUILDING (SEE ARCHITECTURAL PLANS FOR DETAILS)
12. CONSTRUCT RAISED CONCRETE ISLAND FOR PAY STATION
13. BOLLARD
14. PROPOSED VACUUM CANOPY (SEE ARCHITECTURAL PLANS FOR DETAILS)
15. CONSTRUCT 2' WIDE CONCRETE SPLASH PAD FOR CANOPY. (NOT USED)
16. CONCRETE FLUME. SEE DETAIL.
17. PROPOSED PEDESTRIAN SCALE LIGHT POLE.
18. CANOPY MOUNTED LIGHT. SEE PLAN BY OTHERS.
19. PROPOSED MONUMENT SIGN – FOR REFERENCE ONLY (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER, SIGNAGE TO BE PERMITTED SEPARATELY BY OTHERS)
20. PROPOSED ENTRY/EXIT SIGNS-FOR REFERENCE ONLY (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER, SIGNAGE TO BE PERMITTED SEPARATELY BY OTHERS)
21. PROPOSED MENU BOARD (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER, SIGNAGE TO BE PERMITTED SEPARATELY BY OTHERS)
22. PROPOSED PAY HERE CANOPY (EXACT LOCATION TO BE COORDINATED BY CONSTRUCTION MANAGER, SIGNAGE TO BE PERMITTED SEPARATELY BY OTHERS)
23. PROPOSED CAMERA POLES (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER, SIGNAGE TO BE PERMITTED SEPARATELY BY OTHERS)
24. PROPOSED VACUUM CANOPY FOUNDATION LOCATION (SEE STRUCTURAL PLANS FOR FOUNDATION DETAILS – INSTALL CORNER GUARDS PER ARCHITECTURAL PLANS)
25. PROPOSED MAT CLEANER LOCATION (SEE ELECTRICAL/PLUMBING PLANS FOR CONNECTIONS)
26. PROPOSED STOP/GO LIGHT LOCATION (SEE ELECTRICAL SITE PLAN FOR CONNECTIONS). MOUNT ON 1'x1'x4" THICK CONCRETE PAD FLUSH WITH TOP OF CURB
27. PROPOSED FENCE
28. PROPOSED 6" CONCRETE BOLLARD (SHALL NOT BLOCK VIEW OF MENU BOARD)
29. PROPOSED TRAFFIC GATE
30. ADA COMPLIANT TACTILE WARNING SURFACE
31. ASHALT/CONCRETE TRANSITION, SEE DETAIL
32. NOSE DOWN CURB, SEE DETAIL
33. TIRE AIR STATION WITH 4 BOLLARDS
34. INSTALL 1'x1' CONCRETE PAD FLUSH WITH TOP OF CURB FOR CAMERA POLE
35. "STOP" SIGN PER CITY AND MUTCD STANDARDS
36. 24" SOLID WHITE STOP BAR
37. MATCH EXISTING PAVEMENT
38. GAS STATION CANOPY AND PUMP ISLANDS WITH BOLLARDS (SEE ARCHITECTURAL PLANS TO VERIFY DIMENSIONS)
39. EMERGENCY PHONE AND EMERGENCY SHUTOFF, SEE PLAN BY OTHERS
40. UNDERGROUND STORAGE TANKS, SEE PLANS BY OTHERS
41. RETAINING WALL (LESS THAN 30" HEIGHT), DESIGN BY OTHERS (NOT USED)
42. HEAVY-DUTY ASPHALT PAVEMENT. REFER TO PROJECT GEOTECHNICAL REPORT.
43. MATCH EXISTING CURB AND GUTTER
44. REMOTE VENT RISERS AND HOOP BOLLARD. SEE PLANS BY OTHERS.

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NORTH CAROLINA PROFESSIONAL SEAL 24411 ENGINEER MATTHEW E. LOWDER 3/31/20

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SAM'S XPRESS

REVISIONS			
No.	Date	Desc.	
1	3/5/20	Revised per Town TRC review	
2	3/31/20	Revised per Town TRC review	

Drawn
Checked
Approved

Project No. 046011
Date: March 31, 2020

Title

SAM'S XPRESS CAR WASH
12856 US Highway 70 BUS
Town of Clayton
Johnston County, NC

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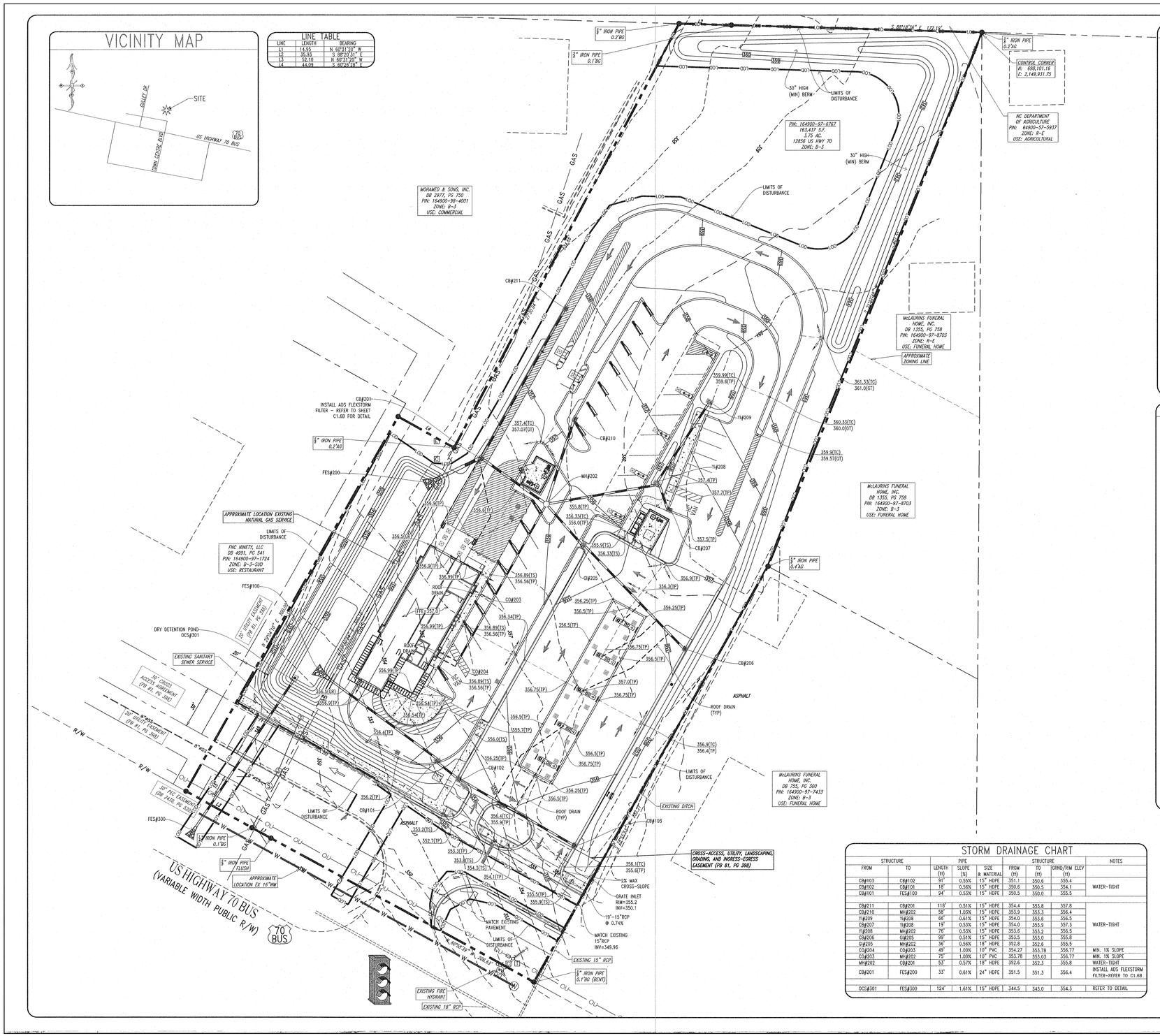
SITE PLAN

Sheet No.
C1.0



DRAINAGE NOTES

1. A MINIMUM GRADE OF 0.50% SHALL BE MAINTAINED ON ALL PIPES, UNLESS OTHERWISE NOTED.
2. PIPE LENGTHS AND SLOPES INDICATED ON THE PLANS ARE APPROXIMATE ONLY.
3. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
   A. NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.
   B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
   C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
   D. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
   E. RESTABALIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.
   F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
4. CATCH BASINS, MANHOLES, FRAMES, GRATES, ETC. SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS. REFERENCE THE FOLLOWING STANDARD DETAILS:

840.02 – CONCRETE CATCH BASIN	40.03 – FRAME, GRATES, AND HOOD FOR CATCH BASINS
840.04 – CONCRETE OPEN THROAT CATCH BASIN	840.14 – CONCRETE DROP INLET
840.16 – DROP INLET FRAME AND GRATES	840.31 – CONCRETE JUNCTION BOX
840.36 – TRAFFIC BEARING GRATED DROP INLET	840.45 – PRECAST DRAINAGE STRUCTURE
840.52 – PRECAST MANHOLE	838.80 – PRECAST CONCRETE ENDWALL

5. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
6. STORM PIPE SHALL BE AS FOLLOW UNLESS OTHERWISE NOTED:
   TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.
   TYPE 2: HIGH DENSITY POLYETHYLENE PIPE (HDPE) – AASHTO DESIGNATION M252 TYPE S, M294 TYPE S AND MP7-97 TYPE S, SMOOTH INTERIOR/ANNULAR EXTERIOR. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON THE CONSTRUCTION DRAWINGS. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDELINES. PIPE JOINTS AND FITTINGS SHALL BE WATERTIGHT.
7. ALL STORM DRAINAGE WITHIN THE PUBLIC ROADS SHALL BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
8. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE SILT AND DEBRIS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. PRECAST STRUCTURES MAYBE USED AT CONTRACTORS OPTION.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
13. STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.
14. RIM ELEVATIONS AS NOTED ARE TO THE GUTTER FLOW LINE.

GRADING NOTES

1. REFER TO THE SITE PLAN FOR RELATED NOTES.
2. ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
4. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
7. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
8. THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
9. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
10. ANY GRADING, BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN, IS PROHIBITED.
11. LAND DISTURBANCE WITHOUT AN APPROVED ESC PLAN IS PROHIBITED.
12. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON DENUDED AREAS AND ESPECIALLY WHEN THE CONSTRUCTION SEQUENCE REQUIRES IT.
13. ALL GRADED AREAS ARE TO BE STABILIZED (SEEDED OR LANDSCAPED) WITHIN 14 DAYS OF HAVING REACHED FINAL GRADE.
14. EXISTING GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM FIELD RUN SURVEY.
15. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
17. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION, ELEVATION, AND DIMENSIONS OF EXIT DOORS, RAMPS, BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
18. ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL, AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
19. ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIREABLE MATERIAL SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.
20. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR DEPICTED.
21. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
22. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
23. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
24. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER.
25. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

STORM DRAINAGE CHART

STRUCTURE FROM	STRUCTURE TO	PIPE LENGTH (ft)	PIPE SLOPE (%)	PIPE SIZE & MATERIAL	STRUCTURE FROM (ft)	STRUCTURE TO (ft)	STRUCTURE GRND/RIM ELEV (ft)	NOTES
CB#103	CB#102	91'	0.55%	15" HDPE	351.1	350.6	355.4	WATER-TIGHT
CB#102	CB#101	18'	0.56%	15" HDPE	350.6	350.5	354.1	
CB#101	FES#100	94'	0.53%	15" HDPE	350.5	350.0	355.5	
CB#211	CB#201	118'	0.51%	15" HDPE	354.4	353.8	357.8	WATER-TIGHT
CB#210	MH#202	58'	1.03%	15" HDPE	355.9	353.3	356.4	
YI#209	YI#208	66'	0.61%	15" HDPE	354.0	353.6	356.5	
CB#207	YI#208	19'	0.53%	15" HDPE	354.0	353.9	357.3	
YI#208	MH#202	76'	0.53%	15" HDPE	353.6	353.2	356.5	
CB#206	GI#205	99'	0.51%	15" HDPE	353.5	353.0	355.8	
GI#205	MH#202	36'	0.56%	18" HDPE	352.8	352.6	355.5	
CO#204	CO#203	49'	1.00%	10" PVC	354.27	353.78	356.77	MIN. 1% SLOPE
CO#203	MH#202	75'	1.00%	10" PVC	353.78	353.03	356.77	MIN. 1% SLOPE
MH#202	CB#201	53'	0.57%	18" HDPE	352.6	352.3	355.8	WATER-TIGHT
CB#201	FES#200	33'	0.61%	24" HDPE	351.5	351.3	356.4	INSTALL ADS FLEXSTORM FILTER-REFER TO C1.6B
OCS#301	FES#300	124'	1.61%	15" HDPE	344.5	343.0	354.3	REFER TO DETAIL

LEGEND:

TS.....TOP OF SIDEWALK
TC.....TOP OF CURB
GT.....GUTTER FLOW LINE
TP.....TOP OF PAVEMENT
TW.....TOP OF WALL
BW.....BOTTOM OF WALL
CB.....CATCH BASIN
GI.....GRATE INLET
FES.....FLARED END SECTION
YI.....YARD INLET
GR.....GROUND
.....FLOW DIRECTION ARROW

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GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FEET

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3/31/20

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SAM'S XPRESS CAR WASH
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REVISIONS No.	Date	
1	3/26/20	Revised per Town TRC review
2	3/31/20	Revised per Town TRC review

Drawn
Checked
Approved

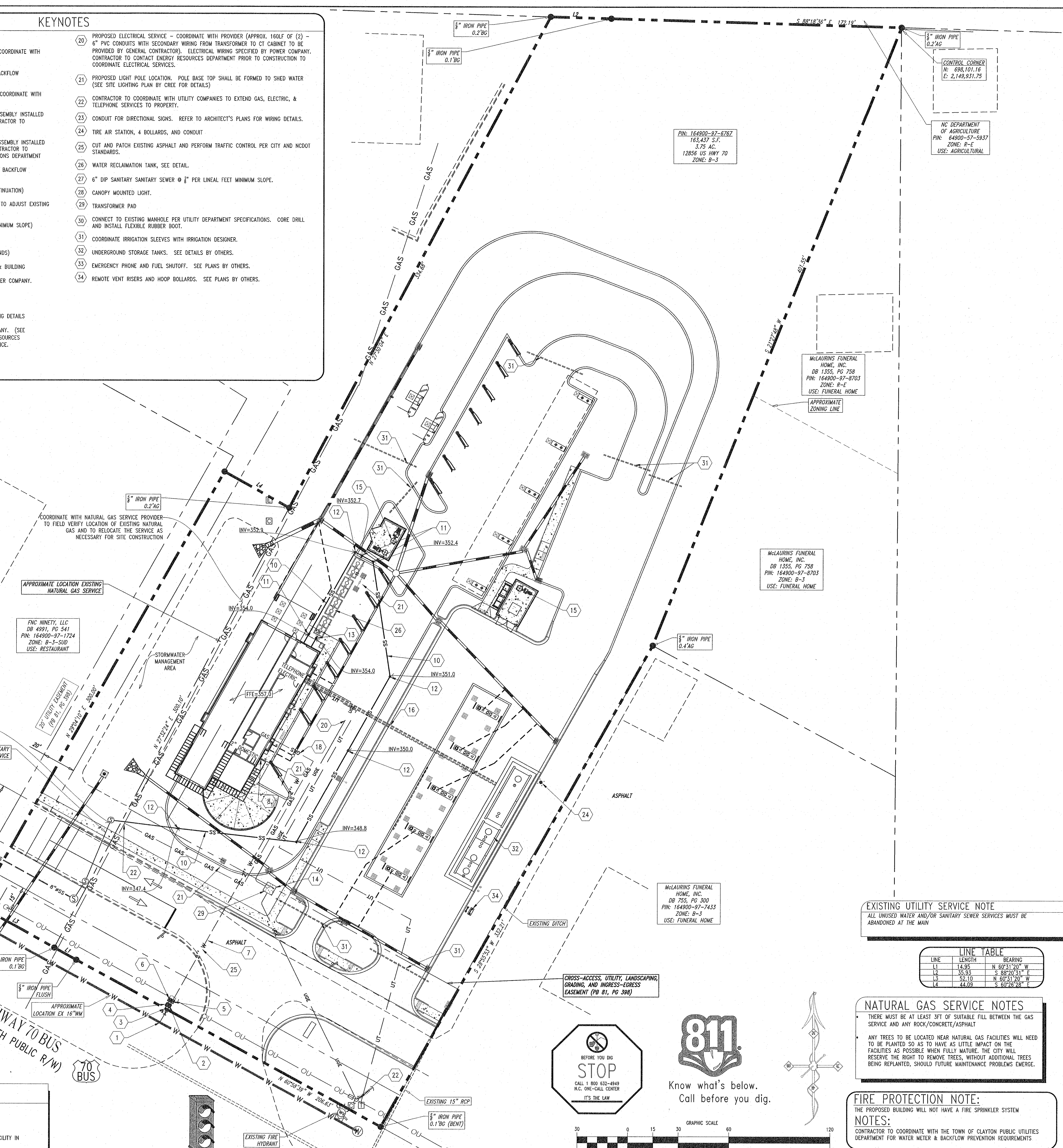
Project No. 046011
Date: March 31, 2020

Title
GRADING & DRAINAGE PLAN

Sheet No.
C1.1

KEYNOTES

1. PROPOSED 2" WATER TAP. 16"x2" TAPPING SLEEVE AND VALVE
2. PROPOSED 2" DOMESTIC WATER METER, SEE DETAIL. CONTRACTOR TO COORDINATE WITH TOWN OF CLAYTON ENGINEERING DEPARTMENT.
3. PROPOSED ¾" IRRIGATION SERVICE, TYPE "K" COPPER FROM MAIN TO BACKFLOW PREVENTER.
4. PROPOSED ¾" IRRIGATION WATER METER, SEE DETAIL. CONTRACTOR TO COORDINATE WITH TOWN OF CLAYTON ENGINEERING DEPARTMENT.
5. PROPOSED 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY INSTALLED IN ABOVE GROUND, HEATED INSULATED ENCLOSURE, SEE DETAIL. CONTRACTOR TO COORDINATE WITH UTILITY DEPARTMENT
6. PROPOSED ¾" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY INSTALLED IN ABOVE GROUND, HEATED INSULATED ENCLOSURE. SEE DETAIL. CONTRACTOR TO COORDINATE WITH TOWN OF CLAYTON PUBLIC WORKS/BUILDING INSPECTIONS DEPARTMENT
7. PROPOSED 2" DOMESTIC WATER LINE, TYPE "K" COPPER FROM MAIN TO BACKFLOW PREVENTER. PVC FROM BACKFLOW PREVENTER TO BUILDING
8. PROPOSED 2" WATER TIE TO BUILDING (SEE PLUMBING PLANS FOR CONTINUATION)
9. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND MUNICIPALITY TO ADJUST EXISTING GUY WIRES PER FINISHED GRADES AS NECESSARY
10. PROPOSED 4" PVC PRIVATE SANITARY SEWER SERVICE (¼" PER FOOT MINIMUM SLOPE)
11. PROPOSED SANITARY SEWER CLEANOUT (75' O.C. MAX & AT BENDS)
12. PROPOSED TRAFFIC RATED SEWER CLEANOUT (75' O.C. MAX AND AT BENDS)
13. SEE PLUMBING/BELANGER PLANS FOR CONNECTION TO RECLAIM TANKS & BUILDING
14. CONTRACTOR TO COORDINATE/VERIFY TRANSFORMER LOCATION WITH POWER COMPANY. (COORDINATE WITH POWER COMPANY PRIOR TO INSTALLATION)
15. PROPOSED VACUUM EQUIPMENT (SEE EUROVAC PLANS FOR DETAILS)
16. FUEL SYSTEM CONDUIT PIPE – REFER TO ARCHITECT'S PLANS FOR WIRING DETAILS
17. PROPOSED ELECTRICAL CT CABINET ONLY IF REQUIRED BY POWER COMPANY. (SEE ELECTRICAL PLANS FOR DETAIL). CONTRACTOR TO CONTACT ENERGY RESOURCES DEPARTMENT PRIOR TO CONSTRUCTION TO COORDINATE ELECTRICAL SERVICE.
18. PROPOSED GAS SERVICE – COORDINATE WITH PROVIDER
19. PROPOSED TELEPHONE SERVICE – COORDINATE WITH PROVIDER
20. PROPOSED ELECTRICAL SERVICE – COORDINATE WITH PROVIDER (APPROX. 160LF OF (2) – 6" PVC CONDUITS WITH SECONDARY WIRING FROM TRANSFORMER TO CT CABINET TO BE PROVIDED BY GENERAL CONTRACTOR). ELECTRICAL WIRING SPECIFIED BY POWER COMPANY. CONTRACTOR TO CONTACT ENERGY RESOURCES DEPARTMENT PRIOR TO CONSTRUCTION TO COORDINATE ELECTRICAL SERVICES.
21. PROPOSED LIGHT POLE LOCATION. POLE BASE TOP SHALL BE FORMED TO SHED WATER (SEE SITE LIGHTING PLAN BY CREE FOR DETAILS)
22. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES TO EXTEND GAS, ELECTRIC, & TELEPHONE SERVICES TO PROPERTY.
23. CONDUIT FOR DIRECTIONAL SIGNS. REFER TO ARCHITECT'S PLANS FOR WIRING DETAILS.
24. TIRE AIR STATION, 4 BOLLARDS, AND CONDUIT
25. CUT AND PATCH EXISTING ASPHALT AND PERFORM TRAFFIC CONTROL PER CITY AND NCDOT STANDARDS.
26. WATER RECLAIMATION TANK, SEE DETAIL.
27. 6" DIP SANITARY SANITARY SEWER @ ⅛" PER LINEAL FEET MINIMUM SLOPE.
28. CANOPY MOUNTED LIGHT.
29. TRANSFORMER PAD
30. CONNECT TO EXISTING MANHOLE PER UTILITY DEPARTMENT SPECIFICATIONS. CORE DRILL AND INSTALL FLEXIBLE RUBBER BOOT.
31. COORDINATE IRRIGATION SLEEVES WITH IRRIGATION DESIGNER.
32. UNDERGROUND STORAGE TANKS. SEE DETAILS BY OTHERS.
33. EMERGENCY PHONE AND FUEL SHUTOFF. SEE PLANS BY OTHERS.
34. REMOTE VENT RISERS AND HOOP BOLLARDS. SEE PLANS BY OTHERS.



WASTERWATER NOTE:

THE ANTICIPATED WASTEWATER DEMAND FOR THE DEVELOPMENT IS 4,000 GPD

CAR WASH FACILITIES 1 @ 4,000 GPD/BAY = 4,000 GPD

(ANTICIPATED FLOW DATA BASED ON ACTUAL METERED FLOW FROM SIMILAR FACILITY IN RALEIGH, NC)

EXISTING UTILITY SERVICE NOTE

ALL UNUSED WATER AND/OR SANITARY SEWER SERVICES MUST BE ABANDONED AT THE MAIN

LINE TABLE

LINE	LENGTH	BEARING
L1	14.95	N 60°31'20" W
L2	35.93	S 88°20'31" E
L3	52.10	N 60°31'20" W
L4	44.09	S 60°26'28" E

NATURAL GAS SERVICE NOTES

- THERE MUST BE AT LEAST 3FT OF SUITABLE FILL BETWEEN THE GAS SERVICE AND ANY ROCK/CONCRETE/ASPHALT
- ANY TREES TO BE LOCATED NEAR NATURAL GAS FACILITIES WILL NEED TO BE PLANTED SO AS TO HAVE AS LITTLE IMPACT ON THE FACILITIES AS POSSIBLE WHEN FULLY MATURE. THE CITY WILL RESERVE THE RIGHT TO REMOVE TREES, WITHOUT ADDITIONAL TREES BEING REPLANTED, SHOULD FUTURE MAINTENANCE PROBLEMS EMERGE.

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GRAPHIC SCALE 30 0 15 30 60 120
1 INCH = 30 FEET

FIRE PROTECTION NOTE:

THE PROPOSED BUILDING WILL NOT HAVE A FIRE SPRINKLER SYSTEM

NOTES:

CONTRACTOR TO COORDINATE WITH THE TOWN OF CLAYTON PUBLIC UTILITIES DEPARTMENT FOR WATER METER & BACKFLOW PREVENTION REQUIREMENTS

UTILITY NOTES

LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY GENERAL CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE.

GENERAL CONTRACTOR SHALL PROVIDE CONCRETE COLLAR AT ALL CLEANOUTS OUTSIDE OF BUILDING PER MUNICIPAL REQUIREMENTS

GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.

ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ASSOCIATED COST SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.

DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.

ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.

ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'-0" FROM HYDRANT.

ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.

GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.

REFER TO PLUMBING SHEETS FOR LOCATION OF SEWER, DOMESTIC, AND IRRIGATION CONNECTIONS.

ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

CONTRACTOR SHALL NOTIFY THE WATER AUTHORITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
- 8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP
- 8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12'DEEP
- 8" DUCTILE IRON PIPE
- 6" PVC SCHEDULE 40 PVC PIPE PER AWWA C150

WATERMAIN PIPE SHALL BE C900 PVC UNLESS OTHERWISE SHOWN

ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES.

FLUSHING AND PRESSURE TESTING OF ALL NEW MAINS IN ACCORDANCE WITH AWWA STANDARD C600 IS REQUIRED. DISINFECTION AND BACTERIA SAMPLING OF ALL NEW WATER MAINS IN ACCORDANCE WITH AWWA STANDARD C651 IS REQUIRED. NEW MAINS SHALL NOT BE PLACED IN SERVICE UNTIL WRITTEN ACCEPTANCE FROM TOWN OF CLAYTON IS RECEIVED.

PRESSURE REDUCING VALVES WILL BE REQUIRED ON THE DOMESTIC WATER MAINS IF THE STATIC PRESSURE AT THE BUILDING EXCEEDS 80PSI.

IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS IN UNPAVED AREAS.

ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 P.S.I.

DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

REFER TO ARCHITECTURAL INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.

CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF CLAYTON WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES OR UTILITIES BY OTHERS AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.

ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED ON THESE PLANS IF ANY, SHALL BE PLACED UNDERGROUND.

ALL CONSTRUCTION METHODS & MATERIALS SHALL CONFORM WITH THE CURRENT SPECIFICATIONS AND STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA). THE AWWA CONSTRUCTION STANDARDS ARE SET FORTH IN THEIR CONSTRUCTION SPECIFICATIONS AND STANDARD FOR WATER AND SANITARY SEWERAGE FACILITIES, A COPY OF WHICH MUST BE PURCHASED FROM THE AWWA BY THE CONTRACTOR AND KEPT AT THE JOB SITE AT ALL TIMES. REFERENCE TO NCDOT SHALL MEAN THE CURRENT STANDARDS AND/OR SPECIFICATIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE, TYPE, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES. WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNERS RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST, EXCAVATION OR OTHER INVESTIGATION IS NECESSARY TO VERIFY TIE-IN INVERTS, LOCATIONS AND CLEARANCES, AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO ENGINEER. UTILITY COMPANIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY EXCAVATION IN THE PROXIMITY OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS EXPENSE ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE BELOW PLAN GRADE ANY MATERIALS WHICH ARE UNSUITABLE FOR FOUNDATIONS, SUB GRADES, PIPE TRENCH BOTTOMS OR OTHER PURPOSES AND BACKFILL THESE AREAS WITH AN APPROVED MATERIAL. THE EXTENT OF UNDERCUTTING AND BACKFILLING SHALL BE DETERMINED BY THE TOWN OF CLAYTON OR NCDOT AS TO AREAS WITHIN STREET RIGHT-OF-WAY AND THE ENGINEER IN OTHER AREAS. COMPENSATION SHALL BE AS SET FORTH IN THE CONTRACT DOCUMENTS.

SUB-SURFACE UTILITY WARNING TAPE AS MANUFACTURED BY THE GRIFFOLYN COMPANY, OR EQUAL, SHALL BE PLACED AT AN ELEVATION NOT LESS THAN 6-INCHES NOR MORE THAN 12-INCHES BELOW THE PROPOSED FINISHED GRADE ABOVE NON-CONDUCTIVE SEWER AND WATER MAINS IN PUBLIC RIGHTS-OF-WAY OR EASEMENTS. THE TAPE SHALL BE OF A DURABLE, METALIZED, PLASTIC FILM SIMILAR TO "TERRA-TAPE D" FOR IDENTIFICATION BY ELECTRONIC PIPE LOCATING DEVICE AS WELL AS VISUAL IDENTIFICATION. THE TAPE FOR SEWER FORCE MAIN LINE SHALL BE BRIGHT GREEN WITH THE FOLLOWING IMPRINTED LEGEND "CAUTION-SEWER LINE BELOW". THE TAPE FOR WATERLINES SHALL BE BRIGHT BLUE WITH THE FOLLOWING IMPRINTED LEGEND "CAUTION- WATER LINE BELOW." IN ADDITION TO THE DETECTABLE TAPE, 12 GAGE COPPER WIRE SHALL BE INSTALLED ALONG THE PIPE FOR PURPOSES OF POSITIVE IDENTIFICATION AND LOCATION, AS REQUIRED BY THE DEPARTMENT OF PUBLIC UTILITIES.

A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & WATER LINES AND A FULL JOINT OF WATER LINE PIPE SHALL BE CENTERED WHERE WATER LINE CROSSES OVER SANITARY SEWER. WHERE CLEARANCE IS LESS THAN 18" BUT GREATER THAN 12", SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10' FROM WATERMAIN. WHEN WATER LINE CROSSES UNDER SANITARY SEWER, 18" MINIMUM CLEARANCE MUST BE MAINTAINED, AND SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10' FROM WATERMAIN.

ALL PVC WATERLINES SHALL HAVE BURIED WITH THE PIPE # 12 COATED ELECTRIC WIRE AND BROUGHT UP INTO THE METER BOXES.

THE CONTRACTOR SHALL PROVIDE A SURVEY AS-BUILT RECORD DRAWING OF THE SANITARY SEWER SYSTEM AND THE WATER DISTRIBUTION SYSTEM.

