



Town of Clayton
Town of Clayton Planning Board Agenda
Monday, July 27, 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. [Clayton Planning Board - 22 Jun 2020 - Draft Minutes](#)

POTENTIAL ACTION:
Minutes

Approve / Deny June 22, 2020 Planning Board

4. OLD BUSINESS

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

[Traffic Queuing Sample PB - 2020-07-SP - Sam's Xpress Car Wash - Major Site Plan](#)
[Staff Report - 2020-07-SP - Sam's Xpress Car Wash - Major Site Plan](#)
[Staff Report Map - 2020-7-SP - Sam Xpress Car Wash - Major Site Plan](#)

POTENTIAL ACTION: Approve / Deny 2020-07-SP Sam's Xpress Car Wash Major Site Plan

5. PUBLIC HEARINGS

- a. 2020-97-RZ Champion East Rezoning
Tag # 05003003 / 05003011 / 05003012 / 05003014 / 05003015 / 05003016 / 05003010
Location: 310 Champion Street
[Application - 2020-97-RZ - Champion East - Rezoning](#)
[Neighborhood Meeting Materials - 2020-97-RZ - Champion East Rezoning](#)
[Adjacent Property Owner Letter - Public Notice - 2020-97-RZ - Champion East - Rezoning](#)
[Site Plan - 2020-97-RZ - Champion East - Rezoning](#)
[Staff Report - 2020-97-RZ - Champion East - Rezoning](#)
[Staff Report Map - 2020-97-RZ - Champion East - Rezoning](#)

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

6. NEW BUSINESS

- a. 2020-76-SP Riverwood Athletic Club - Tract B2 - Major Site Plan
Tag # 16I02009E / 16I02009D
Location: 400 Block of Riverwood Athletic Club Boulevard
[Application - 2020-76-SP - RAC Tract B2 - Major Site Plan](#)
[Owners Consent - 2020-76-SP - RAC Tract B2 - Major Site Plan](#)
[Neighborhood Meeting Packet - 2020-76-SP - RAC Tract B2](#)
[Site Plans - 2020-76-SP - RAC Tract B2- Major Site Plan](#)
[Staff Report - 2020-76-SP - RAC Tract B2 - Major Site Plan](#)
[Staff Report Map - 2020-76-SP - RAC Tract B2 - Major Site Plan](#)

POTENTIAL ACTION: Approve / Deny 2020-76-SP Riverwood Athletic Club - Tract B2 - Major Site Plan

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN



**Town of Clayton
Planning Board Minutes
June 22, 2020 @ 6:00 p.m.
Remote**

BOARD MEMBERS PRESENT:

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

STAFF PRESENT:

Samantha Wullenwaber, Planner Director
Haley Hogg, Planner II
Jeff Caines, Planner
Sharon Sharpe, Planner
Merrick Parrott, Town Attorney
Michael Grannis, Council Member

MEMBERS ABSENT:

1 CALL TO ORDER

- a) The meeting was called to order at 6:00 p.m. Planning Board Members Travis Avery and Stephen Powers were absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

- a) May 26, 2020 Planning Board Draft Minutes

ACTION: Approve May 26, 2020 Planning Board Minutes

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

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

Planner Sharon Sharpe presented this item. The applicant is requesting a major site plan approval for the construction of approximately 4,140 square

feet of car wash building, 3192 square feet of fuel canopy and 840 square feet of vacuum canopy. The proposed car wash/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. Car wash/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. The development is proposing landscaping around the parking area as well as a compatibility Class C Buffer. Sidewalks are proposed with this development along the service road to assist with safe pedestrian access between adjacent commercial developments along this road. There will be a dumpster enclosure at the site and will comprised of material to match the overall architecture of the primary building. 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. This request is consistent with the Comprehensive Plan 2040 and staff does recommend approval.

Board Member Bizzell asked if the NCDOT have any comments on the driveway locations. Sharon Sharpe stated yes they did have feedback that they provided to the applicant. Customers would exit out onto Highway 70.

Board Member Coats is concerned about the entry and traffic at the intersection. There is only a 3 car back up by the stoplight in that area. He feels the cars will back up and cause traffic problems. There were no further questions for staff.

The applicant Matt Lowder was present and available for questions. He went over the NCDOT comments and made revisions with the NCDOT for the access entrance and exits and keeping traffic off Highway 70. Board Member Coats still has concerns about the traffic at the stoplight and traffic flow. Board Chair Merritt asked if NCDOT reviews the traffic that is not on the highway but on the private road. Mr. Bizzell stated the drive is a private drive and not a DOT road. Mr. Bizzell stated he has the same concerns as Board Member Coats. Board Member Coats asked if the site plan can be flipped. Mr. Lowder stated any stacking of cars would be on private property and not block. He stated they could not bring cars in from the other direction. They are trying to get people off the highway and have people on the private/secondary road. Board Member Coats is not concerned about the stacking coming in, but going out. Planner Haley Hogg stated during the process they determined this was the best option and met all the requirements for Planning.

Councilman Michael Grannis asked was the building metal with the code calls for brick or masonry on all four sides? Planner Haley Hogg the same on all four sides but not a specific material, just has to be architecturally consistent. Mr. Grannis recalls at a council meeting that this was brought up the council made it clear that we had to have either brick or masonry on all four sides. Planning Director Wullenwaber stated there is more regulations on different

applications, quasi-judicial which Town Council reviews. Major site plan is not quasi-judicial. We make sure it is consistent with the surrounding buildings.

Board Member Price asked the applicant if the site can be pushed back a little further to give more frontage.

Ms. Wullenwaber stated they possibly could push the design back, but they would have to come back before the Board with a different site plan. Ms. Wullenwaber also stated there could be multiple reasons why it is not pushed back more. Mr. Lowder stated there are buffers that they were maneuvering around and keep the site and tight and efficient as they can. The stacking will occur more on the site than on the road. Chris Morgan was present to explain the operations of the car wash. As far as stacking is concerned it would start at the fuel canopy into the site. There is a good 300 - 350 stacking for people coming into and out of the car wash. This site has some more stacking of some of their other sites because of the depth of this lot. The car wash will be a "left out" of the tunnel. Typically they do not like to do a "right" out of a tunnel because it can cause more of a traffic issues leaving the site. Majority of the building is brick and eifs (stucco). The metal is a small portion of the building.

Board Member Bizzell asked Planner Haley Hogg is there anything in the code that would restrict the two drives close together. Ms. Hogg stated that Engineering found the drives acceptable. Board Member Bizzell asked if both drives are necessary. The applicant stated the drive that is on the right is a two way drive. The exit only on the left hand side is for the fuel truck to get out of the drive.

There was only one vote for approve by Planning Board Member Moore, there was no second. Most Planning Board members are concerned about the traffic and stacking in the intersection.

Clarification made by Planning Director Wullenwaber that this request is TRC certified and meets all requirements. Staff does recommend approval.

James Lipscomb suggested to table this and ask the applicant to come back.

ACTION: To be continued to the July 27, 2020 Planning Board Meeting.

Motion: Board Member Price
Second: Board Member Lipscomb
Vote: Vote 6-1

6 OLD BUSINESS

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

This is a Public Hearing continuation from May's Planning Board meeting. Board Clerk, Chrissy Freeman read new public comments from Teresa Scott and Larry Smith. 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.

Planning Director Wullenwaber stated the public hearing was closed and this is a deliberation for the Board. Ms. Wullenwaber went over how staff comes to a decision for recommendation.

The applicant was present and available for questions.

ACTION: Approve Recommendation to Town Council

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

- 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

This is a continuation of a Public Hearing that was heard at the May's Planning Board meeting. Board Clerk, Chrissy Freeman read several public comments from citizens into the record. 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.

There were no further comments.

ACTION: Approve Recommendation to Town Council

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

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

8 ADJOURN

a)

With there being nothing further the meeting was adjourned at 7:22 p.m.

Motion: Board Member Lipscomb
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 | [☒] Preliminary Grading Plan Sheet |
| [☒] Existing Conditions Sheet | [☒] Preliminary Engineering Plan Sheet |
| [☒] Lighting Plan Sheet | [☒] Signed & Sealed Boundary Survey |
| [☒] Site Plan Sheet | [☒] Architectural Elevations Sheet |
| [☒] Landscaping Plan Sheet | |

Reviewed by: _____



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

MAJOR SITE PLAN APPLICATION

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

☒ New Major Site Plan

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

SITE INFORMATION

Name of Project: Sam's 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.
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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

Print Name



Signature of Applicant

3/6/2020

Date



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

OWNER'S CONSENT FORM

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

Project Name: 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
SXCW Properties II, LLC
(Name - type, print clearly)

P.O. Box 769
(Address)

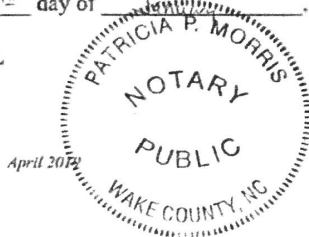
Kyle White - AGENT FOR
SXCW Properties II, LLC
(Owner's Signature)

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

My Commission
Expires:

February 20, 2021

15 of 15



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_N2FhNmI4YTAtNjQ4Ny00MDcyLWEzZDktMDg5NzFINTMxYjA3%40thread.v2/0?context=%7b%22id%22%3a%222c34a7e9-d868-4e70-8853-da388df56e31%22%2c%22oid%22%3a%224edf3cfe-ee26-4235-a0fa-7eeecf14368%22%7d

Or email mlower@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
mldowder@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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HOUSTON, TX 77219-0548

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: Sami'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: Matt Lowder

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.

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		
5		
6		
7		
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9		
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16		
17		
18		
19		



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 Manager's Approval

4/27/20
Date


Department of Engineering Approval

4/23/2020
Date

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

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Thank you,

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

Staff Approval:

Project Manager's Approval

Date

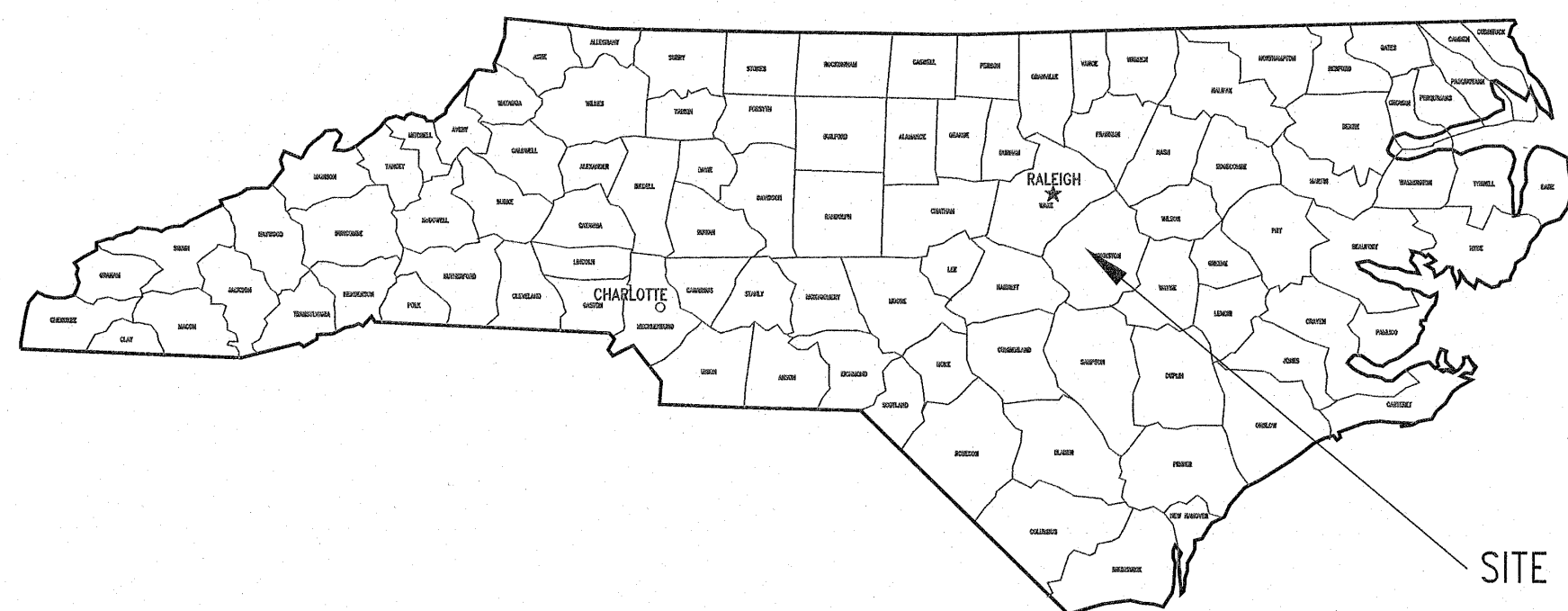
Department of Engineering Approval

Date

Fire Inspector's Approval

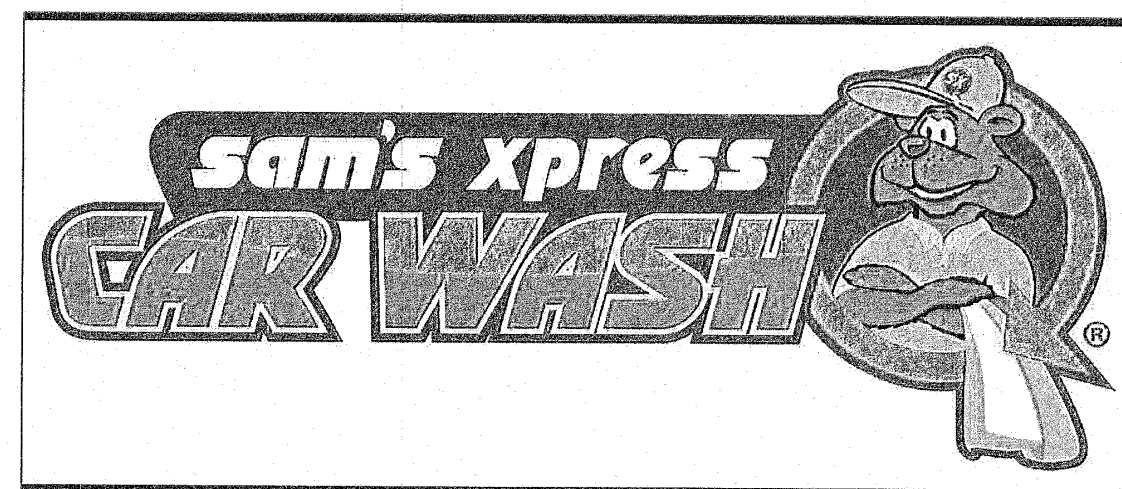
Date

Updated February 2019



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

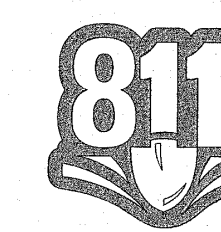
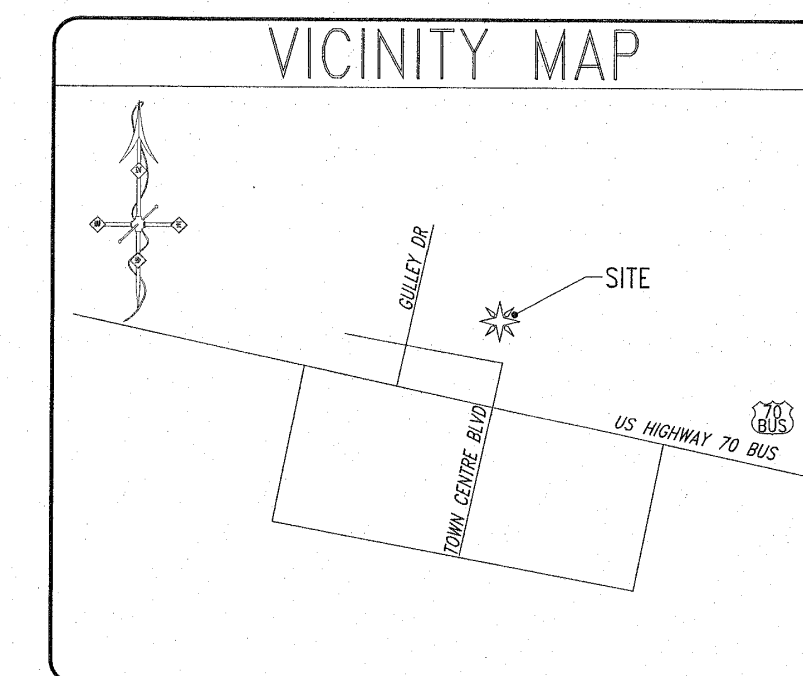
CIVIL ENGINEER

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



CURRENT PROPERTY OWNERS

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



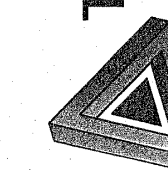
Know what's below.
Call before you dig.

Received:
3/10/2020

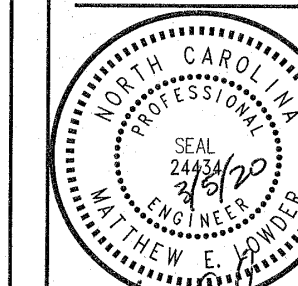
INDEX OF DRAWINGS

C0.0	COVER SHEET
D1.0	DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	GRADING & DRAINAGE PLAN
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
Suite 101
Raleigh, NC 27609
(919)553-6570
mlowder@trianglesitedesign.com
NC LICENSE #P-0619



OWNER/DEVELOPER:

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SXCW Properties II, LLC
Attn. Chris Morgan
7932 Council Place
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SAM'S XPRESS CAR WASH
12856 US Highway 70 BUS
Town of Clayton
Johnston County, NC

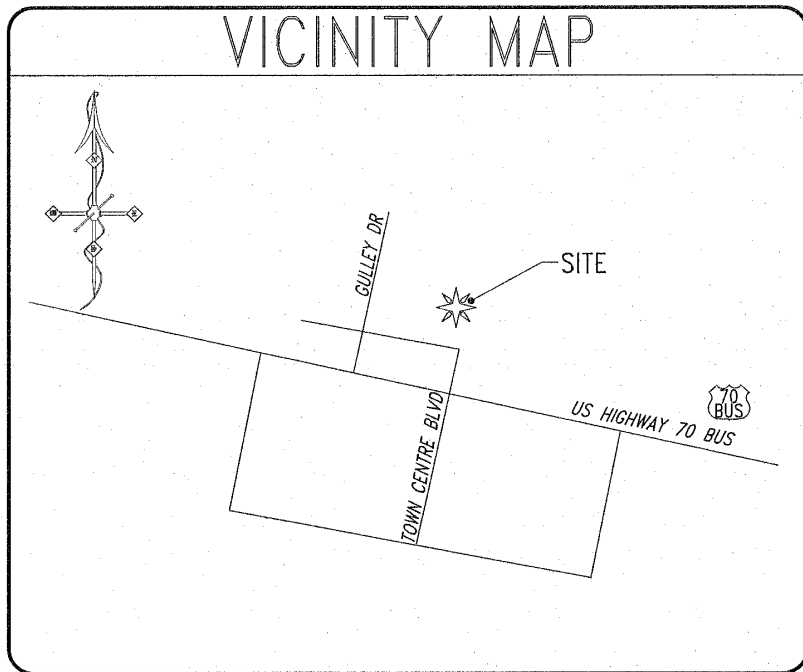
This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC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

REVISIONS	Date	Revised per
1	5/5/20	Town TDC review

Drawn
Checked
Approved
Project No. 046011
Date: March 5, 2020
Title

COVER
SHEET

Sheet No.
C0.0



LINE	LENGTH	BEARING
1	14.95	N 60°31'20" W
2	55.95	S 86°20'24" E
3	52.10	N 60°31'20" W
4	44.08	S 86°20'24" E

MOHAMED & SONS, INC.
DB 2972, PG 700
PIN: 164900-98-4001
ZONE: B-3
USE: COMMERCIAL

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:

- ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
- 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.
- 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.
- REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
- 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.
- 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.
- 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.
- 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.
- BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OBTAINED IN THE GEOTECHNICAL REPORT.
- 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.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION.
- 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.
- 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 JOHNSON 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:

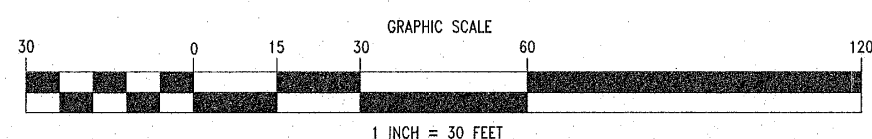
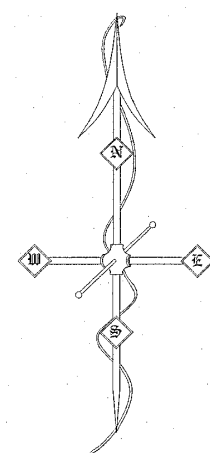
THIS SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON F.A.R.M. MAP 3720164900L, EFFECTIVE DATE: DECEMBER 2, 2005, FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA.

DEMOLITION KEYNOTES

- Remove trees and root system
- Remove existing building and foundation
- Remove existing fence and post
- Remove all existing shrubs and debris
- Remove existing sidewalks
- Remove existing concrete curb
- Remove existing driveway approaches
- Remove existing pavement
- 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



TRIANGLE
SITE DESIGN

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



OWNER/DEVELOPER:
Sam's Real Estate
SXCV Properties II, LLC
Attn: Chris Morgan
7532 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

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REVISIONS	Date	Revised per From R/C meter
1	8/7/20	

Drawn
Checked
Approved
Project No. 046011
Date: March 5, 2020
Title

DEMOLITION PLAN

Sheet No.
D1.0

EXISTING UTILITY SERVICE NOTE
ALL UNUSED WATER AND/OR SANITARY SEWER SERVICES MUST BE ABANDONED AT THE MAIN

McLAURINS FUNERAL HOME, INC.
DB 755, PG 300
PIN: 164900-97-7455
ZONE: B-3
USE: FUNERAL HOME

McLAURINS FUNERAL HOME, INC.
DB 1355, PG 758
PIN: 164900-97-8703
ZONE: B-E
USE: FUNERAL HOME

McLAURINS FUNERAL HOME, INC.
DB 1355, PG 758
PIN: 164900-97-8703
ZONE: B-E
USE: FUNERAL HOME

CONTROL CORNER
N: 698,101.16
E: 2,149,931.75

NC DEPARTMENT
OF AGRICULTURE
PIN: 64900-51-5937
ZONE: R-E
USE: AGRICULTURAL

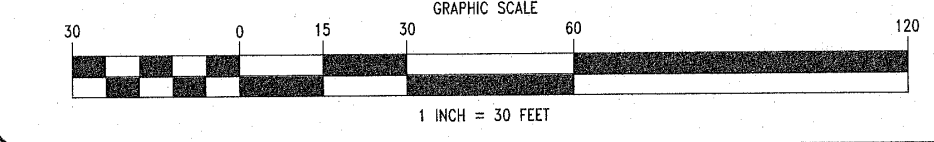
PIN: 164900-97-8702
163,437 S.F.
3.75 AC.
12856 US HWY 70
ZONE: B-3

Table with 2 columns: Item, Description. Includes DEVELOPMENT DATA, IMPERVIOUS AREA SUMMARY, and various site specifications.

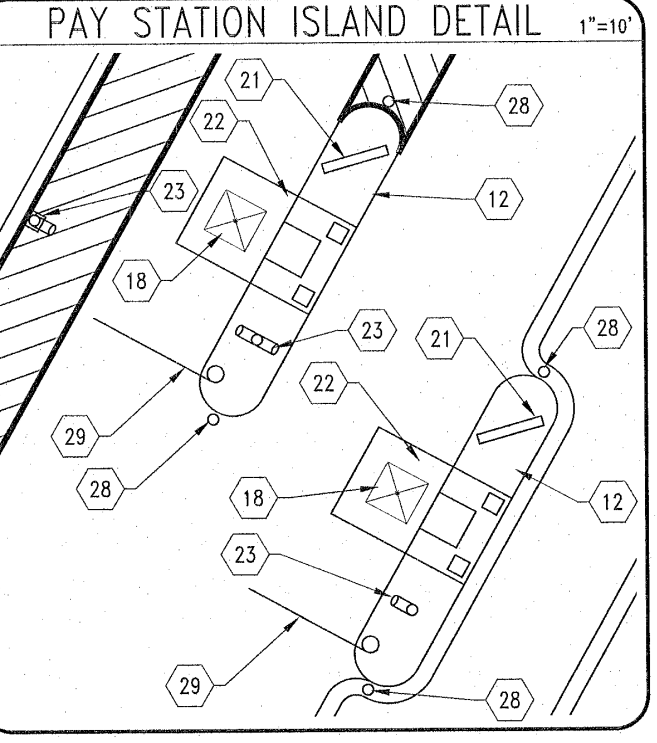
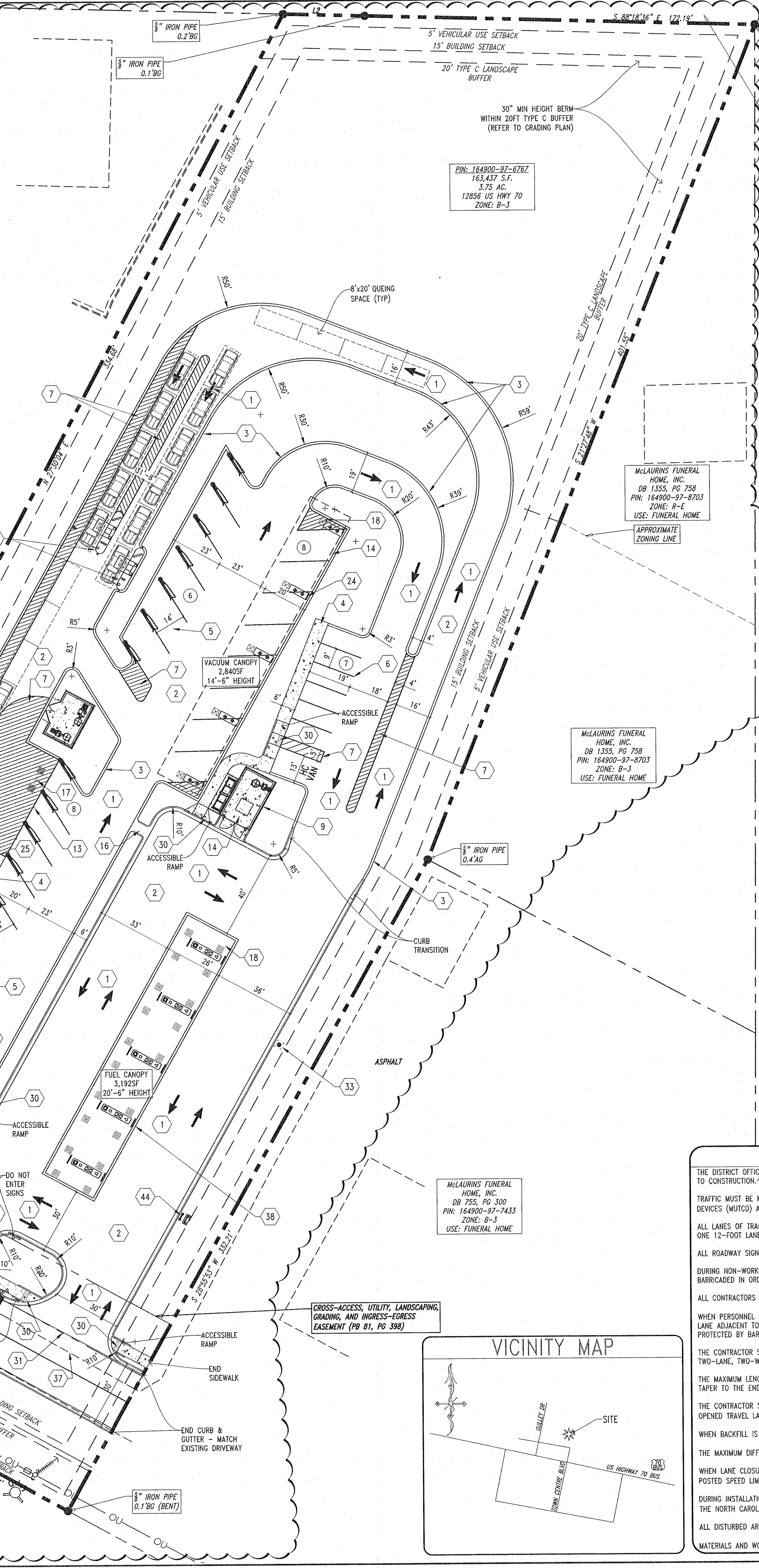
Table with 2 columns: Item, Description. Includes IMPERVIOUS AREA SUMMARY and various site specifications.