UTILITY SERVICE NOTES

WATER SERVICE
GENERAL CONTRACTOR TO PROVIDE AND INSTALL A WATER SERVICE LINE FROM EXISTING WATER MAIN TO BUILDING PER MUNICIPAL REQUIREMENTS.
CONTACT: TOWN OF CLAYTON UTILITY DEPARTMENT
TELEPHONE: 919-553-1530

ELECTRIC SERVICE
"POWER CO." TO PROVIDE UNDERGROUND 120/208/3 PHASE SERVICE. GENERAL CONTRACTOR TO PROVIDE AND INSTALL TWO 6" DIA. CONDUIT W/ PULL WIRE FROM TRANSFORMER TO BUILDING.
CONTACT: TOWN OF CLAYTON UTILITY DEPARTMENT
TELEPHONE: 919-553-1530

TELEPHONE SERVICE
"TELEPHONE CO." TO PROVIDE NEW UNDERGROUND SERVICE. GENERAL CONTRACTOR TO PROVIDE AND INSTALL A PVC CONDUIT W/ PULL WIRE FROM PHONE PANEL BOARD TO UTILITY COMPANY POINT OF CONNECTION.
CONTACT:
TELEPHONE:

SANITARY SEWER
GENERAL CONTRACTOR TO PROVIDE SCHEDULE 40 PVC SEWER SERVICE FROM EXISTING SEWER TO BUILDING.
CONTACT: TOWN OF CLAYTON UTILITY DEPARTMENT
TELEPHONE: 919-553-1530

NATURAL GAS
GENERAL CONTRACTOR TO COORDINATE WITH NATURAL GAS UTILITY FOR SERVICE LINE TO PROPOSED BUILDING.
CONTACT: PIEDMONT NATURAL GAS – MARCUS THOMPSON (Marcus.Thompson2@duke-energy.com)
TELEPHONE: 919-920-0257

UTILITY LEGEND

Symbol	Description
○PP	NEW POWER POLE
Ⓦ	NEW WATER METER
○▭○	NEW GAS METER
⌂	NEW ELECTRIC METER
— 2" W —	NEW WATER SERVICE
— GAS — GAS —	NEW GAS SERVICE
— 6"⌀SS —	NEW SANITARY SEWER
◙	NEW SANITARY SEWER CLEANOUT
— UGE —	NEW UNDERGROUND POWER SERVICE.
— UT —	NEW UNDERGROUND TELEPHONE SERVICE.

NOTE:
1. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING & APPLYING FOR UTILITY SERVICE WITH EACH UTILITY COMPANY PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO BE RESPONSIBLE FOR STREET BORE, IF REQUIRED BY TOWN OF CLAYTON PUBLIC UTILITIES DEPARTMENT.

TRIANGLE SITE DESIGN

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24434 3/31/20 MATTHEW E. LOWDER

OWNER/DEVELOPER:
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704-940-3612
cmorgan@samsxpress.com

SAM'S XPRESS CAR WASH
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Town of Clayton
Johnston County, NC

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REVISIONS

No.	Date	Desc.
1	3/5/20	Revised per Town TRC review
2	3/31/20	Revised per Town TRC review

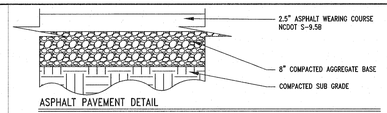
Drawn
Checked
Approved

Project No. 046011
Date: March 31, 2020

Title
UTILITY PLAN

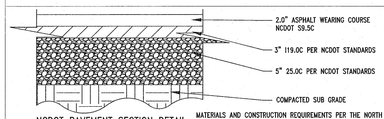
Sheet No.
C1.2

ASPHALTIC PAVEMENT



ASPHALT PAVEMENT DETAIL

SCALE: NOT TO SCALE

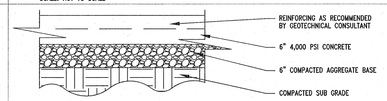


NCDOT PAVEMENT SECTION DETAIL

MATERIALS AND CONSTRUCTION REQUIREMENTS PER THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, LATEST EDITION

SCALE: NOT TO SCALE

CONCRETE PAVEMENT



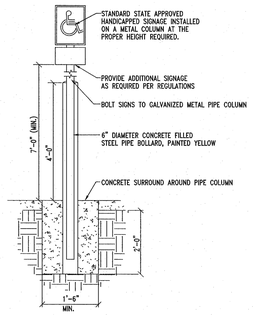
CONCRETE PAVEMENT DETAIL

1 PAVEMENT DETAILS

NOT TO SCALE

MATERIALS AND CONSTRUCTION REQUIREMENTS PER THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, LATEST EDITION

* REFER TO PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS
* REFER TO NCDOT DRIVEWAY PERMIT FOR ADDITIONAL REQUIREMENTS

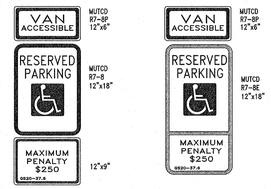


3 ACCESSIBLE PARKING SIGN DETAIL

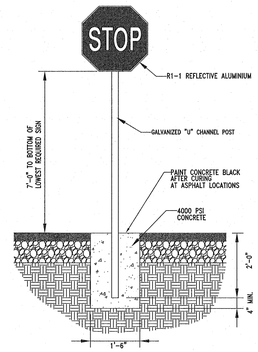
NOT TO SCALE

ACCESSIBLE PARKING SIGNAGE NOTES:

1. ALL LETTERS ARE TO BE PER THE LATEST EDITION OF THE MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.
5. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
7. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.

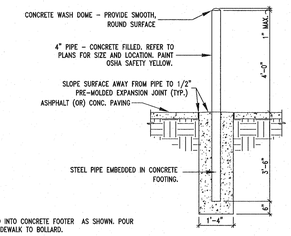


ACCESSIBLE SIGN



6 STOP SIGN DETAIL

NOT TO SCALE



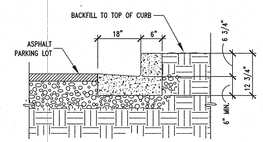
NOTE:
SET BOLLARD INTO CONCRETE FOOTER AS SHOWN. POUR CONCRETE SIDEWALK TO BOLLARD.

9 TYPICAL BOLLARD DETAIL

NOT TO SCALE

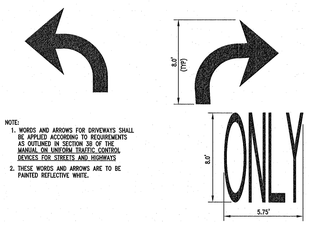
NOTES:

1. CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
3. ALL EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
4. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 P.S.I. IN 28 DAYS.
5. CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.
6. TOP 6" OF SUB-GRADE BENEATH THE CURB AND GUTTER SHALL BE COMPACTED TO 100 PROCTOR DENSITY.



4 CURB/GUTTER DETAIL

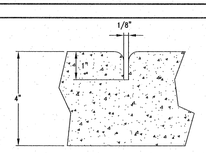
NOT TO SCALE



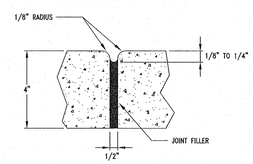
NOTE:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND ARROWS ARE TO BE PAINTED REFLECTIVE WHITE.

7 PAVEMENT MARKINGS

NOT TO SCALE



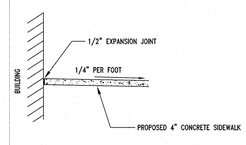
GROOVE JOINT IN SIDEWALK



TRANSVERSE EXPANSION JOINT IN SIDEWALK

GENERAL NOTES:

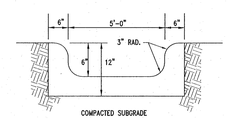
1. A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
3. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS.



DETAILS SHOWING EXPANSION JOINTS IN CONCRETE SIDEWALK

5 CONCRETE SIDEWALK

NOT TO SCALE

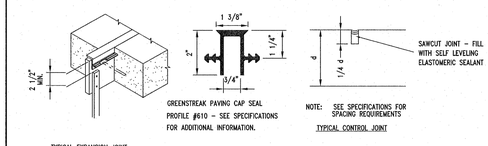


COMPACTED SUBGRADE

*NOTE: 1. ALL CONCRETE TO BE 3,600 PSI IN 28 DAYS.

8 CONCRETE FLUME

NOT TO SCALE



GREENSTREAK PAVING CAP SEAL PROFILE #610 – SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TYPICAL EXPANSION JOINT

NOTE: SEE SPECIFICATIONS FOR SPACING REQUIREMENTS

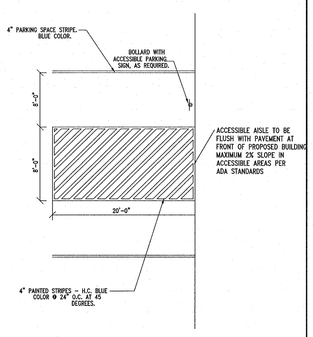
TYPICAL CONTROL JOINT

11 CONCRETE JOINTS

NOT TO SCALE

SITE ACCESSIBILITY DETAIL NOTES:

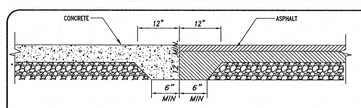
1. REFER TO SITE PLAN FOR EXACT LOCATION OF HANDICAP PARKING, WALKWAYS AND RAMPS.
2. ALL WALKWAYS, RAMPS, AND HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
3. ONE OUT OF EVERY EIGHT (8) ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.
4. ALL CONCRETE ACCESSIBLE RAMPS (3000 PSI) SURFACES SHALL HAVE COLORED TOOLED/SERRATED SLIP RESISTAND SURFACING AND/OR TACTILE WARNING DEVICE PER ADA STANDARDS AND LOCAL ACCESSABILITY CODE.
5. ALL CONCRETE ACCESSIBLE RAMPS SHALL BE COLOR IMPREGNATED TO PROVIDE VISUAL CONTRAST (DARK TO LIGHT) WITH ADJOINING CONCRETE SURFACES (MINIMUM 70% COLOR CONTRAST).
6. THE MATERIAL USED TO PROVIDE COLOR CONTRAST IN CONCRETE ACCESSIBLE RAMPS SHALL BE AN INTEGRAL (PERMANENT) PART OF THE CONCRETE AND SHALL NOT BE PAINTED ON OR CAPABLE OF FADING OR WEARING OFF.
7. FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACESSIBILITY ASLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.



2 ACCESSIBLE PARKING DETAIL

NOT TO SCALE

NOTE:
ALL ACCESSIBLE RAMP AND ACCESS AISLES SHALL MEET ALL CODES AND ADAAG REGULATIONS.



12 ASPHALT/CONCRETE TRANSITION JOINT

NOT TO SCALE

TRIANGLE SITE DESIGN

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sam's xpress car wash

SAM'S XPRESS CAR WASH

12856 US Highway 70 BUS
Town of Clayton
Johnston County, NC

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1	3/30/20	Revised per Town TRC review	
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Drawn
Checked
Approved

Project No. 046011
Date: March 31, 2020

Title

CONSTRUCTION DETAILS

Sheet No.

C1.4

DRY DETENTION STAGE/STORAGE TABLE

STAGE (FT)	ELEVATION (FT)	CONTOUR AREA (SF)	INCREMENTAL STORAGE (CF)	TOTAL STORAGE (CF)
0	349.7	16	0	0
0.3	350.0	1055	161	161
1.3	351.0	3360	2223	2383
2.3	352.0	4160	3775	6158
3.3	353.0	4955	4558	10716
4.3	354.0	5780	5368	16083
5.3	355.0	6625	6303	22386

STORMWATER MANAGEMENT: DRY-POND

WATERSHED: NEUSE RIVER
RECEIVING STREAM, INDEX & CLASSIFICATION: LITTLE CREEK (UNSW 27-43-12

SCM(S) DESIGN SUMMARY
DRAINAGE AREA TO DRY DETENTION POND: 2.09 ACRES
TOTAL DESIGN IMPERVIOUS AREA TO SCM(S): 1.46 ACRES

	OVERALL PRE-DEVELOPED	POST-DEVELOPED TO SCM(S)	POST-DEVELOPED THROUGH SCM(S)
DRAINAGE AREA:	2.09 AC	2.09 AC	
CURVE NUMBER:	70.7	88.9	
TIME OF CONCENTRATION:	10 MIN	5 MIN	
1.0" STORM EVENT:		0.456 CFS	0.135 CFS
1-YEAR STORM EVENT:	1.885 CFS	6.223 CFS	1.406 CFS
2-YEAR STORM EVENT:	3.029 CFS	8.059 CFS	1.580 CFS
10-YEAR STORM EVENT:	6.734 CFS	13.31 CFS	1.939 CFS
25-YEAR STORM EVENT:	9.283 CFS	16.36 CFS	2.973 CFS
100-YEAR STORM EVENT:	13.73 CFS	21.55 CFS	4.840 CFS

STORMWATER MANAGEMENT NOTES:

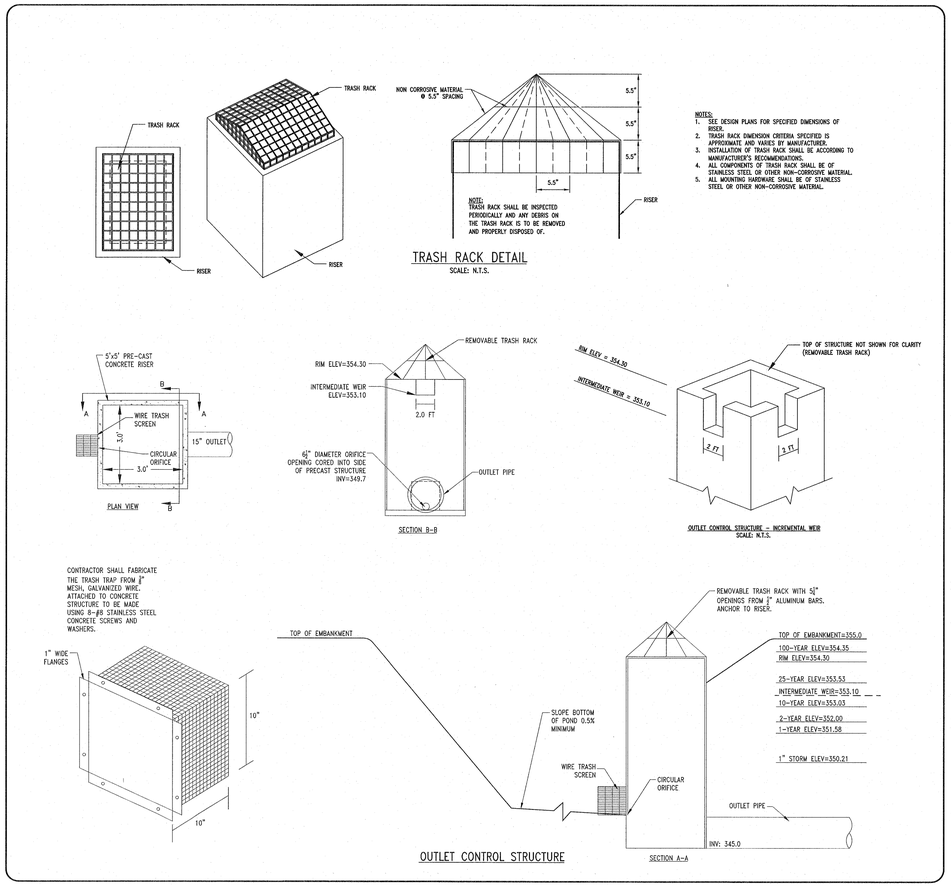
1. THE DEVELOPER OR HIS AGENT SHALL CONTACT THE ENGINEER WHEN THE BEST MANAGEMENT PRACTICE(S) ARE CONSTRUCTED AND ABOUT TO BECOME OPERATIONAL SO A FINAL INSPECTION CAN BE PERFORMED TO DETERMINE COMPLIANCE WITH THE APPROVED PLAN CAN BE PERFORMED.
2. ANNUAL MAINTENANCE INSPECTION AND REPORT REQUIRED - THE OWNER OF A PERMITTED STRUCTURAL STORMWATER BMP/CONTROL SHALL ANNUALLY SUBMIT A MAINTENANCE AND INSPECTION REPORT FOR EACH BMP TO THE STORMWATER ADMINISTRATOR. ANNUAL INSPECTIONS SHALL BEGIN WITHIN ONE YEAR OF THE RECORDATION OF ANY DEED(S) SHOWING STORMWATER BMPs/CONTROL STRUCTURES.
3. UPON COMPLETION OF THE PROJECT, AND BEFORE A CERTIFICATE OF OCCUPANCY SHALL BE GRANTED, THE ENGINEER OF RECORD SHALL CERTIFY THAT THE COMPLETED PROJECT IS IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS AND DESIGNS.
4. A FINAL INSPECTION OF THE SITE AND STORMWATER MANAGEMENT BMP/CONTROLS TO BE SCHEDULED WITH AND COMPLETED BY THE ENGINEER & INSPECTOR.
5. THE "AS-BUILT" PLANS SHALL SHOW THE FINAL DESIGN SPECIFICATIONS FOR ALL STORMWATER MANAGEMENT FACILITIES AND PRACTICES AND THE FIELD LOCATION, SIZE, DEPTH, AND PLANTED VEGETATION OF ALL MEASURES, CONTROLS AND DEVICES, AS INSTALLED. THE ENGINEER OF RECORD FOR THE STORMWATER MANAGEMENT MEASURES AND PLANS SHALL CERTIFY, UNDER SEAL, THAT THE AS-BUILT STORMWATER MEASURES, CONTROLS AND DEVICES ARE IN COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS AND DESIGNS AND WITH THE REQUIREMENTS OF THE MUNICIPALITY.
6. THE ENGINEER'S CERTIFICATION OF COMPLETION WILL BE REQUIRED PRIOR TO THE FINAL PLAT OR CERTIFICATE OF OCCUPANCY. THE STORMWATER CONTROL IS TO BE INSPECTED TO ENSURE IT IS FUNCTIONING AS DESIGNED AND HAS FULL DESIGN VOLUME PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

OPERATION AND MAINTENANCE

North Carolina stormwater rules require annual inspections by the regulating agency of detention areas as a minimum. More frequent inspections by the land owner or system operator are strongly encouraged to ensure the proper operation of bio-retention areas.

A. Rainfall Event
   1. Inspect the basin after every runoff-producing rainfall event.
B. Monthly Inspection
   1. Inspect the basin monthly
   2. Check the detention area side slopes; remove trash and repair eroded areas before the next rainfall event.
   3. Check the vegetative and rock filters for sediment accumulation, erosion and proper operation of the drainage systems and repair as necessary.
C. Quarterly Inspection
   1. Inspect the collection system (i.e. catch basin, pipes and grass swales) for proper functioning. Clear accumulated trash from basin grates and basin bottoms. Check piping for obstructions.
   2. Check pond inlet pipes for undercutting, replace rip-rap and repair broken pipes.
   3. Reseed grassed swales, including the vegetated filter if applicable, twice a year as necessary. Repair eroded areas immediately.
D. Six Month Inspection
   1. Remove accumulated sediment from the bottom of the outlet structure or other areas where accumulated sediment is noted.
   2. Inspect the embankment taking note of any wet areas where water may be seeping through the soil.
E. General Inspection
   1. Maximum grass height is to be 6in.
   2. No woody vegetation shall be allowed to grow in the detention area.
   3. Debris shall be removed from blocking the inlet and outlet structures and from areas of potential clogging.
   4. Periodic removal of dead vegetation shall be accomplished.
   5. All components of the detention system must be kept in good working order.

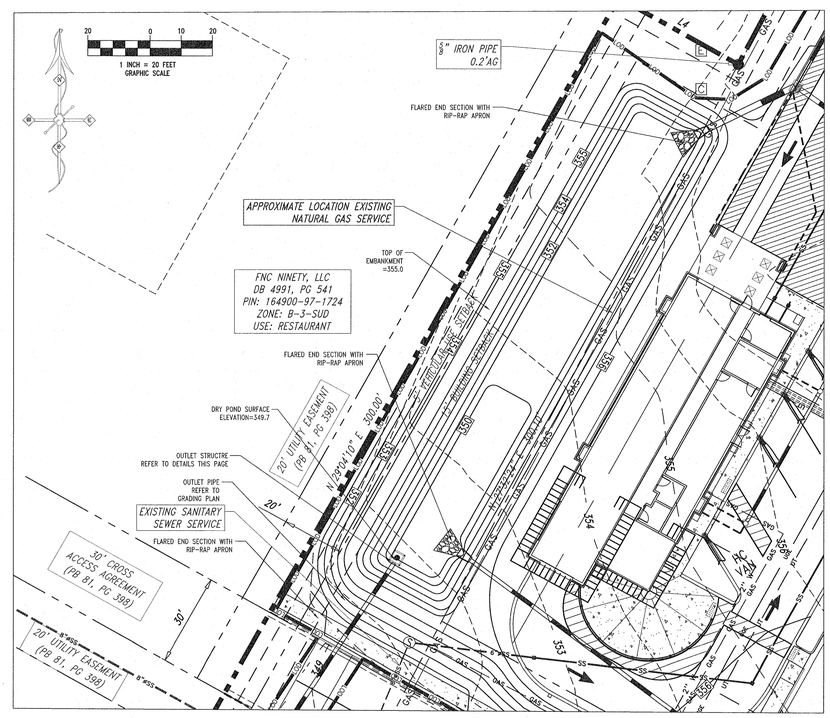
BMP element:	Potential problem:	How I will remediate the problem
The entire BMP	Trash/debris is present	Remove the trash/debris
The perimeter of the dry detention pond	Areas of bare soil and/or erosive gullies have formed	Regrade the soil if necessary to remove the gully, and then plant a ground cover and water until it is established. Provide lime and a one-time fertilizer application Maintain vegetation at a height of approximately six inches.
The inlet device: pipe, stone verge or swale	The pipe is clogged.	Unclog the pipe. Dispose of the sediment off-site.
	The pipe is cracked or otherwise damaged	Replace the pipe.
	Erosion is occurring in the swale.	Regrade the swale if necessary to smooth it over and provide erosion control devices such as reinforced turf matting or riprap to avoid future problems with erosion.
	Stone verge is clogged or covered in sediment	Remove sediment and clogged stone and replace with clean stone.
The pretreatment area	Flow is bypassing pretreatment area and/or gullies have formed	Re-grade if necessary to route all flow to the pretreatment area. Restabilize the area after grading.
	Sediment has accumulated to a depth greater than three inches	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and restabilize the pretreatment area.
	Erosion has occured	Provide additional erosion protection such as reinforced turf matting or rip-rap if needed to prevent future erosion problems.
	Weeds are present.	Remove the weeds, preferably by hand.
The detention pond: Vegetation	Grass is dead, diseased or dying	Determine the source of the problem: soils, hydrology, disease, etc. Remedy the problem and replace grass. Provide a one-time fertilizer application to establish the ground cover it a soil test indicates it is necessary.
The drop inlet	Clogging has occured	Clean out the drop inlet. Dispose of the sediment off-site.
	The drop inlet is damaged.	Repair or replace the drop inlet.
The receiving water	Erosion or other signs of damage have occurred at the outlet.	Contact the local NC Division of Water Quality Regional Office, or the 401 Oversight Unit at 919-733-1786



TRASH RACK DETAIL
SCALE: N.T.S.

OUTLET CONTROL STRUCTURE - INCREMENTAL WEIR
SCALE: N.T.S.

OUTLET CONTROL STRUCTURE



DRY POND PLAN VIEW

TRIANGLE SITE DESIGN

CONSULTANT:
Triangle Site Design, PLLC
4004 Barrett Drive
Suite 101
Raleigh, NC 27609
(919)553-6570
mlawter@triangledesign.com
NC LICENSE #F-0619

NORTH CAROLINA PROFESSIONAL SEAL 24531 ENGINEER MATTHEW E. LAWTER

OWNER/DEVELOPER:
Sam's Real Estate
SXCW Properties II, LLC
Attn. Chris Morgan
7932 Council Place
Suite 102
Matthews, NC 28105
704-940-3612
cmorgan@samsxpress.com

SAM'S XPRESS CAR WASH
12856 US Highway 70 BUS
Town of Clayton
Johnston County, NC

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.

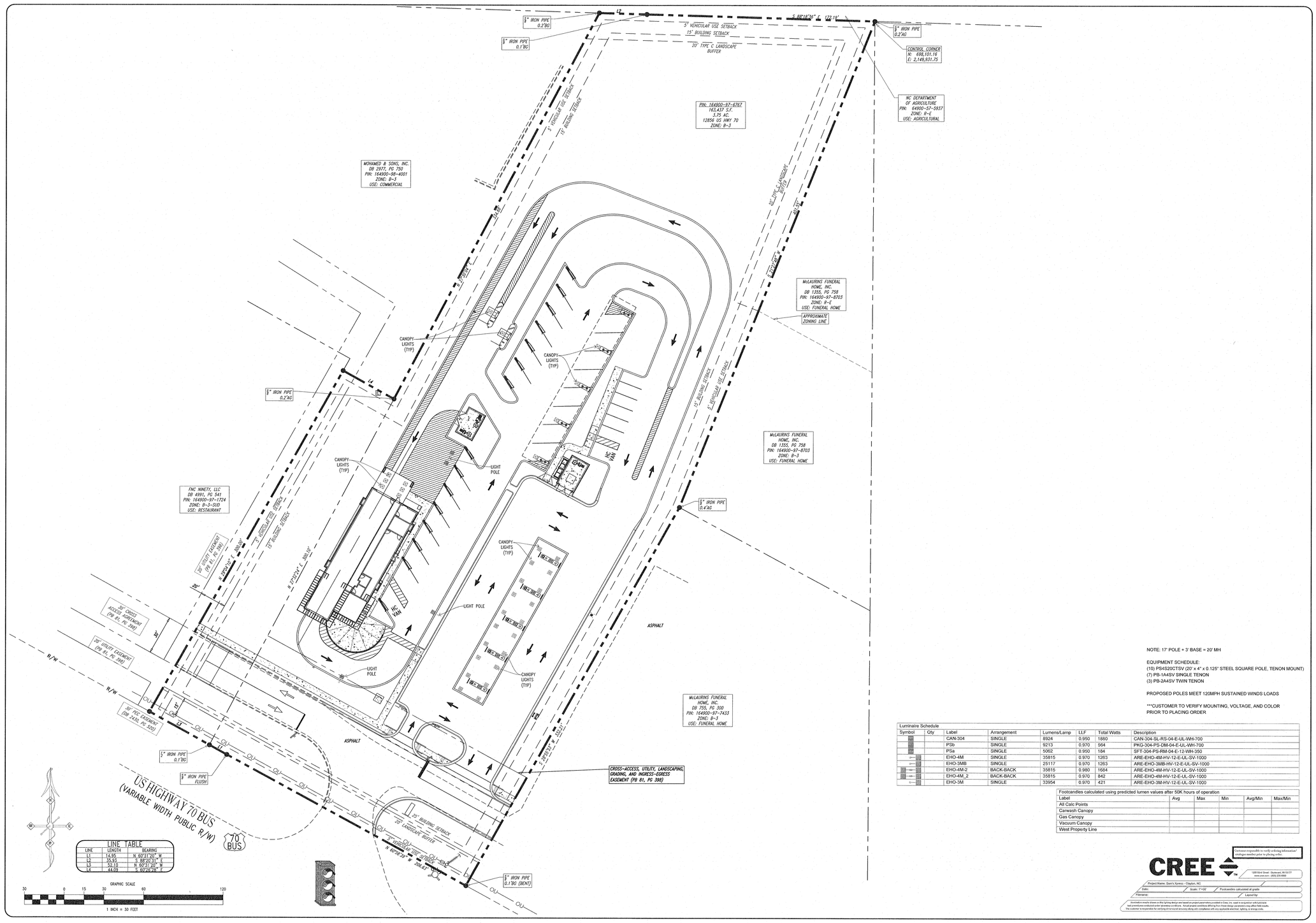
REVISIONS No.	Date	Desc.
1	3/5/20	Revised per Town TRC review
2	3/31/20	Revised per Town TRC review

Drawn
Checked
Approved

Project No. 046011
Date: March 31, 2020

Title
STORMWATER MANAGEMENT DETAILS

Sheet No.
C1.5



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.95	N 60°31'20" W
L2	35.83	S 88°20'31" E
L3	52.10	N 60°31'20" W
L4	44.09	S 60°29'28" E

NOTE: 17' POLE + 3' BASE = 20' MH

EQUIPMENT SCHEDULE:
(10) PS4S20CTSV (20' x 4" x 0.125" STEEL SQUARE POLE, TENON MOUNT)
(7) PB-1A4SV SINGLE TENON
(3) PB-2A4SV TWIN TENON

PROPOSED POLES MEET 120MPH SUSTAINED WINDS LOADS

***CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR PRIOR TO PLACING ORDER

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
		CAN-304	SINGLE	8924	0.950	1880	CAN-304-SL-RS-04-E-UL-WH-700
		PSb	SINGLE	9213	0.970	564	PKG-304-PS-DM-04-E-UL-WH-700
		PSa	SINGLE	5062	0.950	184	SFT-304-PS-RM-04-E-12-WH-350
		EHO-4M	SINGLE	35815	0.970	1263	ARE-EHO-4M-HV-12-E-UL-SV-1000
		EHO-3MB	SINGLE	25117	0.970	1263	ARE-EHO-3MB-HV-12-E-UL-SV-1000
		EHO-4M_2	BACK-BACK	35815	0.980	1684	ARE-EHO-4M-HV-12-E-UL-SV-1000
		EHO-4M_2	BACK-BACK	35815	0.970	842	ARE-EHO-4M-HV-12-E-UL-SV-1000
		EHO-3M	SINGLE	33954	0.970	421	ARE-EHO-3M-HV-12-E-UL-SV-1000

Footcandles calculated using predicted lumen values after 50K hours of operation

Label	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points					
Carwash Canopy					
Gas Canopy					
Vacuum Canopy					
West Property Line					

CREE

Customer responsible to verify ordering information/ catalogue number prior to placing order.