Table with 2 columns: Item, Description. Includes SIGN LEGEND and various site specifications.

Table with 2 columns: Item, Description. Includes LINE TABLE and various site specifications.



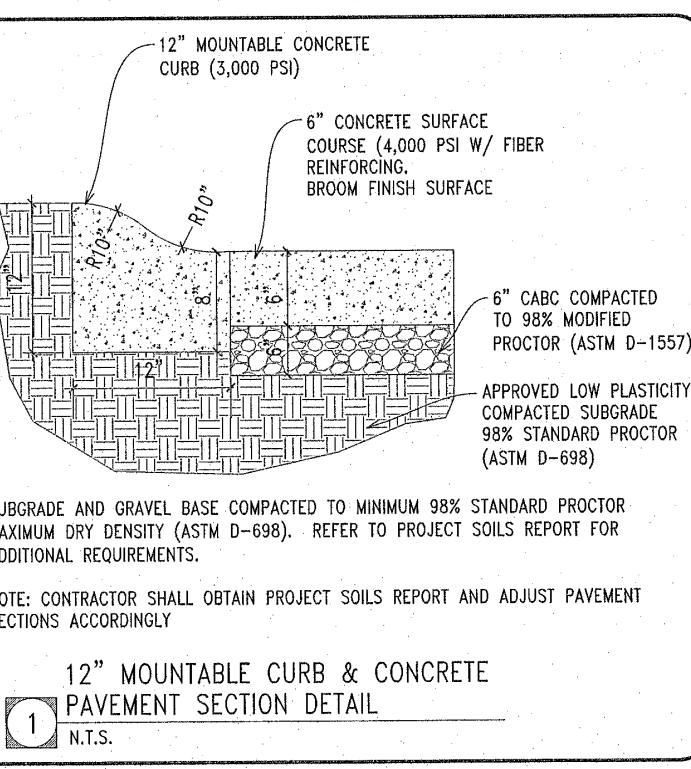
MOHAMED & SONS, INC.
DB 2972, PG 758
PIN: 164900-58-4001
ZONE: B-3
USE: COMMERCIAL



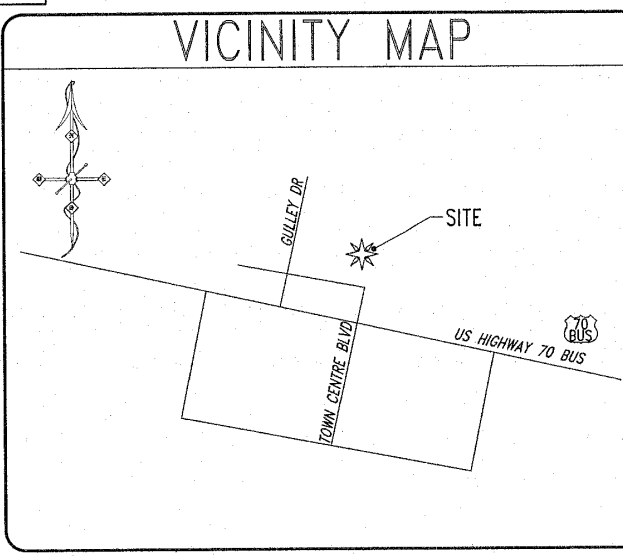
SCREENING NOTE
ANY TRANSFORMERS OR OTHER MECHANICAL EQUIPMENT ON THE SITE WILL BE REQUIRED TO BE SCREENED ENTIRELY FROM VIEW. IF ITEMS ARE NOT SHOWN ON THIS PLAN BUT ARE ADDED DURING SITE CONSTRUCTION, THEY WILL BE REQUIRED TO HAVE SCREENING AROUND THEM PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY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

Table with 4 columns: #, TYPE, WIDTH (FT), LENGTH (FT), ANGLE. Includes PROPOSED VACUUM SPACE SUMMARY.



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.
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 8:1 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\"/>



- 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 GRADINGS 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 REFINISH 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.

Table with 2 columns: Item, Description. Includes SIGNAGE LEGEND and various site specifications.

- 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 FLOOR, 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 WITH 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"x14" 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. ASHALL/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. REMOVE VENT RISERS AND HOOP BOLLARD. SEE PLANS BY OTHERS.

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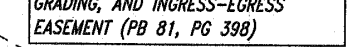
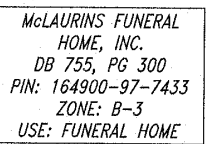
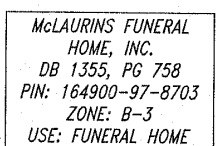
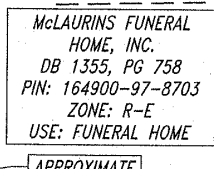
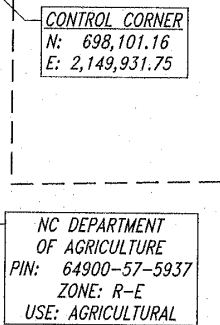
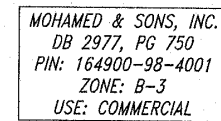
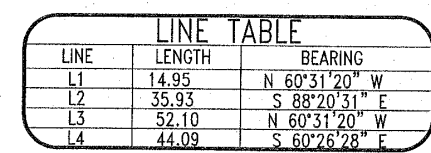
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Drawn
Checked
Approved

Project No. 046011
Date: March 5, 2020
Title

SITE PLAN

Sheet No. C1.0



STRUCTURE		PIPE			STRUCTURE			NOTES
FROM	TO	LENGTH (ft)	SLOPE (%)	SIZE & MATERIAL	FROM	TO	GRIND/FEEL KEY	
CS#103	CS#102	51'	0.5528	15" HDPE	351.1	350.6	355.4	
CS#102	CS#101	10'	0.5628	15" HDPE	350.6	350.1	354.1	WATER-TIGHT
CS#101	FE#3100	94'	0.5335	15" HDPE	350.5	350.0	355.5	
CS#210	CS#201	118'	0.5115	15" HDPE	354.4	353.8	357.8	
CS#210	MA#202	38'	1.0036	15" HDPE	353.9	353.5	357.8	
MA#209	MA#208	66'	0.8115	15" HDPE	354.0	353.6	356.5	
MA#207	MA#208	19'	0.5335	15" HDPE	354.0	353.6	356.5	WATER-TIGHT
MA#208	MA#201	76'	0.5335	15" HDPE	353.7	353.3	356.5	
MA#205	MA#209	89'	0.5335	15" HDPE	353.3	352.8	356.5	
MA#205	MA#205	36'	0.5635	15" HDPE	353.3	352.8	356.5	
CO#204	CO#203	49'	1.1616	10" PVC	354.27	353.7	356.77	MIN. 1% SLOPE
CO#203	CO#202	75'	1.0212	10" PVC	353.7	353.2	356.77	MIN. 1% SLOPE
MA#202	CS#201	53'	0.5716	15" HDPE	352.8	352.5	355.8	
CS#201	FE#2200	33'	0.8124	24" HDPE	351.5	351.3	356.4	INSTALL ADS FLEXSTORM FILTER-REFER TO C1.68
OC#201	FE#3300	124'	0.6115	15" HDPE	344.5	343.0	354.3	REFER TO DETAIL

1. A MINIMUM GRADE OF 0.50% SKAL 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. EFFICIENT FLOW DEVIATING OR PROTECTIVE DEVICES 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. REESTABLISHMENT 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:

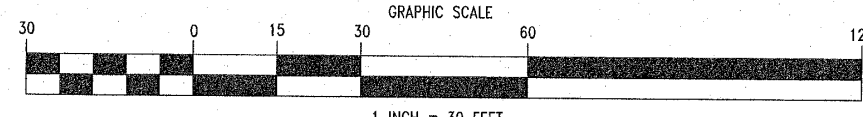
840.02 - CONCRETE CATCH BASIN	840.03 - FRAME, GRATES, AND HOOD FOR CATCH BASINS
840.04 - CONCRETE OPEN TROUGH CATCH BASIN	840.14 - CONCRETE DRAIN INLET
840.16 - DRAIN INLET FRAME AND GRATES	840.31 - CONCRETE JUNCTION BOX
840.36 - TRAFFIC BEARING GRATED DRAIN INLET	840.46 - PRECAST DRAMATIC STRUCTURE
840.52 - PRECAST MANHOLE	858.00 - PRECAST CONCRETE DRAINWALL
5. ALL PIPES SHALL BE LAD ON STRAIGHT ALIGNMENTS AND EVEN GRADDES" 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: HIGHER DENSITY POLYETHYLENE PIPE (HDPE) - ASHST DESIGNATION M252 TYPE S, M294 TYPE S AND W97-TYPE S, SMOOTH INTERIOR/ANNUAL 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 II 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 SLUDG 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 GROUDED 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. LOGS SHALL BE LABELED "STORM SEWER".
13. STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.
14. ROW ELEVATIONS AS NOTED ARE TO THE GUTTER FLOW LINE.

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 GRADING BEARING.
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 CONCRETE SHOWING IN DOWNS AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS, INCLUDING ASPHALT. REFER TO PAVEMENT CROSS-SECTION DATA TO ESTABLISH CORRECT SURFACE 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 EROSION 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 (SEEDS 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 BY 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 EXIST BUILDING UTILITY ENTRANCE LOCATIONS.
18. ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL, AND ANY OTHER DELETTEROUS 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 UNSUITABLE 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.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 A MINIMUM OF 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1V OR STEEPER.
25. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

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
YL.....YARD INLET
GR.....GROUND
.....FLOW DIRECTION ARROW

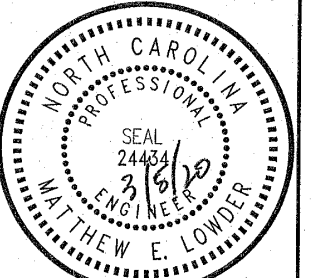


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SAM'S Xpress CAR WASH
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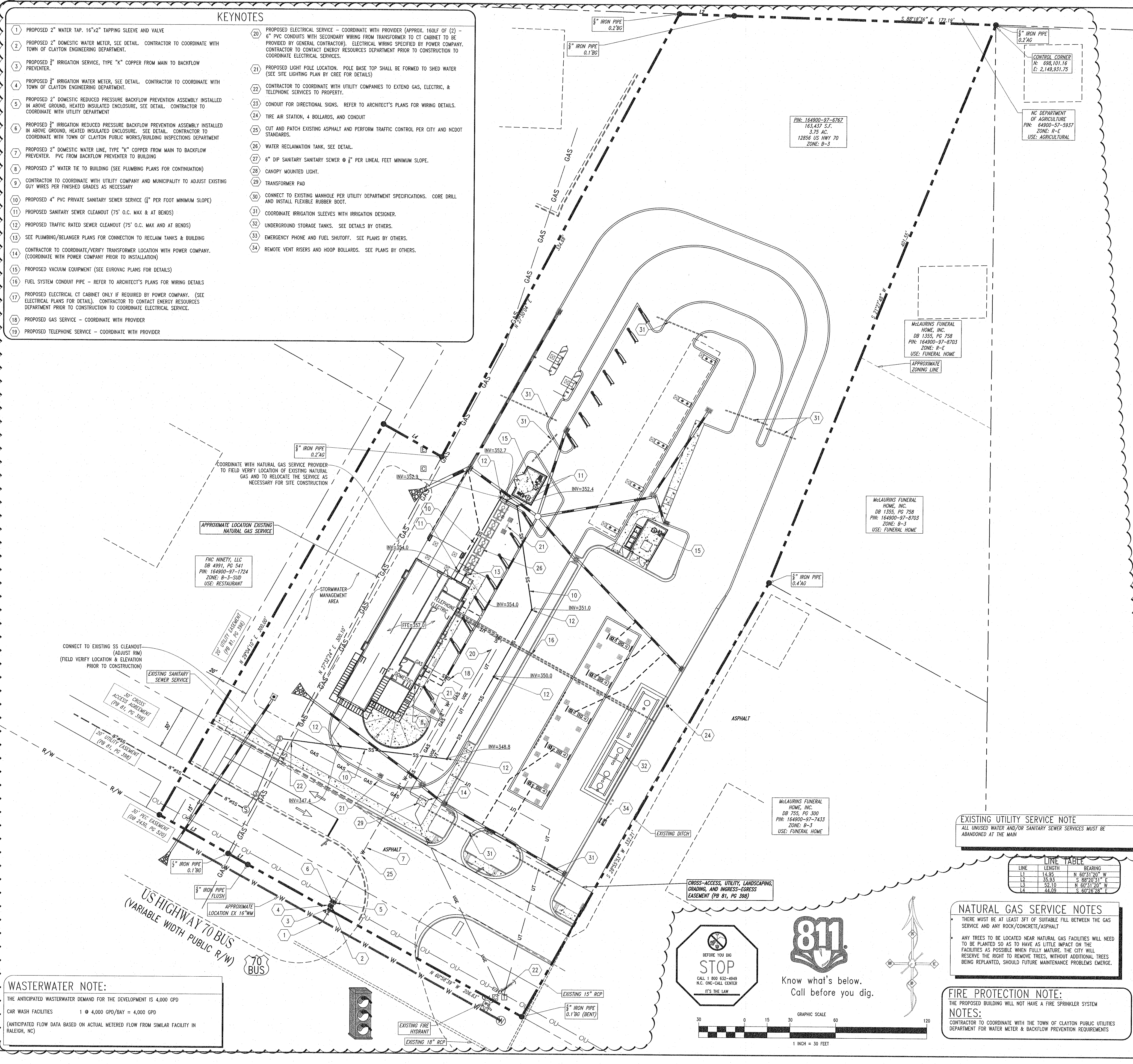
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Project No. 046011
Date: March 5, 2020

GRADING & DRAINAGE PLAN

Sheet No. C1.1



KEYNOTES

- PROPOSED 2" WATER TAP, 16"x2" TAPPING SLEEVE AND VALVE
- PROPOSED 2" DOMESTIC WATER METER, SEE DETAIL. CONTRACTOR TO COORDINATE WITH TOWN OF CLAYTON ENGINEERING DEPARTMENT.
- PROPOSED 3" IRRIGATION SERVICE, TYPE "K" COPPER FROM MAIN TO BACKFLOW PREVENTER.
- PROPOSED 3" IRRIGATION WATER METER, SEE DETAIL. CONTRACTOR TO COORDINATE WITH TOWN OF CLAYTON ENGINEERING DEPARTMENT.
- PROPOSED 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY INSTALLED IN ABOVE GROUND, HEATED INSULATED ENCLOSURE, SEE DETAIL. CONTRACTOR TO COORDINATE WITH UTILITY DEPARTMENT
- PROPOSED 3" 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
- PROPOSED 2" DOMESTIC WATER LINE, TYPE "K" COPPER FROM MAIN TO BACKFLOW PREVENTER. PVC FROM BACKFLOW PREVENTER TO BUILDING
- PROPOSED 2" WATER TIE TO BUILDING (SEE PLUMBING PLANS FOR CONTINUATION)
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND MUNICIPALITY TO ADJUST EXISTING GUY WIRES PER FINISHED GRADES AS NECESSARY
- PROPOSED 4" PVC PRIVATE SANITARY SEWER SERVICE (1" PER FOOT MINIMUM SLOPE)
- PROPOSED SANITARY SEWER CLEANOUT (75' O.C. MAX. & AT BENDS)
- PROPOSED TRAFFIC RATED SEWER CLEANOUT (75' O.C. MAX. & AT BENDS)
- SEE PLUMBING/BELANGER PLANS FOR CONNECTION TO RECLAIM TANKS & BUILDING
- CONTRACTOR TO COORDINATE/VERIFY TRANSFORMER LOCATION WITH POWER COMPANY. (COORDINATE WITH POWER COMPANY PRIOR TO INSTALLATION)
- PROPOSED VACUUM EQUIPMENT (SEE EUROVAC PLANS FOR DETAILS)
- FUEL SYSTEM CONDUIT PIPE - REFER TO ARCHITECT'S PLANS FOR WIRING DETAILS
- PROPOSED ELECTRICAL C.T. CABINET ONLY IF REQUIRED BY POWER COMPANY. (SEE ELECTRICAL PLANS FOR DETAILS). CONTRACTOR TO CONTACT ENERGY RESOURCES DEPARTMENT PRIOR TO CONSTRUCTION TO COORDINATE ELECTRICAL SERVICE.
- PROPOSED GAS SERVICE - COORDINATE WITH PROVIDER
- PROPOSED TELEPHONE SERVICE - COORDINATE WITH PROVIDER
- PROPOSED ELECTRICAL SERVICE - COORDINATE WITH PROVIDER (APPROX. 180LF OF 2) - 6" PVC CONDUITS WITH SECONDARY WIRING FROM TRANSFORMER TO C.T. 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.
- PROPOSED LIGHT POLE LOCATION. POLE BASE TOP SHALL BE FORMED TO SHED WATER (SEE SITE LIGHTING PLAN BY CREE FOR DETAILS)
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES TO EXTEND GAS, ELECTRIC, & TELEPHONE SERVICES TO PROPERTY.
- CONDUIT FOR DIRECTIONAL SIGNS. REFER TO ARCHITECT'S PLANS FOR WIRING DETAILS.
- TIRE AIR STATION, 4 BOLLARDS, AND CONDUIT
- CUT AND PATCH EXISTING ASPHALT AND PERFORM TRAFFIC CONTROL PER CITY AND NCDDT STANDARDS.
- WATER RECLAMATION TANK, SEE DETAIL.
- 6" DIP SANITARY SANITARY SEWER @ 1" PER LINEAL FEET MINIMUM SLOPE.
- CANOPY MOUNTED LIGHT.
- TRANSFORMER PAD
- CONNECT TO EXISTING MANHOLE PER UTILITY DEPARTMENT SPECIFICATIONS. CORE DRILL AND INSTALL FLEXIBLE RUBBER BOOT.
- COORDINATE IRRIGATION SLEEVES WITH IRRIGATION DESIGNER.
- UNDERGROUND STORAGE TANKS. SEE DETAILS BY OTHERS.
- EMERGENCY PHONE AND FUEL SHUTOFF. SEE PLANS BY OTHERS.
- REMOTE VENT RISERS AND HOOP BOLLARDS. SEE PLANS BY OTHERS.

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 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 SDR35 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 ANY A21.10 OR A21.11 (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 ENCASUREMENTS 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 RELED 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 NCDDT 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 NCDDT 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 GROFFLOW 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, METALLIZED, PLASTIC FILM SIMILAR TO "TERMA-TAPE 1" 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 GAUGE 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 BURED 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.

EXISTING UTILITY SERVICE NOTE
ALL UNUSED WATER AND/OR SANITARY SEWER SERVICES MUST BE ABANDONED AT THE MAIN

LINE	LENGTH	BEARING
11	14.85	N 80°31'20" W
12	14.85	S 80°31'20" W
13	20.10	N 16°21'00" E
14	44.09	S 80°26'28" E

NATURAL GAS SERVICE NOTES
THERE MUST BE AT LEAST 3FT OF SUITABLE FILL BETWEEN THE GAS SERVICE AND ANY BODY/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.

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

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: TOWN OF CLAYTON UTILITY DEPARTMENT
TELEPHONE: 919-553-1530

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.Thompson@pdn-gas.com) TELEPHONE: 919-920-0257

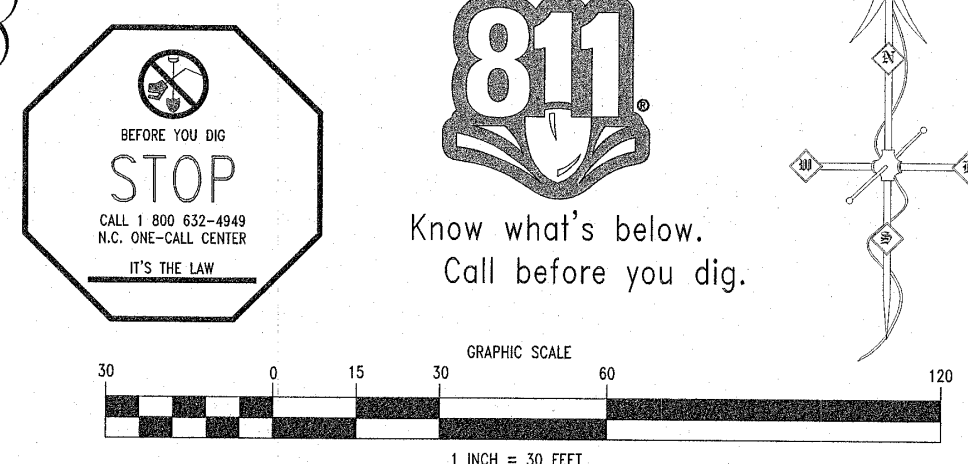
UTILITY LEGEND	
	NEW POWER POLE
	NEW WATER METER
	NEW GAS METER
	NEW ELECTRIC METER
	NEW WATER SERVICE
	NEW GAS SERVICE
	NEW SANITARY SEWER
	NEW SANITARY SEWER CLEANOUT
	NEW UNDERGROUND POWER SERVICE
	NEW UNDERGROUND TELEPHONE SERVICE

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

WASTEWATER 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)



TRIANGLE SITE DESIGN

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NC LICENSE #P-0619

OWNER/DEVELOPER:
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SXCW Properties II, LLC
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704-940-3612
cmorgan@samsxpress.com

SAM'S XPRESS CAR WASH
12556 US Highway 70 BUS
Town of Clayton
Johnston County, NC

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REVISIONS

No.	Date	Revised per Town TDC review
1	5/2/20	

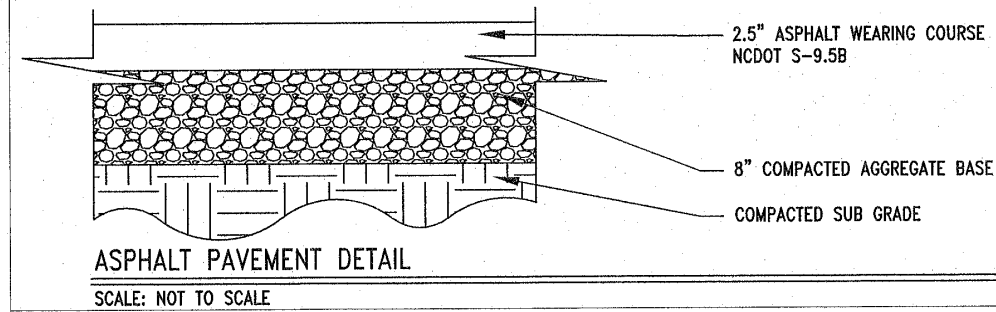
Drawn
Checked
Approved

Project No. 046011
Date: March 5, 2020
Title

UTILITY PLAN

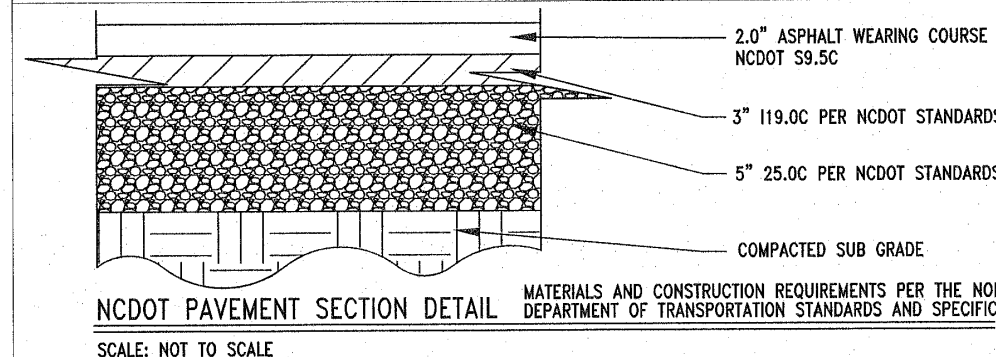
Sheet No. C1.2

ASPHALTIC PAVEMENT

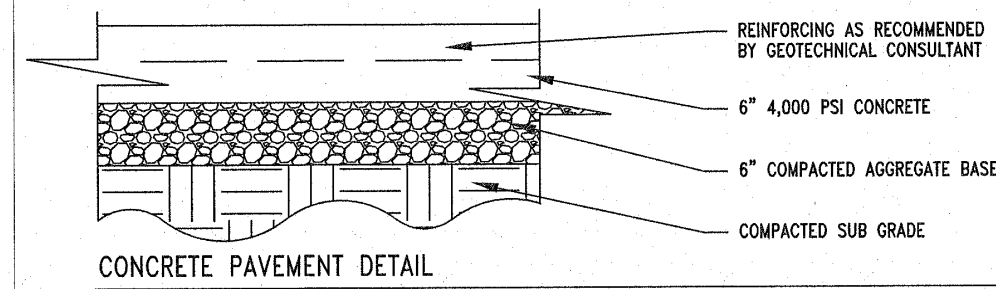


ASPHALTIC PAVEMENT DETAIL
SCALE: NOT TO SCALE

CONCRETE PAVEMENT



CONCRETE PAVEMENT DETAIL
SCALE: NOT TO SCALE



CONCRETE PAVEMENT DETAIL
SCALE: NOT TO SCALE

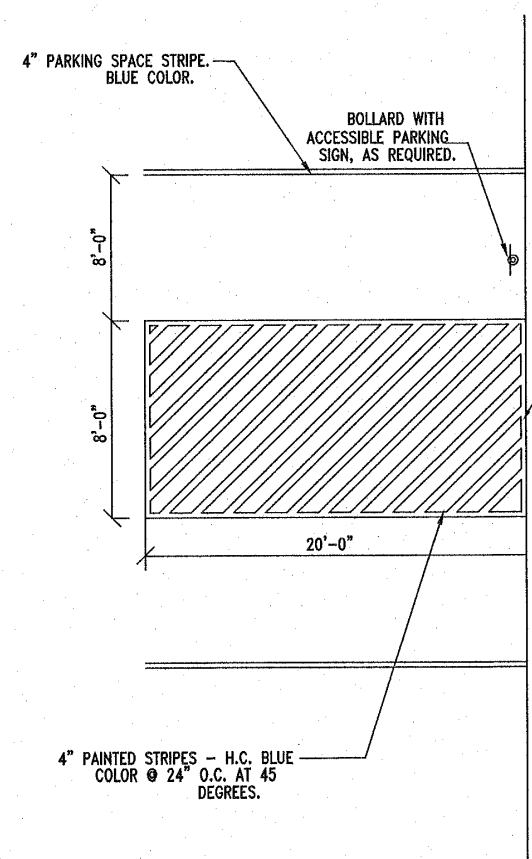
PAVEMENT DETAILS

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

SITE ACCESSIBILITY DETAIL NOTES:

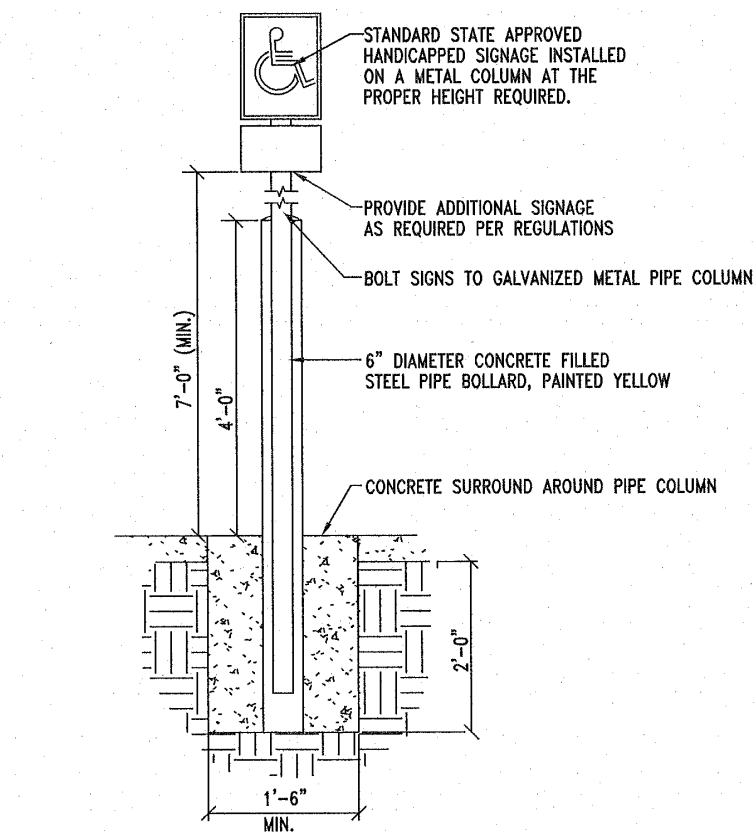
1. REFER TO SITE PLAN FOR EXACT LOCATION OF HANDICAP PARKING, WALKWAYS AND RAMPS.
2. ALL WALKWAYS, RAMPS, AND HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
3. ONE OUT OF EVERY TENTH (8) ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.
4. ALL CONCRETE ACCESSIBLE RAMPS (3000 PSI) SURFACES SHALL HAVE COLORED TOILET/SEWAGE RESISTANT SURFACING AND/OR TACTILE WARNING DEVICE PER ADA STANDARDS AND LOCAL ACCESSIBILITY 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 ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.



ACCESSIBLE PARKING DETAIL

NOT TO SCALE

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



ACCESSIBLE PARKING SIGN DETAIL

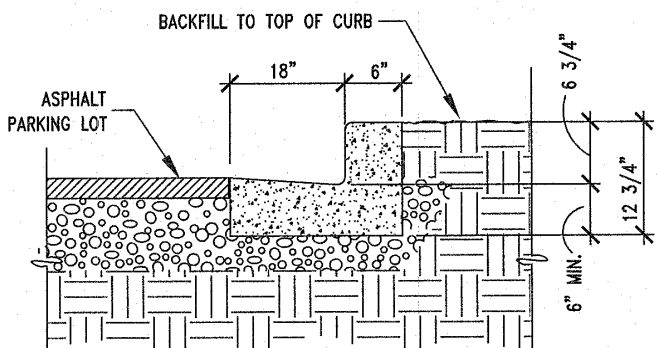
NOT TO SCALE

- 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.



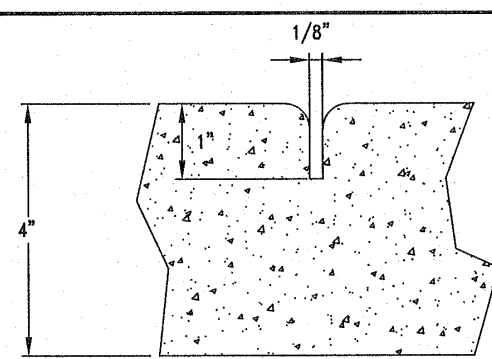
ACCESSIBLE SIGN

- 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 ADJACENT SIDEWALK.
 4. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 P.S.I. IN 28 DAYS.
 5. CURB SHALL BE DEPRESSSED 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.

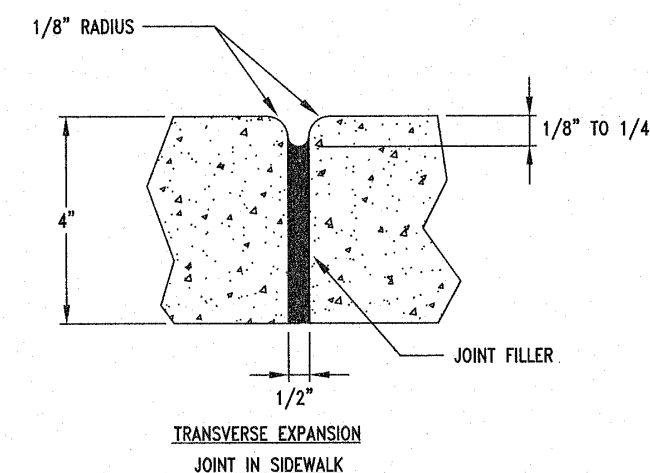


CURB/GUTTER DETAIL

NOT TO SCALE



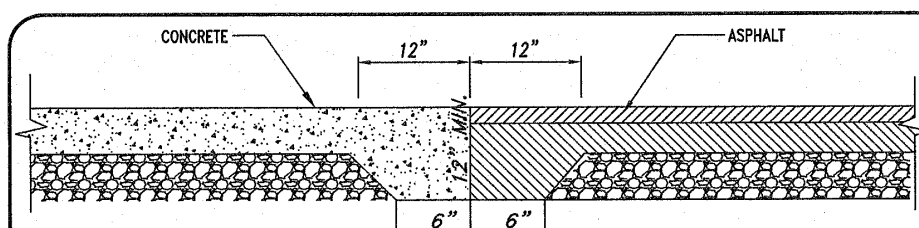
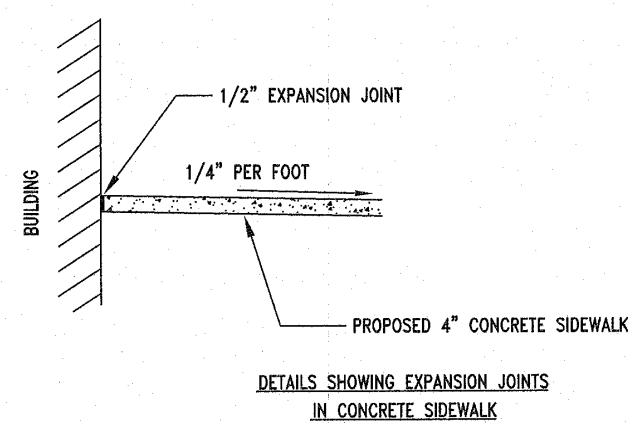
GROOVE JOINT IN SIDEWALK



CONCRETE SIDEWALK

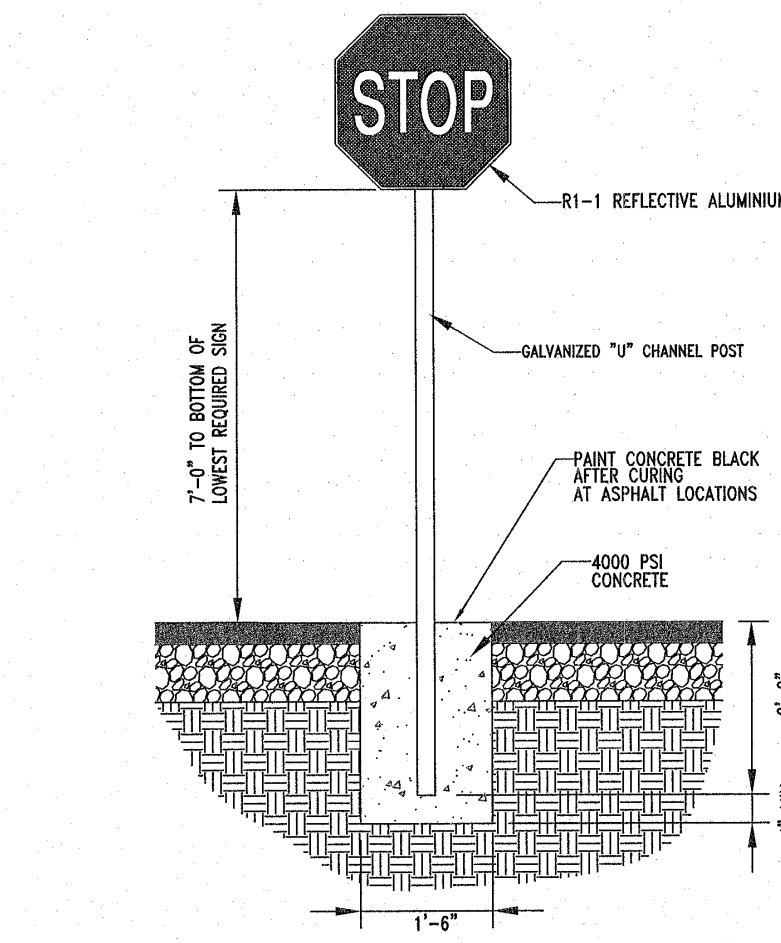
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- GENERAL NOTES:
1. A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT 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.



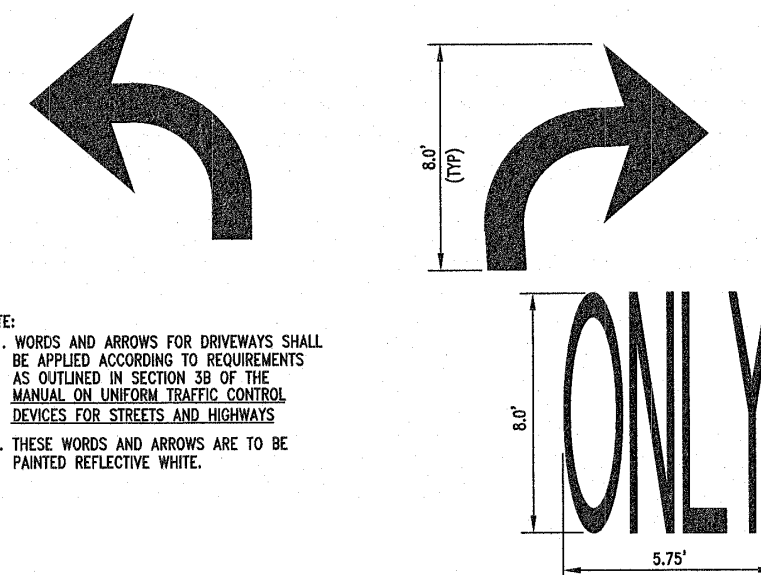
ASPHALT/CONCRETE TRANSITION JOINT

NOT TO SCALE



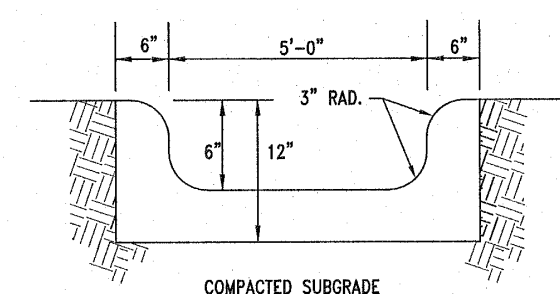
STOP SIGN DETAIL

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PAVEMENT MARKINGS

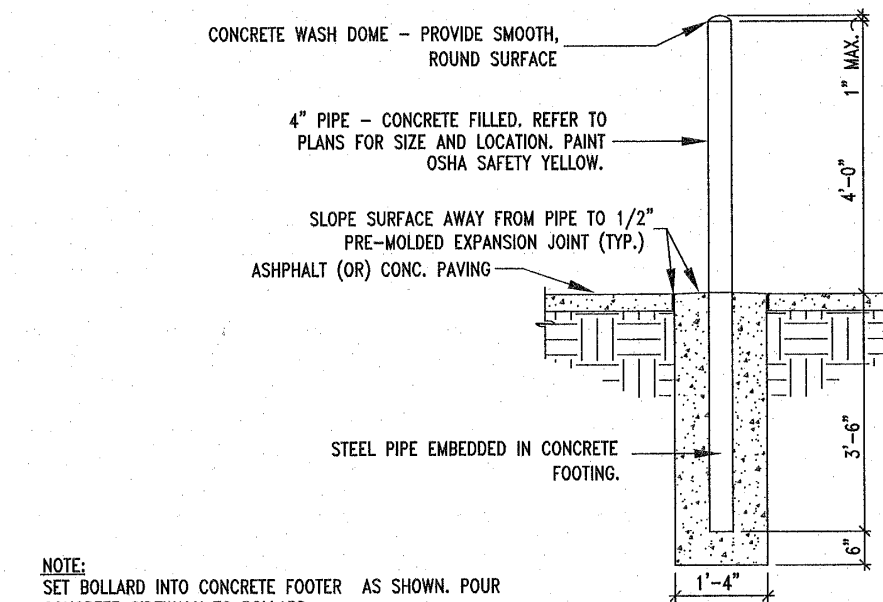
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*NOTE: 1. ALL CONCRETE TO BE 3,600 PSI IN 28 DAYS.

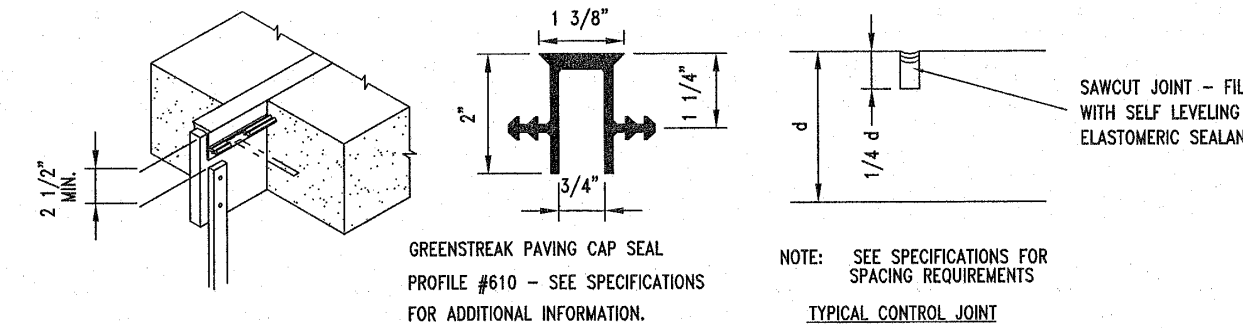
CONCRETE FLUME

NOT TO SCALE



TYPICAL BOLLARD DETAIL

NOT TO SCALE

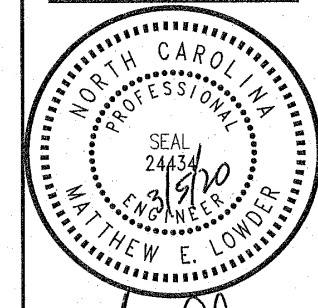


CONCRETE JOINTS

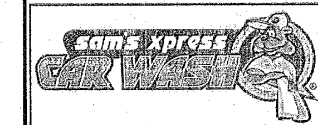
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cmorgan@samsxpress.com



SAMS Xpress CAR WASH
12856 US Highway 70 BUS
Town of Clayton
Johnston County, NC

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REVISIONS		Date		Revised per Item	
No.	Date	1	5/2/20	Revised per Item	review

Drawn
Checked
Approved
Project No. 046011
Date: March 5, 2020
Title

CONSTRUCTION DETAILS

Sheet No.
C1.4

DRY DETENTION STAGE/STORAGE TABLE					
STAGE	ELEVATION (FT)	CONTIGUOUS AREA (SF)	INCREMENTAL STORAGE (CF)	TOTAL STORAGE (CF)	TOTAL
0	349.7	16	0	0	
0.5	350.0	1055	161	161	
1.0	351.0	3390	2223	2383	
1.5	352.0	4160	2775	5158	
2.0	353.0	4955	4259	9417	
2.5	354.0	5780	5369	14786	
3.0	355.0	6625	6257	21043	

STORMWATER MANAGEMENT: DRY-POND			
WATERSHED:	NEUSE RIVER		
RECEIVING STREAM, INDEX & CLASSIFICATION:	LITTLE CREEK C/SW 27-45-12		
SCM(S) DESIGN SUMMARY			
DRAINAGE AREA TO DRY DETENTION POND:	2.09 ACRES		
TOTAL DESIGN IMPERVIOUS AREA TO SCM(S):	1.48 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:	0.458 CFS	0.135 CFS	
1-YEAR STORM EVENT:	1.885 CFS	6.223 CFS	1.406 CFS
2-YEAR STORM EVENT:	3.020 CFS	6.699 CFS	1.580 CFS
10-YEAR STORM EVENT:	6.724 CFS	13.21 CFS	1.839 CFS
25-YEAR STORM EVENT:	9.883 CFS	16.36 CFS	2.373 CFS
100-YEAR STORM EVENT:	13.73 CFS	21.55 CFS	4.040 CFS

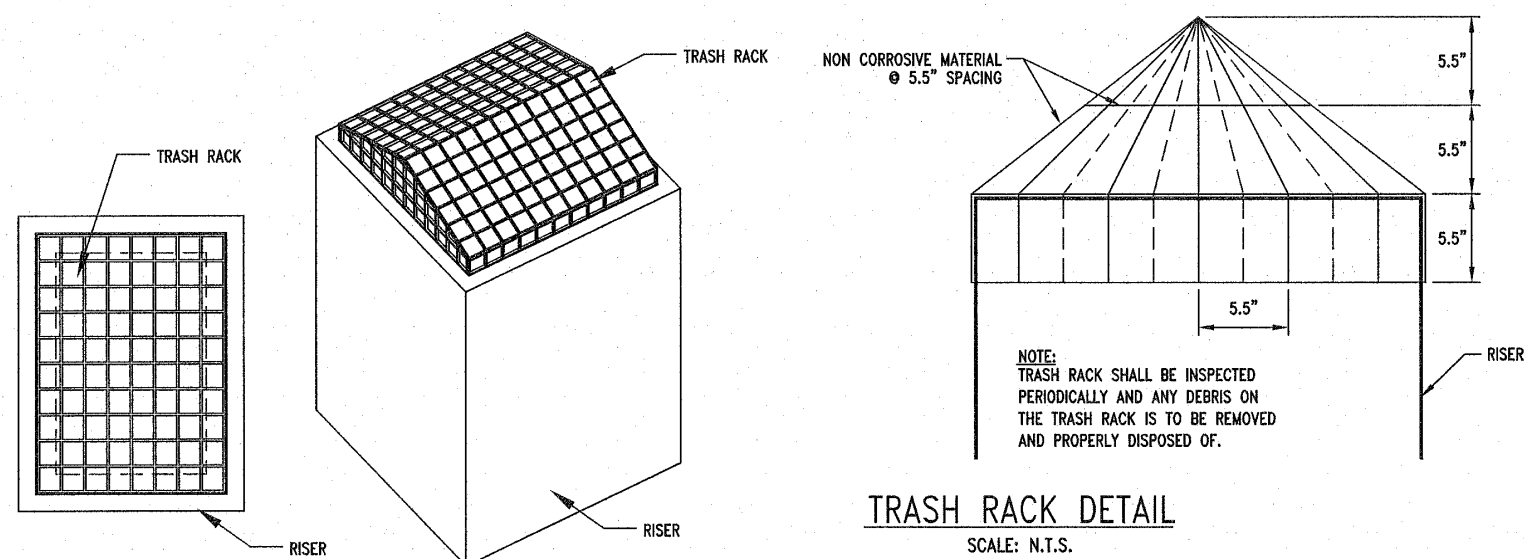
STORMWATER MANAGEMENT NOTES:

- THE DEVELOPER OR HIS AGENT SHALL CONTACT THE ENGINEER WHEN THE BEST MANAGEMENT PRACTICES ARE CONSTRUCTED AND ABOUT TO BECOME OPERATIONAL SO A FINAL INSPECTION CAN BE PERFORMED TO DETERMINE COMPLIANCE WITH THE APPROVED PLAN CAN BE PERFORMED.
- 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 BE WITHIN ONE YEAR OF THE RECOMPLETION OF ANY DEED(S) SHOWING STORMWATER BMP/CONTROL STRUCTURES.
- 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 DECISIONS.
- A FINAL INSPECTION OF THE SITE AND STORMWATER MANAGEMENT BMP/CONTROLS TO BE SCHEDULED WITH AND COMPLETED BY THE ENGINEER & INSPECTOR.
- 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 DECISIONS AND WITH THE REQUIREMENTS OF THE MUNICIPALITY.
- THE ENGINEER'S CERTIFICATION OF COMPLETION WILL BE REQUIRED PRIOR TO THE FINAL PLAN 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.

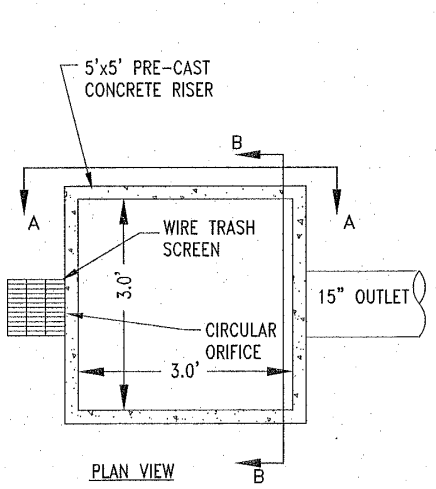
OPERATION AND MAINTENANCE

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

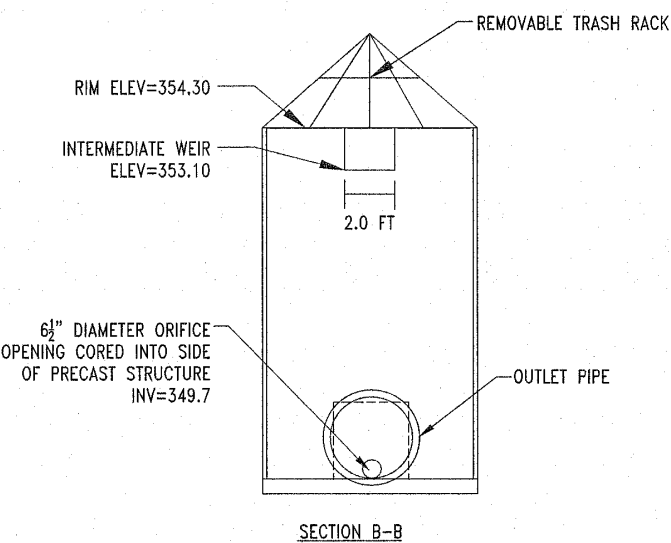
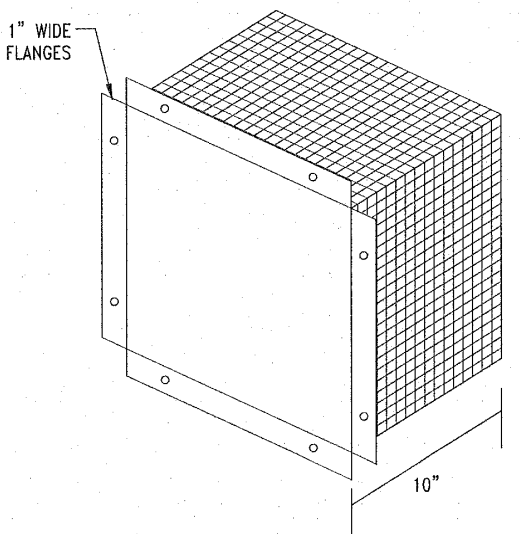
BMP element:	Potential problem:	How I will remediate the problem
The entire BMP	Trash/debris is present	Remove the trash/debris
The perimeter of the dry detention pond	Areas of bare soil and/or eroded gullies have formed	Regrade the soil if necessary to remove the gully, and then plant a ground cover 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 rip-rap 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. Stabilize 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 occurred	Provide additional erosion protection such as reinforced turf matting or rip-rap if needed to prevent future erosion problems.
	Woods are present.	Remove the woods, preferably by hand.
The detention pond: Vegetation	Grass is dead, diseased or dying	Determine the source of the problem: soil, hydrology, disease, etc. Remedy the problem and replace grass. Provide a one-time fertilizer application to establish the ground cover if a soil test indicates it is necessary.
The drop inlet	Clogging has occurred	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 813-231-1788.



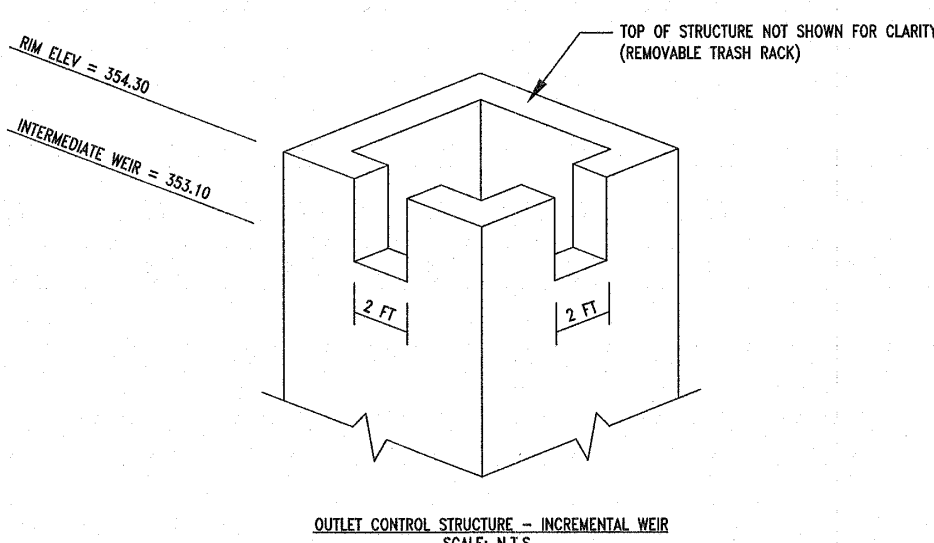
TRASH RACK DETAIL
SCALE: N.T.S.