1220 63rd Street - Sturtevant, WI 53177
www.cree.com - (262) 275-6896

Project Name: Sam's Xpress - Clayton, NC
Date: Scale: 1"=30' Footcandles calculated at grade
Filename: Layout by:

Illuminance levels shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire and photometric model(s) under laboratory conditions. Actual project conditions differing from those design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

TRIANGLE SITE DESIGN

CONSULTANT:
Triangle Site Design, PLLC
4004 Barrett Drive
Suite 101
Raleigh, NC 27609
(919)553-6570
mlowder@trianglesitedesign.com
NC LICENSE #F-0619

NORTH CAROLINA PROFESSIONAL SEAL 29837 ENGINEER MATTHEW E. LOWDER

OWNER/DEVELOPER:
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SXCW Properties II, LLC
Attn. Chris Morgan
7932 Council Place
Suite 102
Matthews, NC 28105
704-940-3612
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SAM'S XPRESS CAR WASH
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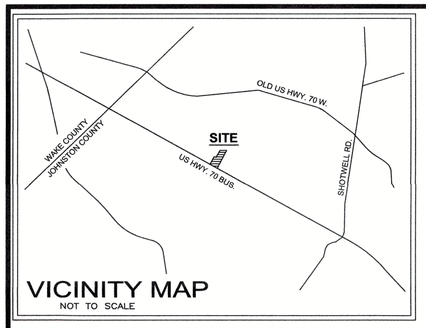
REVISIONS			
No.	Date	Desc.	
1	3/5/20	Revised per Town TRC review	
2	3/31/20	Revised per Town TRC review	

Drawn
Checked
Approved

Project No. 046011
Date: March 31, 2020
Title

LIGHTING PLAN

Sheet No.
C1.10



VICINITY MAP
NOT TO SCALE

REFERENCES:

DEED BOOK 2658, PAGE 57
BOOK OF MAPS 65, PAGE 451
*OTHERS SHOWN HEREON

NOTES:

1) All distances are horizontal ground distances in u.s. survey feet unless otherwise noted.

2) This survey does not include nor depict any environmental evaluations.

3) Field survey performed September 30, 2019.

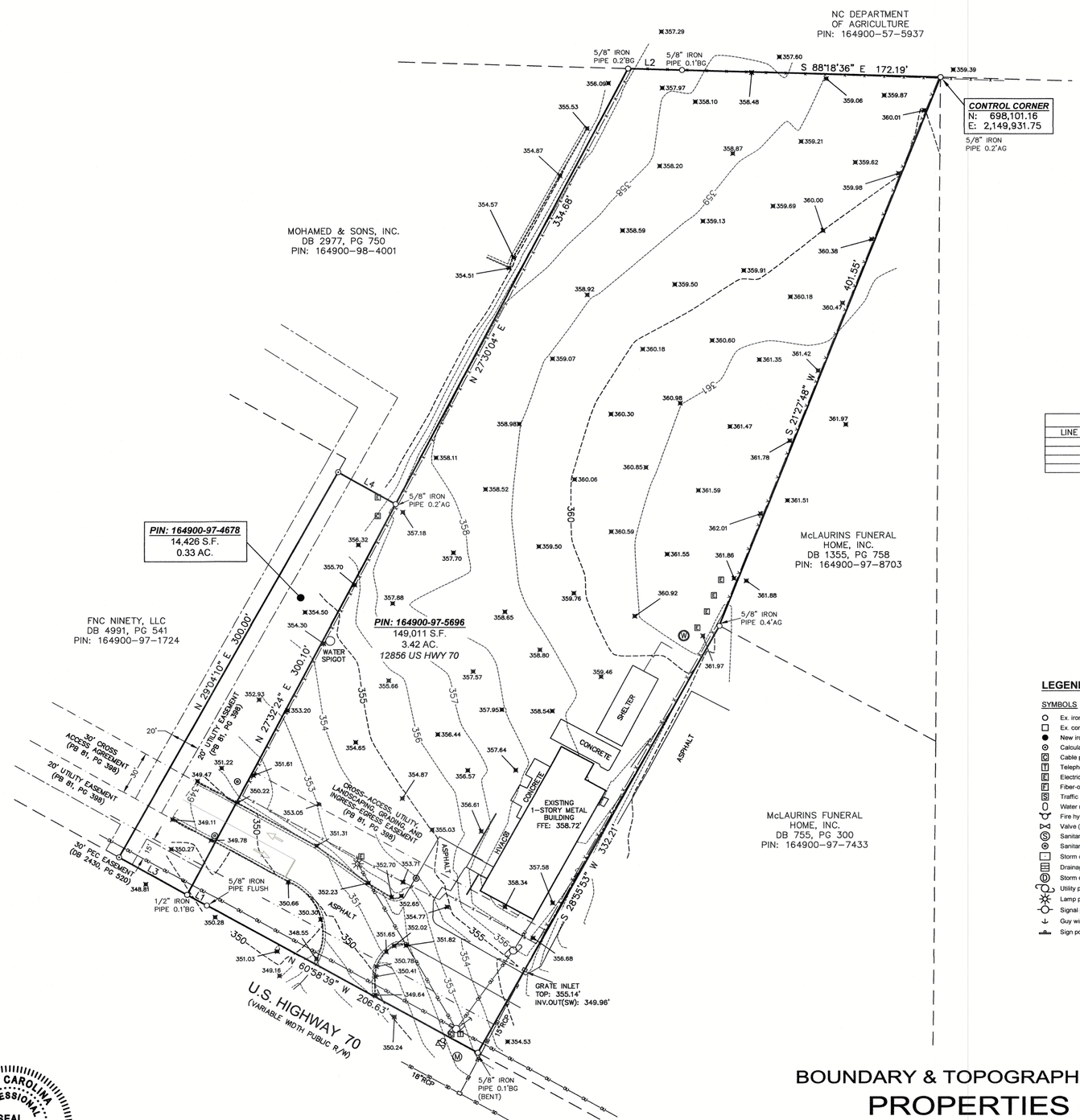
4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.

5) The locations of underground utilities as shown hereon (if any) are based on aboveground structures and aboveground visual evidence only. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures nor any utility locate tickets called in for marking of said utilities.

6) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720164900K, effective date December 2, 2005.

7) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.

Horizontal Datum = NAD 83/2011
Vertical Datum = NAVD 88



NC GRID NORTH
(NAD 83/2011)

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.95	N 60°31'20" W
L2	35.93	S 88°20'31" E
L3	52.10	N 60°31'20" W
L4	44.09	S 60°26'28" E

LEGEND and NOMENCLATURE

SYMBOLS
- Ex. iron pipe/rod or nail
- Ex. concrete monument
- New iron pipe
- Calculated point
- Cable pedestal
- Telephone pedestal
- Electric pedestal
- Fiber-optic marker
- Traffic signal box
- Water meter
- Fire hydrant
- Valve (water or gas)
- Sanitary sewer manhole
- Sanitary sewer cleanout
- Storm curb inlet
- Drainage inlet (w/ grate)
- Storm drain manhole
- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Sign post

LINETYPES
- —— X —— Fence
- —— OU —— Overhead utility
- —— W —— Water
- —— SS —— Sanitary sewer
- —— SD —— Storm drain

ABBREVIATIONS

DB	Deed Book
PB or BM	Plat Book / Book of Maps
N/F	Now or formerly
Pg.	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
NCSR	North Carolina State Route
R/W	Right-of-way
Ex.	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
O/H	Overhang
AG	Above ground
BG	Below ground

THIS SURVEY 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.

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision or positional accuracy as calculated is greater than 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, license number and seal this 14th *day of* OCTOBER, *2019.*

Professional Land Surveyor (L-5107)

NORTH CAROLINA PROFESSIONAL SEAL L-5107 LAND SURVEYOR JUSTIN L. LUTHER

BOUNDARY & TOPOGRAPHIC SURVEY

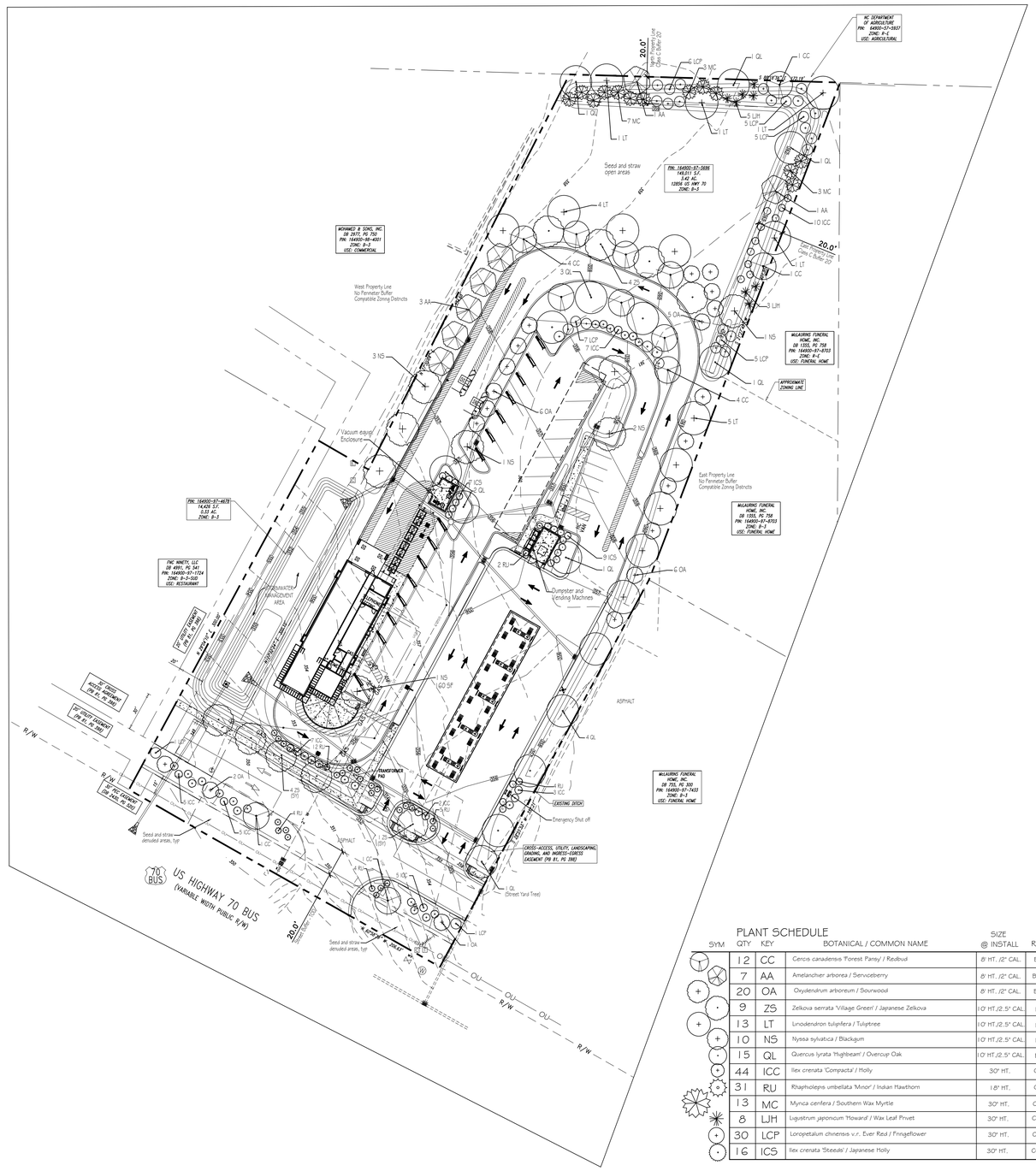
PROPERTIES OF BANNISTER PROPERTIES, LLC

CLAYTON TOWNSHIP JOHNSTON COUNTY NORTH CAROLINA

50 25 0 50 100
SCALE: 1"=50'

JOB NO.: 197465
FILE NAME: ALTA
PLOT DATE: 10/14/19

NEWCOMB *land surveyors, pllc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203*



TOWN LANDSCAPE REQUIREMENTS

Total site area: 148,975.2 sf
20% of Total site area: 29,795.04 sf
Total provided: 35,252.16 sf
Required: 29,795.04 S.F./1000=29.80 (30)
Required: 30 canopy trees, 30 understory trees, and 60 shrubs
Provided: 30 canopy trees, 30 understory trees, and 60 shrubs

PARKING AREA REQUIREMENTS:

Proposed Parking: 17, including 1 handicap space
Proposed Vacuum Spaces: 22, including 1 handicap space
Proposed Spaces Total: 29, including 2 handicap spaces
No parking space is greater than 100 feet from a canopy tree
Row of shrubs provided to screen parking from the Right-of-Way.

BUFFER REQUIREMENTS (Site Zoning B-3):

NORTH BUFFER: Adjacent zoning: R-E
Required: Class C Buffer (20') Alternative 3 Requires A wall or Berm
Required Plants: 5 canopy trees, 2 understory trees, and 26 shrubs
Provided: 5 canopy trees, 2 understory trees, and 26 shrubs
6' Berm has been provided

WEST BUFFER: Adjacent zoning: B-3
Required: No Penmeter Buffer Required, Compatible Zoning Distncts

EAST BUFFER: Adjacent zoning: R-E and B-3
Adjacent R-E Zoning (217.91 L.F.); Required: Class C Buffer (20') Alternative 3 Requires A wall or Berm
Required Plants: 4 canopy trees, 2 understory trees, and 26 shrubs
Provided: 4 canopy trees, 2 understory trees, and 26 shrubs
6' Berm has been provided

Adjacent B-3 Zoning (494.59 L.F.); No Penmeter Buffer Required, Compatible Zoning Distncts

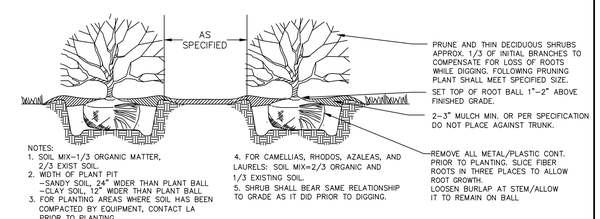
STREET YARD BUFFER (TOD Commercial): Class A Buffer (20') Required; 4,227 S.F.
Required Plants: 5 trees and 25 shrubs
Provided: 5 understory trees due to overhead utilities and 25 shrubs
Note: There are no existing trees or shrubs in the street yard buffer area.

STREET YARD TREES:
Required: 1 canopy tree / 40 LF of Right-of-Way
Provided: 274 LF of frontage - 6 trees (25 and QL), Noted with (SY)

All mechanical equipment shall be screened entirely from view, as required within the UDO.

PLANTING NOTES

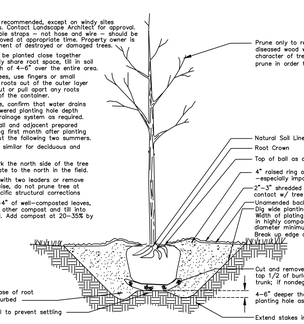
1. All plant materials to comply with American Standard for Nursery Stock ANSI.Z60.
2. Plant locations to be approved in field prior to installation.
3. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
4. Establish plant bed configurations. Landscape Architect to approve bed layout in field.
5. Install plants and mulch beds with 4" hardwood mulch.
6. Landscape Contractor to guarantee plant materials for a one year period following substantial completion.
7. Areas damaged from activities of Landscape Contractor to be seeded and established at no additional cost to the owner.
8. 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.
9. Create mulch beds 5' around large trees and group small trees / shrubs as appropriate. Minimize mulch use. All areas immediately surrounding landscape areas to be Bermuda sod. All other lawn areas to be seeded and straw applied.



NOTES:
1. SOIL MIX–1/3 ORGANIC MATTER, 2/3 EXIST SOIL.
2. WIDTH OF PLANT PIT
–SANDY SOIL, 24" WIDER THAN PLANT BALL
–CLAY SOIL, 12" WIDER THAN PLANT BALL
3. FOR PLANTING AREAS WHERE SOIL HAS BEEN COMPACTED BY EQUIPMENT, CONTACT LA PRIOR TO PLANTING.
4. FOR CAMELLIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX=2/3 ORGANIC AND 1/3 EXISTING SOIL.
5. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING.

1 / LA-1 SHRUB PLANTING
NTS

NOTES:
1. Staking of trees is not recommended, except on windy sites or large evergreen trees. Contact Landscape Architect for approval. If staking is done, flexible straps – not hose and wire – should be used and must be removed at appropriate time. Property owner is responsible for replacement of destroyed or damaged trees.
2. Where several trees will be planted close together such that they will likely share root space, till in soil amendments to a depth of 4–6" over the entire area.
3. For container-grown trees, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots circling the perimeter of the container.
4. During the design phase, confirm that water drains out of the soil; use lowered planting hole depth and design alternate drainage system as required.
5. Thoroughly soak root ball and adjacent prepared soil several times during first month after planting and regularly throughout the following two summers.
6. The planting process is similar for deciduous and evergreen trees.
7. Do not wrap trunk; Mark the north side of the tree in the nursery and locate to the north in the field.
8. Avoid purchasing trees with two leaders or remove one at planting. Otherwise, do not prune tree at planting except for specific structural corrections
9. Before planting, add 3–4" of well-composted leaves, recycled yard waste or other compost and till into top 6" of prepared soil. Add compost at 20–35% by volume to backfill soil.



2 / LA-1 TREE PLANTING
NTS

PLANT SCHEDULE

SYM	QTY	KEY	BOTANICAL / COMMON NAME	SIZE @ INSTALL	ROOT	SPACING	TYPE
	12	CC	Cercis canadensis 'Forest Pansy' / Redbud	8' HT.,/2" CAL.	B & B	15' O.C.	UNDERSTORY
	7	AA	Amelanchier arbonea / Serviceberry	8' HT.,/2" CAL.	B & B	15' O.C.	UNDERSTORY
	20	OA	Oxydendrum arboreum / Sourwood	8' HT.,/2" CAL.	B & B	15' O.C.	UNDERSTORY
	9	ZS	Zelkova serrata 'Village Green' / Japanese Zelkova	10' HT.,/2.5" CAL.	B & B	N/A	CANOPY
	13	LT	Liriodendron tulipifera / Tuliptree	10' HT.,/2.5" CAL.	B & B	N/A	CANOPY
	10	NS	Nyssa sylvatica / Blackgum	10' HT.,/2.5" CAL.	B & B	N/A	CANOPY
	15	QL	Quercus lyrata 'Highbeam' / Overcup Oak	10' HT.,/2.5" CAL.	B & B	N/A	CANOPY
	44	ICC	Ilex crenata 'Compacta' / Holly	30" HT.	CONT.	6' O.C.	SHRUB
	31	RU	Rhaphiolepis umbellata 'Minor' / Indian Hawthorn	18" HT.	CONT.	4' O.C.	SHRUB
	13	MC	Myrica cerifera / Southern Wax Myrtle	30" HT.	CONT.	6' O.C.	SHRUB
	8	LJH	Ligustrum japonicum 'Howard' / Wax Leaf Privet	30" HT.	CONT.	8' O.C.	SHRUB
	30	LCP	Loropetalum chinensis v.r. 'Ever Red / Fringeflower	30" HT.	CONT.	8' O.C.	SHRUB
	16	ICS	Ilex crenata 'Steeedii' / Japanese Holly	30" HT.	CONT.	4' O.C.	SHRUB

LANDSCAPE PLAN

40 20 0 40 80 120

COALY DESIGN
LANDSCAPE ARCHITECTURE
300 / 230 Durham Street
Raleigh, NC 27601
919.539.0012

SAM'S XPRESS
12856 US HWY 70 BUS
TOWN OF CLAYTON, WAKE COUNTY, NORTH CAROLINA

LANDSCAPE PLAN

Professional Seals

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
KIMBERLY J. WICKER
4/1/20
NORTH CAROLINA CORPORATE ARCHITECTURE FIRM
C-262
COALY DESIGN, P.A.

Date Issued:	01.10.20
Scale	1"=40'
Drawn by:	RAP
Checked by:	KJW

Revisions

No.	Description	Date	By
1	Town Comments	3.6.20	KJW
2	Town Comments	4.1.20	KJW

LA-1

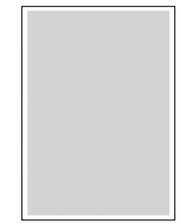
EXTERIOR MATERIAL SCHEDULE

	MATERIAL	MANUFACTURER	MODEL	COLOR	NOTES
	PARAPET WALL COPING	CARLISLE SYNTEC SYSTEMS	SECUREDGE 300	DOVE GRAY A09	GALVANIZE, PRE-FINISHED, KYNAR 500, 24 GAUGE METAL
	RED TRELLIS	T.B.D.		RED (PANTONE 485C)	PROVIDED BY G.C.
	GRAY EIFS	STO CORP.	StoTherm CI Essence INSULATED WALL CLADDING SYSTEM	BRUSHED PEWTER FINISH: StoPowerwall FINE (80296)	INSTALL OVER STOGUARD LIQUID APPLIED WRB. COLOR AND TEXTURE TO BE APPROVED BY OWNER.
	DARK GRAY BRICK	TAYLOR CLAY PRODUCTS	322 GRAY	DARK GRAY	RUNNING BOND FACE BRICK. MORTAR COLOR TO BE DETERMINED
	LIGHT GRAY BRICK	TAYLOR CLAY PRODUCTS	320 GRAY	LIGHT GRAY	RUNNING BOND FACE BRICK, SOLDIER & SILL COURSE. MORTAR COLOR TO BE DETERMINED
	ROLL UP DOOR	WAYNE DALTON	MODEL 900	CLEAR ANODIZED	PAINT TO MATCH DARK BRICK COLOR
	ALUMINUM CURTAIN WALL	TUBLITE	SERIES 200	CLEAR ANODIZED	2" X 5 $\frac{3}{4}$" FRAMES WITH 1" CLEAR INSULATED GLASS. SEE GLAZING SCHEDULE
	ALUMINUM STOREFRONT	KAWNEER	TRIFAB VG451T SSG	CLEAR ANODIZED	SEE GLAZING SCHEDULE
	GRAY METAL GLAZING PANEL	CITADEL	GLAZEGUARD 1000	DOVE GRAY	
	RED METAL BAND WITH RED LED LIGHT STRIP	SEE ELECTRICAL DRWGS.		RED (PANTONE 485C)	
	EMERG. OVERFLOW SPOUT	SEE PLUMBING DRWGS.		DOVE GRAY A09	

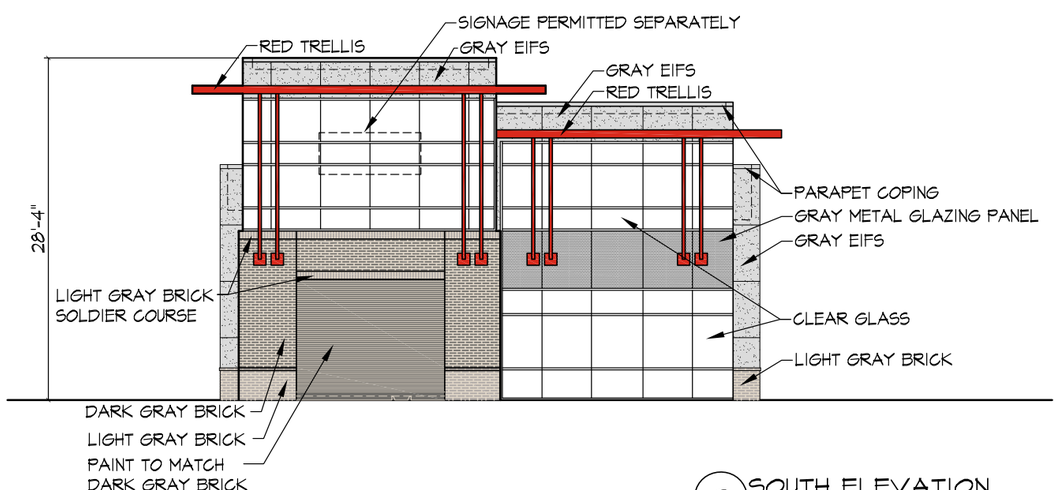
LIGHT GRAY BRICK IMAGE

EIFS-BRUSHED PEWTER

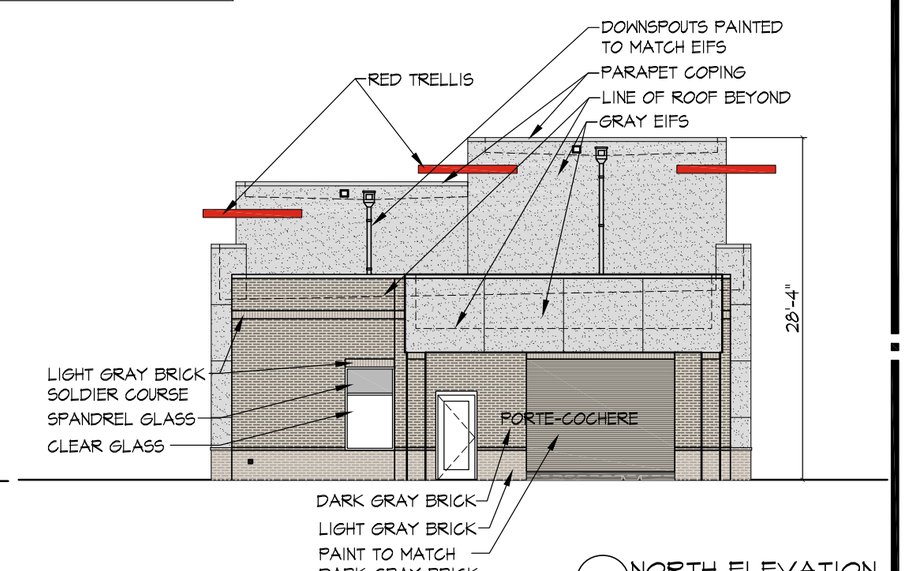
DARK GRAY BRICK IMAGE



CLEAR ANODIZED ALUMINUM



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ESD
architecture • interior design
421 Penman Street, Suite 200, Charlotte, NC 28203
Email: esd@esdarch.com • Phone: 704-373-1900

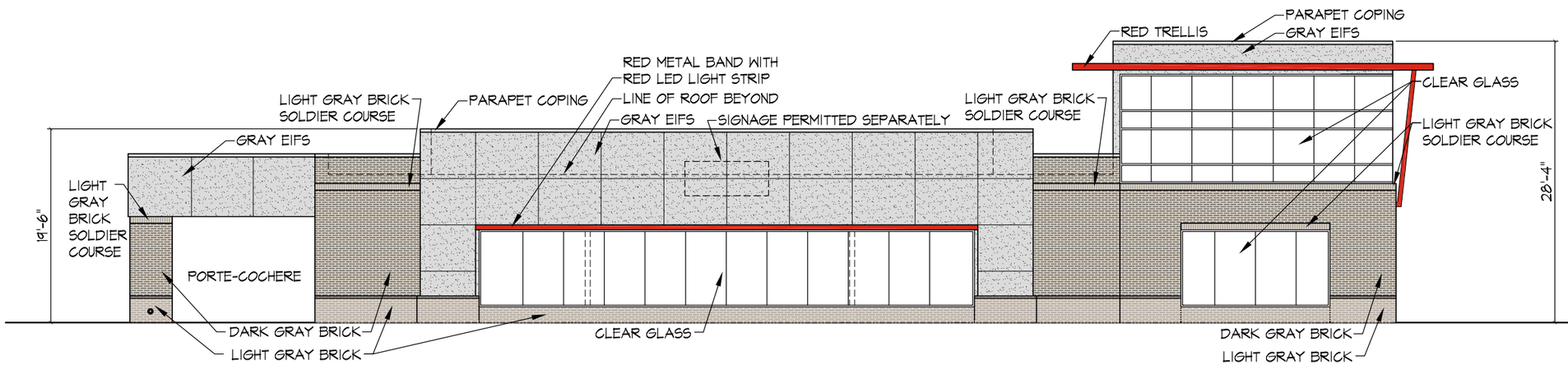
SAM'S XPRESS CAR WASH
COLOR ELEVATIONS
CLAYTON, NC

DATE: 3/3/20
PROJECT #: 20-
DRAWN BY: VW
CADD FILE NAME:

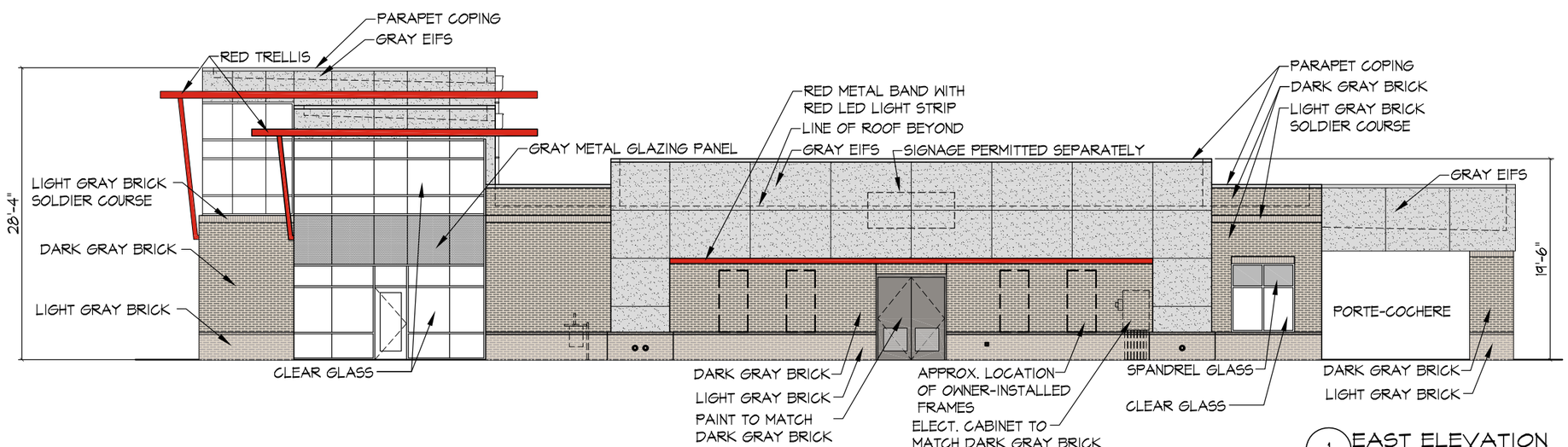
THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF ESD. THE REPRODUCTION, OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED, ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