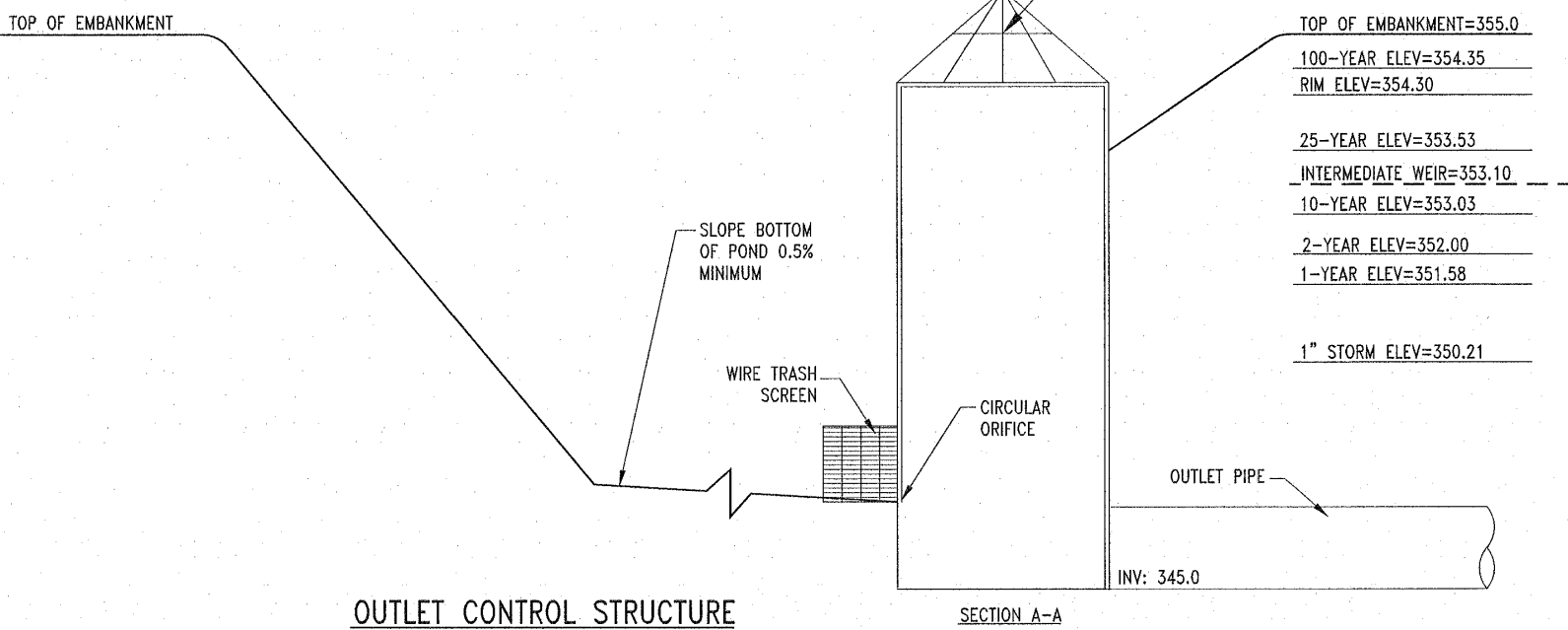
CONTRACTOR SHALL FABRICATE THE TRASH TRAP FROM 1/2" MESH, GALVANIZED WIRE, ATTACHED TO CONCRETE STRUCTURE TO BE MADE USING 8-#8 STAINLESS STEEL CONCRETE SCREWS AND WASHERS.



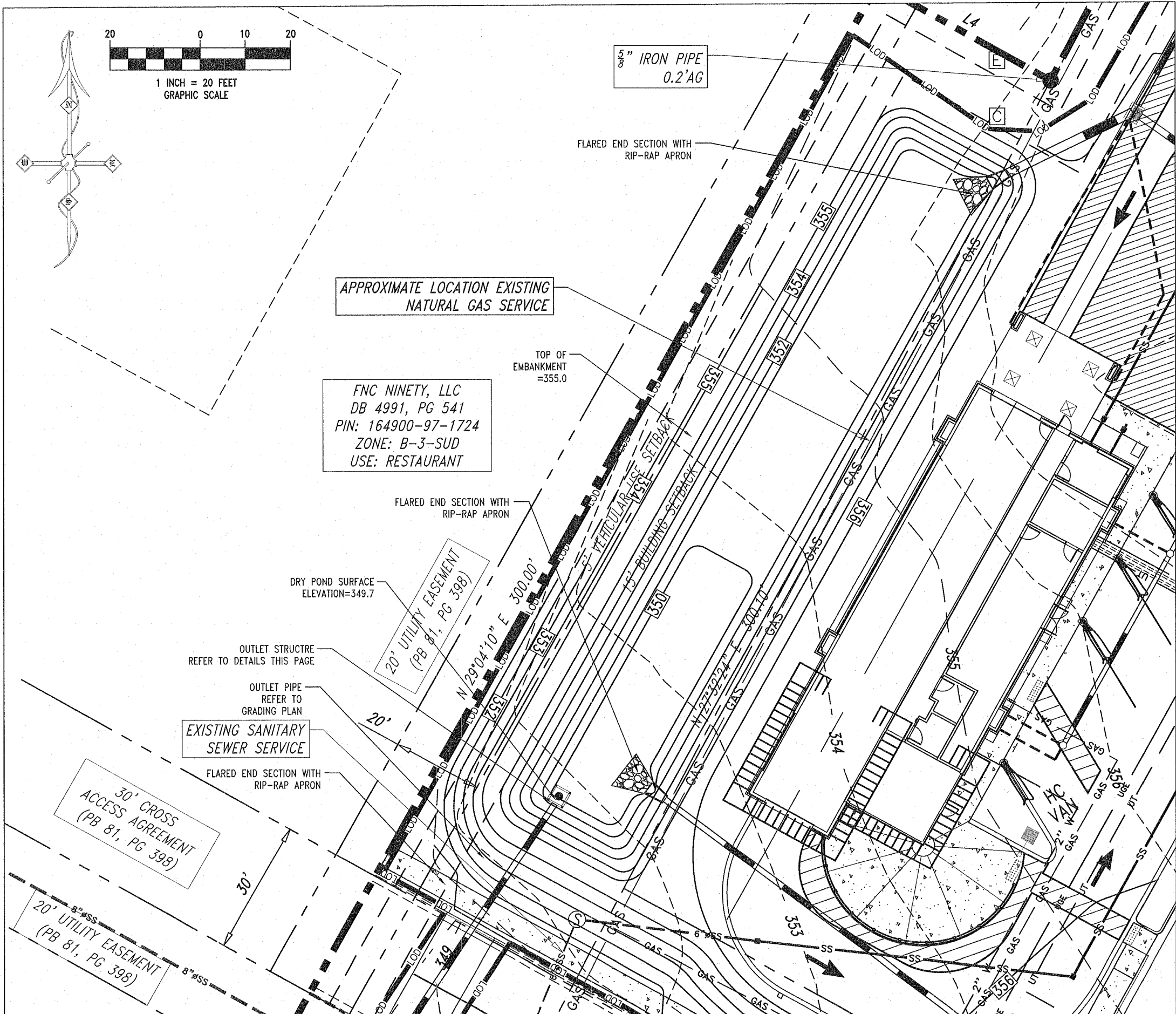
SECTION B-B



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



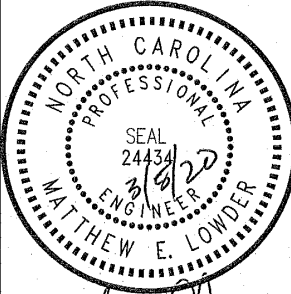
OUTLET CONTROL STRUCTURE



DRY POND PLAN VIEW

TRIANGLE
SITE DESIGN

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



OWNER/DEVELOPER:
Sam's Real Estate
SCW 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

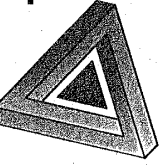
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REVISIONS	Drawn	Checked	Approved
No.	Date	Revised per from	Drawn
1	3/5/20		

Project No. 046011
Date: March 5, 2020

Title
STORMWATER
MANAGEMENT
DETAILS

Sheet No.
C1.5



CONSULTANT:
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4004 Barrett Drive
Suite 101
Raleigh, NC 27609
(919)553-6570
mswider@trianglesitedesign.com
NC LICENSE #P-0619



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

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REVISIONS	DATE	BY	DESCRIPTION
1	3/2/20	MSW	Final Design

Project No. 046011
Date: March 5, 2020
Title

LIGHTING
PLAN

Sheet No.
C1.10

NOTE: 1" 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	Label	Qty	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
CAN-304	CAN-304	1	SINGLE	8924	0.950	1880	CAN-304-SL-RS-04-E-UL-WH-700
PSb	PSb	1	SINGLE	9213	0.970	564	PKG-304-PS-DM-04-E-UL-WH-700
PSa	PSa	1	SINGLE	5062	0.950	184	SFT-304-PS-RM-04-E-12-WH-350
EHO-4M	EHO-4M	1	SINGLE	35815	0.970	1263	ARE-EHO-4M-HV-12-E-UL-SV-1000
EHO-3MB	EHO-3MB	1	SINGLE	25117	0.970	1263	ARE-EHO-3MB-HV-12-E-UL-SV-1000
EHO-4M-2	EHO-4M-2	1	BACK-BACK	35815	0.980	1684	ARE-EHO-4M-HV-12-E-UL-SV-1000
EHO-4M-2	EHO-4M-2	1	BACK-BACK	35815	0.970	842	ARE-EHO-4M-HV-12-E-UL-SV-1000
EHO-3M	EHO-3M	1	SINGLE	33954	0.970	421	ARE-EHO-3M-HV-12-E-UL-SV-1000

Footcandle calculations 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 mounting, voltage, and color prior to placing order.

100 Watt Series - 100 Watt LED

Project Name: Sams Xpress - Clayton, NC

Date: 3/2/20

Scale: 1"=10'

Footcandle calculations at grade

Footcandle calculations at grade

Footcandle calculations at grade

Footcandle calculations at grade

Footcandle calculations at grade

Footcandle calculations at grade

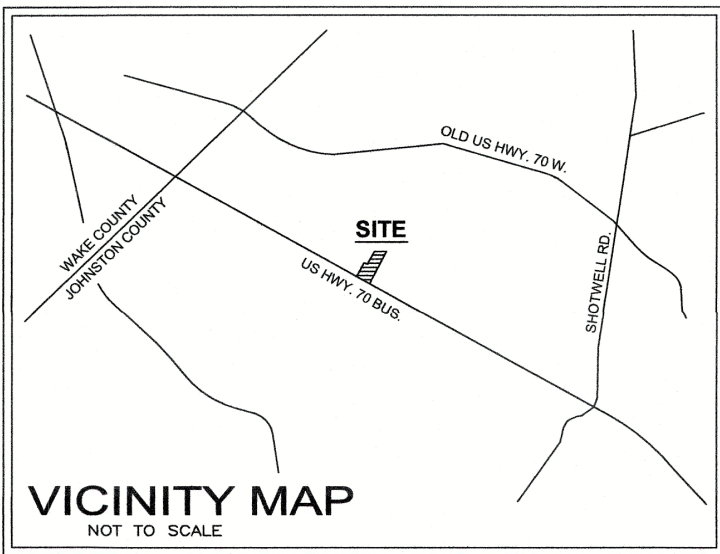
Footcandle calculations at grade

Footcandle calculations at grade

Footcandle calculations at grade

Footcandle calculations at grade

Footcandle calculations at grade



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 $\pm 0.07'$.

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

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.

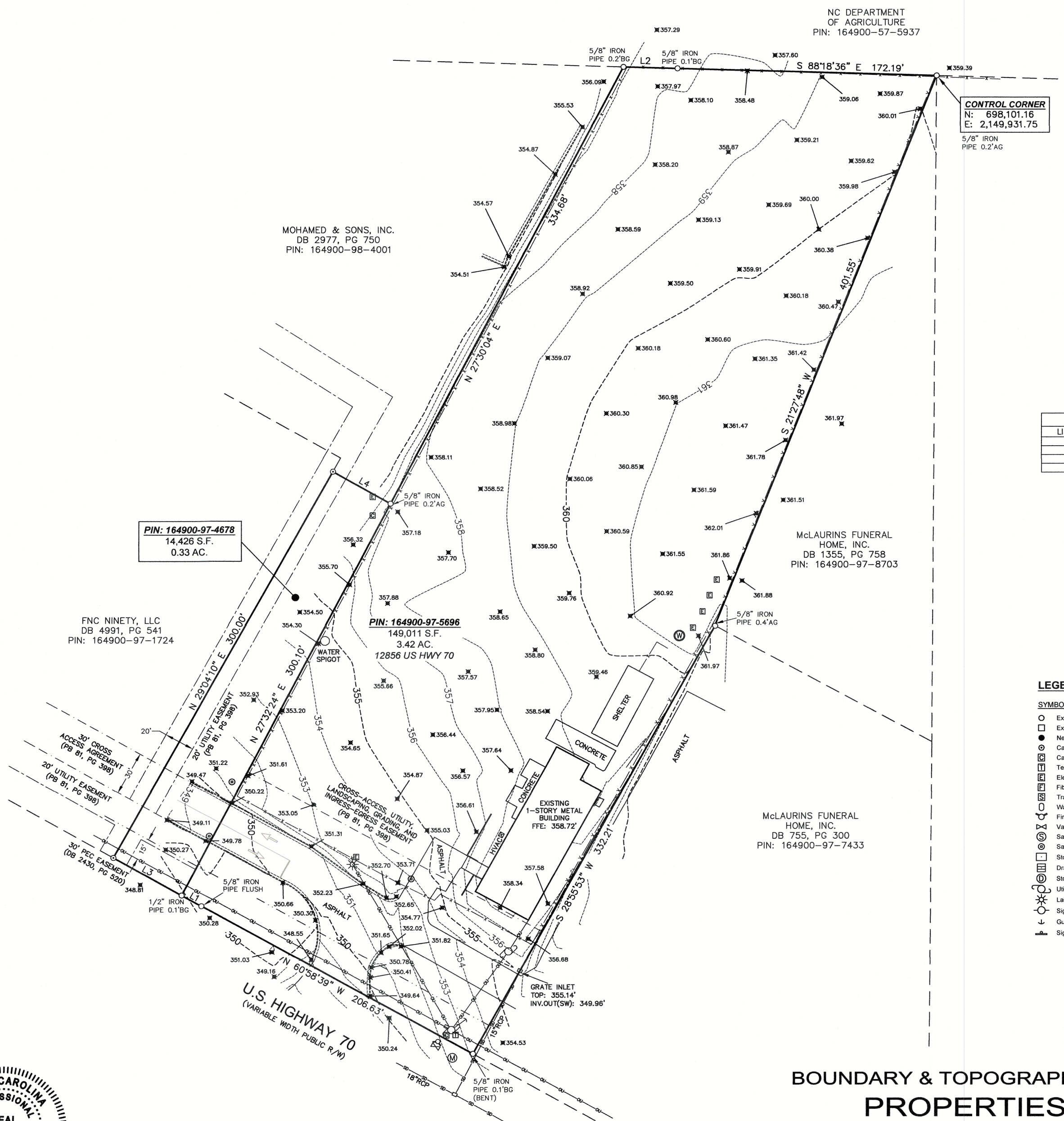
I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision 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 day of October, 2019.

Professional Land Surveyor (L-5107)



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

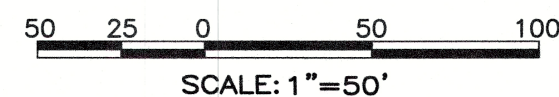


LINE TABLE		
LINE	LENGTH	BEARING
L1	14.95	N 60°31'20\"
L2	35.93	S 88°20'31\"
L3	52.10	N 60°31'20\"
L4	44.09	S 60°28'28\"

LEGEND and NOMENCLATURE

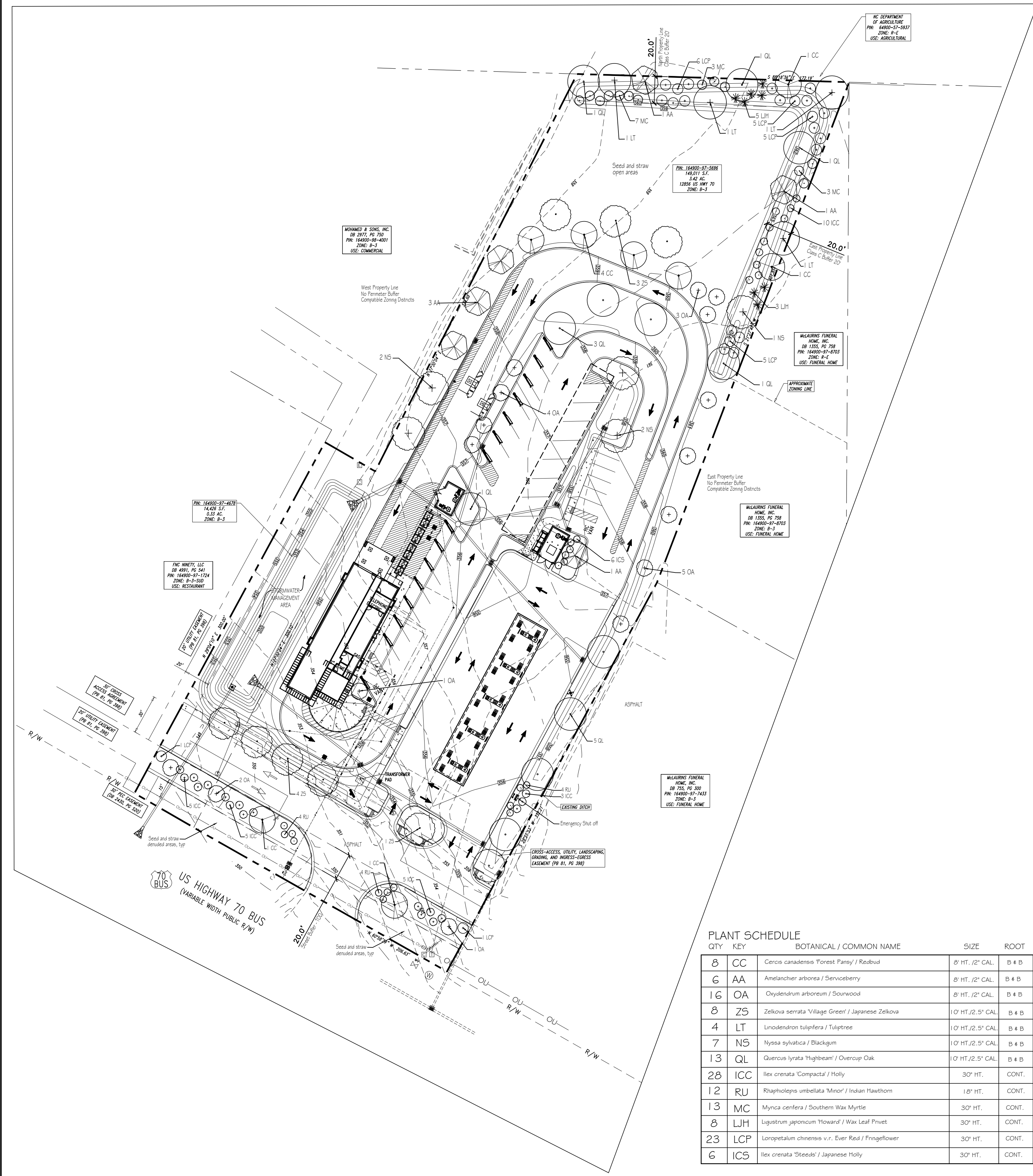
SYMBOLS		LINETYPES	
	Ex. iron pipe/rod or nail		Fence
	Ex. concrete monument		Overhead utility
	New iron pipe		Water
	Calculated point		Sanitary sewer
	Cable pedestal		Storm drain
	Telephone pedestal	ABBREVIATIONS	
	Electric pedestal	DB	Deed Book
	Fiber-optic marker	PB or BM	Plat Book / Book of Maps
	Traffic signal box	N/F	Now or formerly
	Water meter	Pg.	Page
	Fire hydrant	SF	Square feet
	Valve (water or gas)	Ac.	Acres
	Sanitary sewer manhole	R/W	Right-of-way
	Sanitary sewer cleanout	NCSR	North Carolina State Route
	Storm curb inlet	R/W	Right-of-way
	Drainage inlet (w/ grate)	Ex.	Existing
	Storm drain manhole	RCP	Reinforced concrete pipe
	Utility pole	PVC	Polyvinyl chloride pipe
	Lamp post	O/H	Overhang
	Signal pole	AG	Above ground
	Guy wire	BG	Below ground
	Sign post		

BOUNDARY & TOPOGRAPHIC SURVEY
PROPERTIES OF
BANNISTER PROPERTIES, LLC
CLAYTON TOWNSHIP JOHNSTON COUNTY NORTH CAROLINA



NC GRID NORTH
(NAD 83/2011)

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



PLANT SCHEDULE		BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	TYPE
QTY	KEY					
8	CC	Cercos canadensis Forest Pansy / Redbud	8' HT./2' CAL.	B # B	15' O.C.	UNDERSTORY
6	AA	Amelanchier arborea / Serviceberry	8' HT./2' CAL.	B # B	15' O.C.	UNDERSTORY
16	OA	Oxydendrum arborescens / Sourwood	8' HT./2' CAL.	B # B	15' O.C.	UNDERSTORY
8	ZS	Zelkova serrata Village Green / Japanese Zelkova	10' HT./2.5' CAL.	B # B	N/A	CANOPY
4	LT	Liriodendron tulipifera / Tuliptree	10' HT./2.5' CAL.	B # B	N/A	CANOPY
7	NS	Nyssa sylvatica / Blackgum	10' HT./2.5' CAL.	B # B	N/A	CANOPY
13	QL	Quercus lyrata Whiteoak / Overcup Oak	10' HT./2.5' CAL.	B # B	N/A	CANOPY
28	ICC	Ilex crenata 'Compacta' / Holly	30" HT.	CONT.	6' O.C.	SHRUB
12	RU	Rhaphiolepis umbellata 'Minor' / Indian Hawthorn	18" HT.	CONT.	4' O.C.	SHRUB
13	MC	Mycrica 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
23	LCP	Loropetalum chinensis v.r. 'Ever Red' / Fringe-flower	30" HT.	CONT.	8' O.C.	SHRUB
6	ICS	Ilex crenata 'Steudli' / Japanese Holly	30" HT.	CONT.	4' O.C.	SHRUB

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

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 Penimeter Buffer Required, Compatible Zoning Districts

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 Penimeter Buffer Required, Compatible Zoning Districts

STREET YARD BUFFER (TOD Commercial): Class A Buffer (20') Required; 4,227 S.F.

Required Plants: 5 trees and 25 shrubs

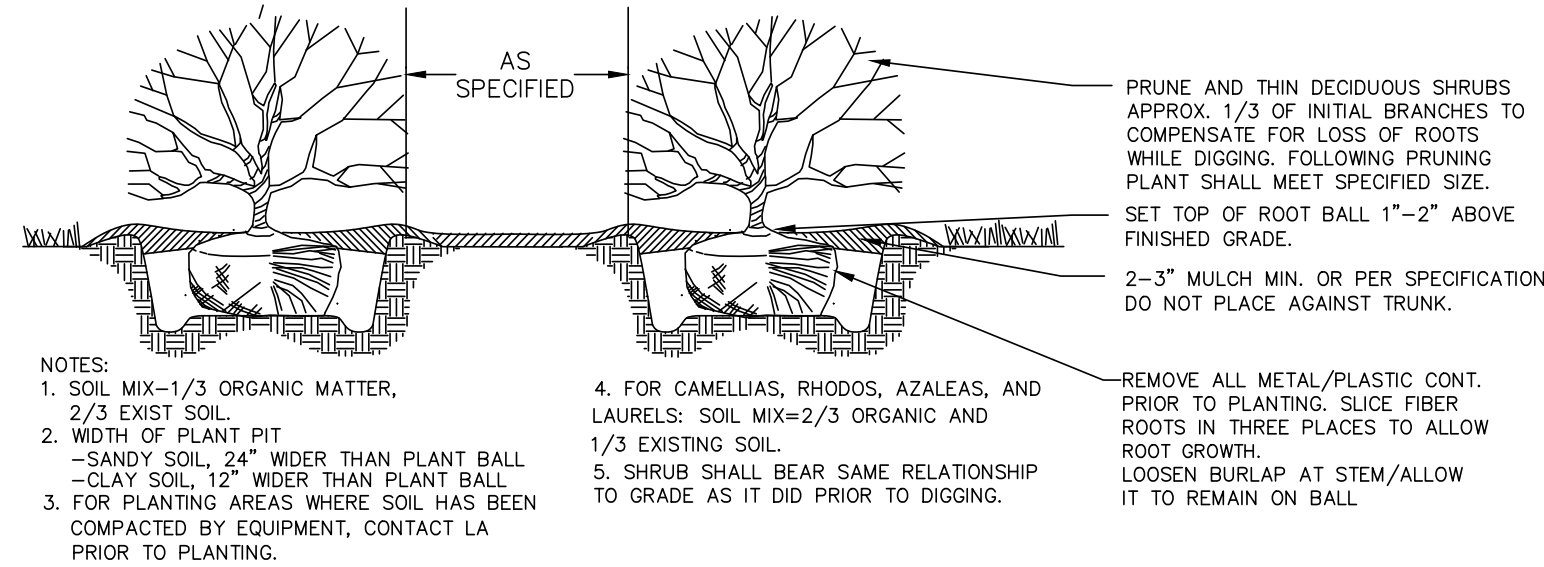
Provided: 5 understory trees due to overhead utilities and 25 shrubs

Note: There are no existing trees or shrubs in the street yard buffer area.

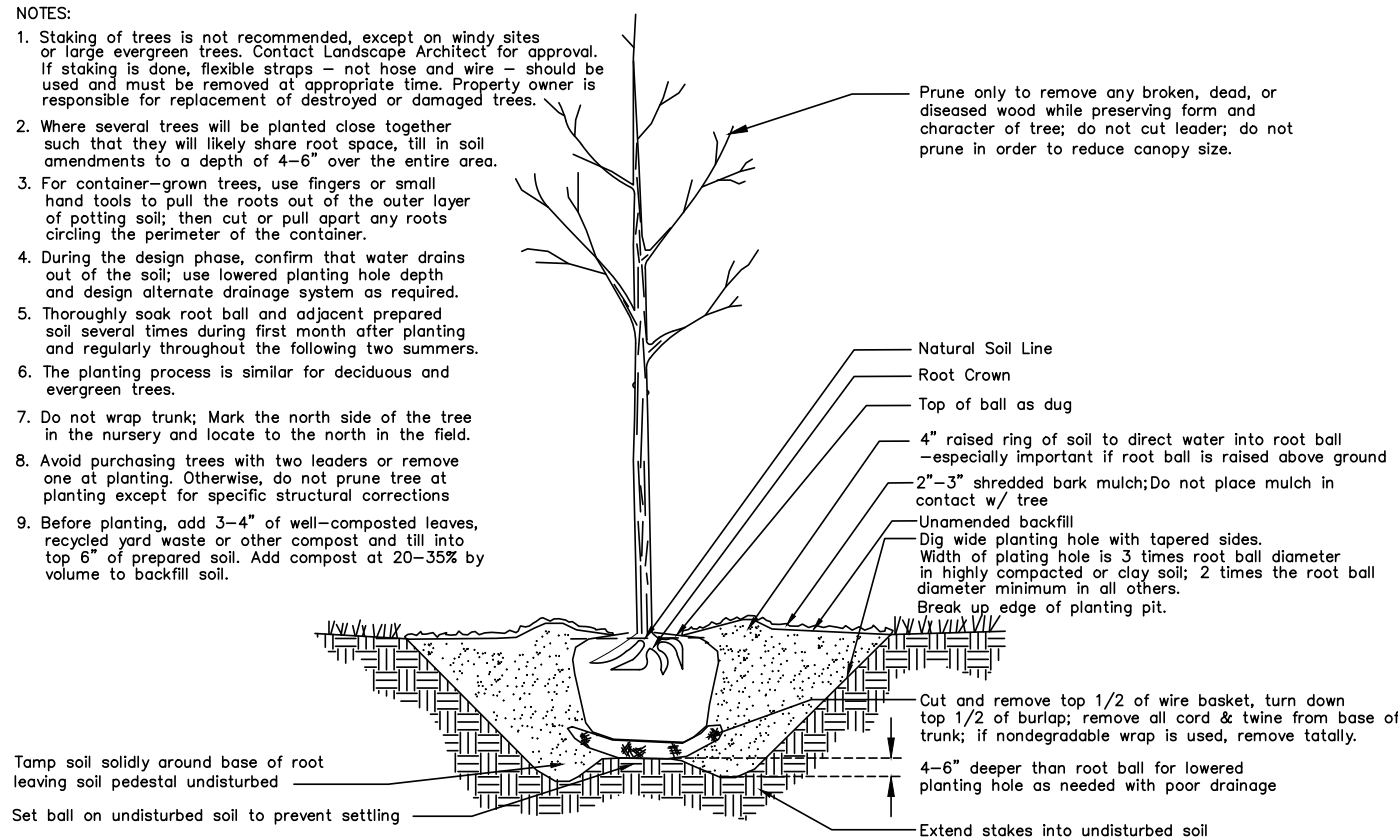
All mechanical equipment shall be screened entirely from view, as required within the UDO.