Sheet
1

EXTERIOR MATERIALS SCHEDULE AND IMAGES ON PAGE 1



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

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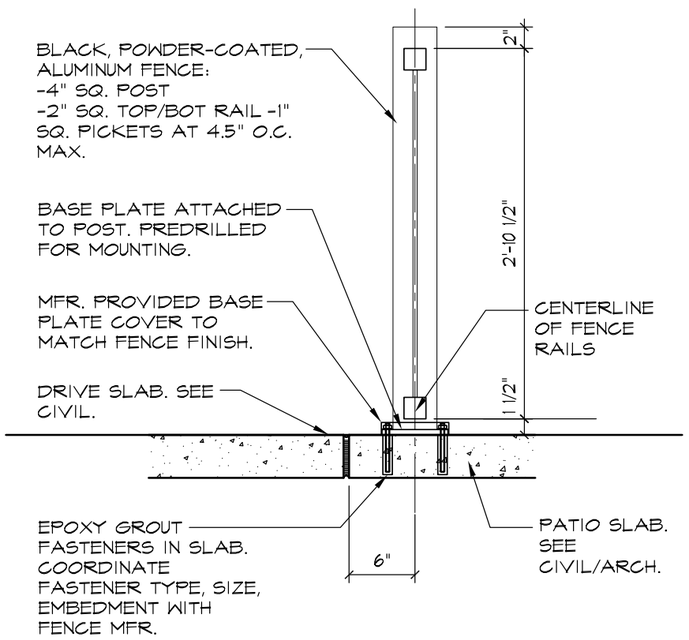
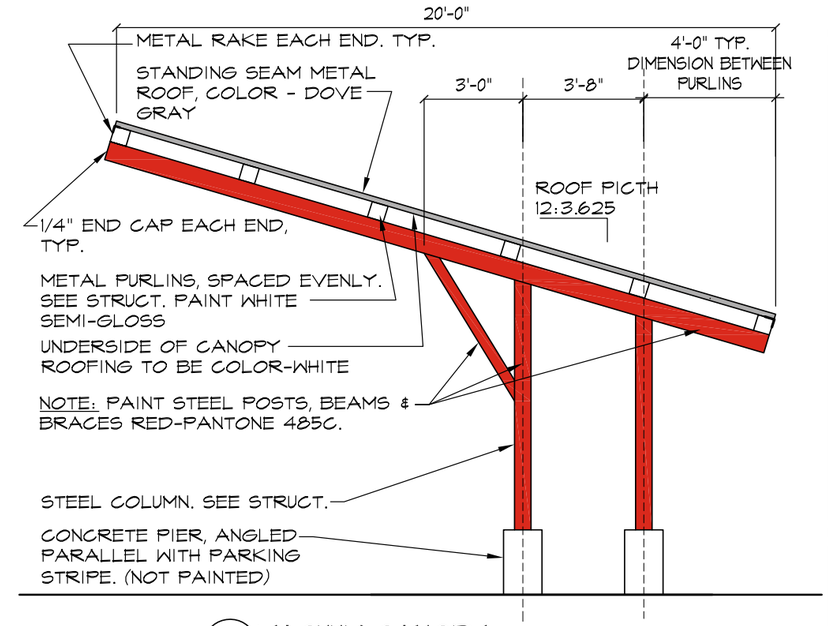
2

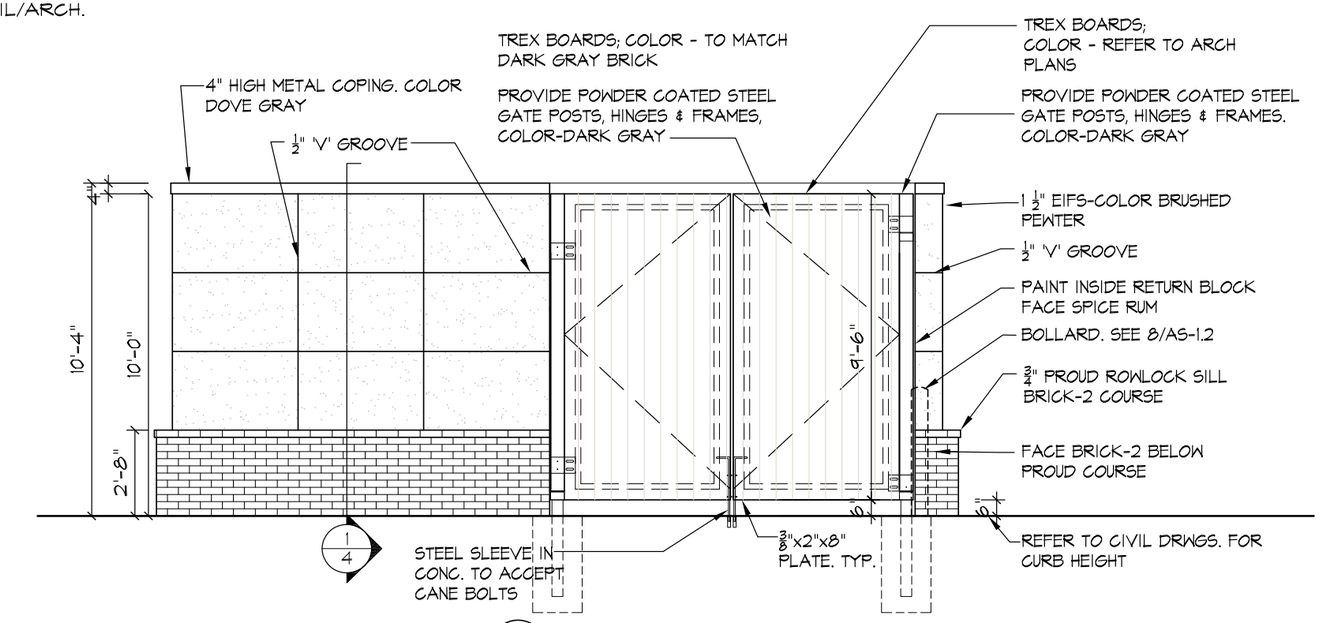
FENCE DESIGN TO MEET THE FOLLOWING REQUIREMENTS: · LOADING FOR "GUARDS" - NCBC Sec.1607.7 · OPENING LIMITATIONS - NCBC Sec.1013.3



3 PATIO FENCE DETAIL
SCALE: 1" = 1'-0"



2 VACUUM CANOPY
SCALE: 1/4" = 1'-0"



1 DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0" VACUUM ENCLOSURE SIMILAR

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SAM'S XPRESS CAR WASH
COLOR ELEVATIONS
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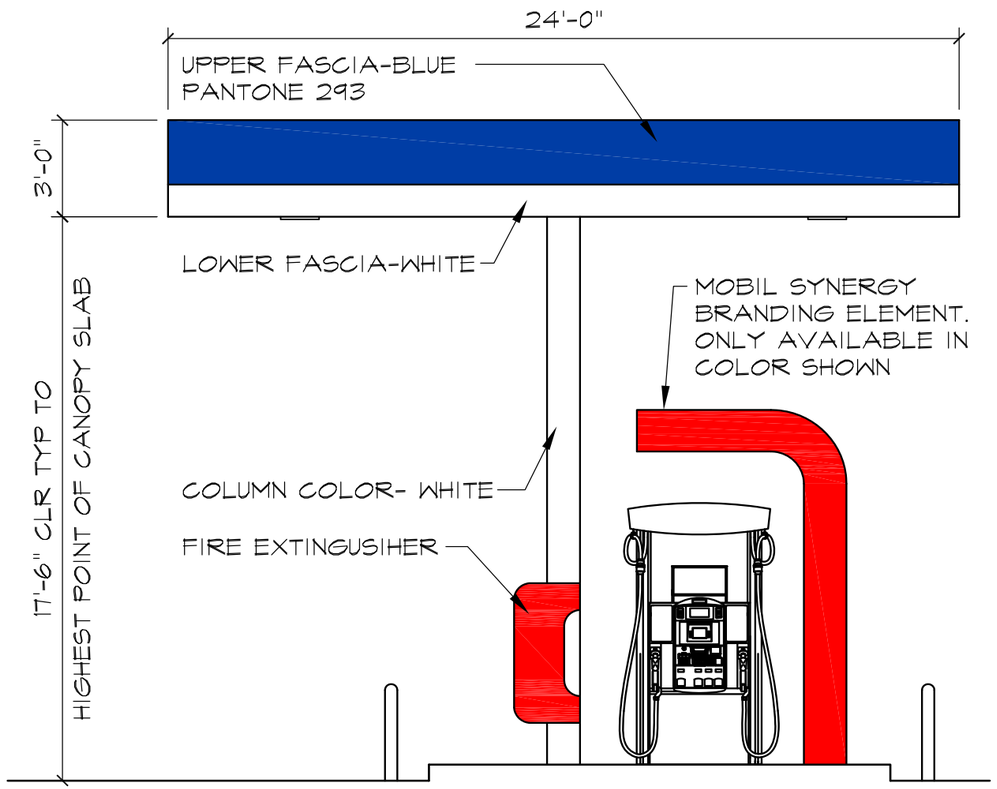
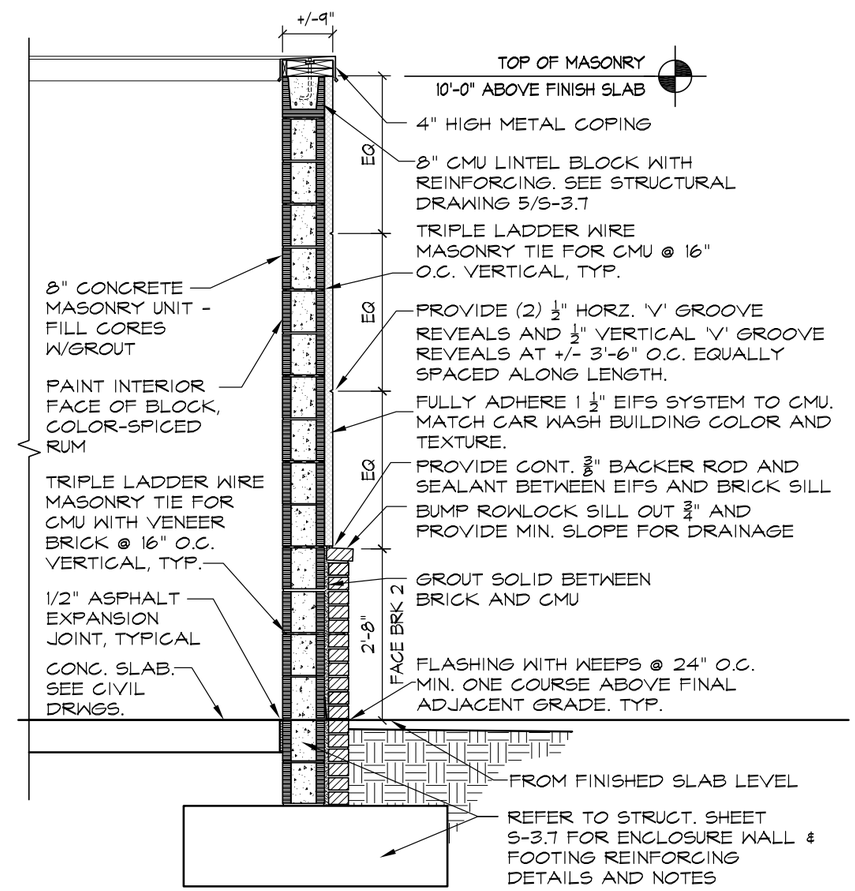


2 FUEL ELEVATION
SCALE: 1/4" = 1'-0"



1 DUMPSTER wall section
SCALE: 1/2" = 1'-0"

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COLOR ELEVATIONS
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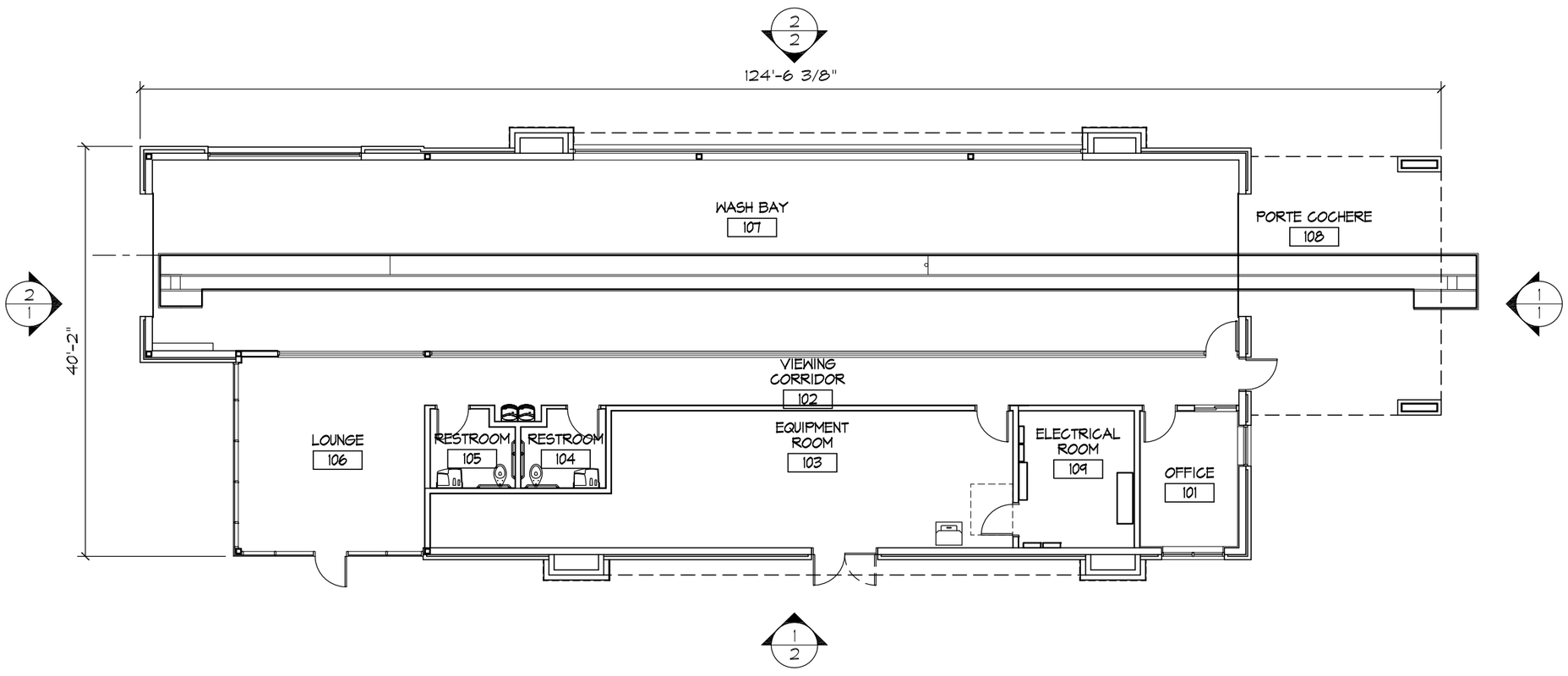

1 CAR WASH PLAN
SCALE: 3/32" = 1'-0"

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

Planning Board
June 10, 2020

STAFF REPORT

Application Number: 2020-07-SP
Project Name: Sam's Xpress Car Wash Site Plan

Tag #: 05G01199B & 05G01201D
Location: 12856 US HWY 70 Business
Applicant: Chris Morgan, Sam's Real Estate
Owner: Bannister Properties, LLC
Project Planner: Sharon Sharpe, Planner

Public Noticing Dates:

- **Neighborhood Meeting:** June 10, 2020 (Virtual)
- **Sign Posted:** May 15, 2020

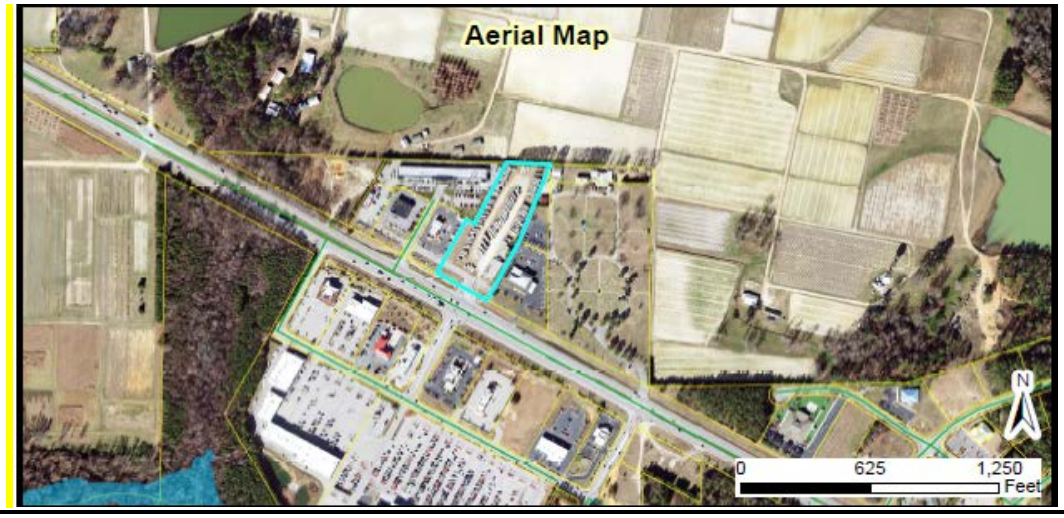
REQUEST: Construct a new automated carwash with vacuum stations and gas sales.

SITE DATA:

Acreage: 3.75 acres

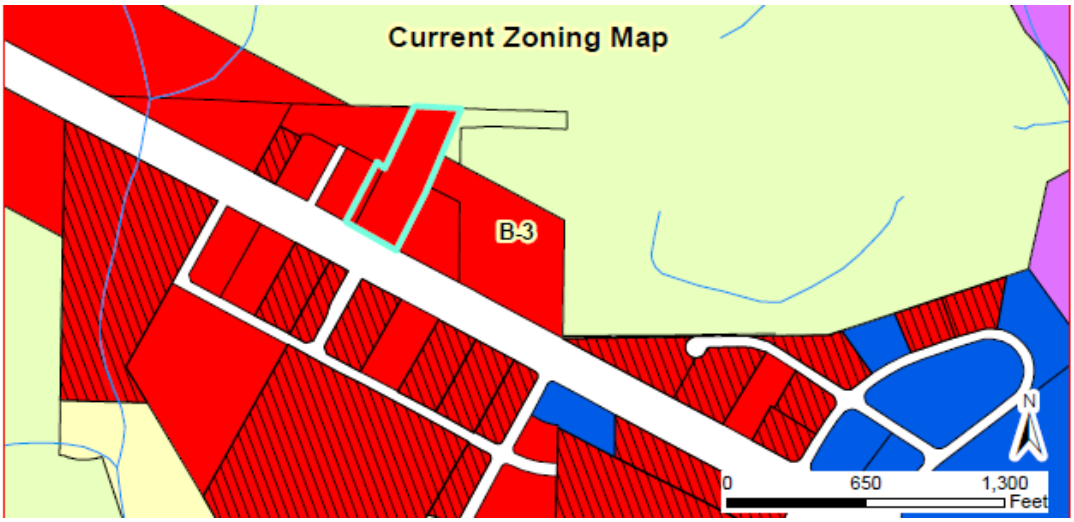
Zoning: Business (B-3)

Existing Use: Existing Vacant building and land (Formerly Camptown RV)



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential Estate (R-E)	Agriculture/ NC State Dept. of Agriculture
South	Highway Business (B-3)	Clayton Town Centre (Walmart)
East	Highway Business Special Use District (B-3)	McLaurin Funeral Home Inc.
West	Highway Business (B-3)	Hardee's Restaurant



DEVELOPMENT DATA:

Proposed Use: Carwash/Gas sales

Buildings: 1 building (new building, vacuum stations, gas pumps, vending machine area)

Impervious Surface: 48.76 % proposed

Required Parking: 21 Parking Spaces (1 space/200 sq. ft.) minimum off-street parking requirements for office retail, and/or indoor seating area. As well as, adequate vehicle queuing lane to ensure cars can circulated safely around site.

Proposed Parking: 7 parking spaces**,** 22 vacuum spaces, which includes 2 handicap spaces

Access/Streets: Access will be off of existing service road via US HWY 70 BUS

STAFF ANALYSIS AND COMMENTARY:

Overview
The applicant is requesting major site plan approval for the construction of approximately 4,140 square feet of carwash building, 3,192 square feet of fuel canopy and 2, 840 square feet of vacuum canopy. This major site plan will be reviewed by the Planning Board for final approval.

Parking
The proposed carwash/gas sales 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. Carwash/Auto detailing requires one space per two hundred square feet of office, retail, or indoor seating. In addition, the 2,840 square feet of vacuum stations is proposed to provide 22 vacuum car spaces.

Landscaping and Buffering
The development is proposing landscaping around the parking area as well as a compatibility Class C buffer. The required compatibility buffer to the northern portion of the property that abuts a residential zoning districts. The overall site includes an additional fence area and screening around the outdoor seating area at the front of carwash building. There will be a walk-up vending machine area for customers to access onsite. As part of the Landscaping requirements all mechanical equipment will be screened from view, as well as a dumpster with an enclosure with required landscape plantings.

Access/Streets/Sidewalk
Sidewalks are proposed with this development along the service road to assist with safe pedestrian access between adjacent commercial developments along this roadway.

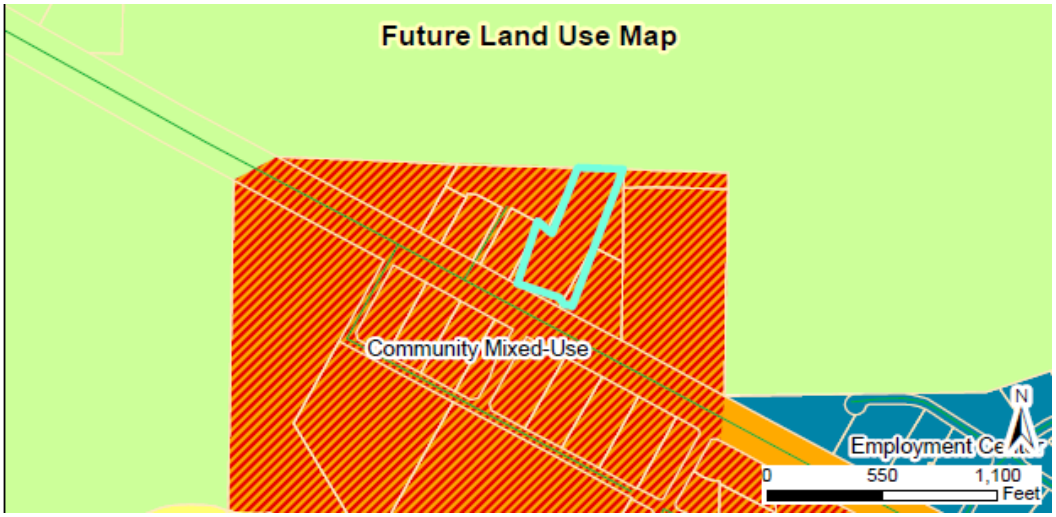
Trash Collection
A dumpster is proposed for this site. The dumpster enclosure will be comprised of material to match the overall architecture of primary building (carwash). This Dumpster will also have landscape screening located around its base to adhere to Clayton design standards.

Architecture/Design
The proposed buildings will be constructed of the brick masonry and metal banding to match at a height of 28-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 Center", which is located adjacent to a major transportation corridor (e.g., US HWY 70-BUS). These designated areas shall provide adequate levels of infrastructure in retail, convenience stores with gas sales. The proposed carwash and gas sales is consent with this designation.

- **Unified Development Code**
  The site plan meets all applicable requirements of the Unified Development Code.



CONSIDERATIONS

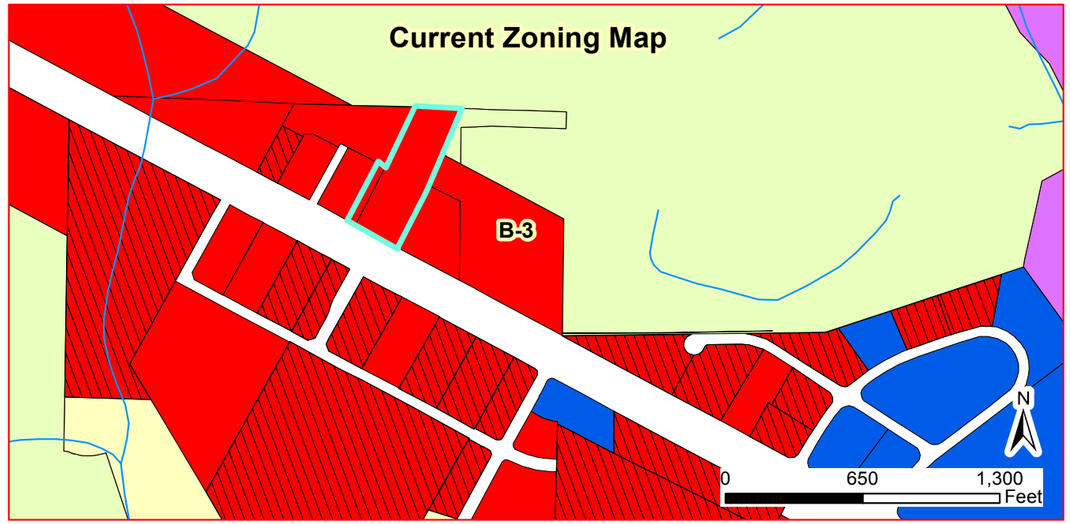
- The Planning Board makes the final decision on major site plan applications.

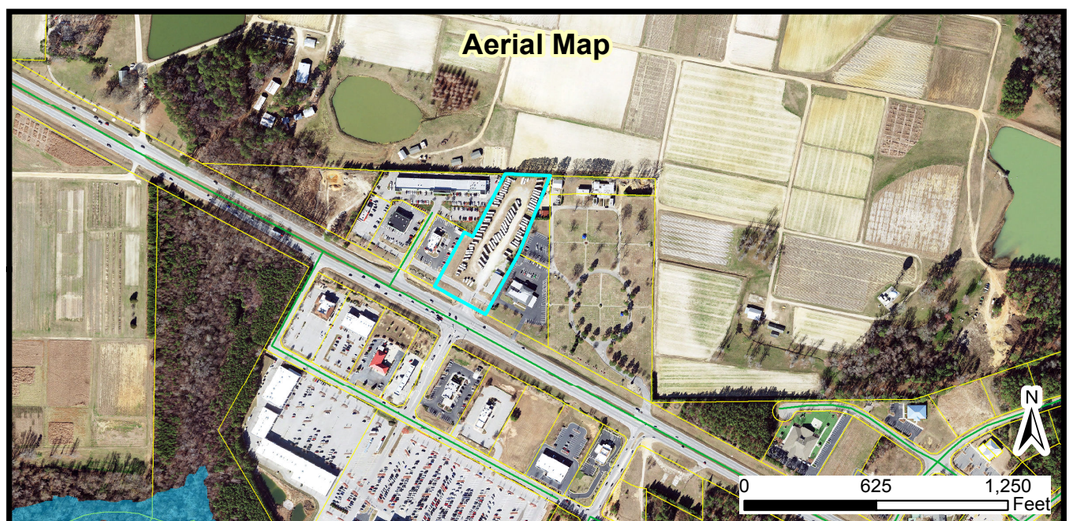
STAFF RECOMMENDATION

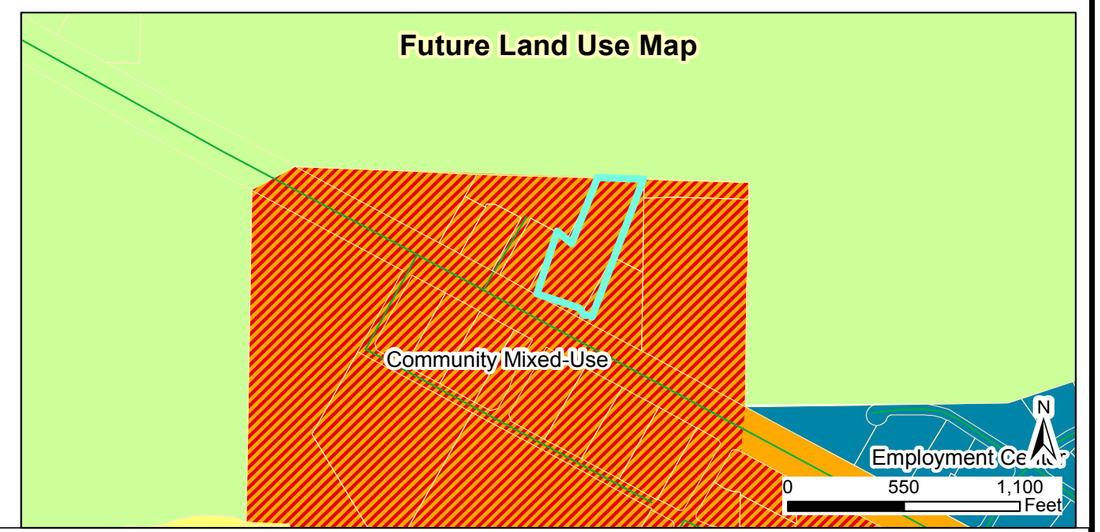
- Staff recommends ***approval*** of the Major Site Plan request 2020-07-SP.

ATTACHMENTS:

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







Request: To develop automated carwash and gas sales
2020-07-SP, Sam's Xpress Carwash Major Site Plan

Staff Report Map

Applicant: Sam's Real Estate
Property Owners: Bannister Properties, LLC
Tag #: 05G01199B & 05G01201D

05/11/2020
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2020\2020-07-SP Sam's Xpress Car Wash\Maps\Sam's Xpress carwash map.mxd

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

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: Tract on Powhatan Rd. **Date:** 1/20/20

Applicant Name: True Line Surveying

The following checklist to be completed by applicant:

[✓] Pre-Application Meeting on: July 23, 2019
[✓] Review Fee
[✓] Advertisement Fee
[✓] Completed Application
[✓] Owner's Consent Form
[✓] Adjacent Property Owner's List
[✓] Neighborhood Meeting Notice Letter (1 copy)
[✓] 2 Sets of stamped, addressed, empty envelopes for adjacent property owner notification
[✓] Signed & Sealed Boundary Survey
[✓] Copy of signed & sealed boundary survey in PDF on USB

RECEIVED
JAN 31 2020
TOWN OF CLAYTON
PLANNING DEPARTMENT

Reviewed by: CFreeman

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: Tract on Powhatan Rd.

Acreage of Property: 22.121 **Zoning District:** R-E

County Tag #: 05I05004 **NC Pin #:** 167804-62-4440

Address/Location: Powhatan Rd.

Existing Zoning District: R-E **Proposed Zoning District:** I-1

APPLICANT INFORMATION

Applicant: True Line Surveying

Mailing Address: 205 W. Main St., Clayton, NC 27520

Phone Number: 919-359-0427 **Fax:** 919-359-0428

Contact Person: Curk Lane

Email Address: curk@truelinesurveying

PROPERTY OWNER INFORAMTION

Name: David Orringer

Mailing Address: 3508 Queen Ann Rd., Clayton, NC 27527

Phone Number: _____ **Fax:** _____

Email Address: _____

OFFICE USE ONLY

Date Received: 1/31/2020 Amount Paid: $700 File Number: 2020-17-RZ

EXPLANATION OF PROJECT

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

Client would like to rezone to have the uses of I1 zoning. They want this property to be rezonedso it matches the existing zoning of the near Novo Nordisk parcel 167804-41-9237.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

   This property is consistent with the adopted plans of the Town. This property will match existing surrounding commercial properties that are currently zoned at I1.

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

   Current use is residential. Proposed use is light manufacturing and or office.

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

   Sites can be used for support of adjacent companies or stand along manufacturing.

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.

   Property can be adequately served by existing facilities. Some manufacturing facilities may use less water and sewer depending on the manufacturing process. Such a matter will be dealt with on-site by site as uses become known. Manufacturing will have little to know impact on recreation, schools or roads.

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

   Uses is currently not in violation.

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.

   No adverse effect on adjoining property owners. The buildings will match other surrounding properties and will be the same zoning as Novo Nordisk.

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.

Property will not be detrimental to the general public as it is already surrounded by light manufacturing.

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.

Cline Lane		1/31/20
Print Name	***Signature of Applicant***	***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: Tract on Powhatan Rd. **Address or PIN #:** 167804-62-4440

AGENT/APPLICANT INFORMATION:

Tree Line Surveying
(Name - type, print clearly)

205 W Main 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***):

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:

DAVID ORRINGER
(Name - type, print clearly)

3508 QUEEN ANN DR.
(Address)

(Owner's Signature)

CLAYTON NC 27527
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Molly L. Herring a Notary Public for the above State and County, this the 23 day of January, 2020

SEAL

MOLLY L. HERRING NOTARY PUBLIC JOHNSTON COUNTY, NC My Comm. Expires

Notary Public Molly L. Herring

My Commission Expires: 11/5/24

April 2019

10 of 10

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

May 15, 2020

NOTICE

SUBJECT:	**Project:**	2020-17-RZ – Tract on Powhatan Road, Rezoning
	Address:	Powhatan Road approximately 1,250 feet west of Mohican Trail and Powhatan Road
	TAG #:	05I05004
	Applicant:	True Line Surveying

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold a public meeting on ***May 26, 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 22 acres from **R-E** (Residential Estate) to **I-1** (Industrial-Light). 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

February 18, 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 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 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.

Meeting Date: March 4, 2020
Meeting Time: 6:00pm
Meeting Location: True Line Surveying 205 W. Main St. Clayton, NC 27520
Type of Application: Rezoning Application
Project/proposal property address: Powhatan Rd. tract
Description of project/proposal: Client would like to rezone to have the uses of I1 zoning.
Upcoming public meetings for this application (Planning Board and/or Town Council): March 23, 2020
At a minimum, the following will be available for your inspection at the Neighborhood Meeting:
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 map, drawing, or other depiction of the proposed land use change or development proposal.

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.
If you have any questions prior to or after this meeting, you may contact us at 919-359-0427 You may also contact the Planning Department at 919-553-5002.

Sincerely,

Curk Lane
True Line Surveying

Cc: Town of Clayton Planning Department

ADJACENT PROPERTY OWNERS LIST

Project Name: True Line Surveying

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

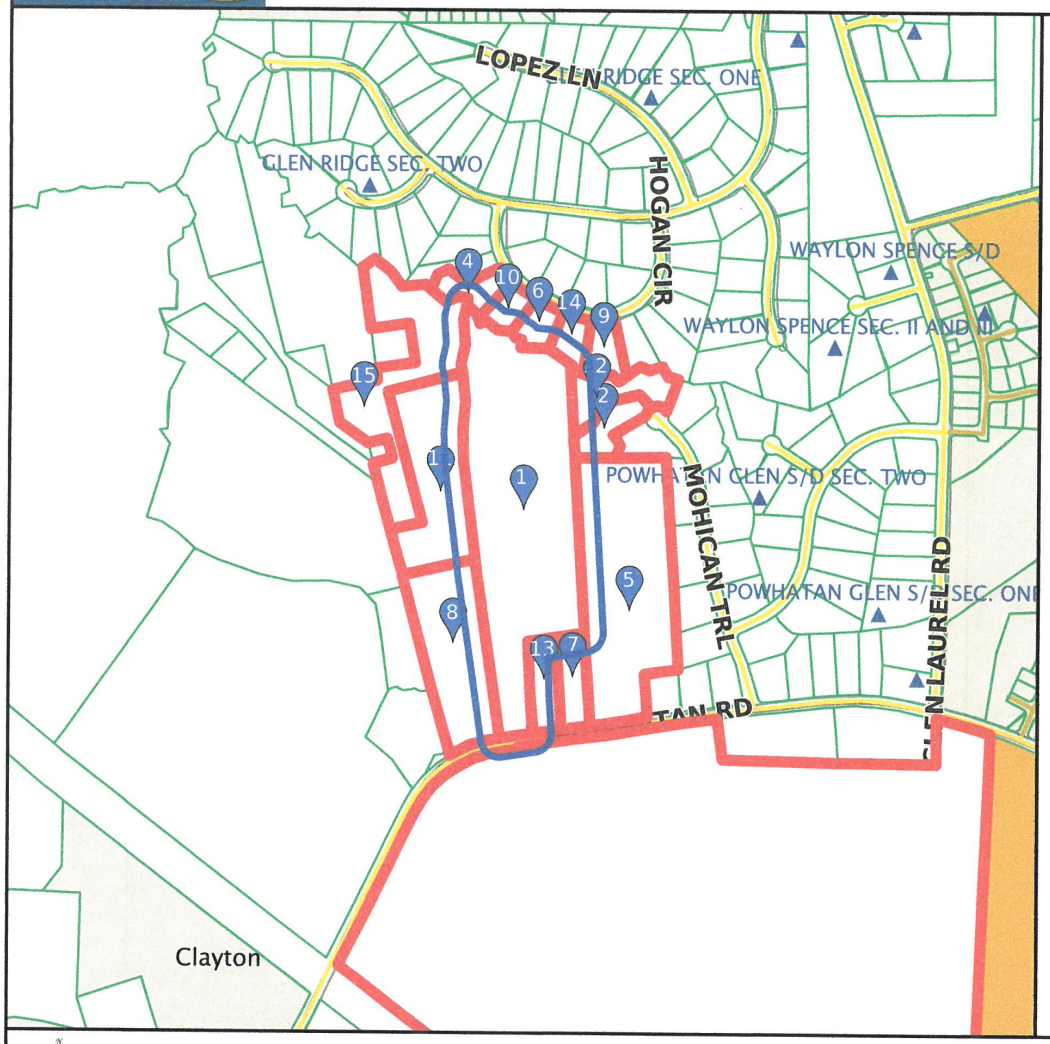
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
05I05004	David and Nicole Orringer	3508 Queen Ann Dr., Clayton, NC 27527
05I05007V	CUOMO, RISA M.	225 MOHICAN TR CLAYTON, NC 27527
05E99010N	NOVO NORDISK PHARM IND	3612 POWHATAN RD CLAYTON, NC 27527
05I04051	BARBEE, SCOTT BARBEE, SUNISHA	421 HOGAN CR CLAYTON, NC 27527
05I05005	HILL, ROGER WILLIAM HILL, GINGER SMITH	3276 POWHATAN ROAD CLAYTON, NC 27527
05I04049	CARMAN, MICHAEL L ALFORD-CARMAN, MARY H	417 HOGAN CIRCLE CLAYTON, NC 27527-0000
05I05004A	SMITH, LARRY SMITH, LINDA T	3352 POWHATAN RD CLAYTON, NC 27527-0000
05I05012	GRIFOLS THERAPEUTICS INC	PO BOX 110526 DURHAM, NC 27709-5526
05I04047	DAVIS, JAMES C	413 HOGAN CIRCLE CLAYTON, NC 27527-0000
05I04050	MELTON, FRANK	419 HOGAN CIRCLE CLAYTON, NC 27527-0000
05I05003	CARROLL, SHIRLEY JONES	2144 SHOTWELL RD CLAYTON, NC 27520-0000
05I05007W	SILLS, JOHN H	224 MOHICAN TRL CLAYTON, NC 27527-6048
05I05004C	SCOTT, TERESA SMITH	3366 POWHATTAN RD CLAYTON, NC 27527-0000
05I04048	SCOTT, W NELSON II SCOTT, JONES BROOKS	415 HOGAN CIRCLE CLAYTON, NC 27527-0000
05I05003F	JONES, HUBERT DONALD	1827 OLD U S 70 W CLAYTON, NC 27520-6507

JOHNSTON COUNTY NORTH CAROLINA

*** * * DISCLAIMER * * ***

Johnston County assumes no legal responsibility for the information represented here.



Result 1

id:	05I05004
Tag:	05I05004
Owner Name 1:	ORRINGER, DAVID S.
Owner Name 2:	ORRINGER, NICOLE W.
Mail Address 1:	3508 QUEEN ANN DR
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27527-8713
Book:	04885
Page:	0488

Result 2

id:	05I05007V
Tag:	05I05007V
Owner Name 1:	CUOMO, RISA M.
Owner Name 2:	
Mail Address 1:	225 MOHICAN TR
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27527
Book:	04745
Page:	0501

Scale: 1:10060 - 1 in. = 838.33 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
January 31, 2020

ORRINGER, DAVID S.
ORRINGER, NICOLE W.
3508 QUEEN ANN DR
CLAYTON, NC 27527-8713

CUOMO, RISA M.
225 MOHICAN TR
CLAYTON, NC 27527

NOVO NORDISK PHARM IND
3612 POWHATAN RD
CLAYTON, NC 27527-0000

BARBEE, SCOTT
BARBEE, SUNISHA
421 HOGAN CR
CLAYTON, NC 27527

HILL, ROGER WILLIAM
HILL, GINGER SMITH
3276 POWHATAN ROAD
CLAYTON, NC 27527-0000

CARMAN, MICHAEL L
ALFORD-CARMAN, MARY H
417 HOGAN CIRCLE
CLAYTON, NC 27527-0000

SMITH, LARRY
SMITH, LINDA T
3352 POWHATAN RD
CLAYTON, NC 27527-0000

GRIFOLS THERAPEUTICS INC
PO BOX 110526
DURHAM, NC 27709-5526

DAVIS, JAMES C
413 HOGAN CIRCLE
CLAYTON, NC 27527-0000

MELTON, FRANK
419 HOGAN CIRCLE
CLAYTON, NC 27527-0000

CARROLL, SHIRLEY JONES
2144 SHOTWELL RD
CLAYTON, NC 27520-0000

SILLS, JOHN H
224 MOHICAN TRL
CLAYTON, NC 27527-6048

SCOTT, TERESA SMITH
3366 POWHATTAN RD
CLAYTON, NC 27527-0000

SCOTT, W NELSON II
SCOTT, JONES BROOKS
415 HOGAN CIRCLE
CLAYTON, NC 27527-0000

JONES, HUBERT DONALD
1827 OLD U S 70 W
CLAYTON, NC 27520-6507

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

Label Type: AV5160
15 label(s) printed

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning Date of Mailing: February 18, 2020

Date of Meeting: March 4, 2020 Time of Meeting: 6:00pm

Location of Meeting: True Line Surveying, 205 W. Main St., Clayton, NC 27520

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: Molly Herring Signature: Molly Herring

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.*

Neighborhood meeting was held March 4, 2020, 6:00pm at True Line Surveying. Curk Lane started the meeting at 6:15pm.

Main concern the attendees had was the type of business that was going to be going there.

Other concerns were:

1. Dust control exisiting constrcution from NOVO

2. Noise and vibration from NOVO

3. Powhatan Road Traffic

4. Larry Smith and the Scott's do not want to be surrounded by an Industrial Park.

5.Michael Carman would like the stream buffer to be larger and had questions about the wild life being displaced.

6. Jesse Scott site plan needs to monitor light pollution.

7. Decreased home values of surrounding homes. David Orringer will get a real estate appraiser to give statement on the value.

After each were discussed no one had any further questions.

The meeting ending at 7:45pm.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Tract on Powhatan Rd.

Application: Rezoning

Location/Date: 205 W. Main St. (True Line Surveying) 3/4/2020

	NAME	ADDRESS
1	Larry Smith	3352 POWHATAN RD CLAYTON, NC 27527-0000
2	John Sills	224 MOHICAN TRL CLAYTON, NC 27527-6048
3	Michael Carman	417 HOGAN CIRCLE CLAYTON, NC 27527-0000
4	Jesse Scott	3366 POWHATTAN RD CLAYTON, NC 27527-0000
5	Teresa Scott	3366 POWHATTAN RD CLAYTON, NC 27527-0000
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March 14, 2020

Mr. Robert Ahlert, Chairman
Clayton Planning Board
111 E Second Street
Clayton, NC 27520

Subject: Request to rezone Powhatan Road vacant parcel from R-E zoning to I1: Parcel 05105004

I attended the March 4, 2020 Neighborhood Meeting held by Mr. Curk Lane at True Line Surveying. At this meeting I expressed my and my wife's objections to this rezoning request. Also in attendance, along with others, were my next door neighbor and sister, Mrs. Teresa Scott and her husband Jesse. Mrs. Scott has sent a letter dated March 6, 2020 to the Planning Board setting forth several objections that she has to this proposed rezoning. My wife and I are in total agreement with Mrs. Scott's objections.

We had planned on attending the Planning Board's March 23, 2020 meeting to present our objections to this proposed rezoning in person. However, due to our age, health and the current situation with the Covid19 virus, we feel that we should not be attending any meetings at this time. Therefore, we are requesting that you take this letter under consideration in lieu of an oral presentation from us.

As stated previously we are opposing this rezoning to I1. Since Novo Nordisk has and are continuing to build across the road from our property there has been a tremendous increase in noise, dust, vibrations to our house and the traffic on Powhatan road is now really bad. When I cross the road to my mailbox I nearly always have to wait for numerous vehicles to pass by and at times it is really a dangerous situation. If this rezoning is approved, then my sister's and my residential properties would be ¾ surrounded by Industry. I believe this would have a severe negative impact on our residential property values. Also there is only one other large (about 15 acres) piece of property adjacent to this proposed rezoning parcel before reaching the neighborhood of Powhatan Glen, and if this rezoning is approved it is only a matter of time before I believe this other property would also be requested for rezoning. If that happens, my sister's and my residential properties will be completely surrounded (**360 degrees**) by Industry.

Also, the applicant has not stated any intended use for this property if it is rezoned. Could it be something in the I1 Zoning that may be offensive to neighbors? It is our understanding that if this rezoning request is approved, any use listed in I1 Zoning could be put on this property. There are many uses listed in the I1 Zoning that we would not want next door to our family and we feel other neighbors, like those in Powhatan Glen, would not want in this neighborhood either.

Again, we want to reiterate our opposition to this rezoning request and ask that the planning board recommend denial of this application to the Town Council. We also ask that this letter be included in the records pertaining to subject rezoning request.

Sincerely,

Larry G. Smith & Linda T. Smith
3352 Powhatan Road

CC: Planning Board Members (ETJ)
Mr. Frank Price
Mr. Marty Bizzell
✓ Mr. James Lipscomb

Ex-Officio Member
CC: Mr. Bob Satterfield – Council Member

CC: Mrs. Teresa Scott & Mr. Jesse Scott

PETITION TO MAINTAIN RE (RESIDENTIAL ESTATE) ZONING OF POWHATAN ROAD LAND TRACT (BESIDE GRIFOLS CORPORATE LANDS FOR LEARNING, ADJACENT TO POWHATAN OFB CHURCH) ONE SIGNATURE PER LINE-MUST BE EIGHTEEN OR OLDER TO SIGN

Name	Address	Phone Number-Optional
Teresa Scott	3366 Powhatan Rd	919-631-25
[illegible]	3366 Powhatan Rd	919-262-08
Larry Smith	3352 Powhatan Rd.	919-5536766
[illegible]	(Same)	
[illegible]	216 Mohican TR.	518-524-5
[illegible]	225 Mohican TR.	914-243-223
WARREN SMOOT	3248 POWHATAN RD	919.971.3217
DAVID B. ANNIS	143 SandyBranch Ln.	919-998-5476
Stacey Johnson	204 Mohican Trl	256-454-2708
Jacob Byrd	204 Mohican Trl	336-264-3661
JOHN SIMS		984-365 95
[illegible]		919-410-1820
James C. Davis	413 Hogan Cir.	919-262-6379
Nelson Scott	415 Hogan Circle	919-333-3002
Randy Bradshaw	3460-C Powhatan	919 680 490
RANDALL H Bradshaw	3460-C Powhatan	919 680 490

March 6, 2020

Dear Clayton Planning Board/Town Council Members:

On March 4, 2020 my husband and I attended a Neighborhood Meeting at True Line Surveying regarding the rezoning request by Mr. David Orringer of a tract of land on Powhatan Road. The tract of land in question borders our property, where we live at 3366 Powhatan Road. At present this land is zoned RE, with the petitioner requesting it be rezoned to I1.

I respectfully ask the Town of Clayton to deny this request for rezoning this property. While I understand why Mr. Orringer has requested the change, I do not believe it is in the best interest of our neighborhood or the Clayton community at this time.

Powhatan Road is a semi-rural community; mostly residential or agricultural from Powhatan Church to Wilson's Mills, on the left side of the road. We would very much like to keep it as rural as possible. In addition, the bordering tract of land between the one in question and Powhatan Church is owned by Grifols and has not been rezoned. It is still zoned RE and has been established as "Corporate Lands for Learning-Wildlife Habitat Council", by Grifols.

In keeping with a spirit of farmland vs "pharmland", we believe this particular tract of land should be kept as it is, at least where zoning is concerned. While it would financially benefit

Mr. Orringer for the zoning to be changed to I1, it would not benefit the community as a whole. I am sympathetic to his plight, however. Since my family owned this property in the past, I can relate to his wanting to sell it. However, rezoning to I1 could bring any number of businesses to our community and leave us virtually surrounded by industry. In addition, it would significantly decrease our property value.

Powhatan Road is not a major thoroughfare. It is a rural, two lane road. With the construction of the second Novo Nordisk plant, the road has taken quite a beating. Noise and light pollution is ongoing, 24 hours a day. If this tract of land were to be rezoned to I1, more industry would just compound the issues we already face and virtually surround us.

This area of Powhatan Road is rich with history, all the way back to the 1500's and Chief Powhatan, the father of Pocahontas, who camped in the area many times. Up to more recent times when it was farmed by my family and friends.

I believe it would be much more beneficial to Clayton to maintain this area RE and possibly expound on the history, the wildlife and ruralness of this area, instead of paving over it and making it another industrial park.

Further, maybe one of our healthcare neighbors (Novo or Grifols) would like to take it on and make it a nature park or greenway to benefit employees as well as the community. Another option would be a small sub-divided neighborhood. A park or neighborhood would help sustain the rich heritage of

the Powhatan Community instead of covering it with more pavement. Either way, rezoning to I1 should not be allowed.

Sincerely,

Teresa Scott

Teresa Scott
3366 Powhatan Rd.
Clayton, NC 27527

May 19, 2020

Dear Clayton Planning Board/Town Council Members:

On March 4, 2020 my husband and I attended a Neighborhood Meeting at True Line Surveying regarding the rezoning request by Mr. David Orringer of a tract of land on Powhatan Road. The tract of land in question borders our property, where we live at 3366 Powhatan Road. At present this land is zoned RE, with the petitioner requesting it be rezoned to I1.

I respectfully ask the Town of Clayton to deny this request for rezoning this property. While I understand why Mr. Orringer has requested the change, I do not believe it is in the best interest of our neighborhood or the Clayton community at this time.

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Mr. Orringer for the zoning to be changed to I1, it would not benefit the community as a whole. I am sympathetic to his plight, however. Since my family owned this property in the past, I can relate to his wanting to sell it. However, rezoning to I1 could bring any number of businesses to our community and leave us virtually surrounded by industry. In addition, we believe, it would significantly decrease our property value.

Powhatan Road is not a major thoroughfare. It is a rural, two lane road. With the construction of the second Novo Nordisk plant, the road has taken quite a beating. Noise and light pollution is ongoing, 24 hours a day. If this tract of land were to be rezoned to I1, more industry would just compound the issues we already face and virtually surround us.

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I believe it would be much more beneficial to Clayton to maintain this area RE and possibly expound on the history, the wildlife and ruralness of this area, instead of paving over it and making it another industrial park.

Further, maybe one of our healthcare neighbors (Novo or Grifols) would like to take it on and make it a nature park or greenway to benefit employees as well as the community. Another option would be a small sub-divided neighborhood. A park or neighborhood would help sustain the rich heritage of

the Powhatan Community instead of covering it with more pavement. Either way, rezoning to I1 should not be allowed.

Sincerely,

Teresa and Jesse Scott

Jeff Caines

From: Chrissy Freeman
Sent: Thursday, May 28, 2020 8:32 AM
To: Teresa and Jesse Scott
Subject: RE: Comment Re:2020-17-RZ # 05105001

Thank you for your comments. I will scan and put in the file for the record.

Chrissy Freeman
Administrative Support Specialist
Town of Clayton
111 E. Second St.
Clayton, NC 27520
919-553-5002 ext. 5600
cfreeman@townofclaytonnc.org

From: Teresa and Jesse Scott <teresaandjessescott@yahoo.com>
Sent: Wednesday, May 27, 2020 4:04 PM
To: Chrissy Freeman <cfreeman@townofclaytonnc.org>
Cc: Mayor <Mayor@townofclaytonnc.org>; Jason Thompson <jthompson@townofclaytonnc.org>; Michael Grannis <mgrannis@townofclaytonnc.org>; Art Holder <aholder@townofclaytonnc.org>; Bobby Bunn <bbunn@townofclaytonnc.org>; Avery Everett <aeverett@townofclaytonnc.org>; Town Council <TownCouncil@townofclaytonnc.org>
Subject: Comment Re:2020-17-RZ # 05105001

Be Advised: **This email originated from outside of the Town of Clayton's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To: Clayton Planning Department
Re: Powhatan Road tract rezone request

In regards to the virtual meeting held last night (May 26, 2020) to discuss the rezoning of 22 acres of vacant land on Powhatan Road, I submit the following:

As I stated previously in my letter to the Planning Board, my husband and I object to this parcel being rezoned to I-1 from R-E. While rezoning might fit into the 2040 plan for Clayton, it does not allow for quality of life for residents who live here. In addition, it does not take into account the wildlife in this area and the need to maintain their habitat. This area is rich with Ground Hogs, Deer, Opossum, Beaver and many species of birds, just to name a few. Furthermore, this area is rich with history and culture.

At the meeting last night it was obvious that the town of Clayton wishes to pave over much of our rural property. The traffic, congestion, over crowding of schools, diminished quality of life for residents, does not seem to concern the Planning Board. Is this really what Clayton is becoming- money motivated at the expense of its citizens? Is that what we want to be known for?

When Mr. Caines offered a recommendation to approve the rezoning, it was obvious that our opposition would most likely not matter in the big scheme of things. I find it quite sad that Clayton intends to bring more and more industry to our community with little regard for the reason many people live here and have moved here from other areas.

I respectfully ask that the Planning Board consider our position and reject this rezoning request at this time. If the long term plan is for 2040, what exactly is the hurry to rezone now, in 2020? Leave our community alone and let us absorb the "progress" that has already invaded our area. Let the dust settle, so to speak, before adding insult to injury. Give us time to evaluate our situation and make adjustments as we feel led, do not force us to be surrounded by industry or to move unwillingly.

Sincerely,
Teresa Scott

From: LSMITH368@nc.rr.com
To: Chrissy Freeman
Cc: "teresaandjessescott@yohoo.com"
Subject: 2020-17-RZ Tract on Powhatan Road - Re-Zoning
Date: Wednesday, May 27, 2020 3:18:29 PM

Be Advised: **This email originated from outside of the Town of Clayton's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Thank you for the opportunity of participating in the virtual public meeting held May 26 on subject. Mr. Jeff Caines, Town Planner, stated at the outset of the meeting that the staff recommends approval of this request, so it is obvious that the planning staff had already made up its mind before hearing any public comments, but I do appreciate the opportunity to express my concerns with this rezoning request and hope that the Board will see fit to reject this rezoning in spite of the planning staff's position.

Some of our concerns were set forth in our letter of March 14 which was read into the record by the clerk. We apologize for our letter not being addressed properly. At the time we sent the letter those were the names shown for the ETJ members of the Planning Board on the town's website. We do request that Ms. Freeman make sure all current board members have a copy of that 3/14/20 letter and also are furnished a copy of this email. In addition to the concerns expressed in our letter, I stated in the public hearing my concern that the adjoining property west, north and east of this property is all zoned RE. Mr. Caines had stated that the proposed rezoning was consistent with the lands west of this property and that is incorrect. Therefore, none of the adjoining property on the north side of Powhatan Road is zoned I1. This appears to me to be spot or leap frog zoning. This was one of the main reasons rezoning of this property was not recommended by the planning board in 2014. At that time they also found that this proposed rezoning would not be compatible with the surrounding properties. The only physical changes that have occurred in this area since 2014 is that even more single family housing has been added east along Powhatan Road and Novo is building its new facility across Powhatan Road from our property and the subject property. At least now, Powhatan Road provides some separation between Novo's south side industrial property and the RE properties on the north side of the road. If this rezoning is approved there will no longer be any separation.

During the public hearing the only real reason I heard that the requested rezoning should be allowed is that it is in line with the "Comprehensive Plan of 2040". I am just a regular county citizen and did not even know about the 2040 Plan until this rezoning request. I know I did not have any imput into this Plan and I doubt seriously that any of my neighbors did either. What changed between 2014 and 2015? Novo's planned expansion?! While we were not particularly happy that they were building across the road, we didn't object to it because of the great good they could do for a lot of people with their products. But the noise, dust, vibrations and traffic have been much worse than we ever imagined. Hopefully once construction is completed this will finally improve. Please keep Powhatan Road as a separation between the I1 and RE zoned properties from Novo's original facility eastward, by not approving this requested rezoning.

The only other reason for rezoning this property at this time would be to enhance Mr.

Orringer's return on his investment in this property. According to the numbers I know of and have heard tossed about, Mr. Orringer stands to obtain approximately an 800% return on his original investment if this rezoning is approved. While that would be great for Mr. Orringer, our property (and others) is not vacant property and the greater value is in my 12 year old home, not my <2 acres of land. This proposed rezoning will have a significant negative personal financial impact on our property and the property of others.

For all the previously stated and above reasons, we respectfully request that the Planning Board disapprove this rezoning request.

Sincerely,
Larry and Linda Smith

Chrissy Freeman

From: Chrissy Freeman
Sent: Thursday, May 28, 2020 1:53 PM
To: Jeff Caines
Cc: Haley Hogg; Samantha Wullenwaber; Sharon Sharpe
Subject: FW: Message from BESSIE SOUTHERL (9197968703)
Attachments: VoiceMessage.wav

FYI,

I had a voicemail call yesterday on May 27, 2020 at 4:51 pm from Ann Southerland that she is OPPOSED to the rezoning on Powhatan Road.

I will put this email in the server and file.

Thank you.

Chrissy Freeman
Administrative Support Specialist
Town of Clayton
111 E. Second St.
Clayton, NC 27520
919-553-5002 ext. 5600
cfreeman@townofclaytonnc.org

From: Cisco Unity Connection Messaging System <unityconnection@townofclaytonnc.org>
Sent: Wednesday, May 27, 2020 4:51 PM
To: Chrissy Freeman <cfreeman@townofclaytonnc.org>
Subject: Message from BESSIE SOUTHERL (9197968703)

Planning Board Meeting, 5/26/2020 - Message (HTML)

Wed 5/27/2020 9:07 AM

Marc Jones <marcpjones1@gmail.com>

Planning Board Meeting, 5/26/2020

Jeff Caines; Chrissy Freeman; David Orringer

Chrissy and Jeff

This is Marc Jones, appraiser,

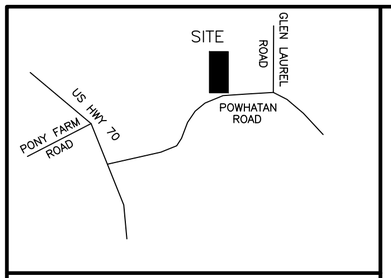
I offered commentary on the Powhatan Road rezoning last night, and I had a comment that I wanted to offer, but could not bring it to the forefront of my mind. I will blame that on age, but here it is

In the discussion of the impact that a commercial rezoning can have on the value of adjoining lands, and thought this is a higher profile example, the purchase of several residential parcels on the corner of US 70 and Rose Street for the Sheetz store in late 2014 early 2018 led to the rezoning in August of 2019 of three residential parcels and a vacant lot on the other side of Rose Street, which resulted in a total purchase price of >$1.8 million. This can be directly attributed to the pattern set by the Sheetz project. And over time, it is highly likely that this will lead to the remainder of the W. R. Peele SD following suit.