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.

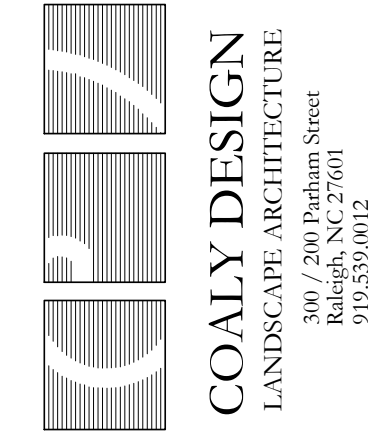


1 SHRUB PLANTING



2 TREE PLANTING

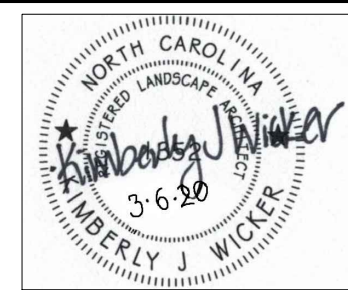
LANDSCAPE PLAN



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

LANDSCAPE PLAN

Professional Seals



Revisions	Date Issued:		Scale	By	Date	Comments	Drawn by:	Checked by:
	No.	Description						
	1	Turn	3.6.20	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 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 DRWS.		RED (PANTONE 485C)	
EMERG. OVERFLOW SPOUT	SEE PLUMBING DRWS.		DOVE GRAY A09	



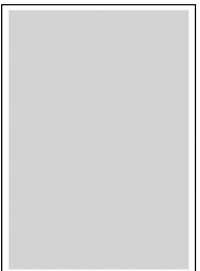
LIGHT GRAY BRICK IMAGE



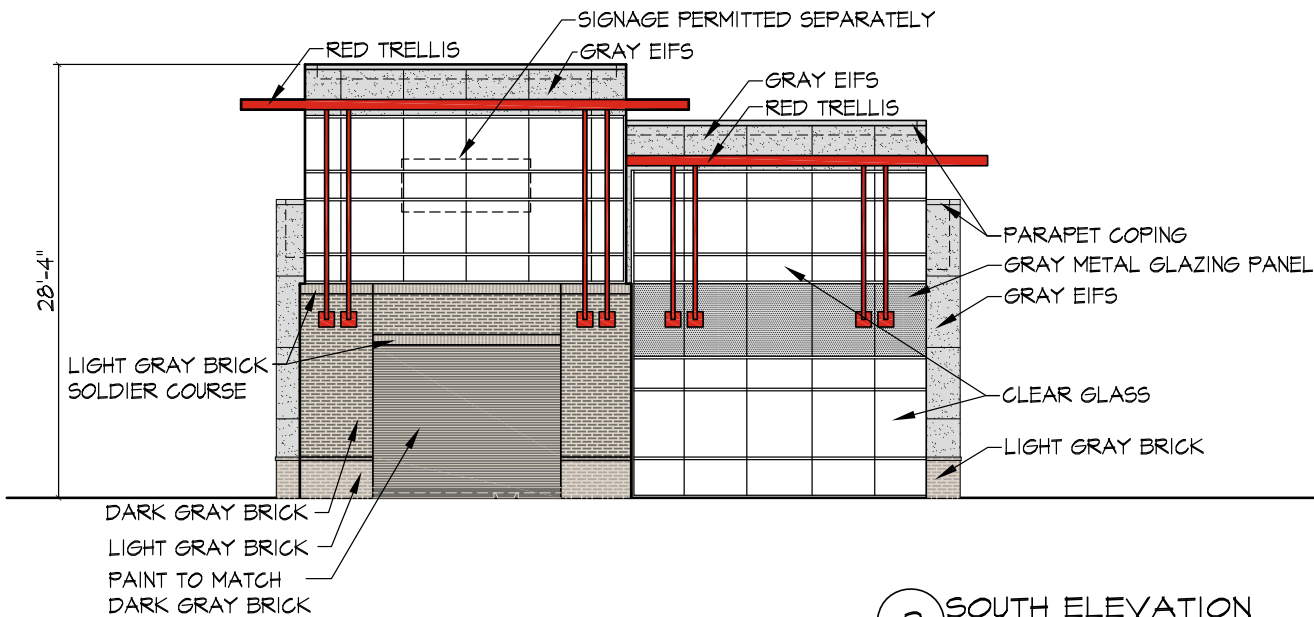
EIFS-BRUSHED PEWTER



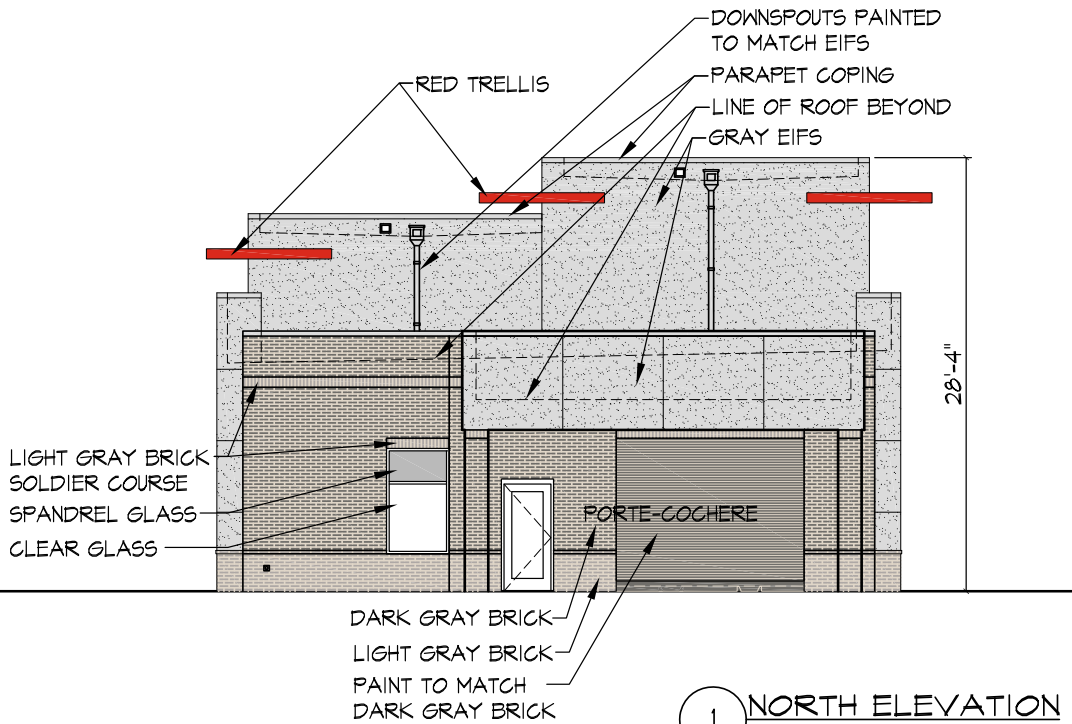
DARK GRAY BRICK IMAGE



CLEAR ANODIZED ALUMINUM



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



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

SAM'S XPRESS CAR WASH
COLOR ELEVATIONS
CLAYTON, NC

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

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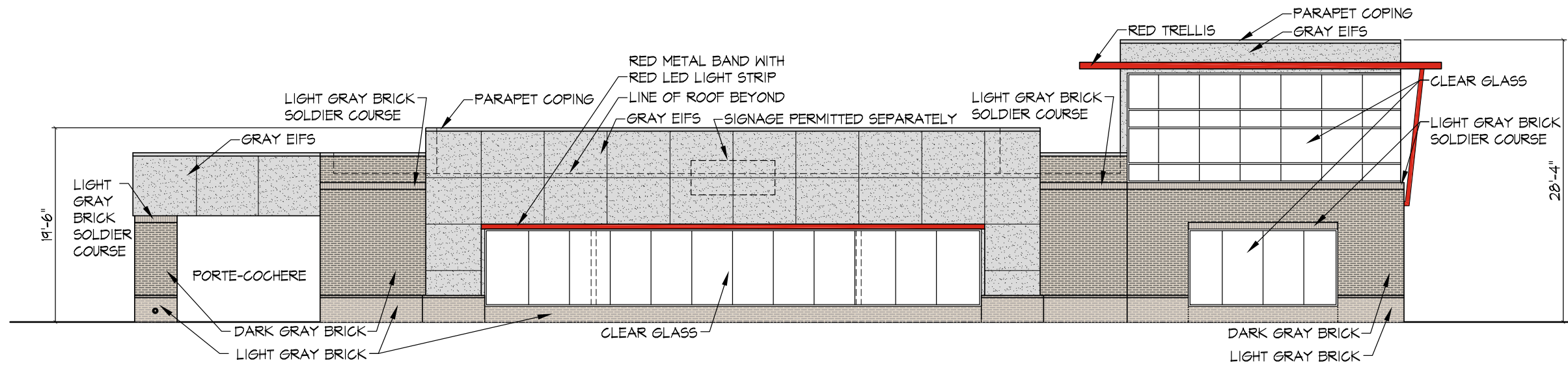
Sheet

1

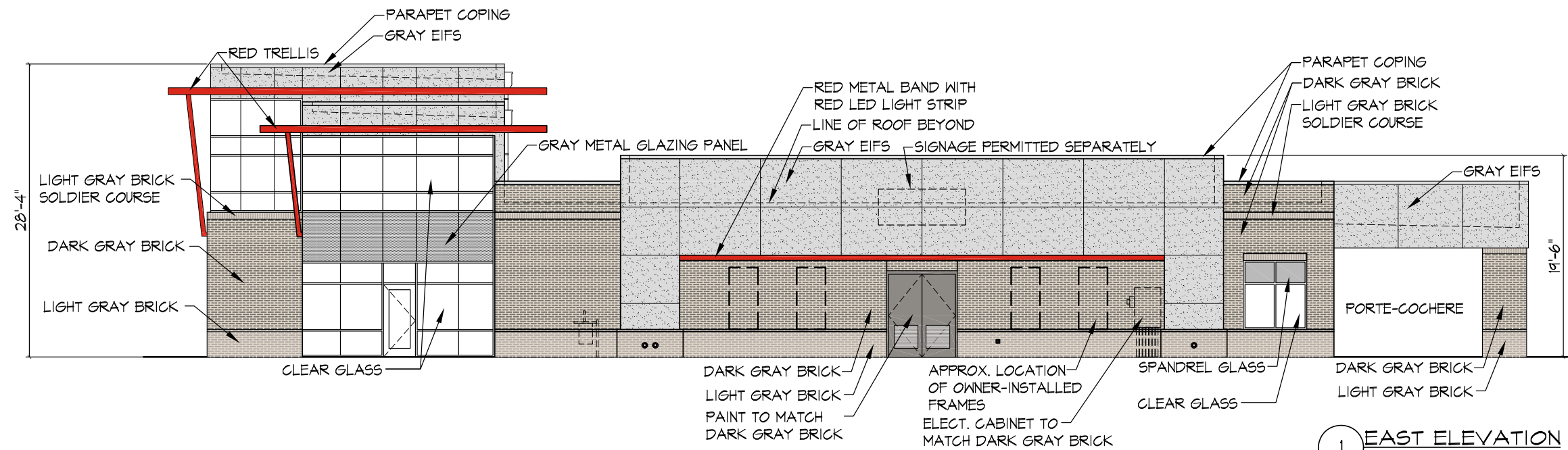


421 Penman Street, Suite 200, Charlotte, NC 28203
Email: esd@esdarch.com • Phone: 704-373-1900

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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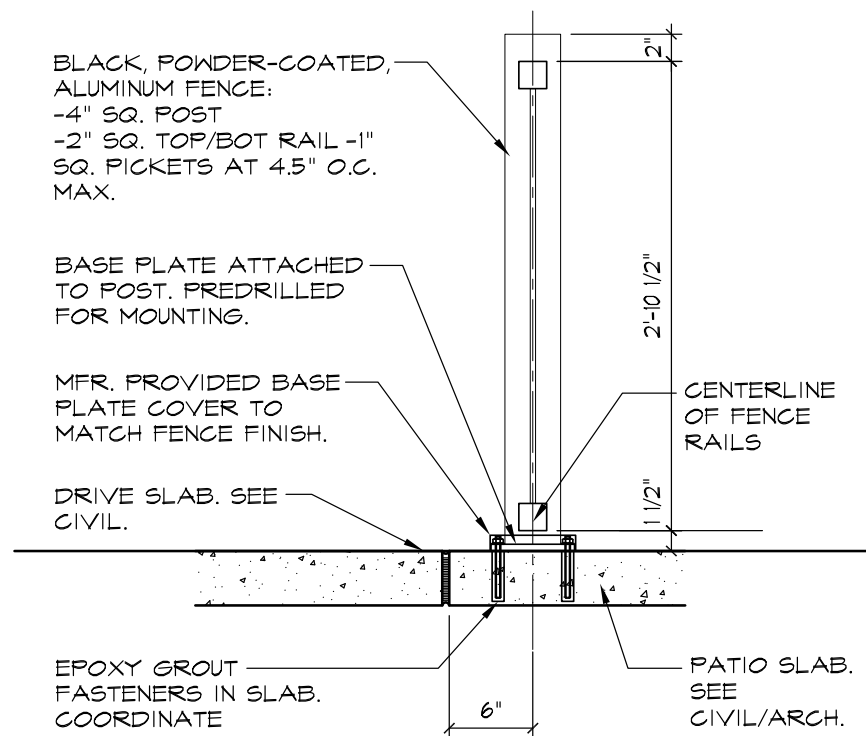
SAM'S XPRESS CAR WASH
COLOR ELEVATIONS
CLAYTON, NC

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

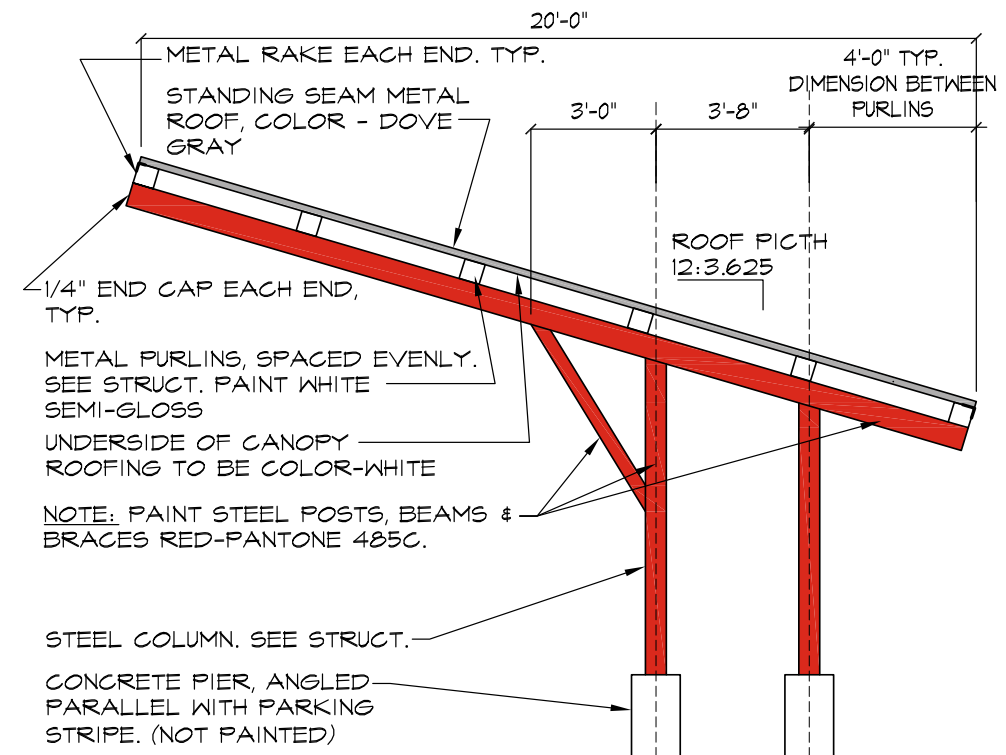
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Sheet

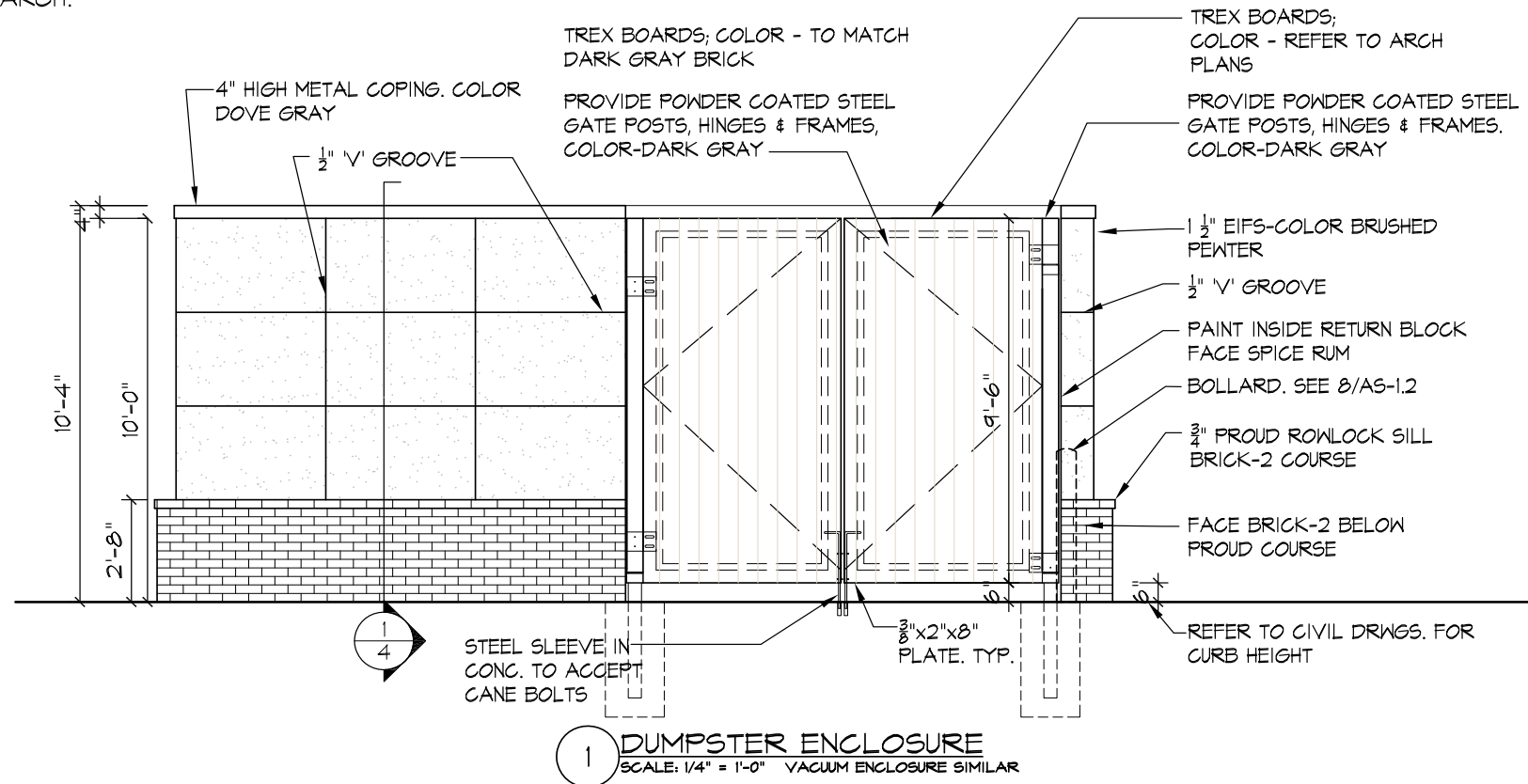
2



3 PATIO FENCE DETAIL



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
CLAYTON, NC

DATE: 3/3/20

PROJECT #: 20-

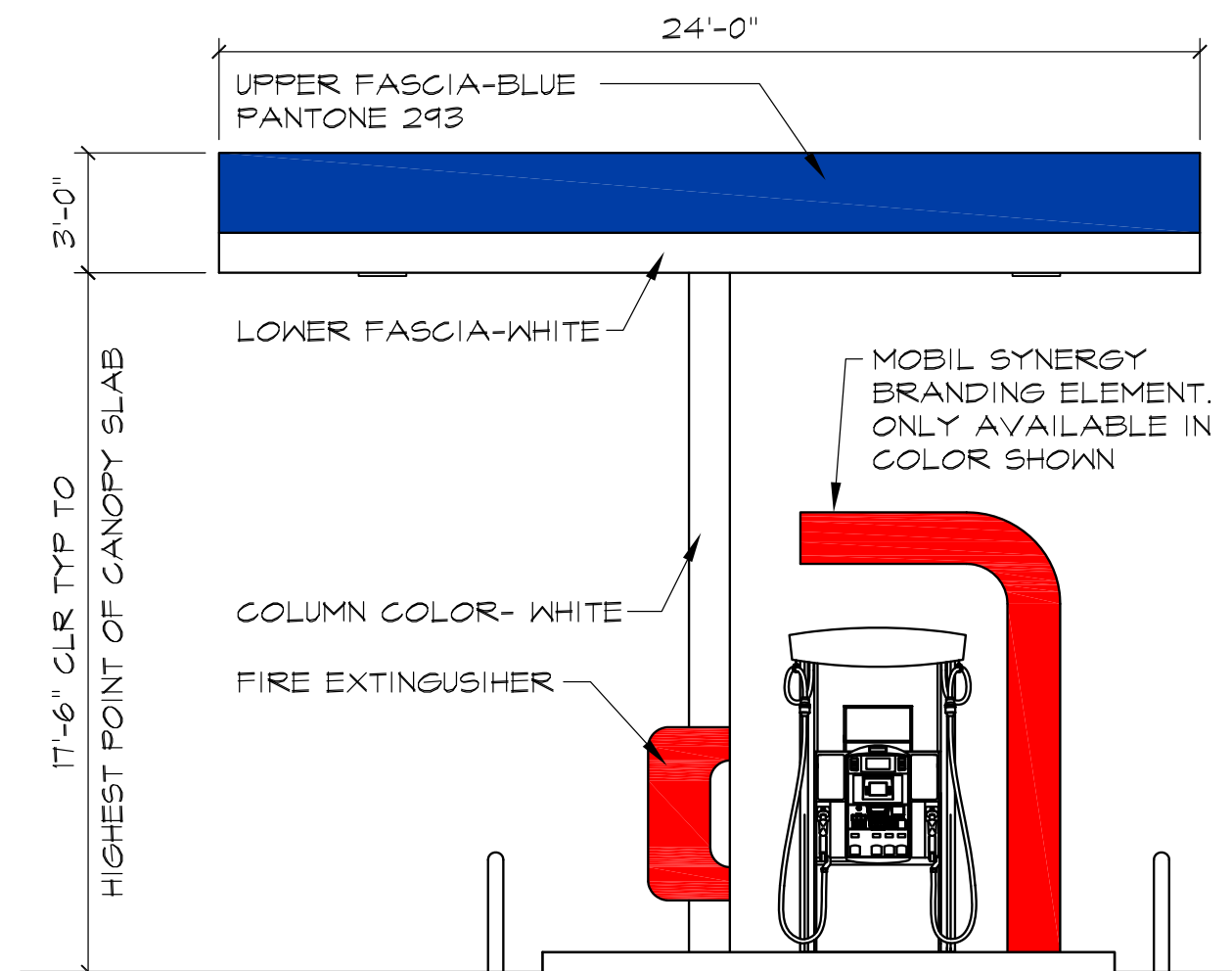
DRAWN BY: VW

CADD FILE NAME:

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Sheet

3



UPPER FASCIA-BLUE
PANTONE 293

LOWER FASCIA-WHITE

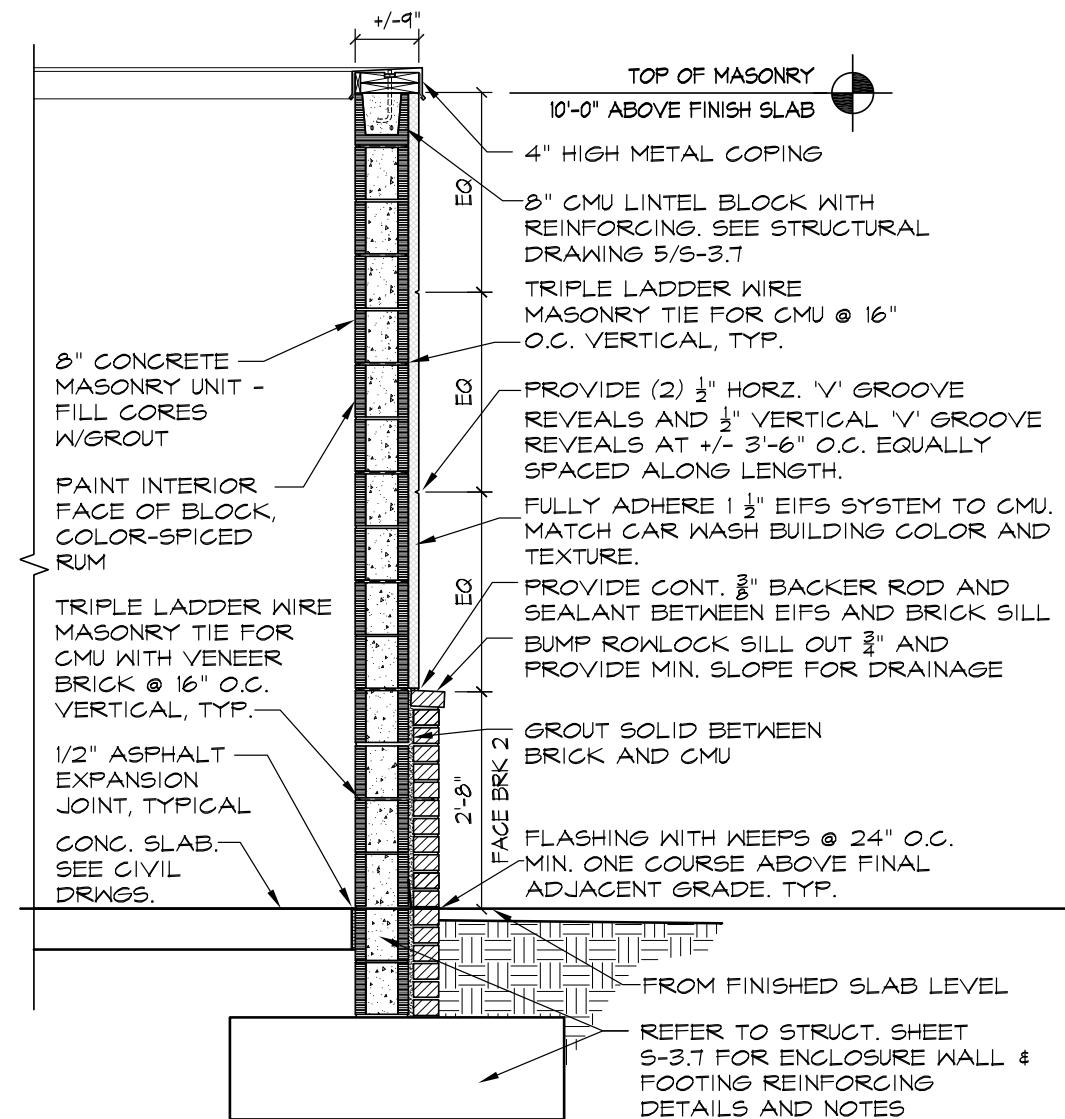
- MOBIL SYNERGY
BRANDING ELEMENT.
ONLY AVAILABLE IN
COLOR SHOWN

COLUMN COLOR- WHITE

FIRE EXTINGUISHER

17'-6" CLR TYP TO
HIGHEST POINT OF CANOPY SLAB

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



4" HIGH METAL COPING

8" CMU LINTEL BLOCK WITH
REINFORCING. SEE STRUCTURAL
DRAWING 5/S-3.7

TRIPLE LADDER WIRE
MASONRY TIE FOR CMU @ 16"
O.C. VERTICAL, TYP.