I thank you for the opportunity to provide this added information, and if you will, please let me know that this made it to you.

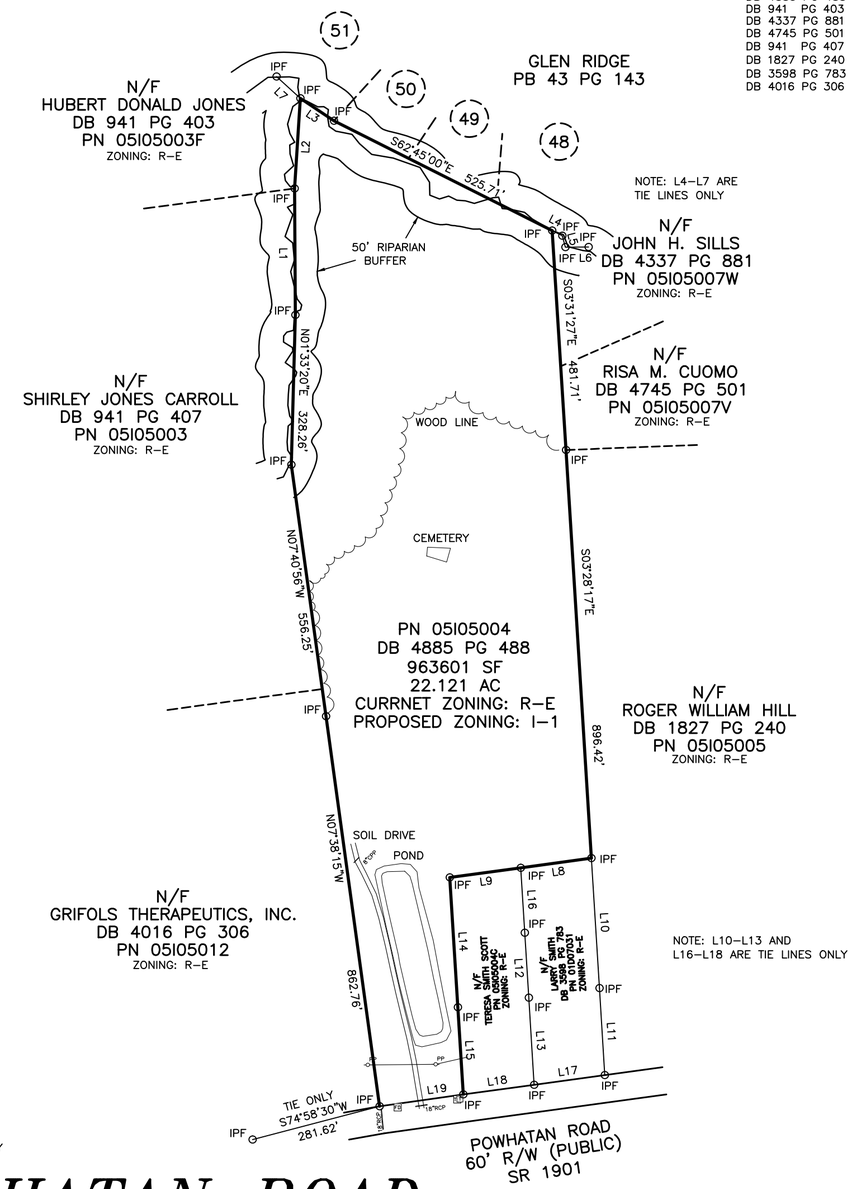
Marc

Marc P. Jones
Williams-Crocker & Associates, LLC
919-989-9111



VICINITY MAP (NOT TO SCALE)

NC GRID NORTH NAD 83/2011



LINE	BEARING	DISTANCE
L1	N00°20'55"W	277.58'
L2	N03°30'30"E	197.90'
L3	S55°34'26"E	87.32'
L4	S62°33'07"E	24.41'
L5	S15°11'17"E	25.96'
L6	N89°39'17"E	49.63'
L7	N46°50'19"W	69.87'
L8	S82°00'35"W	152.76'
L9	S82°04'24"W	153.26'
L10	S03°30'29"E	285.50'
L11	S03°26'20"E	191.08'
L12	S03°28'34"E	142.52'
L13	S03°23'25"E	191.32'
L14	S03°29'40"E	285.10'
L15	S03°27'39"E	191.52'
L16	N03°30'15"W	142.70'
L17	S82°02'03"W	153.01'
L18	S82°02'03"W	153.01'
L19	S81°48'13"W	181.31'

0 200 400 600

SCALE: 1" = 200'

OWNER: DAVID S. ORRINGER
NICOLE W. ORRINGER
3508 QUEEN ANN DR.
CLAYTON, NC. 27527

BOUNDARY SURVEY OF

TRACT ON POWHATAN ROAD

FOR

DAVID S. ORRINGER

AND

NICOLE W. ORRINGER

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 24, 2020

REFERENCES:

DB 4885 PG 488
DB 941 PG 403
DB 4337 PG 881
DB 4745 PG 501
DB 941 PG 407
DB 1827 PG 240
DB 3598 PG 783
DB 4016 PG 306
PB 67 PG 162
PB 76 PG 341
PB 43 PG 143

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 FOUND WITHIN 2000 FEET OF SURVEY.
6) PARENT TRACT DEED: DB 4885 PG 488
7) PARENT TRACT ID # 05I05004
8) PARENT TRACT PIN 167804-62-4440

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. 62-3.

☐ 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.

1/31/2020 _____
DATE SURVEYOR

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

1/31/2020 _____
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 4885, PAGE 488, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4885, PAGE 488; 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 C.1. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 31th DAY OF JANUARY, A.D. 2020

NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CURK T. LANE

_____
SURVEYOR

L - 3990
LICENSE NUMBER

LEGEND

IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
CMF	CONCRETE MONUMENT FOUND
PKNF	PARKER-KALON NAIL FOUND
PNKS	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
S.F.	SQUARE FEET
AC	ACRE
DB	DEED BOOK
PB	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

SURVEYED BY:	MATT
DRAWN BY:	KAMAL
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	7/20/2017
JOB NO.	996.007

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

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, 05/26/2020

STAFF REPORT

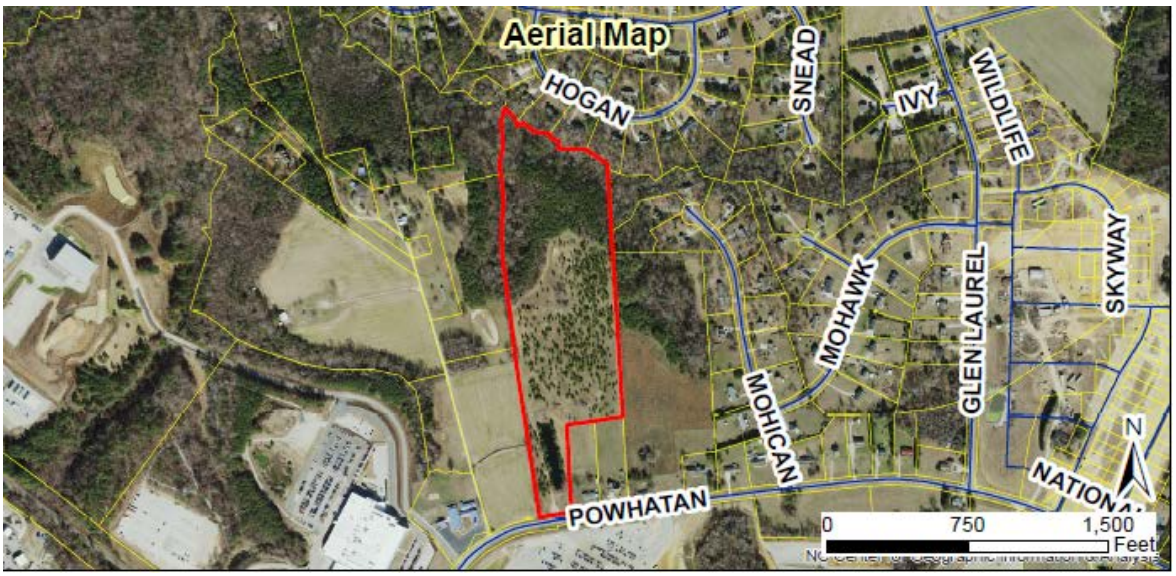
Application Number: 2020-17-RZ
Project Name: Tract on Powhatan Rd – Rezoning

TAG #(s): 05I05004
Town Limits/ETJ: ETJ
Applicant: True Line Surveying
Owner: David Orringer
Location: * No Site Address * +/- 1,200 feet west of Mohican Trail and Powhatan Road
Project Planner: Jeff Caines, Planner

Public Noticing Dates:

- **Neighborhood Meeting:** March 4, 2020
- **Sign posted:** May 15, 2020
- **PB Adjacent Property Letters Mailed:** May 15, 2020

REQUEST: Rezoning from Residential Estate (R-E) to Industrial-Light (I-1)

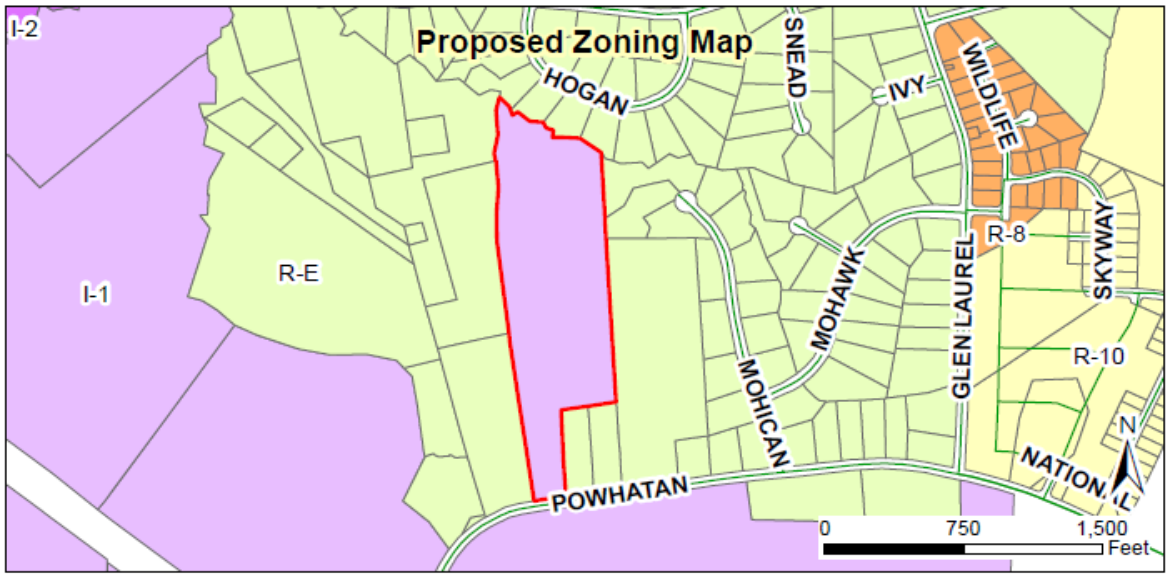


SITE DATA:

Acreage: 22.33 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	R-E	Residential
South	I-1	Medical Industrial (Novo Nordisk)
East	R-E	Residential
West	R-E	Residential / Vacant



STAFF ANALYSIS AND COMMENTARY:

Overview

The site is located on Powhatan Road approximately 1,200 feet west of Mohican Trail and Powhatan Road; it is currently vacant. The applicant is requesting to re-zone the property from Residential Estate (R-E) to Industrial-Light (I-1). The Light Industrial zoning district fosters the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. The intent of this zoning district is to have businesses that are relatively clean and operate in a quiet manner, and should not be obnoxious to nearby residential or business districts and research facilities. The applicant does not have a specific intended use for this site, however staff finds that this re-zone will give the ability for the applicant to prepare the site to be sold on the open market. The Industrial-Light zoning district would allow this property to be developed with more compatible uses that already exist in the surrounding area.

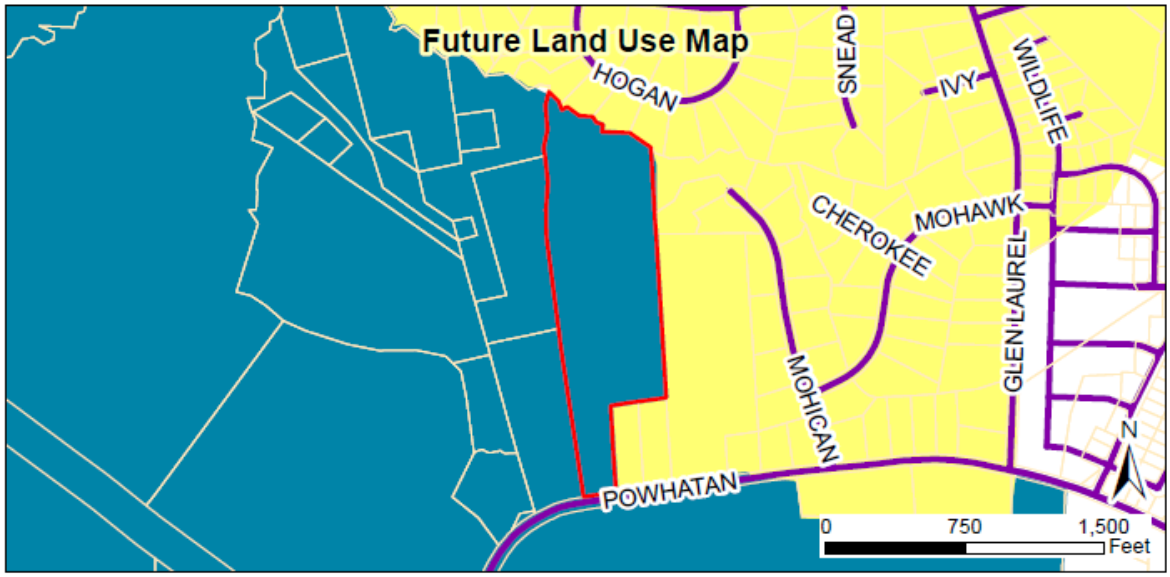
Consistency with the Comprehensive Plan 2040
The proposed zone is consistent with the Comprehensive Plan designation of Employment Center. The objective of the Employment Center designation is to provide locations for primary employment and economic development opportunities. This property is located along a major transportation corridor (Powhatan Road) and is large enough to accommodate future economic grown in Clayton.

Although the future use of the site is not know at the time of application submittal, any new business will be reviewed in accordance with the requirements of the Unified Development Code. This review will ensure that both the site development and proposed use will be compatible with the adopted Comprehensive Plan and the Unified Development Code.

The Compatible Zoning Districts, in the Comprehensive Plan, identifies Employment Center (EC) as a compatible Use with the I-1 zoning district. The Future Land Use Map (shown below) highlights this property as well as properties to the west as being identified as Employment Centers.

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 LU2.1: 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.



CONSIDERATIONS:

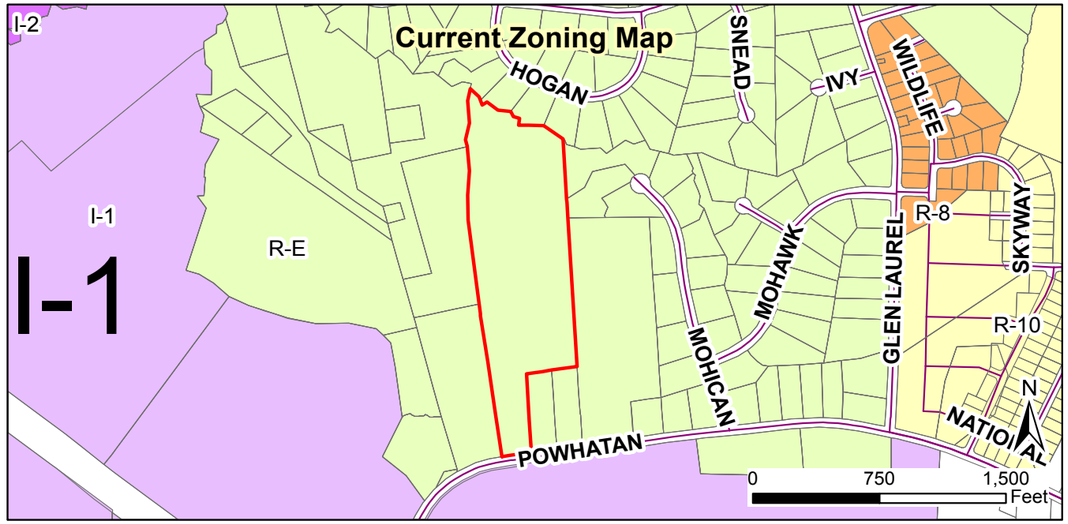
- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining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

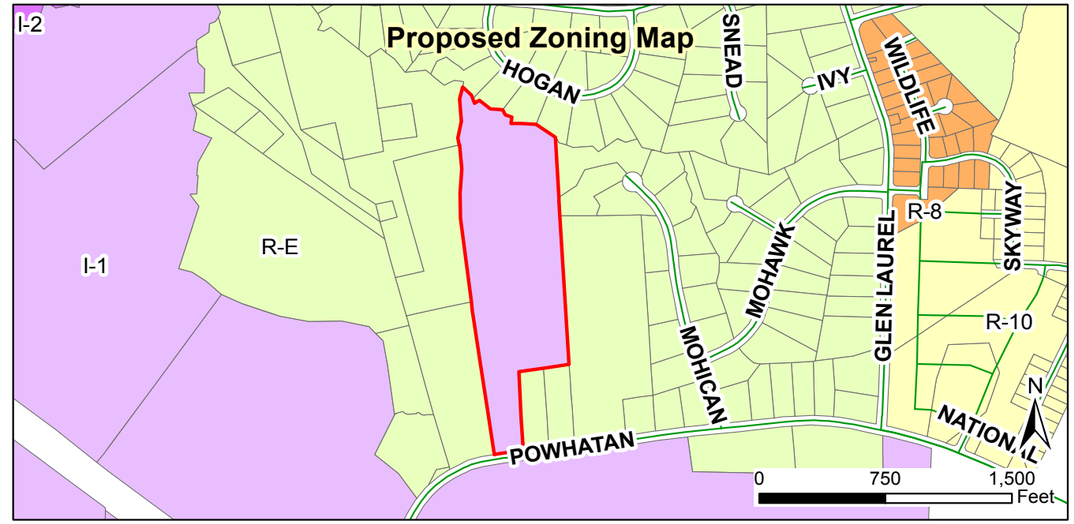
STAFF RECOMMENDATION:

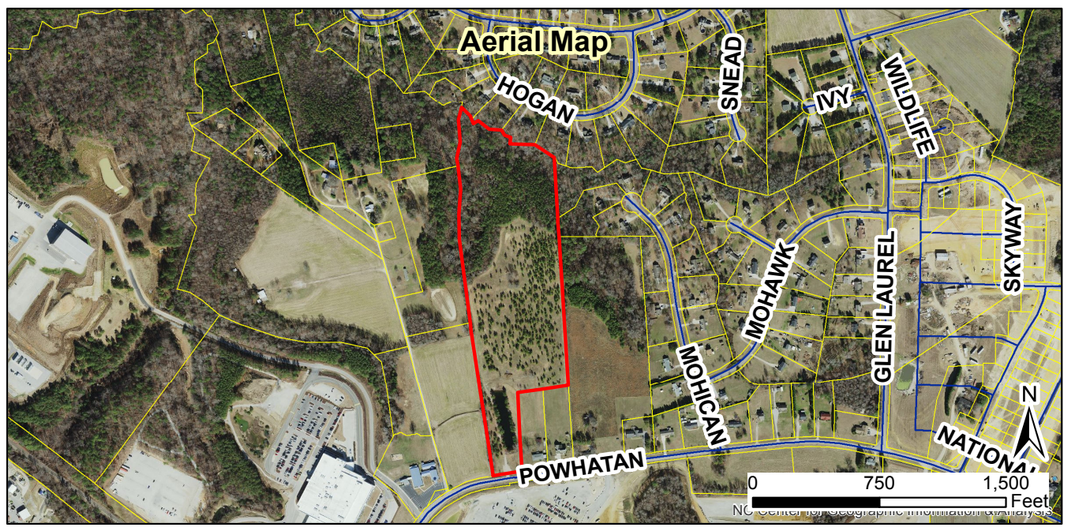
Staff recommends ***approval*** of the proposed rezoning request.

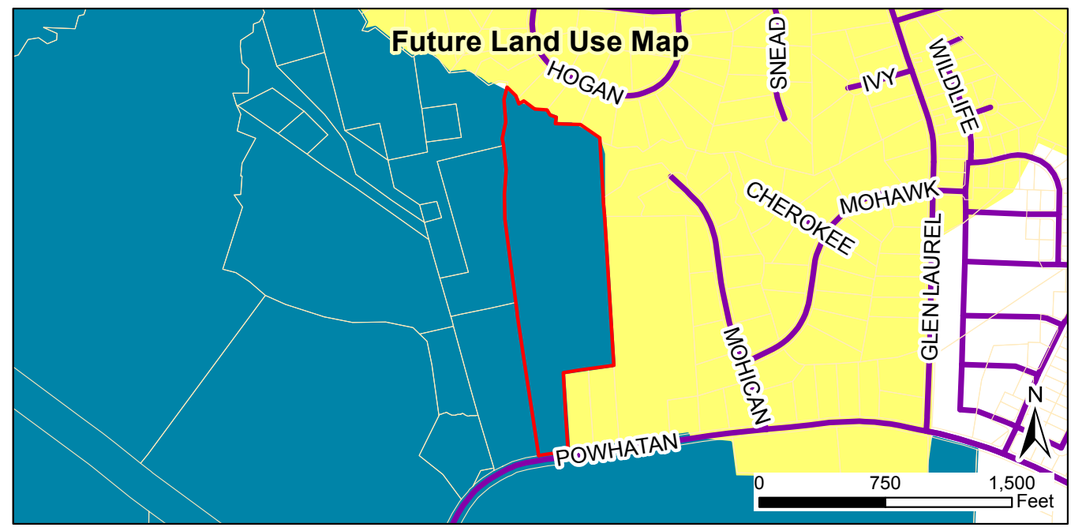
ATTACHMENTS:

1) Application
2) Owner's Consent Form
3) Staff Report Maps
4) Neighborhood Meeting Materials
5) Survey
6) PB Adjacent Property Letter
7) Public Comment- Teresa Scott









Request:
2020-17-RZ, Powhatan Road
Request to Rezone Existing R-E to Proposed Zoning to I-1

Applicant: True Line Surveying
Property Owner: David Orringer
Tag #: 05I05004

Staff Report Map

2/11/2020
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

Legend
- TOC_SDE.GISMGR.Parcels selection
- 100-yr Flood Zone
- Thoroughfare Overlay
- Site

Document Path: O:\PLANNING\REZONING\Rezoning\2020\2020-17-RZ - Tract on Powhatan Rd\Staff Report Maps\Staff Report Map - 2020-17-RZ - Powhatan Road Maps.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: Shoppes at Glen Laurel Phase 2 **Date:** 2/3/2020

Applicant Name: Commercial Properties, Inc.

The following checklist to be completed by applicant:

[✓] Pre-Application Meeting on: 6/15/19
[✓] Review Fee
[✓] Advertisement Fee
[✓] Completed Application
[✓] Owner's Consent Form
[✓] Adjacent Property Owner's List
[✓] Neighborhood Meeting Notice Letter (1 copy)
[✓] 2 Sets of stamped, addressed, empty envelopes for adjacent property owner notification
[✓] Signed & Sealed Boundary Survey
[✓] 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: Shoppes at Glen Laurel Phase 2

Acreage of Property: 10.455 AC **Zoning District:** Residential Estate

County Tag #: 05 I 04016E **NC Pin #:** 167800-29-5295

Address/Location: Glen Laurel Road, 1150 LF south of HC42

Existing Zoning District: Residential Estate **Proposed Zoning District:** Planned Development ~~Mixed Use~~

APPLICANT INFORMATION

Applicant: Commercial Properties, Inc

Mailing Address: 1004 Wake Forest Road, Raleigh, NC 27604

Phone Number: 919 872-5702 **Fax:**

Contact Person: Kate Brown or Brantley Tillman

Email Address: kate@commprop.net

PROPERTY OWNER INFORAMTION

Name: Clayton Partners LLC

Mailing Address: 1004 Wake Forest Road

Phone Number: 919 872-5702 **Fax:**

Email Address:

OFFICE USE ONLY

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

EXPLANATION OF PROJECT

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

Rezoning allows for the expansion of The Pines at Glen Laurel. Additional residential, commercial, and retail uses to meet needs of surrounding area

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

   This Parcel is identified as "High Density Residential / Neighborhood Center" in the 2040 Comp Plan. The proposed rezoning is consistent with 2040 Plan

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

   The current zoning "Residential Estates" does not provide for growth and non-residential development. The 2040 Plan recognizes this deficiency

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

   This rezoning meets the intent of the 2040 Plan. The uses allowed in PB-mixed use will assist with meeting growing service demands within 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.

   Adequate public facilities exist to accomodate this rezoning. Roadway improvements have been recently made based upon expected growth

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

   The property and proposed zoning are consistent with Town policy and regulations

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.

   With Caterpiller to the West, Existing PB-mixed use to north, Town Park to east, and scattered residential to south; the proposed rezoning will not negatively impact surrounding uses. The proposed services created as a result of this rezoning will benefit the general area by meeting the growing demand for services.

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 provide additional opportunity for business and residential growth that will benefit the surrounding area

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.

C Brantley Tillman	C Brantley Tillman	2-3-2020
Print Name	*Signature of Applicant*	*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: The Pines at Glen Walkel Phase 2 **Address or PIN #:** 167800-29-5295

AGENT/APPLICANT INFORMATION:

(Name - type, print clearly) Clayton Partners LLC

(Address) 1004 Wake Forest Road

(City, State, Zip) Raleigh, NC, 27604-1358

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***): Commercial Properties Inc.

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:

(Name - type, print clearly) Frank Klopf Clayton Partners LLC

(Owner's Signature)

(Address) 1004 Wake Forest Rd.

(City, State, Zip) Raleigh, NC 27604-1358

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Jaimie L. Cope, a Notary Public for the above State and County, this the 31 day of January, 2020.

SEAL

JAIMIE L. COPE
Notary Public
Wake County
My Commission Expires
6/16/2023
NORTH CAROLINA

Notary Public Jaimie L. Cope

My Commission Expires: 6/16/2023

July 2018

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

May 12, 2020

NOTICE

SUBJECT:	**Project:**	2020-22-PDD Shoppes at Glen Laurel Planned Development Rezoning
	Address:	Located off Glen Laurel Road
	TAG #:	05I04016E
	Applicant:	Commercial Properties, Inc.

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold a *virtual* public meeting on ***Tuesday, May 26, 2020 at 6:00 PM***, 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 10.455 acres from Residential Estate (R-E) to Planned Development Mixed Use (PD-MU). The property is located off Glen Laurel Road; please see the map on the back of this letter.

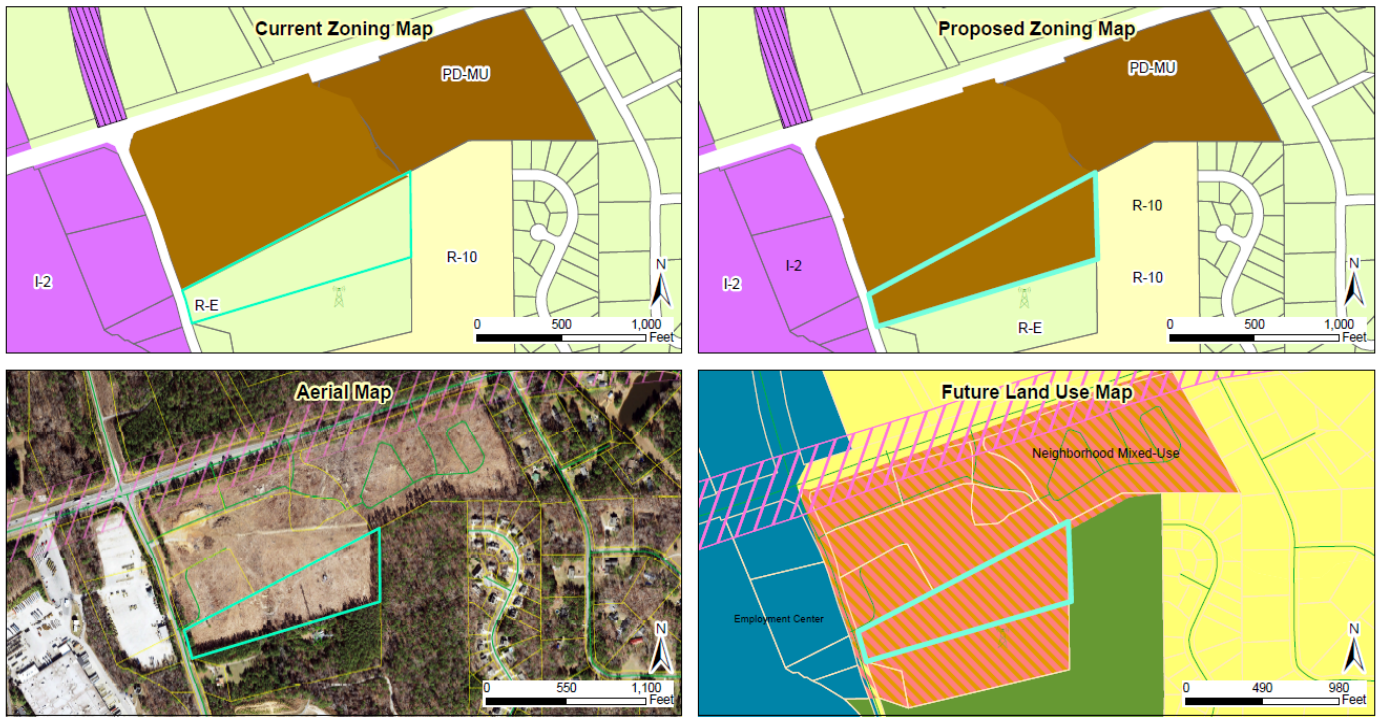
This Planning Board meeting will be held remotely. The Council chambers will be closed to the public. If you would like to provide public comment please contact the Planning Board Clerk, Chrissy Freeman, at 919-553-5002 or cfreeman@townofclaytonnc.org. Please submit all public comments to the Clerk no later than 12 pm on Tuesday, May 26, 2020. You may also contact the Clerk to obtain a link to access the virtual public meeting online or to obtain a call-in number to access the meeting via telephone.

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 join 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 hhogg@townofclaytonnc.org.

Sincerely,

Haley Hogg, ACIP, CZO
Planner II



2020-22-PDD
Shoppes at Glen Laurel Planned Development Rezoning
Request to rezone 10.45 acres from R-E to PD-MU

Applicant: Commercial Properties
Property Owners: Clayton Partners
Tag #: 05I04016E

Staff Report Map

03/26/2020
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

Document Path: O:\PLANNING\REZONING\Planned Developments\2020\2020-22-PDD- Shoppes at Glen Laurel Ph. 2\Maps\Staff Report Map 2020-22-PDD.mxd

Legend
- 100-yr Flood Zone
- Thoroughfare Overlay
- Site

+/- 10 AC ADDITION

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning COUNTY TAX 05I040166 Date of Mailing: Jan 30, 2020

Date of Meeting: February 13, 2020 Time of Meeting: 6:30 PM

Location of Meeting: Clayton Center

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: Mark P. Ashness Signature: Mark P. Ashness

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.*

No attendees, No Changes

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Shoppes at Glen Laurel

Application: Rezoning to PD-MU

Location/Date: February 13th, 6:30 PM, Clayton Center

	NAME	ADDRESS
1	No attendees	
2		
3		
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18		
19		
20		

CE GROUP
301 GLENWOOD AVENUE, SUITE 220
RALEIGH, NC 27603
Phone: (919) 367-8790
E-Mail: mark@cegroupinc.com

January 30, 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 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 will be held to provide information to area residents about the proposal. A representative of the applicant will be preset to explain their application, answer questions, and solicit comments.

Meeting Date: **February 13, 2020** Meeting Time: **6:30 PM**

Meeting Location: **Clayton Center (Poole Meeting Room) 111 E. 2nd Street, Clayton NC**

Type of Application: **Rezoning**

Project / Proposal property address: **Parcel 05I04016E, Glen Laurel Rd**

Description of project / proposal: **Proposed rezoning from Residential Estate to Planned Development – Mixed Use**

Upcoming public meetings for this Application (Planning Board And / Town Council): **Planning Board February 24, 2020**

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

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

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and / or development proposal.

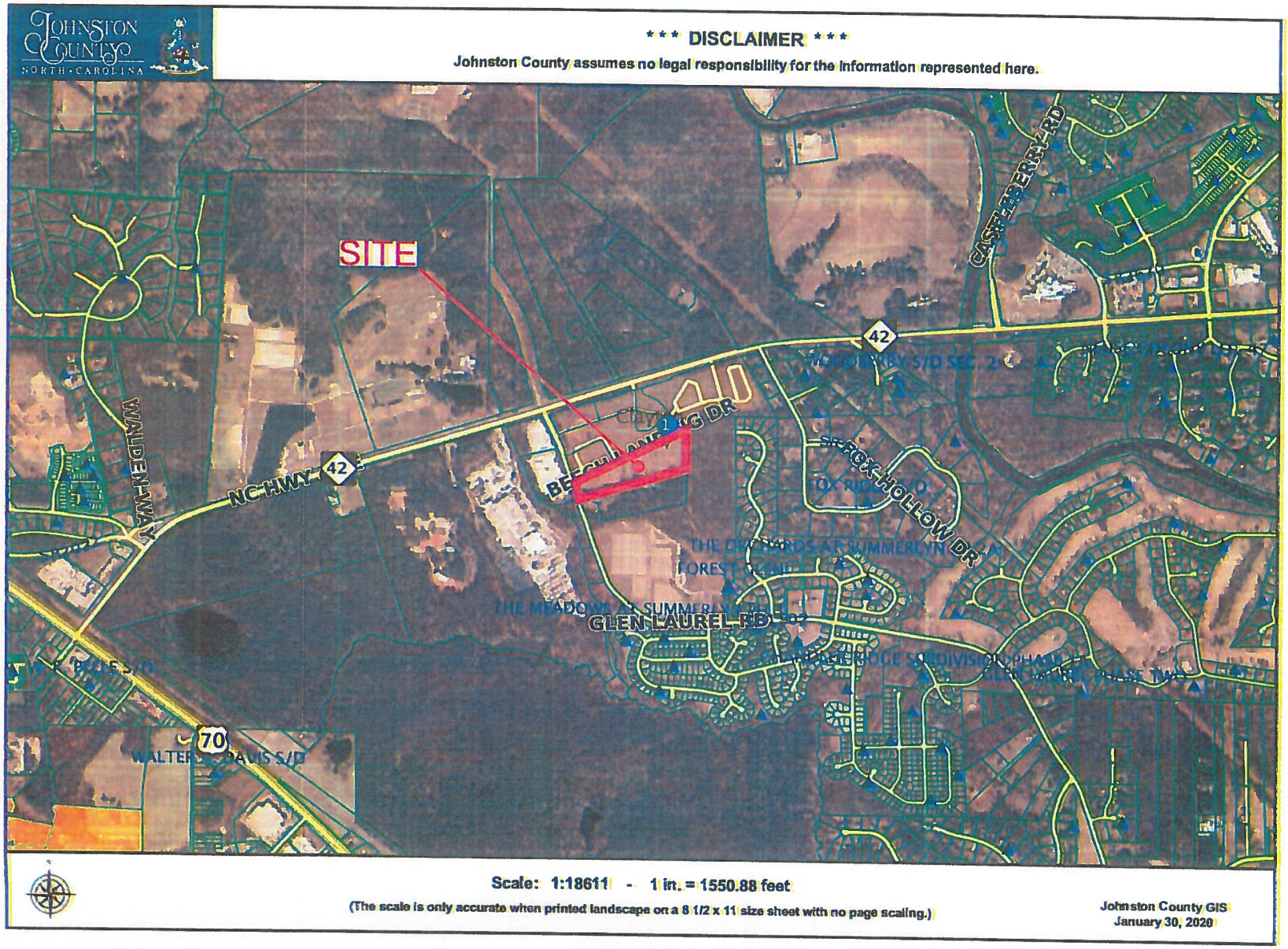
If you have any questions prior to or after this meeting, you may contact us at **919-367-8790 Ex. 101**. You may also contact the Planning Department at **919-553-5002**.

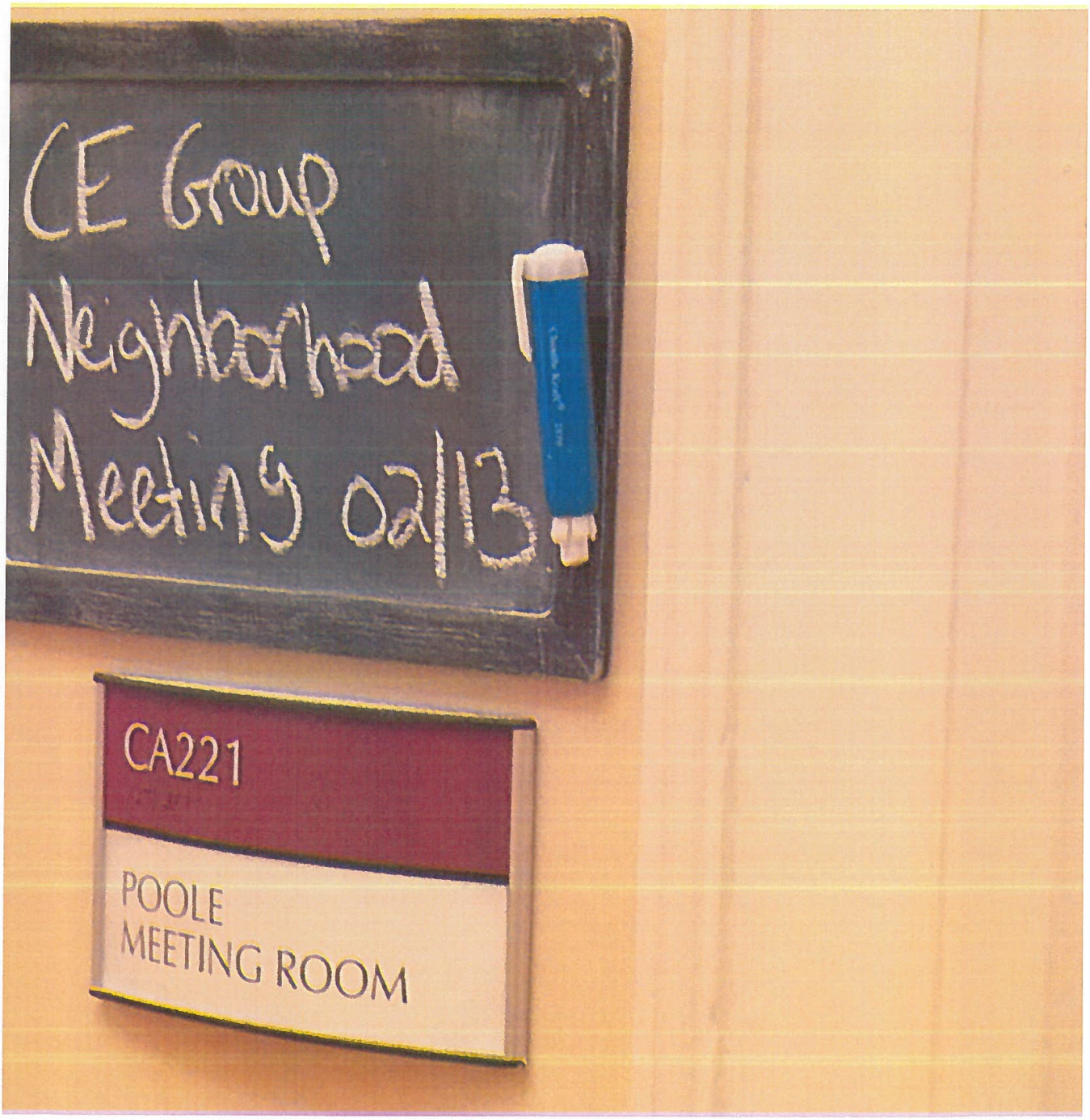
Sincerely,

Mark P. Ashness, PE
CE Group, Inc.

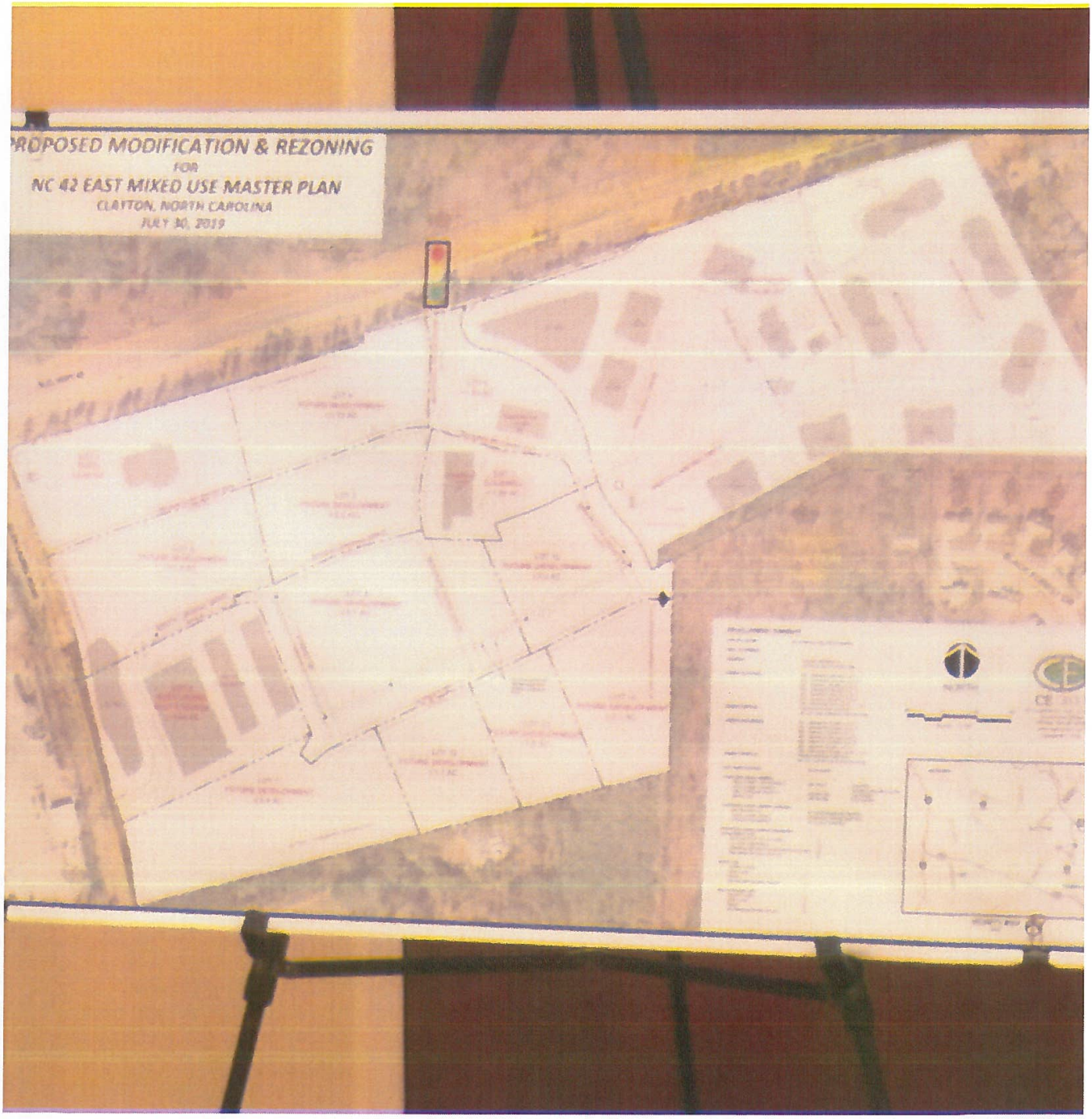
cc: Town of Clayton Planning Department

PROVIDING CIVIL / SITE & INFRASTRUCTURE CONSULTING SERVICES SINCE 1998


JOHNSTON COUNTY
NORTH CAROLINA
*** DISCLAIMER ***
Johnston County assumes no legal responsibility for the information represented here.
SITE
NC HWY 42
42
WALDEN WAY
GLEN LAUREL RD
FOX HOLLOW DR
70
Scale: 1:18611 - 1 in. = 1550.88 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)
Johnston County GIS
January 30, 2020


CE Group
Neighborhood
Meeting 02/13
CA221
POOLE
MEETING ROOM

GLEN LAUREL
MIXED USE
ADJACENT PROPERTY OWNER EXHIBIT
CLAYTON, NORTH CAROLINA
FEBRUARY 1, 2020


PROPOSED MODIFICATION & REZONING
FOR
NC 42 EAST MIXED USE MASTER PLAN
CLAYTON, NORTH CAROLINA
JULY 30, 2019

NC KEEN LAND LLC COORPORATE
TRUST CENTER
871 CRANES GAP RD
CARLISLE, PA 17013

SANDRA SMITH PROVENZANO
2276 GLEN LAUREL RD
CLAYTON, NC 27527

TOWN OF CLAYTON
PO BOX 879
CLAYTON, NC 27528

LWB CLAYTON APARTMENTS LLC
PO BOX 1328
CARY, NC 27512

SHOPPES AT GLEN LAUREL LLC
1004 WAKE FOREST RD
RALEIGH, NC 27604

GLEN LAUREL SELF STORAGE LLC
1004 WAKE FOREST RD
RALEIGH, NC 27604

CLAYTON PARTNERS LLC
1004 WAKE FOREST RD
RALEIGH, NC 27604

Shoppes at Glen Laurel Planned Development Rezoning
Public Comment Received within 24 hours of May 26th Planning Board Meeting

Kathleen Stefanich

From: Kathleen Stefanich <kathleen.stefanich@gmail.com>
Sent: Wednesday, May 27, 2020 1:38 PM
To: Chrissy Freeman <cfreeman@townofclaytonnc.org>
Subject: Shops at glen laurel rezoning proposal

Be Advised: This email originated from outside of the Town of Clayton's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I'm contacting you about the proposed rezoning of the shops of glen laurel to reduce shops and add or increase assisted living and apartments. I really hope this doesn't happen! I live in Summerlyn off Glen laurel and have been really looking forward to shops nearby. Right now I have to travel about 25min to Garner or Smithfield for shopping, and with 2 children under 2, that means I just don't go or shop online. Those are long trips for little guys and if they fall asleep in the car, the nap (and my ability to accomplish anything) for the day is ruined. We chose this neighborhood to be able to be near Seymour Johnson while still allowing my husband to maintain split custody of his older boys in Holly Springs. Unfortunately we gave up the conveniences or shops we were near in Cary. Surprisingly the taxes here are comparable to Cary, without near the amenities. However, with the planned growth in the area, we were confident this would make a great place to live, to include the modern conveniences of more shops and restaurants. I love our neighborhood as it reminds me of midwestern friendliness where we all know each other, but the lack of much nearby is a bit isolating. I was secretly hoping an Aldi would go in nearby, and also possibly an ice cream shop so we could send the boys on bikes to get groceries with some money to get a treat for their efforts.

I refused to live in Fuquay-Varina when my husband and I married because all of the growth there is housing without infrastructure and amenities. Lots of traffic just to go to another town to work or shop...

Thank you for taking the time to read my letter.

Kathleen Stefanich
303 Cherry Bark Loop.

Kelly Daugherty

From: Kelly Daugherty <keldaugherty@gmail.com>
Sent: Wednesday, May 27, 2020 1:21 PM
To: Chrissy Freeman <cfreeman@townofclaytonnc.org>
Subject: Rezoning Glen Laurel and 42

Be Advised: This email originated from outside of the Town of Clayton's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please vote to welcome businesses to this area! I understand That there are taxes/fees involved in having businesses there, however, there are schools that are going to need to be built too if there is more housing built there. This is an area that would greatly benefit from having some commercial real estate. Please consider voting to help improve the commercial growth of Clayton!!!--
Kelly
[redacted]

Shannon Peterson

From: spetersen001@nc.rr.com <spetersen001@nc.rr.com>
Sent: Wednesday, May 27, 2020 9:12 AM
To: Chrissy Freeman <cfreeman@townofclaytonnc.org>
Subject: Planning Board Comment

Be Advised: This email originated from outside of the Town of Clayton's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms Freeman, I am writing to try and understand what is being done on Glenn Lauarel Rd and 42. In asking for a zoning change their is no comment or understanding on what will be on the property if the rezoning is aproved. What is the plan for the site? why do they want to change the plan now? I have a feeling that they want more apartments instead of going with the original plan. IAM TOTALLY AGAINST THAT. We have enough traffic problems now since the Town is allowing people to build anywhere they want. It uses resources (power, water, sewer, etc) The town has allowed sprawling development with out addressing the need of the town - Infrastructure, public safety, green space, school over crowding, etc. Having a planning commission that looks inward versue outward. The Town has destroyed our quiet beautiful town and filled it with nothing but housing sprawl. I don't believe that people are looking 20 years down the road. That property should have never been allowed to put apartments on it in the first place. Apartments do not get you anything except a small payroll tax collection. But it gives is a consumption of resources, more traffic, and crime. The town needs to stop putting the interest of builders in front of the its citizens and start putting the current citizens first. Start working for the people! STOP BUILDING on every piece of land. You have destroyed our town.

R/

Shannon C Petersen

Lieutenant Commander

U.S Navy (Ret.)

USNA Blue & Gold Officer

Area 208

-------- Original message --------
From: "S.C.Petersen" <SPetersen001@nc.rr.com>
Date: 5/27/20 18:10 (GMT-05:00)
To: Haley Hogg <hhogg@townofclaytonnc.org>
Cc: Chrissy Freeman <cfreeman@townofclaytonnc.org>
Subject: RE: Planning Board Comment

So an additional 120 apartments has no impact? Doesn't take a traffic engineer with a civil engineering degree to figure out it is out to lunch. Clayton and Johnston county are ranked around 7th for accidents. Wonder why? It's not rocket science. You keep adding apartments like like it is needed. Again you are not planning because if you were you w6be looking 20years out and see nothing but a train wreck about to happen. Youfolks are very closed minded and do nit look to the future. You are only concerned about the developers and not the citizens.

You will approve the request no matter what anyone says because you don't care about the citizens of clayton. The county commissioners know that the county is 10 years behind in infrastructure and yet you push on. If you caredfor the citizens you would listen. Why bother making comments because this town has because traffic nightmare because of your lack of planning. Just stand out on 70 or see the cars pushing through downtown to try and avoid the traffic. This is nothing more than ramming a project down the citizens throat. And we, the citizens, have to live with it because of your lack of futuristic planning.

R/
Shannon C Petersen
Lieutenant Commander
U.S Navy (Ret.)
USNA Blue & Gold Officer
Area 208

From: S.C.Petersen <SPetersen001@nc.rr.com>
Sent: Wednesday, May 27, 2020 6:12 PM
To: Haley Hogg <hhogg@townofclaytonnc.org>
Cc: Chrissy Freeman <cfreeman@townofclaytonnc.org>
Subject: RE: Planning Board Comment

Be Advised: This email originated from outside of the Town of Clayton's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

And yes I have planning experience. I am just glad we never developed our war plans like this because we would be in rough shape.

R/
Shannon C Petersen
Lieutenant Commander
U.S Navy (Ret.)
USNA Blue & Gold Officer
Area 208

Public Comment Received June 16, 2020

Robert Hunt

Tue 6/16/2020 1:39 PM

Robert Hunt <rbramehunt@gmail.com>

I am writing in support of the proposed Assisted Living and Skilled Nursing facility proposed on Glen Laurel Road

To Haley Hogg

We removed extra line breaks from this message.

Bing Maps + Get more apps

Be Advised: This email originated from outside of the Town of Clayton's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Robert B Hunt, I have lived at 1441 NC 42 E, Clayton 27527 since June, 1980. I just turned 80 years old. While I am very healthy and swim or bike daily, the day may come when I may need a care facility. It would be assuring to me and my family to know there is a quality facility nearby. I have two adult children who live within walking distance of my home (who are also within walking distance of the proposed facility). All our family would like to have such a facility close to us.

We have been pleased with apartments, storage facility and Credit Union which have been built by the Tillman/Brown business so far. We feel they care about our community.

Thank you for the opportunity to voice my feeling to the Town of Clayton.

Sincerely,
Robert B. Hunt

Sent from my iPhone

Sarah Foster

Tue 6/16/2020 1:47 PM

Sarah Foster <sarahhuntfoster@hotmail.com>

In Support of the Rezoning Application made by Tillman/Brown of Commercial Properties, Inc.

To Chrissy Freeman; Haley Hogg

Be Advised: This email originated from outside of the Town of Clayton's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chrissy and Haley,

I am writing in support of the application made by Kate Tillman Brown and Brantley Tillman of Commercial Properties, Inc. for rezoning an additional 10 acres to add Senior Living and Assisted Living to their mixed use development on Glen Laurel and Hwy 42 E.

I grew up across the highway (since 1980) and now have moved back to live on the land with my family. My parents still live on the same land and are in their 80s. I think a Senior Living residence would be a good use of the land.

Thank you for allowing me to voice my opinion.

Please let me know if you have any questions.

Sarah Hunt Foster

MINIMUM ARCHITECTURAL STANDARDS

MATERIALS

MATERIALS SUCH AS BRICK, GLASS, STONE, MARBLE, GRANITE, ASHLAR MASONRY, PRE-CAST OR POURED CONCRETE OR SIMILAR MATERIALS ARE THE RECOMMENDED FINISHES.

THE USE OF CONCRETE AS A FRONT PRIMARY FACADE MATERIAL WILL ONLY BE ALLOWED IF DESIGN INCLUDES SIGNIFICANT ARCHITECTURAL FEATURES OF COLOR AND TEXTURE.

THE CHOICE OF BUILDING MATERIALS SHOULD BE IN CHARACTER WITH AND COMPATIBLE WITH ABUTTING BUILDINGS. FACADE DESIGN MATERIALS SHOULD BE AMONGST THE BEST QUALITY FOR PRIMARY FACADES. SECONDARY FACADES (SIDES OR REAR) SHOULD COMPLEMENT THE PRIMARY FACADE WITH SIMILAR DESIGN TREATMENT S BUT BE LESS INTENSIVE AND ADHERE TO STANDARD DETAILS OF THE ARCHITECTURAL STYLE.

EXTERIOR BUILDING MATERIALS SHALL BE CONSISTENT OR COMPATIBLE ON ALL EXTERIOR FACADES AND/OR FLOOR LEVELS OF A BUILDING. EXPOSED FRAMING OF ATTACHED STRUCTURES, UNLESS INTEGRAL TO THE DESIGN OR DESIGNED AS AN EXPOSED ELEMENT (I.E., HEAVY TIMBER OR FINISHED METAL), SHALL NOT BE ALLOWED.

MATERIALS USED IN ATTACHED STRUCTURES SHALL BE APPROPRIATE WITH AND COMPLIMENTARY TO THE PRINCIPAL STRUCTURE. SUGGESTED BUILDING ACCENT MATERIALS COULD BE COPPER, ALUMINUM, WOOD, METAL, ACCENT STONE, CULTURED STONE, CUT STONE, ACCENT STUCCO, ACCENT EFIS, FORMED CONCRETE AND TERRACOTTA. ALL OTHER MATERIALS SHALL BE SUBMITTED TO THE MASTER DEVELOPER FOR APPROVAL. THE USE OF EIFS AS A PRIMARY FACADE MATERIAL WILL NOT BE ALLOWED UNLESS APPROVED BY THE MASTER DEVELOPER.

ROOFTOP MECHANICAL EQUIPMENT, IF USED, SHALL BE LOCATED TO NOT BE VISIBLE FROM THE PUBLIC WAY OR SHALL BE ADEQUATELY SCREENED WITH MATERIALS THAT ARE COMPLIMENTARY AND CONSISTENT WITH THE BUILDING ARCHITECTURE AND ROOF DESIGN/FINISH. BUILDING FACADES THAT ARE CLAD WITH A SINGULAR EXTERIOR SURFACE MATERIAL SHOULD PROVIDE ADDITIONAL DESIGN ELEMENT(S) TO PROVIDE ARCHITECTURAL RELIEF TO THE WALL WITH DETAILS THAT ARE CONSISTENT WITH THE PRIMARY FACADE DESIGN.

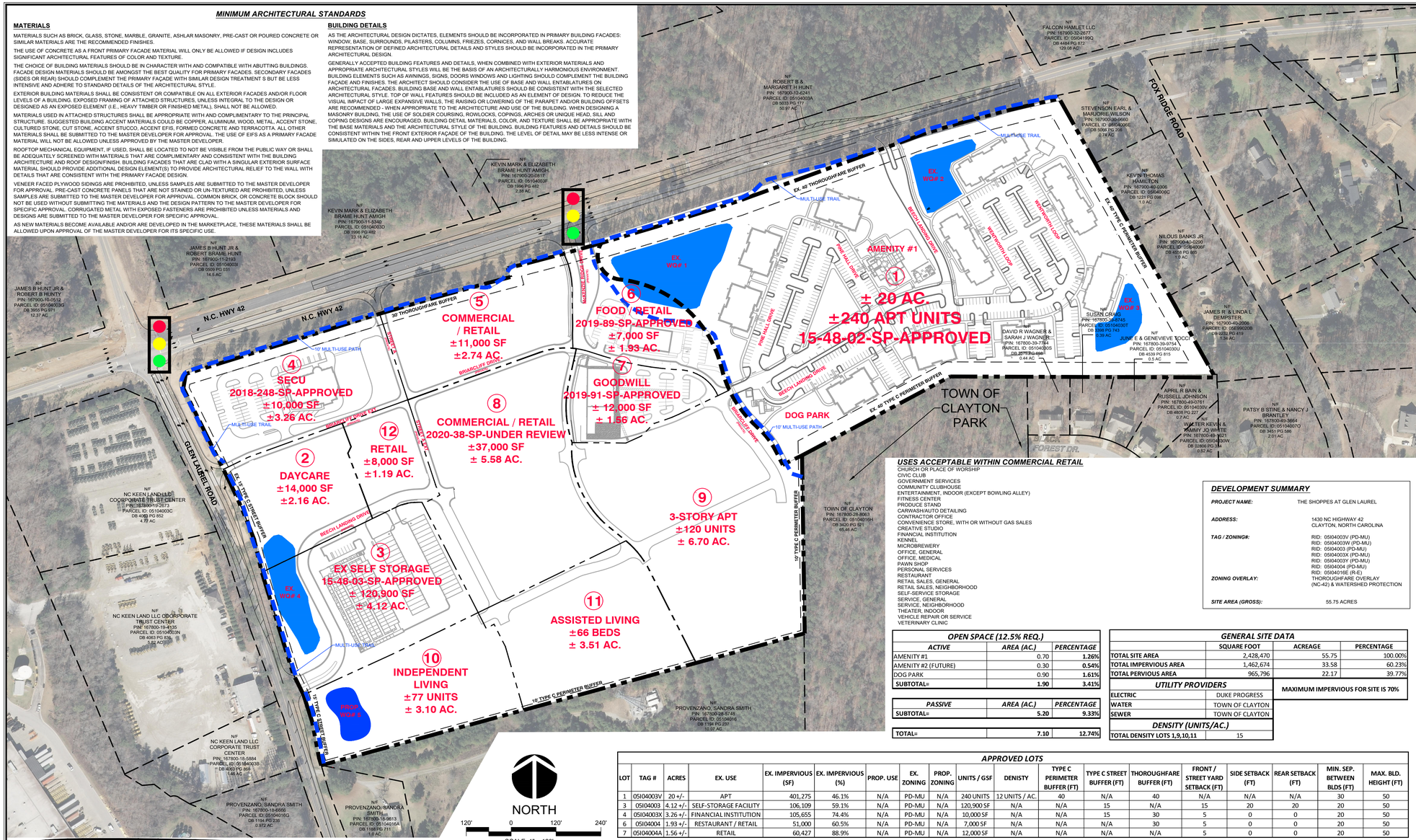
VENEER FACED PLYWOOD SIDINGS ARE PROHIBITED, UNLESS SAMPLES ARE SUBMITTED TO THE MASTER DEVELOPER FOR APPROVAL. PRE-CAST CONCRETE PANELS THAT ARE NOT STAINED OR UN-TEXTURED ARE PROHIBITED, UNLESS SAMPLES ARE SUBMITTED TO THE MASTER DEVELOPER FOR APPROVAL. COMMON BRICK, OR CONCRETE BLOCK SHOULD NOT BE USED WITHOUT SUBMITTING THE MATERIALS AND THE DESIGN PATTERN TO THE MASTER DEVELOPER FOR SPECIFIC APPROVAL. CORRUGATED METAL WITH EXPOSED FASTENERS ARE PROHIBITED UNLESS MATERIALS AND DESIGNS ARE SUBMITTED TO THE MASTER DEVELOPER FOR SPECIFIC APPROVAL.