PROVIDE (2) $\frac{1}{2}$ " HORIZ. 'V' GROOVE
REVEALS AND $\frac{1}{2}$ " VERTICAL 'V' GROOVE
REVEALS AT +/- 3'-6" O.C. EQUALLY
SPACED ALONG LENGTH.

FULLY ADHERE 1 1/2" EIFS SYSTEM TO CMU.
MATCH CAR WASH BUILDING COLOR AND
TEXTURE.

PROVIDE CONT. $\frac{3}{8}$ " BACKER ROD AND
SEALANT BETWEEN EIFS AND BRICK SILL
BUMP ROWLOCK SILL OUT $\frac{3}{4}$ " AND
PROVIDE MIN. SLOPE FOR DRAINAGE

2 GROUT SOLID BETWEEN
BRICK AND CMU

FLASHING WITH WEEPS @ 24" O.C.
MIN. ONE COURSE ABOVE FINAL
ADJACENT GRADE. TYP.

FROM FINISHED SLAB LEVEL

REFER TO STRUCT. SHEET
S-3.7 FOR ENCLOSURE WALL &
FOOTING REINFORCING
DETAILS AND NOTES

8" CONCRETE —
MASONRY UNIT -
FILL CORES
W/GROUT

PAINT INTERIOR -
FACE OF BLOCK,
COLOR-SPICED
RUM

TRIPLE LADDER WIRE
MASONRY TIE FOR
CMU WITH VENEER
BRICK @ 16" O.C.
VERTICAL, TYP.

1/2" ASPHALT —
EXPANSION
JOINT, TYPICAL

CONC. SLAB. —
SEE CIVIL
DRWGS.

FAC

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

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-

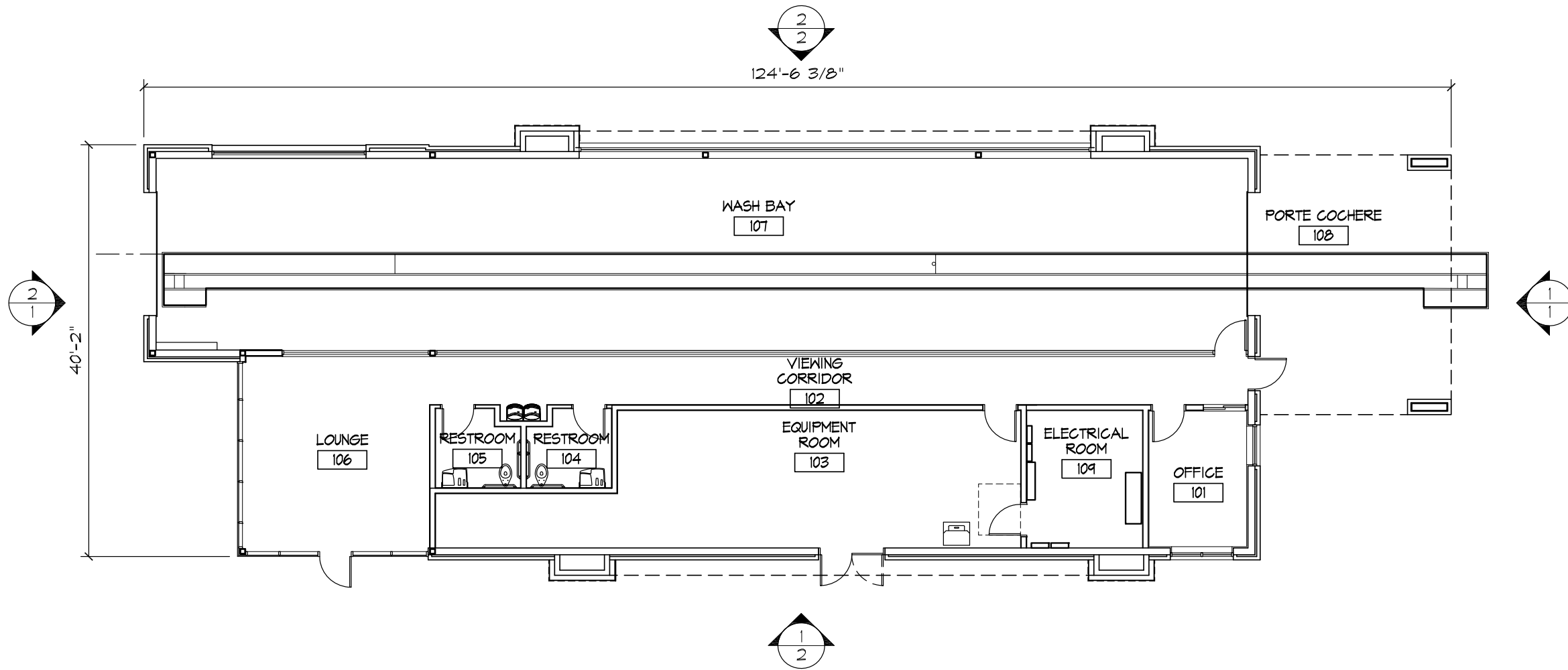
DRAWN BY: VW

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Sheet

4



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



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

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Sheet

5

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:	0505/0517
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 SIZED FUEL ISLANDS)
PROPOSED TOTAL BUILDING AREA:	4,140 SF
FLOOR AREA RATIO:	2.53X
MAX. BUILDING HEIGHT:	30 FT
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
STREET/ADJ. 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' STRIPPED AISLE)
QUEING SPACE DIMENSIONS:	9'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) (LATER PROPERTY RECOGNITION)	
BUILDINGS	4,140 SF 0.10 ACRES 2.53 % OF AREA
PAVEMENT	26,900 SF 1.44 ACRES 38.49 % OF AREA
SIDEWALK	3,680 SF 0.08 ACRES 2.25 % OF AREA
EX. PAVEMENT TO REMAIN	8,970 SF 0.21 ACRES 5.48 % OF AREA
TOTAL IMPERVIOUS AREA	79,690 SF 1.83 ACRES 48.76 % OF AREA
GREEN/OPEN SPACE	83,747 SF 1.92 ACRES 51.24 % OF AREA
EXISTING IMPERVIOUS AREA (DEMO):	8,015 SF 0.18 ACRES 4.90 % OF AREA
INCREASE IN IMPERVIOUS AREA:	71,675 SF 1.65 ACRES

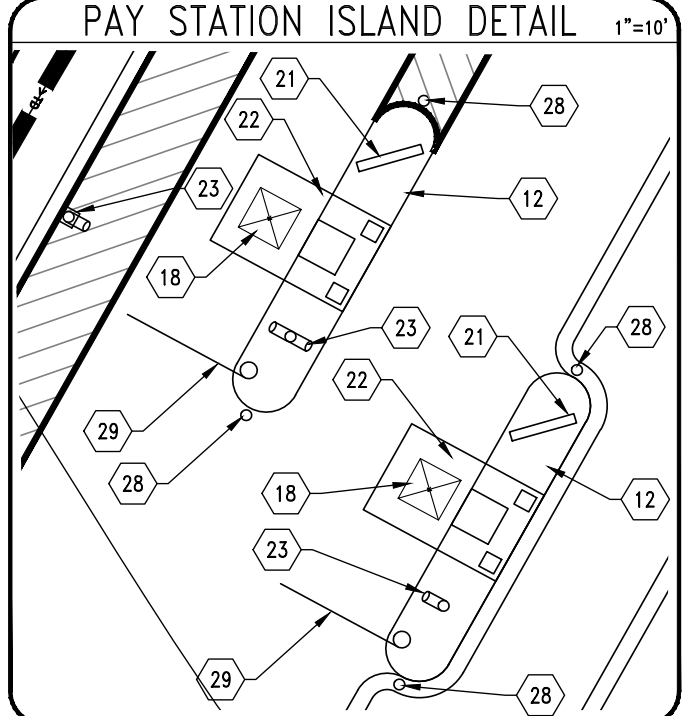
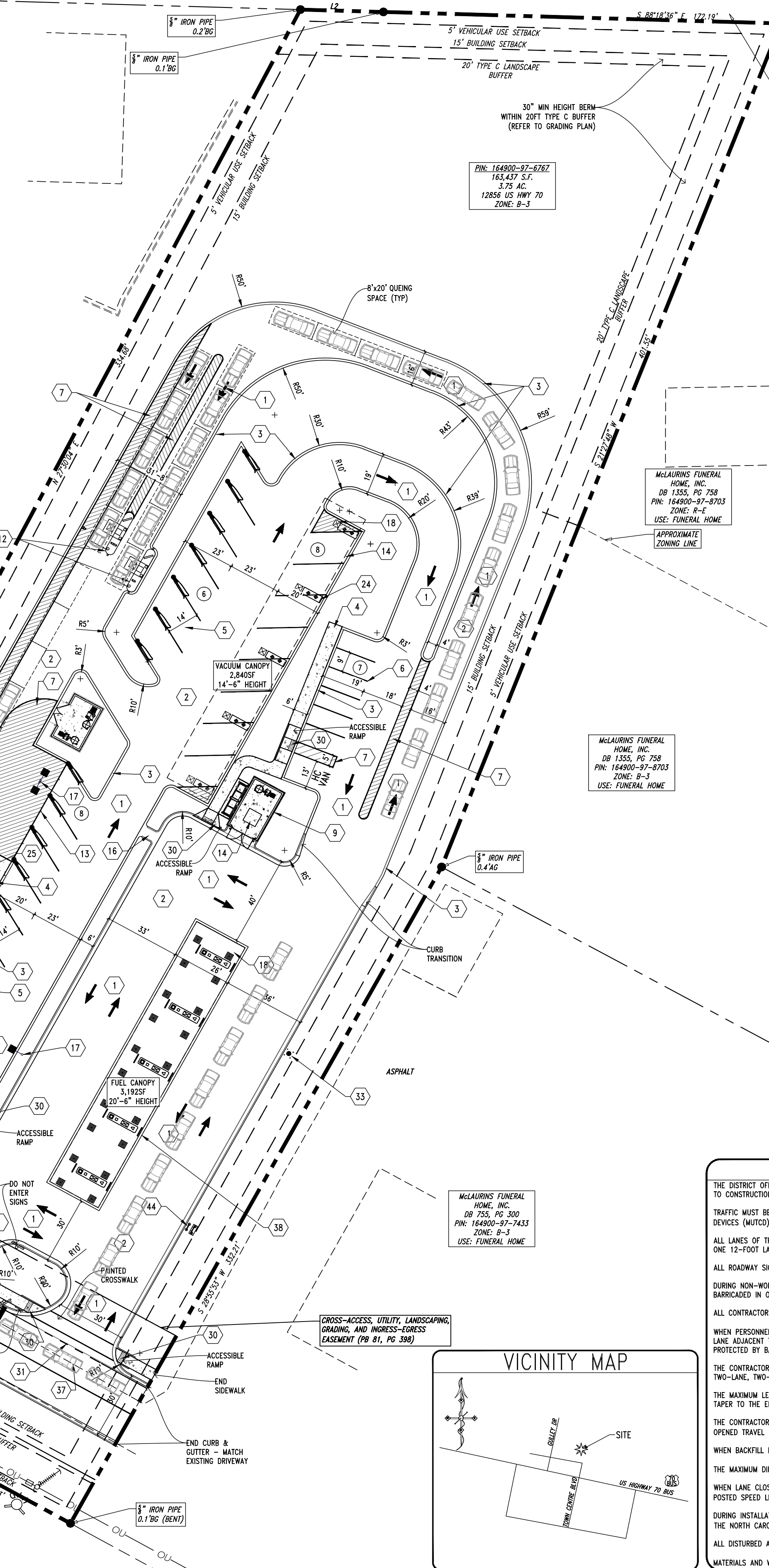
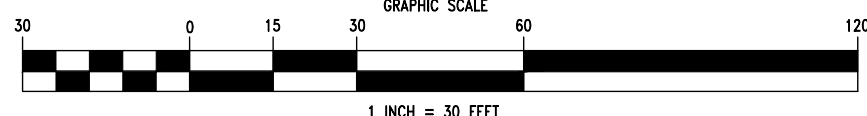
MORHAED & SONS, INC.
DB 2977, PG 750
PIN: 164900-98-4001
ZONE: B-3
USE: COMMERCIAL

MC LAURINS FUNERAL HOME, INC.
DB 1355, PG 758
PIN: 164900-97-8703
ZONE: B-3
USE: FUNERAL HOME

PNC FINET, LLC
DB 4891, PG 541
PIN: 164900-97-1724
ZONE: B-3-SUB
USE: RESTAURANT

SIGN LEGEND	
LEGEND	QTY.
	2
	2
	N/A

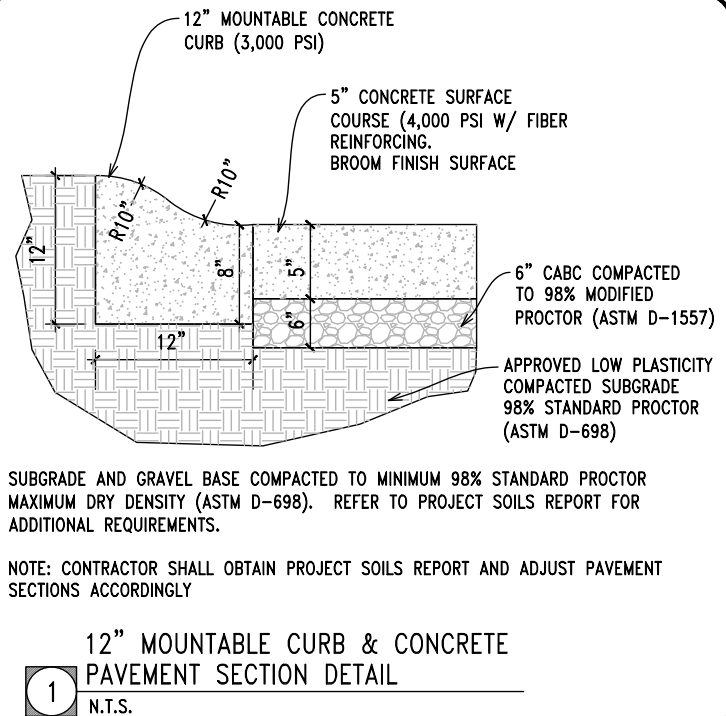
LINE TABLE	
LINE	BEARING
1-2	N 60°12'00" W
2-3	S 55°51'00" E
3-4	N 60°12'00" W
4-5	S 55°51'00" E



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 CURBSING 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			



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 RADIUS, 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).

GENERAL NOTES

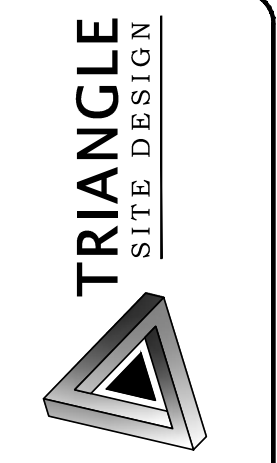
- THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY TOWN OF CLAYTON AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
- THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
- 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.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
- 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.
- 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.
- THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
- 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.
- THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR RETURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
- ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAYING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOORS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- 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.
- CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION, 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	

KEYNOTES

- PAINT WHITE TRAFFIC ARROWS PER DETAIL SHEET
- CONCRETE PAVEMENT (SEE DETAIL THIS SHEET)
- CONSTRUCT 12" MOUNTABLE CURB (SEE DETAIL ON THIS SHEET)
- CONSTRUCT CONCRETE WALK PER DETAIL SHEET
- PAINT 4" WIDE STRIPPED PARKING @ 60°, WHITE
- PAINT 4" WIDE STRIPPING, WHITE
- PAINT 4" WIDE STRIPES, WHITE @ 45° 2'-0" O.C.
- INSTALL CONCRETE BOLLARD/ACCESSIBLE H.C. SIGN PER DETAIL
- CONSTRUCT DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS & DIMENSIONS) NOTE: DUMPSTER ENCLOSURE TO MATCH BUILDING
- CONSTRUCT VACUUM EQUIPMENT ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS AND DIMENSIONS) NOTE: ENCLOSURE TO MATCH BUILDING
- CONSTRUCT CAR WASH BUILDING (SEE ARCHITECTURAL PLANS FOR DETAILS)
- CONSTRUCT RAISED CONCRETE ISLAND FOR PAY STATION
- BOLLARD
- PROPOSED VACUUM CANOPY (SEE ARCHITECTURAL PLANS FOR DETAILS)
- CONSTRUCT 2' WIDE CONCRETE SPLASH PAD FOR CANOPY. (NOT USED)
- CONCRETE FLUME. SEE DETAIL.
- PROPOSED PEDESTRIAN SCALE LIGHT POLE.
- CANOPY MOUNTED LIGHT. SEE PLAN BY OTHERS.
- PROPOSED MONUMENT SIGN - FOR REFERENCE ONLY (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER, SIGNAGE TO BE PERMITTED SEPARATELY BY OTHERS)
- PROPOSED ENTRY/EXIT SIGNS-FOR REFERENCE ONLY (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER, SIGNAGE TO BE PERMITTED SEPARATELY BY OTHERS)
- PROPOSED MENU BOARD (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER, SIGNAGE TO BE PERMITTED SEPARATELY BY OTHERS)
- PROPOSED PAY HERE CANOPY (EXACT LOCATION TO BE COORDINATED BY CONSTRUCTION MANAGER, SIGNAGE TO BE PERMITTED SEPARATELY BY OTHERS)
- PROPOSED CAMERA POLES (EXACT LOCATION TO BE COORDINATED WITH CONSTRUCTION MANAGER, SIGNAGE TO BE PERMITTED SEPARATELY BY OTHERS)
- PROPOSED VACUUM CANOPY FOUNDATION LOCATION (SEE STRUCTURAL PLANS FOR FOUNDATION DETAILS - INSTALL CORNER GUARDS PER ARCHITECTURAL PLANS)
- PROPOSED MAT CLEANER LOCATION (SEE ELECTRICAL/PLUMBING PLANS FOR CONNECTIONS)
- PROPOSED STOP/GO LIGHT LOCATION (SEE ELECTRICAL SITE PLAN FOR CONNECTIONS). MOUNT ON 1"x1/4" THICK CONCRETE PAD FLUSH WITH TOP OF CURB
- PROPOSED FENCE
- ADA COMPLIANT TACTILE WARNING SURFACE
- ASPHALT/CONCRETE TRANSITION, SEE DETAIL
- NOSE DOWN CURBS, SEE DETAIL
- TIRE AIR STATION WITH 4 BOLLARDS
- INSTALL 1"x1" CONCRETE PAD FLUSH WITH TOP OF CURB FOR CAMERA POLE
- "STOP" SIGN PER CITY AND MUTCD STANDARDS
- 24" SOLID WHITE STOP BAR
- MATCH EXISTING PAVEMENT
- GAS STATION CANOPY AND PUMP ISLANDS WITH BOLLARDS (SEE ARCHITECTURAL PLANS TO VERIFY DIMENSIONS)
- EMERGENCY PHONE AND EMERGENCY SHUTOFF, SEE PLAN BY OTHERS
- UNDERGROUND STORAGE TANKS, SEE PLANS BY OTHERS
- RETAINING WALL (LESS THAN 30" HEIGHT), DESIGN BY OTHERS (NOT USED)
- HEAVY-DUTY ASPHALT PAVEMENT, REFER TO PROJECT GEOTECHNICAL REPORT.
- MATCH EXISTING CURB AND GUTTER
- REMOTE VENT RISERS AND HOOP BOLLARD. SEE PLANS BY OTHERS.



CONSULTANT:
Triangle Site Design, PLLC
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Suite 101
Raleigh, NC 27609
(919)553-6570
msd@trianglesitedesign.com
NC LICENSE #05619

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

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

\\S01\agile_ho_blacklog

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	DATE	BY	REASON
1	2/2/20	MSD	Initial review from RIC review
2	2/2/20	MSD	Initial review from RIC review
3	2/2/20	MSD	Initial review from RIC review
4	2/2/20	MSD	Initial review from RIC review

Drawn
Checked
Approved

Project No. 046011

Date: March 31, 2020

Title

SITE PLAN

Sheet No.

C1.0



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

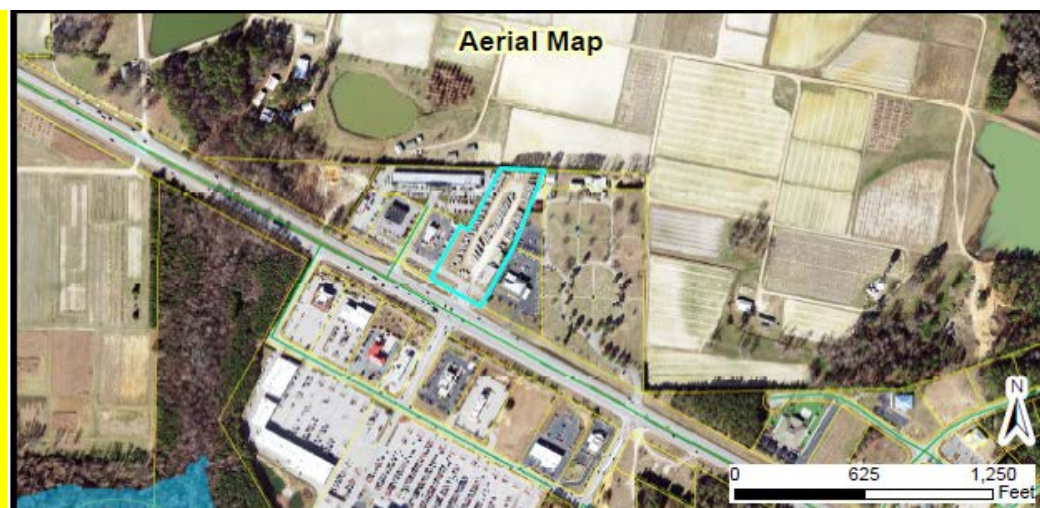
REQUEST: Construct a new automated carwash with vacuum stations and gas sales.

SITE DATA:

Acreage: 3.75 acres

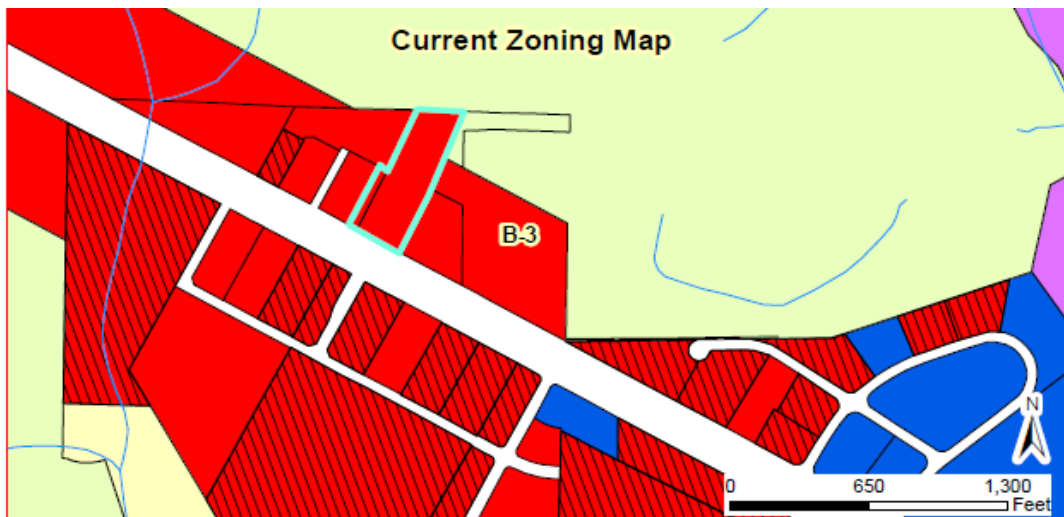
Zoning: Business (B-3)

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.

Update

After the June Planning Board meeting, applicant submitted a revised site plan to the technical review committee. This site plan design removes of one access point for the proposed carwash building. However, Fire has provided substantial concerns about life safety should this one access point become blocked in an emergency. Therefore, the original site plan provided shows both access points with a queuing plan for cars that will be held on site. This plan seeks to reduce the amount of traffic blocking up the access road as cars wait at stoplight to enter onto US Hwy 70.

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 and stucco masonry 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:

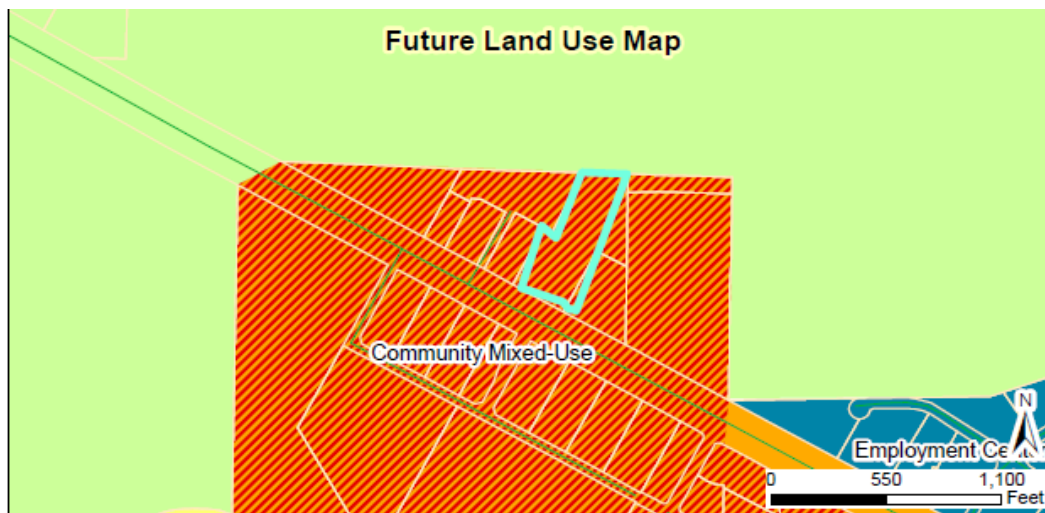
- **Comprehensive Plan 2040**

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

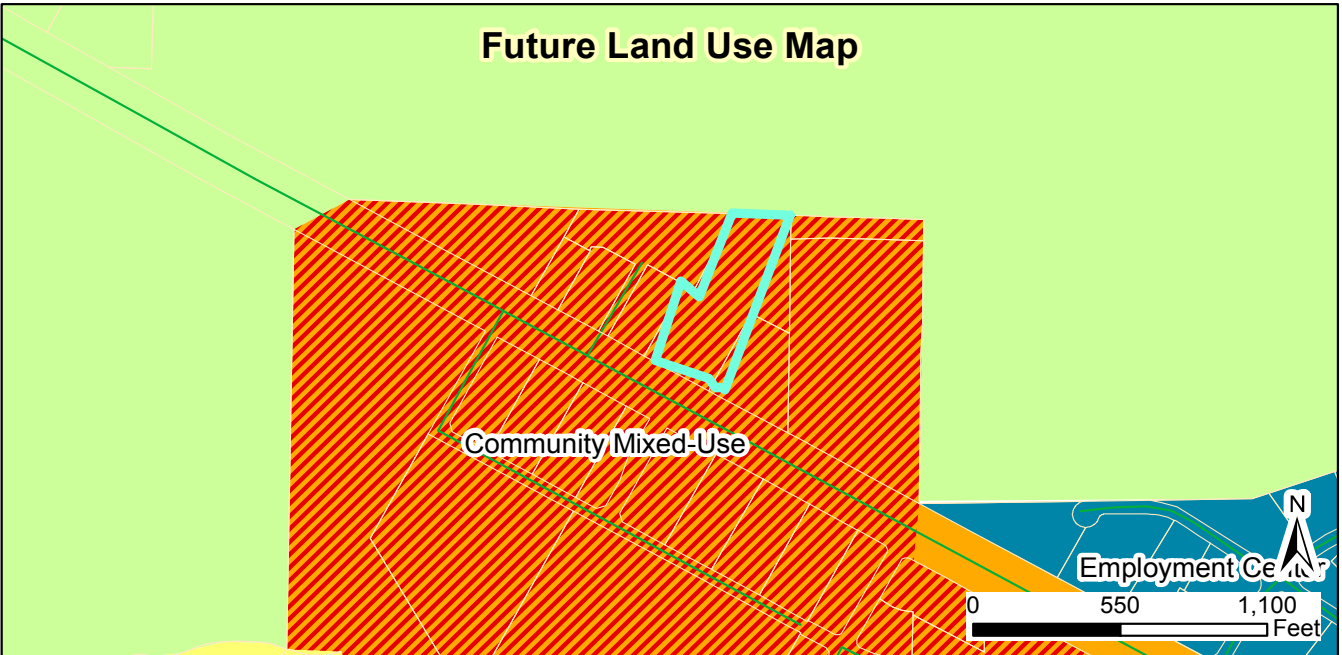
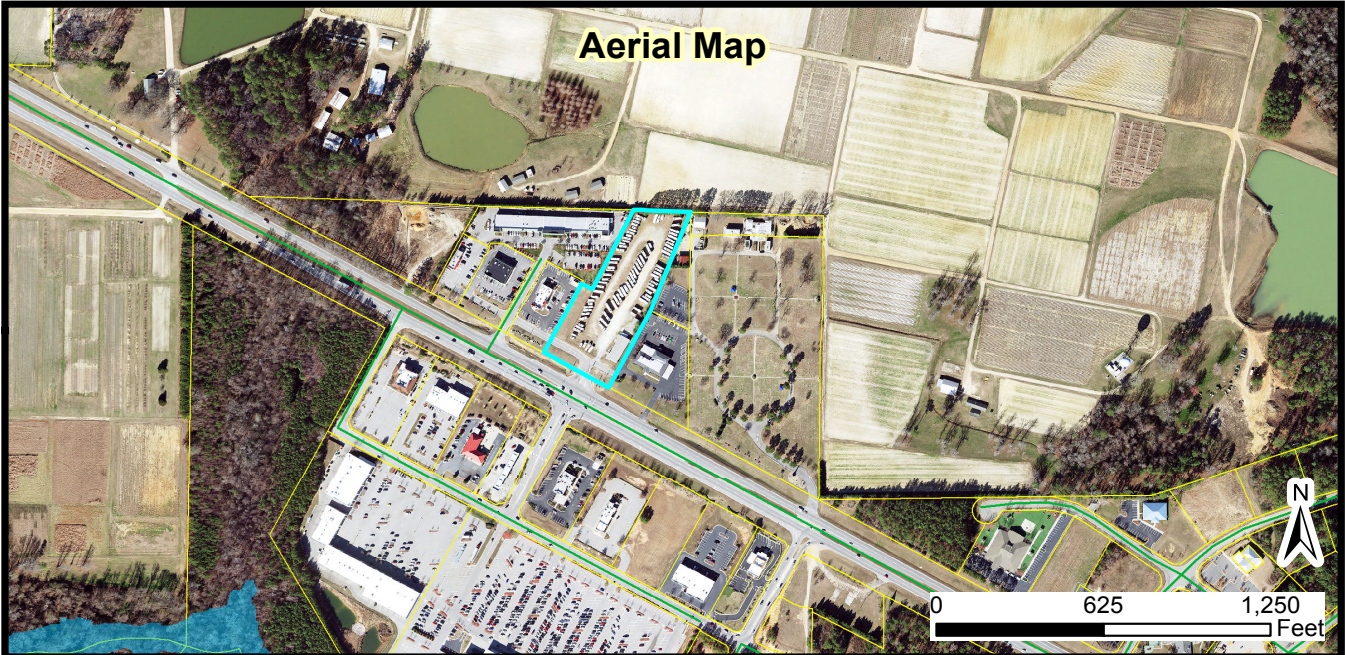
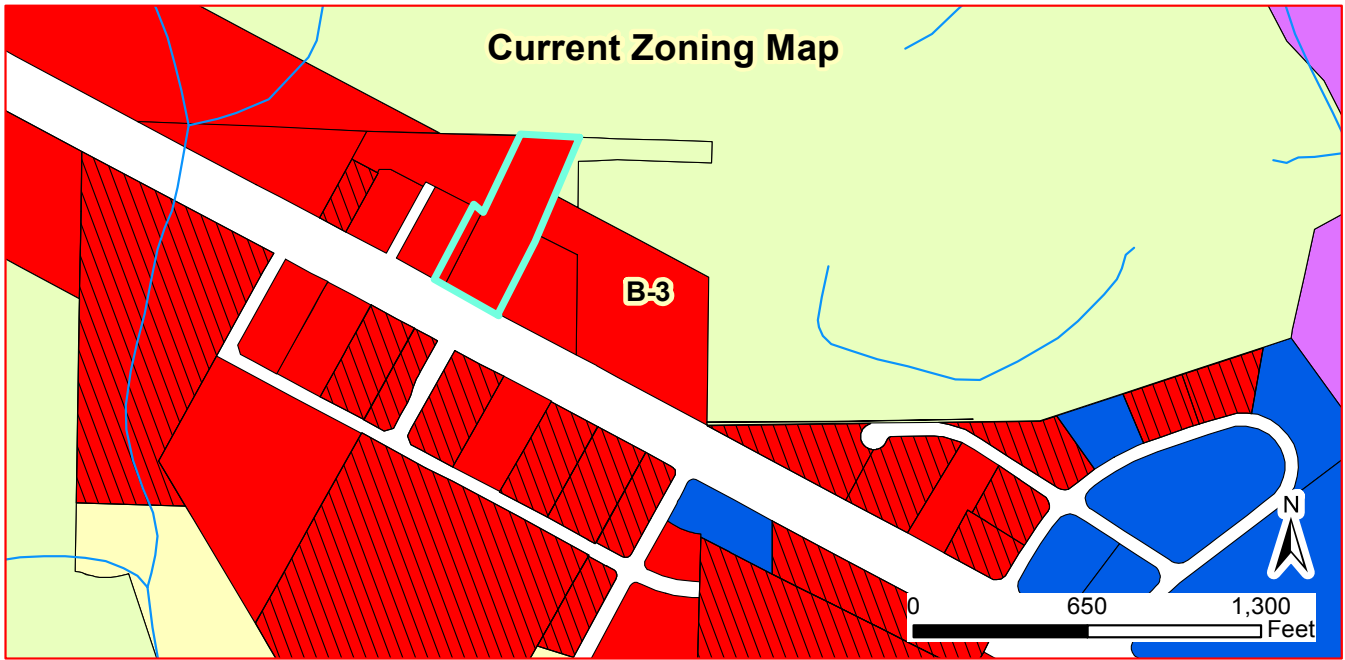
- The Planning Board makes the final decision on major site plan applications.

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

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

05/11/2020

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



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: Champion East
Acreage of Property: 1.853 ACS Zoning District: R-6
County Tag #: See Exhibit A NC Pin #: See Exhibit A
Address/Location: 310 Champion Street
Existing Zoning District: O-I & R-8 Proposed Zoning District: R-6

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 314 E. Main Street, Clayton, NC 27527
Phone Number: 919-243-1332 Fax: N/A
Contact Person: Donnie Adams / Amy Stancil
Email Address: donnies@adamsandhodge.com / amy@adamsandhodge.com

PROPERTY OWNER INFORMATION

Name: Cloudbreak Investments, LLC
Mailing Address: PO Box 189, Clayton, NC 27528
Phone Number: 919-345-6729 Fax: N/A
Email Address: nathan@nlevans.com

OFFICE USE ONLY

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

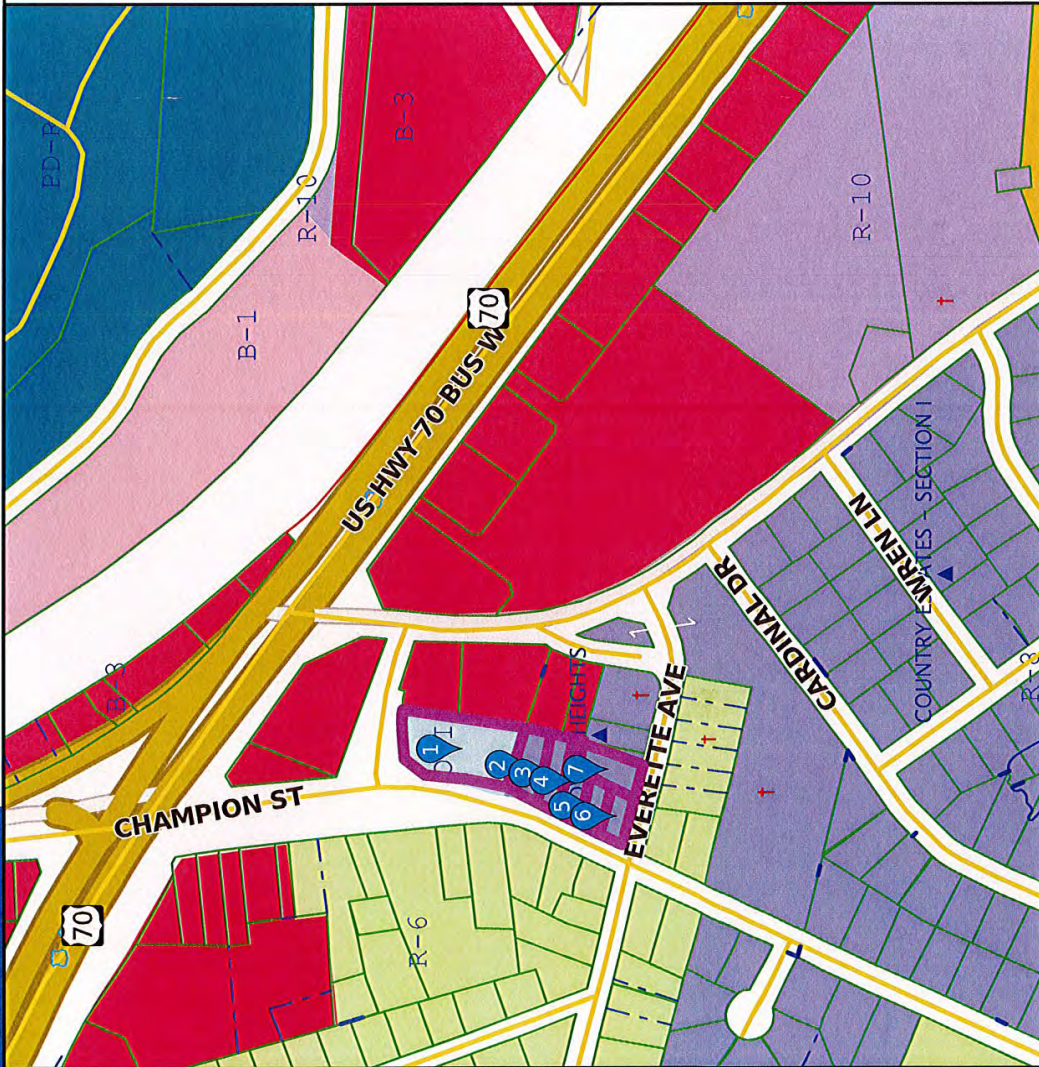
Exhibit A

**Tag # and NC Pin #'s
for site**



*** DISCLAIMER ***

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



Result 1

id: 05003003
Tag: 05003003
NCPin: 166806-38-1375
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1:
Site Address 2:
Book: 05498
Page: 0211
Market Value: 230000
Assessed Acreage: 0.880
Calc. Acreage: 0.850
Sales Price: 350000
Sale Date: 2019-12-31



Scale: 1:4285 - 1 in. = 357.07 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
February 3, 2020



*** DISCLAIMER ***

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Result 2

id: 05003011
Tag: 05003011
NCPin: 166806-38-1230
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS,
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1: 310 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 05498
Page: 0211
Market Value: 28500
Assessed Acreage: 0.200
Calc. Acreage: 0.210
Sales Price: 350000
Sale Date: 2019-12-31

Result 3

id: 05003012
Tag: 05003012
NCPin: 166806-38-1115
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS,
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1:
Site Address 2:
Book: 05498
Page: 0211
Market Value: 9980
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 350000
Sale Date: 2019-12-31

Result 4

id: 05003014
Tag: 05003014
NCPin: 166806-38-0180
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS,
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1: 314 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 05498
Page: 0211
Market Value: 18530
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 350000
Sale Date: 2019-12-31

Result 5

id: 05003015
Tag: 05003015
NCPin: 166806-38-0046
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS,
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1: 316 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 05498
Page: 0211
Market Value: 14250
Assessed Acreage: 0.120
Calc. Acreage: 0.120
Sales Price: 350000
Sale Date: 2019-12-31



*** DISCLAIMER ***

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

Result 6

id: 05003016
Tag: 05003016
NCPin: 166806-38-0021
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS,
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1: 320 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 05498
Page: 0211
Market Value: 14250
Assessed Acreage: 0.140
Calc. Acreage: 0.130
Sales Price: 350000
Sale Date: 2019-12-31

Result 7

id: 05003010
Tag: 05003010
NCPin: 166806-38-1013
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS,
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1:
Site Address 2:
Book: 05498
Page: 0211
Market Value: 28500
Assessed Acreage: 0.200
Calc. Acreage: 0.210
Sales Price: 350000
Sale Date: 2019-12-31

EXPLANATION OF PROJECT

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

See Exhibit B

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
See Exhibit B
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
See Exhibit B
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
See Exhibit B
4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
See Exhibit B
5. It has been determined that the legal purposes for which zoning exists are not violated.
See Exhibit B
6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
See Exhibit B

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

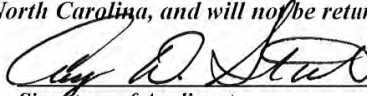
See Exhibit B

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.

Amy D. Stancil

Print Name


Signature of Applicant

07/01/2020
Date

Exhibit B

Explanation of Project Findings of Fact



ADAMS & HODGE
ENGINEERING, PC

Explanation of Project

Champion East townhomes are proposed to be constructed on 1.853 acres of land located on Champion Street. The land is comprised of 7 vacant lots that will be rezoned to R-6. The largest lot is currently zoned O-I and the other 6 lots are currently zoned R-8. The development will include 20 two story townhomes along Champion Street and Everett Avenue. A private one-way alley, constructed to Town of Clayton standards, will provide access for project. Parking and garages to be located in the rear of the townhomes with access off the one-way alley.

The adjacent zonings and uses around the property include R-6 and R-8 single family homes as well as properties that are zoned B-3 with medical offices. The request for a zoning of R-6 with a maximum density of 12 units per acre (10.79 units/ac actual) which is consistent with the 2040 comprehensive plan.

Water, sewer and electric infrastructure is available and will be provided by the Town of Clayton. Stormwater management facilities will be designed on site in compliance with Johnston County standards.

There are no active or passive recreational facilities proposed on-site. The project opts for a fee in lieu of on-site recreational facilities to be paid to the Town of Clayton.



Item No. 1 Consistency with the adopted plans and policies of the Town.

The proposed development is in compliance with the Town of Clayton Comprehensive Plan 2040. In the Plan, the area of the townhome subdivision is designated as High Density Residential (HDR) land use. The HDR land use encourages higher density residential development by using multifamily developments (apartments and townhomes) that have high density (up to 12 units/ac). The proposed development has a total acreage of 1.853 acres with .61 acres of open space. When the density is calculated at build out using 20 units, the density is 10.79 units per acre of land. The proposed townhome development will continue to address the high-density residential component envisioned in the Comprehensive Plan 2040 and will complement the surrounding areas on Champion Street.

Item No. 2 Suitability of the subject property for uses permitted by the current vs. the proposed district.

The proposed use is permitted in both the current and proposed zoning district; however, the proposed allows additional density consistent with the 2040 comprehensive plan.

Item No. 3 Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.

The proposed townhome project meets the current and expected future need for housing in the general area while providing a transition from the office/retail/commercial area to the single family residential area.

Item No. 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.

Given the proximity of the development in relation to the downtown area as well as the US Hwy 70 corridor, the roadway, water, sewer, electric and stormwater infrastructure is in plan to accommodate the proposed use. Educational and recreational opportunity are located within a short drive.

Item No. 5 It has been determined that the legal purposes for which zoning exists are not violated.

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

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

The proposed townhome project meets the current and expected future need for housing in the general area while providing a transition from the office/retail/commercial area to the single family residential area.

Item No. 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.

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.

ADJACENT PROPERTY OWNERS LIST

Project Name: Champion East

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
See Exhibit C		



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: Champion East **Address or PIN #:** 166806-38-1375, 166806-38-1230
166806-38-1115, 166806-38-0180, 166806-38-0046,
166806-38-0021 & 166806-38-1013

AGENT/APPLICANT INFORMATION:

Adams & Hodge Engineering, PC
(Name - type, print clearly)

314 E Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

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

Major Subdivision (Planning)

Final Plats

Construction Plans

Administrative Amendment

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:

Cloudbreak Investments LLC
(Name - type, print clearly)

PO Box 189
(Address)

[Signature]
(Owner's Signature)

Clayton NC, 27528
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Natalie W Braxton, a Notary Public for the above State and County, this the 29 day of May, 2020.

SEAL

Natalie W Braxton
Notary Public

My Commission
Expires:

09-26-22

April 2019

17 of 17



July 10, 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 nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: **Tuesday, July 21, 2020**

Meeting Time: **7:00 p.m.**

Meeting Location: **314 E. Main St. (Adams & Hodge Engineering – Entrance and Parking in the back of building) We will meet outside.**

Type of Application: **New Major Subdivision Plan Application, Rezoning Application and Special Use Application**

Project/proposal property location: **This project location is 310 Champion Street Clayton, NC 27520**

Description of project/proposal: **Champion East townhomes are proposed to be constructed on 1.853 acres of land located on Champion Street. The development is comprised of 20 two story townhomes located on private one-way alley that will be constructed to Town of Clayton standards.**

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 application.
3. A map at 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)763-7278**.

You may also contact the Planning Department at 919-553-5002.

Sincerely,

Donald C. Adams, Jr., PE

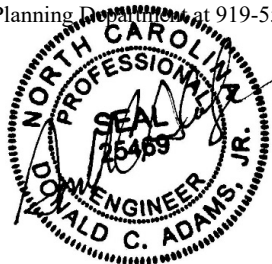


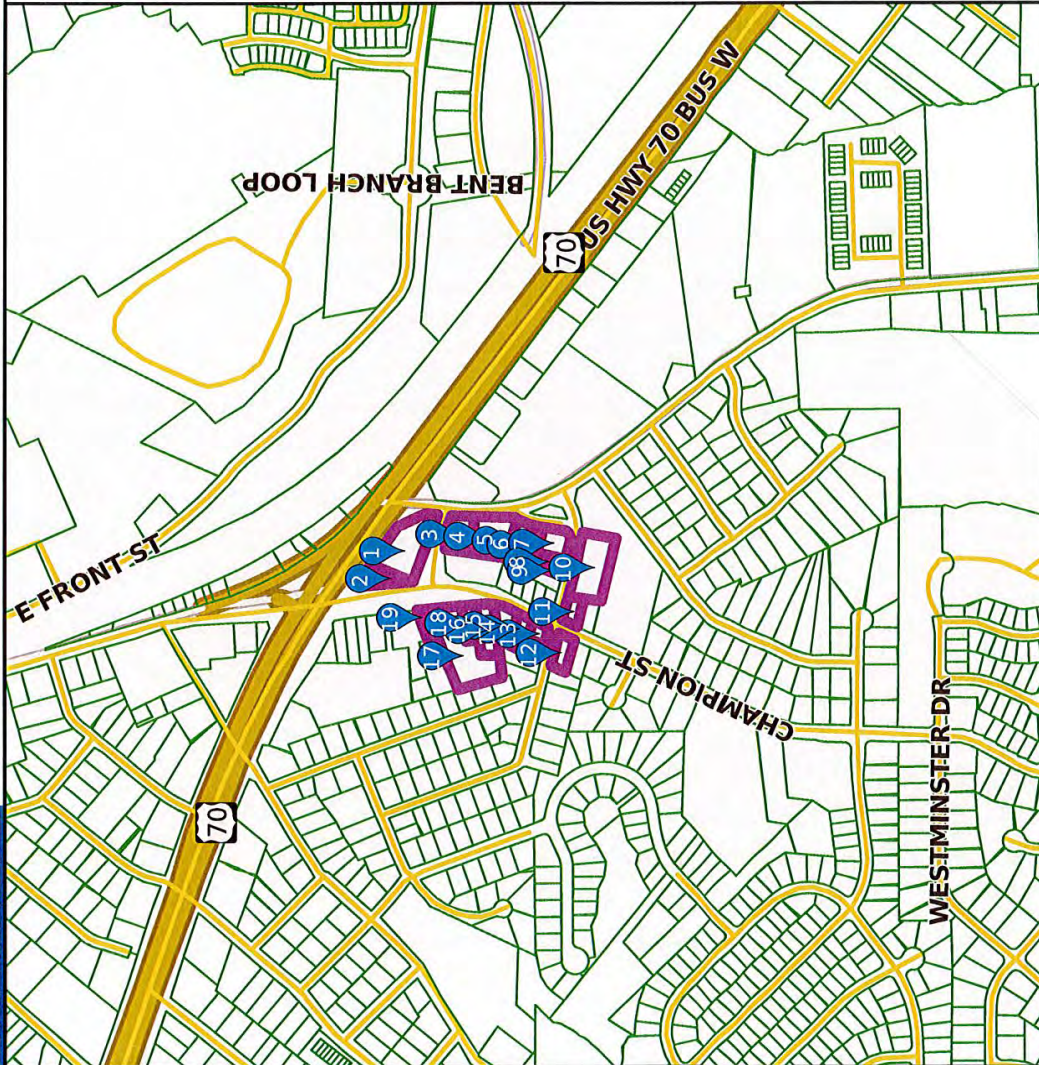
Exhibit C

Adjacent Property Owners List



*** DISCLAIMER ***

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



Result 1

id: 05003001A
Tag: 05003001A
NCPin: 166806-38-2666
Mapsheet No: 166806
Owner Name 1: 101 BOLING STREET LLC
Owner Name 2:
Mail Address 1: 1241 NE 83RD ST
Mail Address 2:
Mail Address 3: MIAMI, FL 33138-4140
Site Address 1: 101 S BOLING ST
Site Address 2: CLAYTON, NC 27520-
Book: 05032
Page: 0129
Market Value: 1680120
Assessed Acreage: 1.040
Calc. Acreage: 1.050
Sales Price: 2050000
Sale Date: 2017-09-25



Scale: 1:8827 - 1 in. = 735.55 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
May 28, 2020



*** DISCLAIMER ***

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Result 2

id: 05003001
Tag: 05003001
NCPin: 166806-38-1736
Mapsheet No: 166806
Owner Name 1: IRONWOOD DEVELOPERS,
LLC
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 04726
Page: 0573
Market Value: 29400
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 0
Sale Date: 2016-03-01

Result 4

id: 05003004
Tag: 05003004
NCPin: 166806-38-3206
Mapsheet No: 166806
Owner Name 1: KHUSAYEM, MAZEN
Owner Name 2:
Mail Address 1: 205 S BOLING ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 205 S BOLING ST
Site Address 2: CLAYTON, NC 27520-
Book: 05329
Page: 0604
Market Value: 366940
Assessed Acreage: 0.680
Calc. Acreage: 0.680
Sales Price: 240000
Sale Date: 2019-04-16

Result 3

id: 05003002
Tag: 05003002
NCPin: 166806-38-3411
Mapsheet No: 166806
Owner Name 1: KHUSAYEM, MAZEN DR
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 997
Mail Address 3: CLAYTON, NC 27528-0000
Site Address 1:
Site Address 2:
Book: 01870
Page: 0885
Market Value: 403960
Assessed Acreage: 0.400
Calc. Acreage: 0.430
Sales Price: 88000
Sale Date: 1999-09-22

Result 5

id: 05003005
Tag: 05003005
NCPin: 166806-38-2195
Mapsheet No: 166806
Owner Name 1: BYRD, TERESSA P.
Owner Name 2: JARMIN, DONNA P.
Mail Address 1: 204 FREEDOM RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-8123
Site Address 1: 209 S BOLING ST
Site Address 2: CLAYTON, NC 27520-
Book: 02224
Page: 0199
Market Value: 90020
Assessed Acreage: 1.000
Calc. Acreage: 0.300
Sales Price: 0
Sale Date: 2002-04-30



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Result 6

id: 05003006
Tag: 05003006
NCPin: 166806-38-2079
Mapsheet No: 166806
Owner Name 1: BYRD, TERESSA P.
Owner Name 2: JARMIN, DONNA P.
Mail Address 1: 204 FREEDOM RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-8123
Site Address 1: 211 S BOLING ST
Site Address 2: CLAYTON, NC 27520-
Book: 02224
Page: 0199
Market Value: 63480
Assessed Acreage: 1.000
Calc. Acreage: 0.200
Sales Price: 0
Sale Date: 2002-04-30

Result 7

id: 05003007
Tag: 05003007
NCPin: 166806-37-2979
Mapsheet No: 166806
Owner Name 1: EVERETT'S CHAPEL FWB
CHURCH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:
Book: 00598
Page: 0584
Market Value: 28500
Assessed Acreage: 1.000
Calc. Acreage: 0.360
Sales Price: 0
Sale Date: 1962-01-01

Result 8

id: 05003009
Tag: 05003009
NCPin: 166806-38-1091
Mapsheet No: 166806
Owner Name 1: BYRD, TERESSA P.
Owner Name 2: JARMIN, DONNA P.
Mail Address 1: 204 FREEDOM RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-8123
Site Address 1:
Site Address 2:
Book: 02224
Page: 0199
Market Value: 28500
Assessed Acreage: 1.000
Calc. Acreage: 0.160
Sales Price: 0
Sale Date: 2002-04-30

Result 9

id: 05010199
Tag: 05010199
NCPin: 166806-37-1959
Mapsheet No: 166806
Owner Name 1: DONALD KEITH POLLARD
TRUST
Owner Name 2: BYRD, TERESA P. TRUSTEE
Mail Address 1: 204 FREEDOM RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-8123
Site Address 1:
Site Address 2:
Book: 00771
Page: 0302
Market Value: 2850
Assessed Acreage: 1.000
Calc. Acreage: 0.050
Sales Price: 0
Sale Date: 1974-01-01



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Result 10

id: 05004012A
Tag: 05004012A
NCPin: 166806-37-0775
Mapsheet No: 166806
Owner Name 1: EVERETT CHAPEL CHURCH
Owner Name 2:
Mail Address 1: 420 BARBOUR ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 00731
Page: 0002
Market Value: 57000
Assessed Acreage: 1.030
Calc. Acreage: 0.973
Sales Price: 0
Sale Date: 1972-01-01

Result 11

id: 05004011
Tag: 05004011
NCPin: 166806-27-9971
Mapsheet No: 166806
Owner Name 1: IRONWOOD DEVELOPERS, LLC
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 309 EVERETTE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 04726
Page: 0573
Market Value: 87910
Assessed Acreage: 0.200
Calc. Acreage: 0.190
Sales Price: 0
Sale Date: 2016-03-01

Result 12

id: 05004009
Tag: 05004009
NCPin: 166806-27-7808
Mapsheet No: 166806
Owner Name 1: WALTHOM GROUP
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 403 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 02989
Page: 0776
Market Value: 109740
Assessed Acreage: 1.000
Calc. Acreage: 0.243
Sales Price: 95000
Sale Date: 2005-10-04

Result 13

id: 05003018
Tag: 05003018
NCPin: 166806-28-8076
Mapsheet No: 166806
Owner Name 1: LEE, JAMES W JR
Owner Name 2: LEE, BRAXTON A
Mail Address 1: 401 PATE ST
Mail Address 2:
Mail Address 3: APEX, NC 27520-0000
Site Address 1: 315 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 02647
Page: 0212
Market Value: 71660
Assessed Acreage: 0.140
Calc. Acreage: 0.150
Sales Price: 0
Sale Date: 2004-03-05



*** DISCLAIMER ***

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

Result 14

id: 05003018A
Tag: 05003018A
NCPin: 166806-28-8184
Mapsheet No: 166806
Owner Name 1: LEE, BRAXTON A
Owner Name 2: LEE, JAMES W JR
Mail Address 1: 401 PATE ST
Mail Address 2:
Mail Address 3: APEX, NC 27502-0000
Site Address 1:
Site Address 2:
Book: 02840
Page: 0590
Market Value: 11240
Assessed Acreage: 0.190
Calc. Acreage: 0.200
Sales Price: 37000
Sale Date: 2005-02-07

Result 16

id: 05003021
Tag: 05003021
NCPin: 166806-28-8299
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 307 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 00745
Page: 0524
Market Value: 155990
Assessed Acreage: 1.000
Calc. Acreage: 0.430
Sales Price: 0
Sale Date: 1973-01-01

Result 15

id: 05003017
Tag: 05003017
NCPin: 166806-28-8143
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 313 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 01273
Page: 0439
Market Value: 70320
Assessed Acreage: 1.000
Calc. Acreage: 0.302
Sales Price: 35000
Sale Date: 1992-08-01

Result 17

id: 05003022
Tag: 05003022
NCPin: 166806-28-8410
Mapsheet No: 166806
Owner Name 1: STEPHENSON, THOMAS ALAN
Owner Name 2: STEPHENSON, ELIZABETH KING
Mail Address 1: 2013 SMITH DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8253
Site Address 1: 305 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 05438
Page: 0549
Market Value: 71250
Assessed Acreage: 1.400
Calc. Acreage: 1.380
Sales Price: 0
Sale Date: 2019-10-02



*** DISCLAIMER ***

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

Result 18

id: 05003021A
Tag: 05003021A
NCPin: 166806-28-9326
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 00745
Page: 0523
Market Value: 28500
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 0
Sale Date: 1973-02-20

Result 19

id: 05003035
Tag: 05003035
NCPin: 166806-28-9515
Mapsheet No: 166806
Owner Name 1: JOHNSTON LEE COMMUNITY
ACTION
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 28500
Assessed Acreage: 1.000
Calc. Acreage: 0.150
Sales Price: 0
Sale Date:



July 21, 2020

Lori Bryant
Development Services Coordinator
Town of Clayton
111 E. Second Street
Clayton, NC 27527

Subject: Champion East
Neighborhood Meeting

Dear Ms. Bryant,

The neighborhood meeting for Champion East was held last night, July 21, 2020. Please find attached the attendance Roster the Meeting Minutes for the Champion East Project, and a letter that we received in the mail from an adjacent property owner.