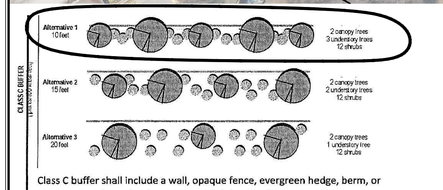
AS NEW MATERIALS BECOME AVAILABLE AND/OR ARE DEVELOPED IN THE MARKETPLACE, THESE MATERIALS SHALL BE ALLOWED UPON APPROVAL OF THE MASTER DEVELOPER FOR ITS SPECIFIC USE.

BUILDING DETAILS

AS THE ARCHITECTURAL DESIGN DICTATES, ELEMENTS SHOULD BE INCORPORATED IN PRIMARY BUILDING FACADES: WINDOW, BASE, SURROUNDS, PILASTERS, COLUMNS, FRIEZES, CORNICES, AND WALL BREAKS. ACCURATE REPRESENTATION OF DEFINED ARCHITECTURAL DETAILS AND STYLES SHOULD BE INCORPORATED IN THE PRIMARY ARCHITECTURAL DESIGN.

GENERALLY ACCEPTED BUILDING FEATURES AND DETAILS, WHEN COMBINED WITH EXTERIOR MATERIALS AND APPROPRIATE ARCHITECTURAL STYLES WILL BE THE BASIS OF AN ARCHITECTURALLY HARMONIOUS ENVIRONMENT. BUILDING ELEMENTS SUCH AS AWNINGS, SIGNS, DOORS WINDOWS AND LIGHTING SHOULD COMPLEMENT THE BUILDING FAÇADE AND FINISHES. THE ARCHITECT SHOULD CONSIDER THE USE OF BASE AND WALL ENTABLATURES ON ARCHITECTURAL FACADES. BUILDING BASE AND WALL ENTABLATURES SHOULD BE CONSISTENT WITH THE SELECTED ARCHITECTURAL STYLE. TOP OF WALL FEATURES SHOULD BE INCLUDED AS AN ELEMENT OF DESIGN. TO REDUCE THE VISUAL IMPACT OF LARGE EXPANSIVE WALLS, THE RAISING OR LOWERING OF THE PARAPET AND/OR BUILDING OFFSETS ARE RECOMMENDED - WHEN APPROPRIATE TO THE ARCHITECTURE AND USE OF THE BUILDING. WHEN DESIGNING A MASONRY BUILDING, THE USE OF SOLDIER COURSING, ROWLOCKS, COPINGS, ARCHES OR UNIQUE HEAD, SILL AND COPING DESIGNS ARE ENCOURAGED. BUILDING DETAIL MATERIALS, COLOR, AND TEXTURE SHALL BE APPROPRIATE WITH THE BASE MATERIALS AND THE ARCHITECTURAL STYLE OF THE BUILDING. BUILDING FEATURES AND DETAILS SHOULD BE CONSISTENT WITHIN THE FRONT EXTERIOR FAÇADE OF THE BUILDING. THE LEVEL OF DETAIL MAY BE LESS INTENSE OR SIMULATED ON THE SIDES, REAR AND UPPER LEVELS OF THE BUILDING.





Class C buffer shall include a wall, opaque fence, evergreen hedge, berm, or combination thereof with a minimum height of six feet at installation.

NOTE:
1) ALL LOTS WILL BE REVIEWED AS A SEPARATE MAJOR SITE PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
2) USES MAY BE REARRANGED TO DIFFERENT LOTS, SO LONG AS THEY DO NOT EXCEED MAXIMUM UNIT COUNT OR BUILDING SIZE AND CAN STILL COMPLY WITH REQUIRED DIMENSIONAL STANDARDS OUTLINED IN THIS MASTER PLAN.
3) USES MAY BE REARRANGED TO DIFFERENT LOTS, SO LONG AS THEY DO NOT EXCEED MAXIMUM UNIT COUNT OR BUILDING SIZE AND CAN STILL COMPLY WITH REQUIRED DIMENSIONAL STANDARDS OUTLINED IN THIS MASTER PLAN.
4) ANY PROPOSED USE WILL BE SUBJECT TO THE PARKING FOR THAT USE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
5) NO OUTDOOR STORAGE SHALL OCCUR AS A PART OF THE DEVELOPMENT.

USES ACCEPTABLE WITHIN COMMERCIAL RETAIL

CHURCH OR PLACE OF WORSHIP
CIVIC CLUB
GOVERNMENT SERVICES
COMMUNITY CLUBHOUSE
ENTERTAINMENT, INDOOR (EXCEPT BOWLING ALLEY)
FITNESS CENTER
PRODUCE STAND
CARWASH/AUTO DETAILING
CONTRACTOR OFFICE
CONVENIENCE STORE, WITH OR WITHOUT GAS SALES
CREATIVE STUDIO
FINANCIAL INSTITUTION
KENNEL
MICROBREWERY
OFFICE, GENERAL
OFFICE, MEDICAL
PAWN SHOP
PERSONAL SERVICES
RESTAURANT
RETAIL SALES, GENERAL
RETAIL SALES, NEIGHBORHOOD
SELF-SERVICE STORAGE
SERVICE, GENERAL
SERVICE, NEIGHBORHOOD
THEATER, INDOOR
VEHICLE REPAIR OR SERVICE
VETERINARY CLINIC

DEVELOPMENT SUMMARY

PROJECT NAME:	THE SHOPPES AT GLEN LAUREL
ADDRESS:	1430 NC HIGHWAY 42 CLAYTON, NORTH CAROLINA
TAG / ZONING#:	RID: 05I04003V (PD-MU) RID: 05I04003W (PD-MU) RID: 05I04003 (PD-MU) RID: 05I04003X (PD-MU) RID: 05I04003Y (PD-MU) RID: 05I04004 (PD-MU) RID: 05I04016E (R-E)
ZONING OVERLAY:	THOROUGHFARE OVERLAY (NC-42) & WATERSHED PROTECTION
SITE AREA (GROSS):	55.75 ACRES

OPEN SPACE (12.5% REQ.)

ACTIVE	AREA (AC.)	PERCENTAGE
AMENITY #1	0.70	1.26%
AMENITY #2 (FUTURE)	0.30	0.54%
DOG PARK	0.90	1.61%
SUBTOTAL=	1.90	3.41%

PASSIVE	AREA (AC.)	PERCENTAGE
SUBTOTAL=	5.20	9.33%
TOTAL=	7.10	12.74%

GENERAL SITE DATA

	SQUARE FOOT	ACREAGE	PERCENTAGE
TOTAL SITE AREA	2,428,470	55.75	100.00%
TOTAL IMPERVIOUS AREA	1,462,674	33.58	60.23%
TOTAL PERVIOUS AREA	965,796	22.17	39.77%

MAXIMUM IMPERVIOUS FOR SITE IS 70%

UTILITY PROVIDERS

ELECTRIC	DUKE PROGRESS
WATER	TOWN OF CLAYTON
SEWER	TOWN OF CLAYTON

DENSITY (UNITS/AC.)

TOTAL DENSITY LOTS 1,9,10,11	15

APPROVED LOTS

LOT	TAG #	ACRES	EX. USE	EX. IMPERVIOUS (SF)	EX. IMPERVIOUS (%)	PROP. USE	EX. ZONING	PROP. ZONING	UNITS / GSF	DENISTY	TYPE C PERIMETER BUFFER (FT)	TYPE C STREET BUFFER (FT)	THOROUGHFARE BUFFER (FT)	FRONT / STREET YARD SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)	MIN. SEP. BETWEEN BLDS (FT)	MAX. BLD. HEIGHT (FT)
1	05I04003V	20 +/-	APT	401,275	46.1%	N/A	PD-MU	N/A	240 UNITS	12 UNITS / AC.	40	N/A	40	N/A	N/A	N/A	30	50
3	05I04003	4.12 +/-	SELF-STORAGE FACILITY	106,109	59.1%	N/A	PD-MU	N/A	120,900 SF	N/A	N/A	15	N/A	15	20	20	20	50
4	05I04003X	3.26 +/-	FINANCIAL INSTITUTION	105,655	74.4%	N/A	PD-MU	N/A	10,000 SF	N/A	N/A	15	30	5	0	0	20	50
6	05I04004	1.93 +/-	RESTAURANT / RETAIL	51,000	60.5%	N/A	PD-MU	N/A	7,000 SF	N/A	N/A	N/A	30	5	0	0	20	50
7	05I04004A	1.56 +/-	RETAIL	60,427	88.9%	N/A	PD-MU	N/A	12,000 SF	N/A	N/A	N/A	N/A	5	0	0	20	50

FUTURE LOTS

LOT	TAG #	ACRES	EX. USE	PROP. USE	PROP. IMPERVIOUS (SF) (80% MAX)	EX. ZONING	PROP. ZONING	GROSS SQUARE FEET	UNITS / BEDS	DENISTY	TYPE C PERIMETER BUFFER (FT)	TYPE C STREET BUFFER (FT)	THOROUGHFARE BUFFER (FT)	FRONT / STREET YARD SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)	MIN. SEP. BETWEEN BLDS (FT)	MAX. BLD. HEIGHT (FT)
2	TBD	2.16	VACANT	DAYCARE	75,271	PD-MU	PD-MU	14,000	N/A	N/A	N/A	15	N/A	8	8	8	20	50
5	05I04003Y	2.74	VACANT	COMMERCIAL / RETAIL	95,483	PD-MU	PD-MU	11,000	N/A	N/A	N/A	N/A	N/A	8	8	8	20	50
8	TBD	5.58	VACANT	COMMERCIAL / RETAIL	194,451	PD-MU	PD-MU	37,000	N/A	N/A	N/A	N/A	N/A	8	8	8	20	50
9	TBD	6.70	VACANT	APT / AMENITY	233,481	PD-MU / R-E	PD-MU	170,000	120	18 +/- UNITS/AC.	10	N/A	N/A	8	8	8	30	50
10	TBD	3.10	VACANT	INDEPENDENT LIVING	108,028	R-E	PD-MU	72,000	77	25 +/- UNITS/AC.	10	15	N/A	8	8	8	20	50
11	TBD	3.51	VACANT	ASSISTED LIVING	122,316	R-E	PD-MU	40,000	66	19 +/- BEDS/AC.	10	N/A	N/A	8	8	8	20	50
12	TBD	1.19	VACANT	RETAIL	41,469	R-E	PD-MU	8,000	N/A	N/A	N/A	N/A	N/A	8	8	8	20	50

COVERED SIDEWALK IS EXCLUDED FROM BUFFER SETBACK REQUIREMENTS.

NO.	DATE
2. REVISED PER TOWN OF CLAYTON 2nd REVIEW COMMENTS.	05/06/2020
1. REVISED PER TOWN OF CLAYTON 1st REVIEW COMMENTS.	04/03/2020

REVISIONS

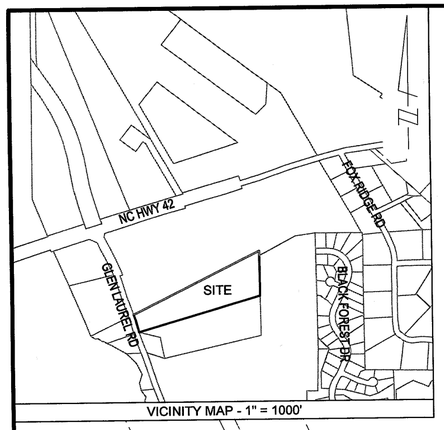
CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

NORTH CAROLINA PROFESSIONAL SEAL 18894 ENGINEER

SHOPPES AT GLEN LAUREL
MAJOR SUBDIVISION (MASTER PLAN) MODIFICATION
PROPOSED MASTER PLAN REVISION
TOWN OF CLAYTON, NORTH CAROLINA

Date: MARCH 2, 2020
Scale: 1" = 100'
Drawn: JPD
Checked: MPA
Project No. 127-264
Computer Dwg. Name 127-264_major-sub-mod-2020 05 06

Sheet No: 8 Of 8



LEGEND

EIP = EXISTING IRON PIPE
ECM = EXISTING CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
IPS = IRON PIPE SET
EOP = EDGE OF PAVEMENT
RCP = REINFORCED CONCRETE PIPE
= UTILITY POLE
= FIBER OPTIC MARKER
= GUY WIRE
FO = UNDERGROUND FIBER OPTIC LINE
OHE = OVERHEAD ELECTRICAL
G = UNDERGROUND GAS

NC GRID (NAD '83/2011)

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 1194, PAGE 241 OR OTHER REFERENCE SOURCE P.B. 25 PG. 33; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."

THIS 18 DAY OF APRIL, 2016.

SEAL _____
PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-2601 LAND SURVEYOR G. SCOTT WILSON

EIP
S61°25'10"W 451.52'
EIP
CONTROL CORNER
N 689692.6486
E 2173160.453

JAMES B. HUNT, JR. &
ROBERT BRAME HUNT
PIN: 167800-29-8988
DB. 509 PG. 31
1,986,868 SF
45.6122 ACRES

TOWN OF CLAYTON
PIN: 167800-28-8063
DB. 3420 PG. 521
PB. 35 PG. 393

S00°50'07"E
486.84

N63°35'01"E
1218.03

8 FT. DIRT DRIVE

EXISTING DWELLING

EXISTING OUTHOUSE

GLEN LAUREL ROAD - N.C.S.R. 1902
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
(NCDOT PROJECT #R-5826A)

NC KEEN LAND, LLC
PIN: 167800-19-4135
D.B. 4063 PG. 836
P.B. 38 PG. 25

60'

R=5707.37'
L=146.07'
N18°07'08"W
CH=146.76'

SHIRLEY SMITH BULLOCK
PIN: 167800-29-4176
D.B. 1194 PG. 241
459,363 SF
10.5455 ACRES

ECM

ECM

290.22

8 FT. DIRT DRIVE

N64°52'55"E

ECM-BROKEN TOP

15" RCP

1350.81
S74°22'35"W

194.91'
N17°52'19"W

TELEPHONE VAULT

FIBER OPTIC LINES (TYP.)

IPS

SANDRA S. PROVENZANO
PIN: 167800-18-9613
D.B. 1194 PG. 237

NC KEEN LAND, LLC
PIN: 167800-18-5864
D.B. 4063 PG. 868
P.B. 40 PG. 363

SANITARY SEWER FORCE MAIN MARKER

GRAVEL DRIVE

18" RCP

EOP

SANDRA S. PROVENZANO
PIN: 167800-18-9613
D.B. 1188 PG. 711

SANDRA SMITH PROVENZANO
PIN: 167800-18-6666
D.B. 1194 PG. 237

R/W

REFERENCES:
DB. 509 PG. 31
DB. 1194 PG. 241

OWNER:
SHIRLEY SMITH BULLOCK
5101 RAYNOR ROAD
GARNER, NC 27529

NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
6. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
7. NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720167800J DATED DECEMBER 2, 2005.
8. PROPERTY IS ZONED R-E
9. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAO 1983/2011) - (COORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
10. SITE IS WITHIN TOWN OF CLAYTON'S ETJ.

SCALE: 1" = 100'
0 50 100 200 300 400

REV.	DATE	DESCRIPTION	BY

BNK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
- 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	JM
DRAWN BY	PM
CHECKED BY	SW
DATE	04-14-16

BOUNDARY SURVEY
PROPERTY OF
SHIRLEY SMITH BULLOCK
CLAYTON TWSP JOHNSTON COUNTY NORTH CAROLINA

SHEET 1 OF 1

R:\2014\14262 - 1430 NC Hwy 42\SURVEY\14262LDD\dwg\14262 BULLOCK BOUNDARY PLAT.dwg, 4/18/2016 1:10:17 PM, pat

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
May 26, 2020

STAFF REPORT

Application Number: 2020-22- PDD
Project Name: Shoppes at Glen Laurel Planned Development Rezoning

Tag #: 05104016E
Location: Located off Glen Laurel Road, south of existing Shoppes at Glen Laurel Mixed Use development
Overlay: Watershed Protection Overlay
Applicant: Commercial Properties Inc.
Owner: Clayton Partners LLC
Project Planner: Haley Hogg, Planner II

Public Noticing Dates:

- **Neighborhood Meeting:** February 13, 2020
- **Sign Posted:** May 15, 2020
- **PB Letters Mailed:** May 12, 2020

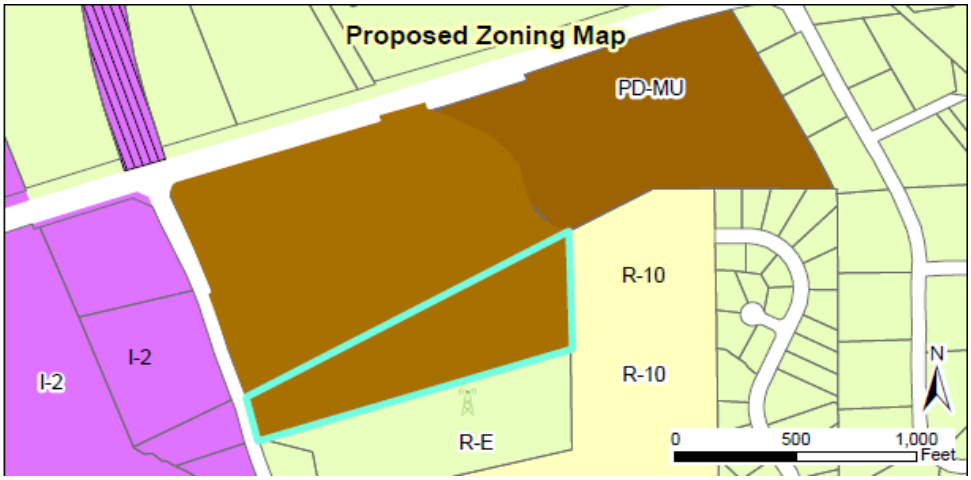
REQUEST: Request to rezone 10.5 acres from Residential-Estate (R-E) to Planned Development Mixed Use (PD-MU). This application is running concurrently with a preliminary plat (master plan) to add the land to the Shoppes at Glen Laurel Mixed Use Planned Development to the north.

SITE DATA:

Acreage: 10.5 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Planned Development Mixed Use (PD-MU)	Commercial & Vacant
South	Residential-Estate (R-E)	Single-family residential
East	Residential-10 (R-10)	Park
West	Industrial-Heavy (I-2)	Industrial (Caterpillar)



STAFF ANALYSIS AND COMMENTARY:

Overview
The applicant is requesting to rezone the subject property from Residential-Estate (R-E) to Planned Development Mixed Use (PD-MU). This application is running concurrently with a preliminary plat application which is acting as a master plan modification to incorporate this land into the existing master plan for the properties to the north (Shoppes at Glen Laurel; formerly known as "NC HWY 42 Mixed Use").

The property proposed to be rezoned is located off Glen Laurel Road. Permitted uses and dimensional standards for this district will be set via its associated master plan. Per 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 designation. An overall master plan layout has been attached to this staff report to provide the board an overview of how this property will be incorporated into the existing Planned Development pending Town Council approval of the rezoning and associated master plan. 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 will not review the proposed uses or layout of this master plan. The plan is only included as an attachment to this staff report for informational purposes.

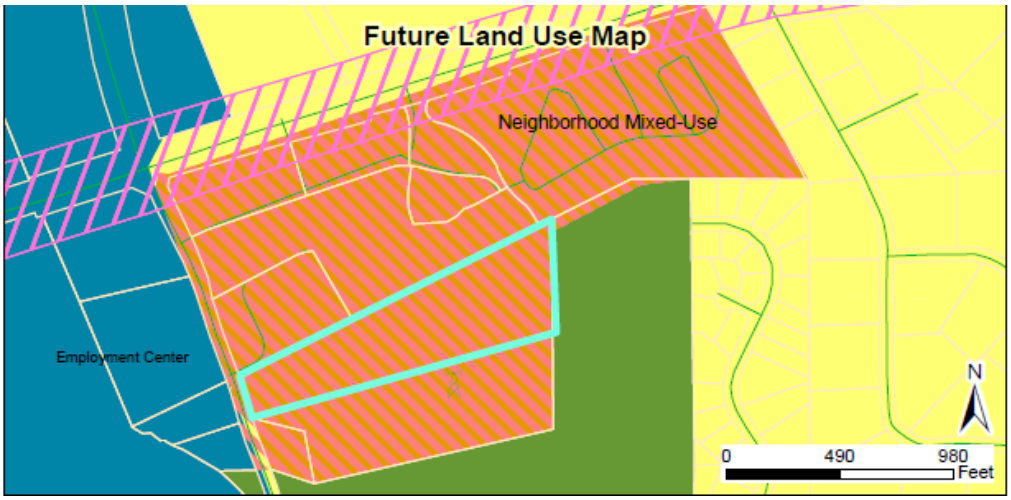
Consistency with the Comprehensive Plan 2040
The Comprehensive Plan's Future Land Use Map designates these properties as a Medium Density Residential/Neighborhood Center ("Neighborhood Mixed Use") and Low Density Residential. The proposed zoning district is consistent with this plan as it allows for mixed use development including commercial and 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.

Comprehensive Plan Goals not supporting the rezoning request include:

- None.



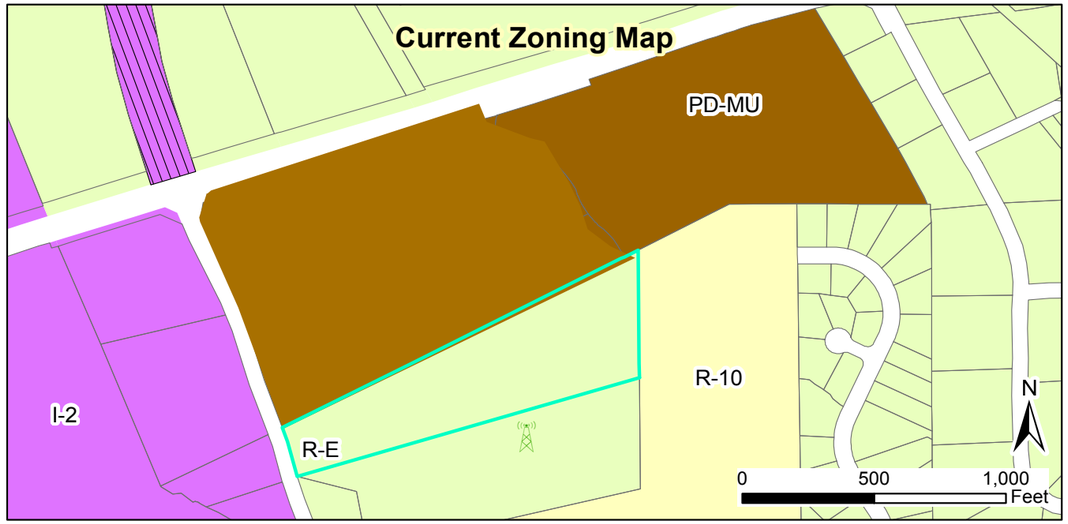
CONSIDERATIONS:

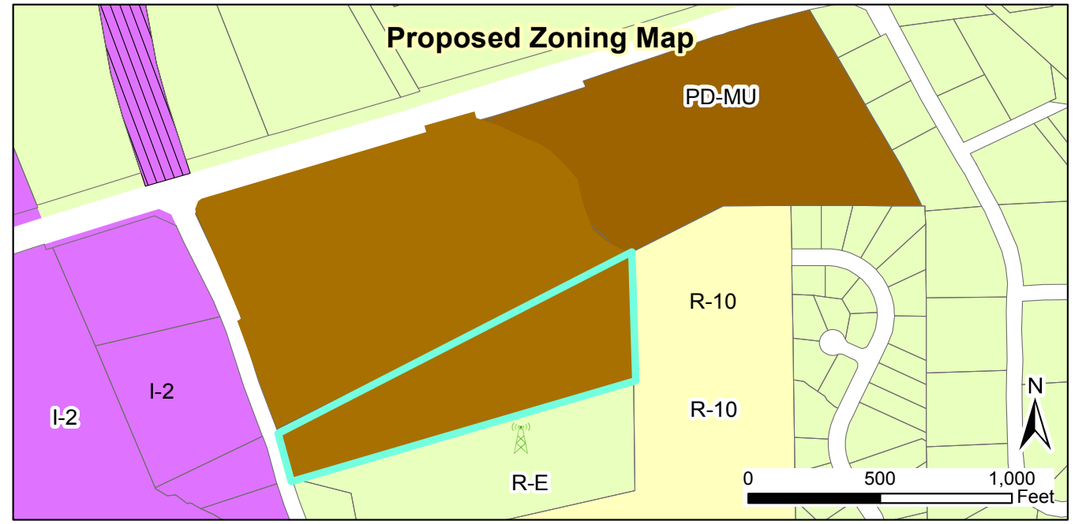
- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- The Planning Board shall only make a recommendation on this rezoning; the associated master plan (preliminary plat) is quasi-judicial and does not receive a Planning Board review or recommendation.
- 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.

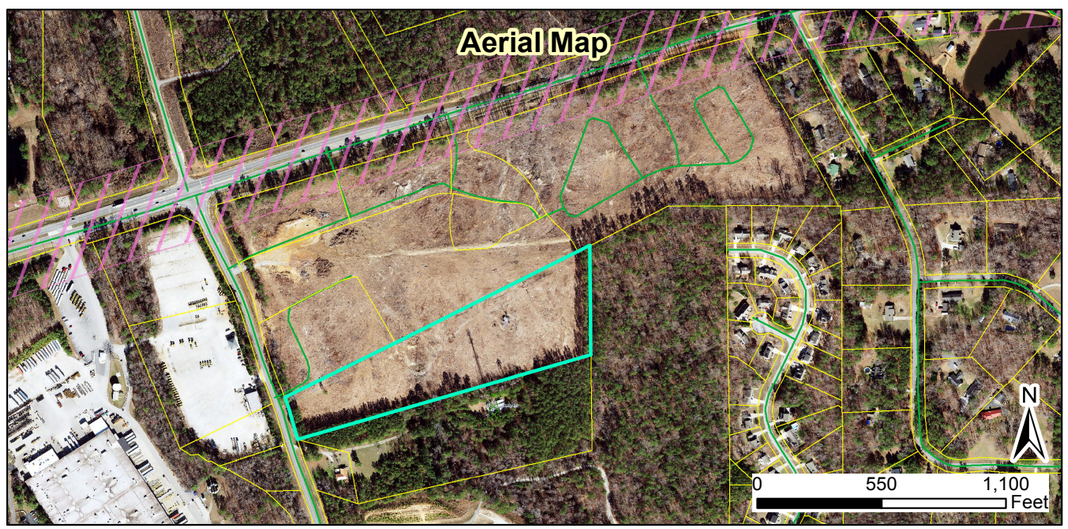
ATTACHMENTS:

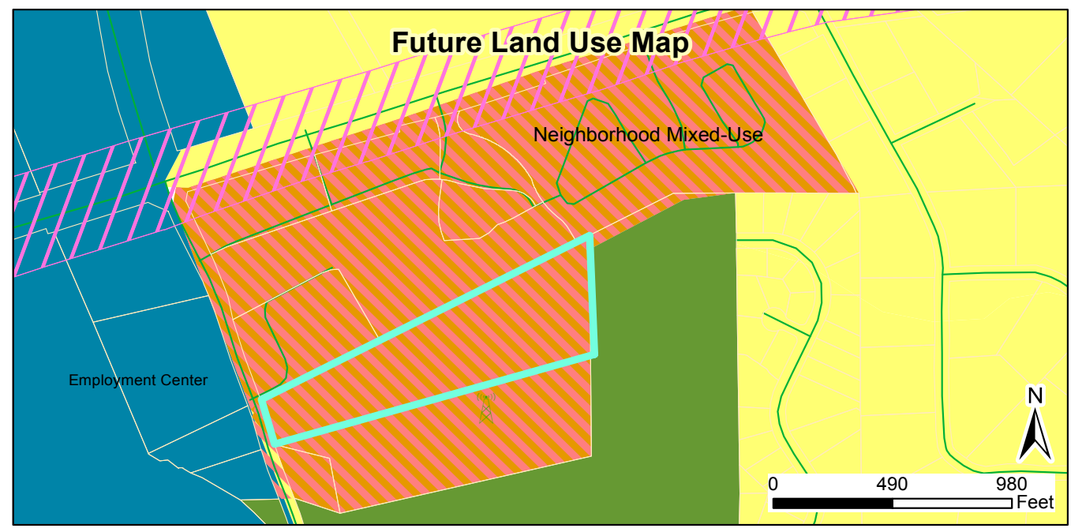
1) Application

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









2020-22-PDD
Shoppes at Glen Laurel Planned Development Rezoning
Request to rezone 10.45 acres from R-E to PD-MU

Applicant: Commercial Properties
Property Owners: Clayton Partners
Tag #: 05I04016E

Staff Report Map

03/26/2020
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

Document Path: O:\PLANNING\REZONING\Planned Developments\2020\2020-22-PDD- Shoppes at Glen Laurel Ph. 2\Maps\Staff Report Map 2020-22-PDD.mxd

Legend
- 100-yr Flood Zone
- Thoroughfare Overlay
- Site