Please let me know if you need anything else.

Sincerely,

Holland Adams
919-763-2780
holland@adamsandhodge.com

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Champion East

Application: New Major Subdivision, Rezoning, + Special Use

Location/Date: Adams & Hodge Engineering 314 E. Main St - Clayton 7-21-2020 7:00pm

	NAME	ADDRESS
1	Donnie Adams	404 Swann Trail Clayton
2	Holland Adams	404 Swann Trail Clayton
3	Teresa Byrd	204 Freedom Rd Smithfield 27577
4	Donna Jarmar	108 Wilimack DR / Benson, NC 27504
5	Shirley Brett	90 Shawy Exch. Ln Smithfield NC 27577
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Champion East Neighborhood Meeting Minutes**Date:** July 21, 2020**Time:** 7:00pm**Location:** 314 E. Main Street (Adams & Hodge Engineering – outside parking lot due to Covid 19)

The Meeting began at 7:10. There were 5 people total at the meeting (see attendance roster).

The plans and applications were on a table for the attendees to view.

Donnie Adams began by explaining the application process with the Town of Clayton and discussing the zoning.

The two adjacent property owners, Teresa Byrd and Donna Jarman and their realtor Shirley Brett asked about the zoning areas. Donnie explained what the different zoning areas meant and showed them where they were on the set of plans. Donnie went through the plans with the ladies and showed them the proposed 20 townhome units, what they would look like, the private access from the back, the mail cluster units, and proposed 1 car garage. He also showed them the utilities, stormwater, erosion control and landscape plan. Donna Jarman asked what kind of landscape would be along her property? Donnie showed Donna the buffer area adjacent to her property. Shirley Brett asked if there were going to be any amenities like a clubhouse or pool? Donnie said they had not planned any amenities. Shirley also asked if there was going to be an HOA? Donnie said yes. Shirley wanted to know if the developer would be pre-selling any of these units. Donnie responded that would be a developer question.

The ladies continued to look over the plans. Donnie asked for any other questions and there were none. The meeting adjourned at 7:45.

Ironwood Developers
442 ½ East Main Street
Clayton, NC 27520

July 17, 2020

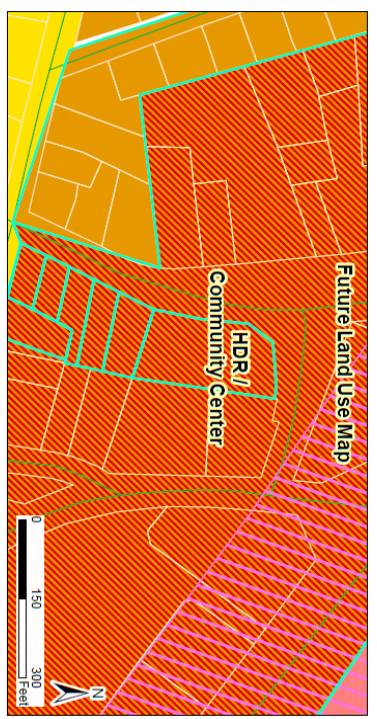
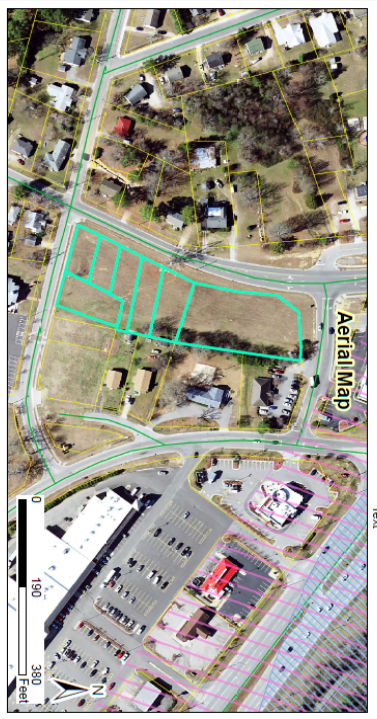
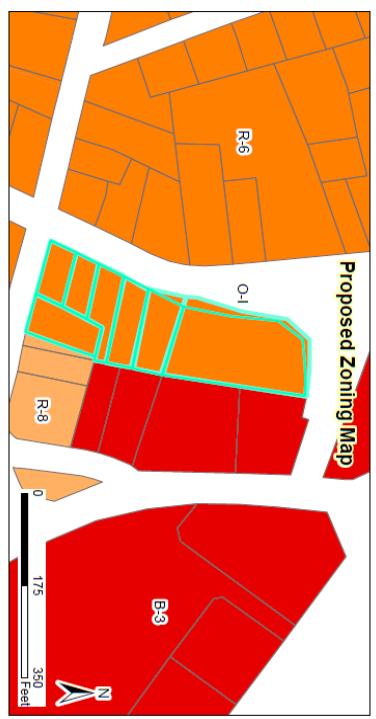
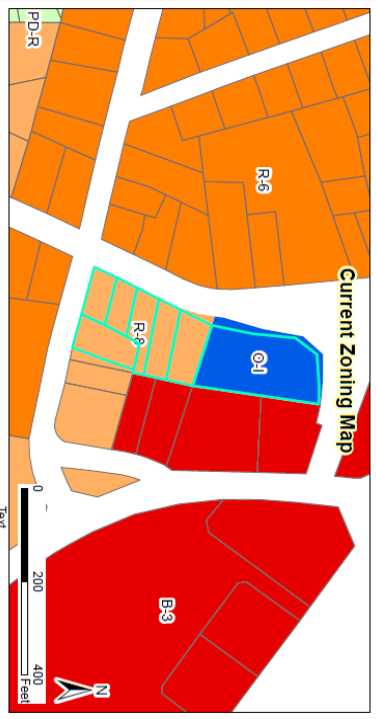
Donald C Adams, Jr
Adams & Hodge
314 E Main Street
Clayton, NC 27520

Donald,

We approve of the project for Champion East Townhomes.

A handwritten signature in black ink, appearing to read "Norwood Thompson". The signature is stylized with a large, loopy initial "N" and a long, horizontal stroke extending to the right.

Norwood Thompson



Request:
 2020-97-RZ - O-1 / R-8 to R-6.

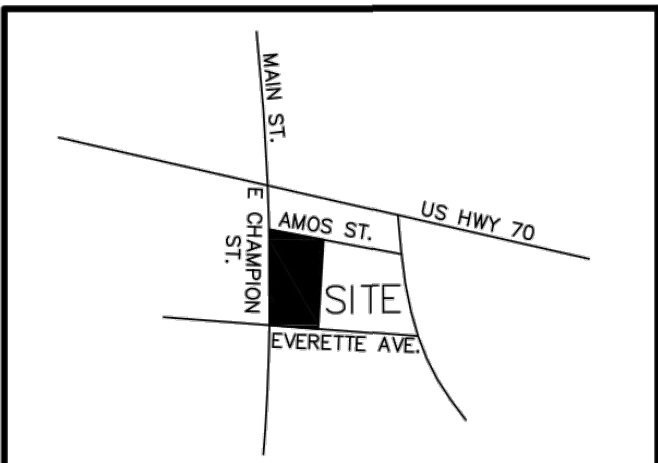
Applicant: Adams & Hodge Engineering, PC
 Property Owners: Cloudbreak Investments, LLC
 Tag #: 05003003, 05003011, 05003012, 05003014;
 05003015, 05003016, 05003010

Staff Report Map

Document Path: C:\P\ADMIN\REG\ZONING\Planning\2020\2020-97-RZ-Champion East Rezoning\Staff Report Maps\2020-97-RZ-Champion East - Staff Report Map.mxd

7/13/2020
 Prepared by: TCC Planning
 Checked by: TCC Planning
 Disclaimer: "These maps are prepared for informational purposes only and do not constitute a representation of the future."

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



VICINITY MAP (NOT TO SCALE)

PROPERTY SHOWN HEREON IS 2000 IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720168800 K EFFECTIVE DATE: JUNE 20, 2018

04-14-20 DATE SURVEYOR

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 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.

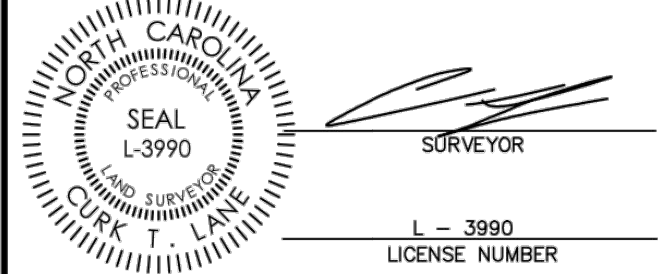
04-14-20 DATE SURVEYOR

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

04-14-20 DATE SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3498, PAGE 211 ETC.), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 3498, PAGE 211, 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 - 2. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 14th DAY OF APRIL, A.D. 2020



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

DATE OWNER

THIS PLAT REPRESENTS A RECOMBINATION OF PREVIOUSLY RECORDED PARCELS OF LAND AND DOES NOT CONSTITUTE A SUBDIVISION AS SPECIFIED BY THE NORTH CAROLINA GENERAL STATUTES. APPROVAL FOR RECOMBINATION BY THE TOWN OF CLAYTON IS GRANTED BY CERTIFICATION BELOW.

DATE PLANNING DIRECTOR-TOWN OF CLAYTON, N.C.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	834.50'	14.75'	14.75'	N20°28'02"E
C2	834.50'	177.87'	177.83'	N13°51'18"E
C3	318.10'	42.29'	42.28'	S85°33'09"E
C4	318.10'	10.86'	10.86'	S80°45'58"E

LINE	BEARING	DISTANCE
L1	N71°45'35"W	29.50'
L2	S10°44'59"W	81.39'
L3	S08°49'28"W	48.71'
L4	N77°08'21"W	7.01'
L5	N75°51'31"W	185.68'
L6	N25°18'49"E	69.83'
L7	N43°05'49"E	57.22'
L8	S89°21'39"E	54.39'
L9	N02°51'32"E	25.91'
L10	N46°14'33"E	37.83'
L11	S80°21'31"E	63.97'
L12	S81°04'22"E	77.23'
L13	N77°08'21"W	57.00'
L14	S25°18'39"W	24.76'
L15	S25°18'39"W	50.00'
L16	S25°18'39"W	57.34'

REVIEW OFFICER'S CERTIFICATE

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

DATE REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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

CRAIG OLIVE BY REGISTER OF DEEDS DEPUTY REG. OF DEEDS RECORDED IN PB PG

NC GRID NORTH NAD83/2011



CHAMPION ST. (PUBLIC)
VARIABLE WIDTH R/W (PUBLIC)
AMOS ST. (PUBLIC)
VARIABLE WIDTH R/W (PUBLIC)
EVERETTE AVE. (PUBLIC)
50' R/W (PUBLIC)

DR. MAZEN KHUSAYEM
PIN 166806-38-3411
DB 1870 PG 885
N/F
MAZEN KHUSAYEM
PIN 166806-38-3206
DB 5329 PG 604
N/F
TERESSA P. BYRD
DOWNA P. JARMIN
PIN 166806-38-2195
DB 2224 PG 199
N/F
TERESSA P. BYRD
DOWNA P. JARMIN
PIN 166806-38-1091
DB 2224 PG 199
N/F
DONALD KEITH PELLARD TRUST
TERESSA P. BYRD TRUSTEE
PIN 166806-37-1959
DB 2224 PG 199

NEW LOT 1
TOTAL AREA
80715 SF
1.853 AC

OLD LOT 8
36998 SF
0.849 AC

OLD LOT 1
8929 SF
0.205 AC

OLD LOT 2
7889 SF
0.181 AC

OLD LOT 3
6858 SF
0.157 AC

OLD LOT 4
5383 SF
0.124 AC

OLD LOT 5
6069 SF
0.139 AC

OLD LOT 8 & PORTION OF 9
8089 SF
0.197 AC

RECOMBINATION PLAT FOR

OWNER: CLOUDBREAK INVESTMENTS, LLC
PO BOX 189
CLAYTON, NC 27528

SCALE: 1"=60'

LEGEND

IRON PIPE FOUND
IRON PIPE SET
CONCRETE MONUMENT FOUND
PARKER-KALON NAIL FOUND
PARKER-KALON NAIL SET
RAILROAD SPIKE
COTTON SPIKE FOUND
COTTON SPIKE SET
CONTROL CORNER
COMPUDED POINT
POWER POLE
OVERHEAD POWER LINE
RIGHT OF WAY
SQUARE FEET
ACRE
DEED BOOK
PLAT BOOK
BOOK OF MAPS
BM
LF
LINEAR FEET
MS
OFFSITE SEWER LOT
RECOMBINATION LOT
150
STREET ADDRESS
LINES NOT SURVEYED

LINE LEGEND

BOUNDARY LINES
ROW LINES
TIE LINES
ADJOINING LINES
FORMER PROP. LINES
(TO BE ABANDONED)

NOTES:

1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
2) AREAS COMPUTED BY COORDINATE METHOD.
3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
5) NO HORIZONTAL CONTROL WAS FOUND WITHIN 2000 FEET OF SURVEY.
6) ZONING: R-8
7) CITY LIMITS: CLAYTON
8) GRID TIE BY GPS
9) PARENT TRACT PIN 166806-38-1375
10) PARENT TRACT PIN 05003003
11) PARENT TRACT DEED DB 5498 PG 211

REFERENCES:

DB 5498 PG 211 PB 85 PG 18
DB 771 PG 302 PB 71 PG 170
DB 1870 PG 885
DB 5329 PG 604
DB 2224 PG 199

MINIMUM BUILDING SETBACKS
ZONING: R-8
FRONT.....25'
SIDE.....10'
SIDE STREET.....15'
REAR.....25'

LOT STANDARDS
FOR R-8 ZONING
MINIMUM LOT AREA.....8000 SF
MINIMUM LOT WIDTH.....60'
MAXIMUM BUILDING COVERAGE.....30%
MAXIMUM IMPERVIOUS SURFACE.....55%

SITE DATA TABLE

OLD LOT 1.....8929 SF
OLD LOT 2.....7889 SF
OLD LOT 3.....6858 SF
OLD LOT 4.....5383 SF
OLD LOT 5.....6069 SF
OLD LOT 8 & PORTION OF 9.....8089 SF
NEW LOT 1.....80715 SF

DESIGN: DCA
DRAWN: DCA
CHECKED: DCA
HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: N/A
DATE: 05/11/2020
JOB NO.
SHEET

C1.00

REASONS

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-243-1332
Firm # C-167

ADAMS & HODGE
ENGINEERING, PC

CHAMPION EAST

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SEALED BOUNDARY

C1.00

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TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SEALED BOUNDARY

C1.00



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, 07/27/2020
08/24/2020

STAFF REPORT

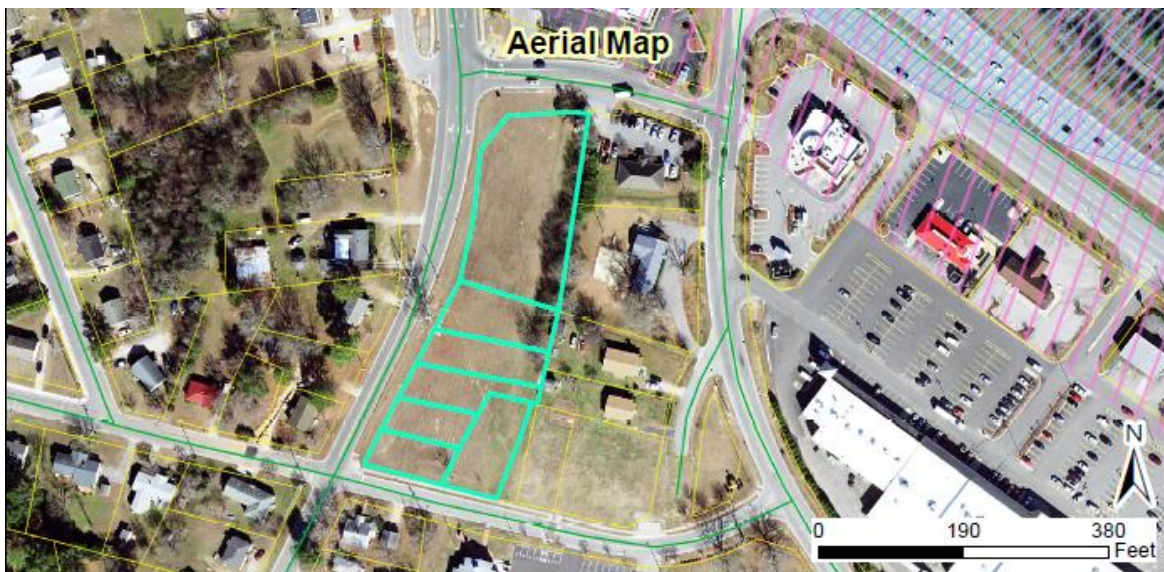
Application Number: 2020-97-RZ Project Name: Champion East – Rezoning

TAG #(s): 05003003; 05003011; 05003012; 05003014; 05003015; 05003016; 05003010
Town Limits/ETJ: Town Limits
Applicant: True Line Surveying
Owner: Cloudbreak Investments, LLC
Location: 310 Champion Street
Project Planner: Jeff Caines, Planner

Public Noticing Dates:

- **Neighborhood Meeting:** July 21, 2020
- **Sign posted:** July 17, 2020
- **PB Adjacent Property Letters Mailed:** July 17, 2020

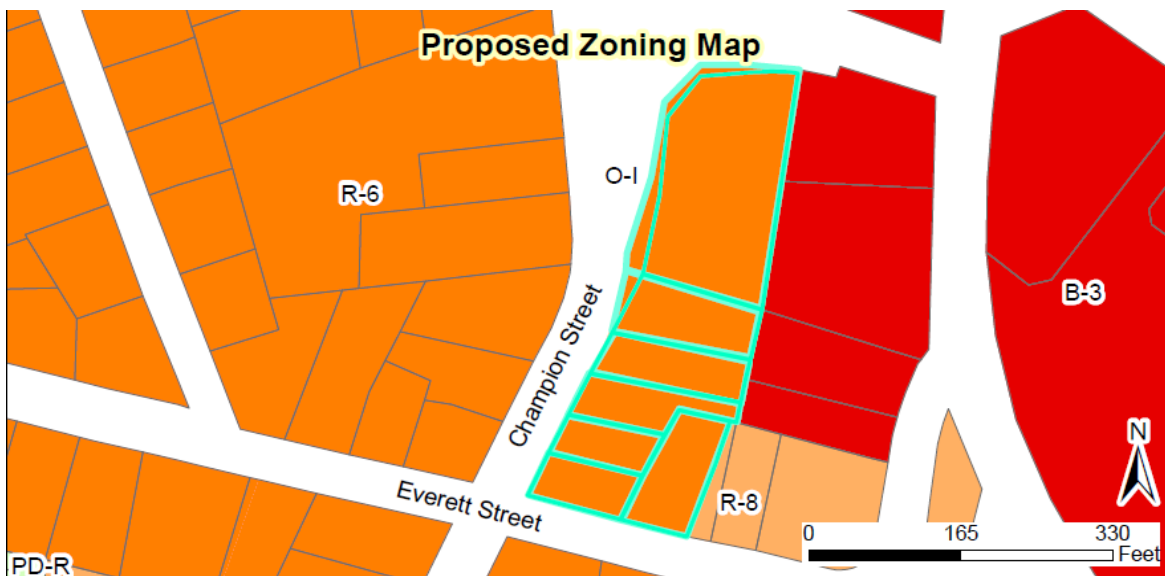
REQUEST: Rezone 1.853 acres from Office-Institutional (O-I - Parcel-ID 05003003) and Single Family Residential-8 (R-8) to Single Family Residential-6 (R-6).



SITE DATA:**Acreage:** 1.853 acres**Existing Use:** Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	B-3	Commercial (Burger King)
South	R-6	Residential
East	B-3 / R-8	Medical Office / Residential
West	R-6	Residential



STAFF ANALYSIS AND COMMENTARY:**Overview**

The site is located on the northeast corner of Champion and Everett Street; it is currently vacant. The applicant is requesting to rezone 1.853 acres from Office-Institutional (O-I - Parcel-ID 05003003) and Single Family Residential-8 (R-8) to Single Family Residential-6 (R-6). The High Density Residential area provides for housing options located in close proximity to major transportation corridors, existing commercial areas. High Density Residential is designed to include all housing types and would allow developments up to 12 dwelling units/acre via a Special Use Permit. The applicant has applied for a Subdivision and a Special Use Permit which are being reviewed separately and on their own merits. However, staff does find that this application is appropriate and does meet the goals of the Comprehensive Plan by providing a transition between lower-density residential use and commercial uses.

Consistency with the Comprehensive Plan 2040

The proposed zone is consistent with the Comprehensive Plan designation of High Density Residential and Community Center. The objective of the High Density Residential area provides for housing options located in close proximity to major transportation corridors, existing commercial areas and Downtown services. These areas have a connected street network, adequate pedestrian and bicycle facilities, and are served by public water and sewer. High Density Residential is designed to include all housing types. In some instances, this designation provides for a transition between lower-density residential use and commercial uses. This property is located near a major transportation corridor (US Highway 70-BUS).

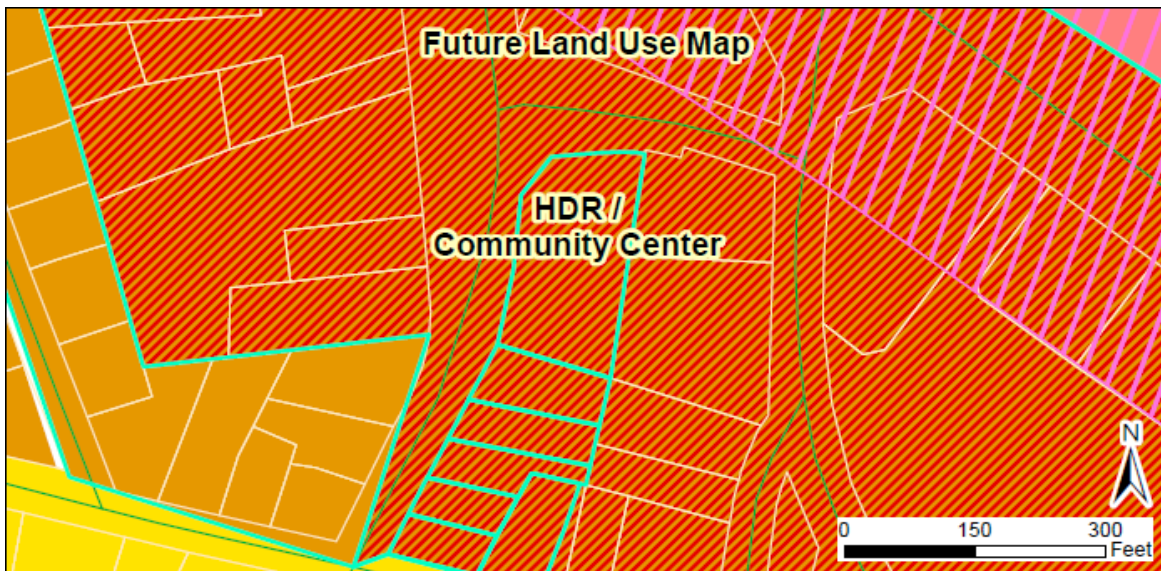
As stated above, the applicant has submitted a Subdivision and a Special Use Permit to provide higher density residential units and to serve as a transitional buffer between commercial uses and lower density residential. These applications will be reviewed on their own merits and in accordance with the requirements of the Unified Development Code.

The Compatible Zoning Districts, in the Comprehensive Plan, identifies High Density Residential (HDR) as a compatible Use with the R-6 zoning district. The Future Land Use Map (shown below) highlights this property as well as the surrounding properties as being identified as High Density Residential / Community Centers.

Comprehensive Plan Goals supporting the rezoning request include:

GOAL LU2: Encourage quality development which maximizes existing infrastructure, promotes walking and biking, and enhances travel safely.

- **Objective LU2.1:** Promote location and intensity of development that mitigates impacts to the transportation network and leads to reduced vehicle trips and/or shorter trip lengths, enhanced circulation, and increased public safety.
- **Strategy LU2.1.1:** Consider higher densities and intensities for mixed-use projects which reduce internal vehicular trips and promote pedestrian circulation.



CONSIDERATIONS:

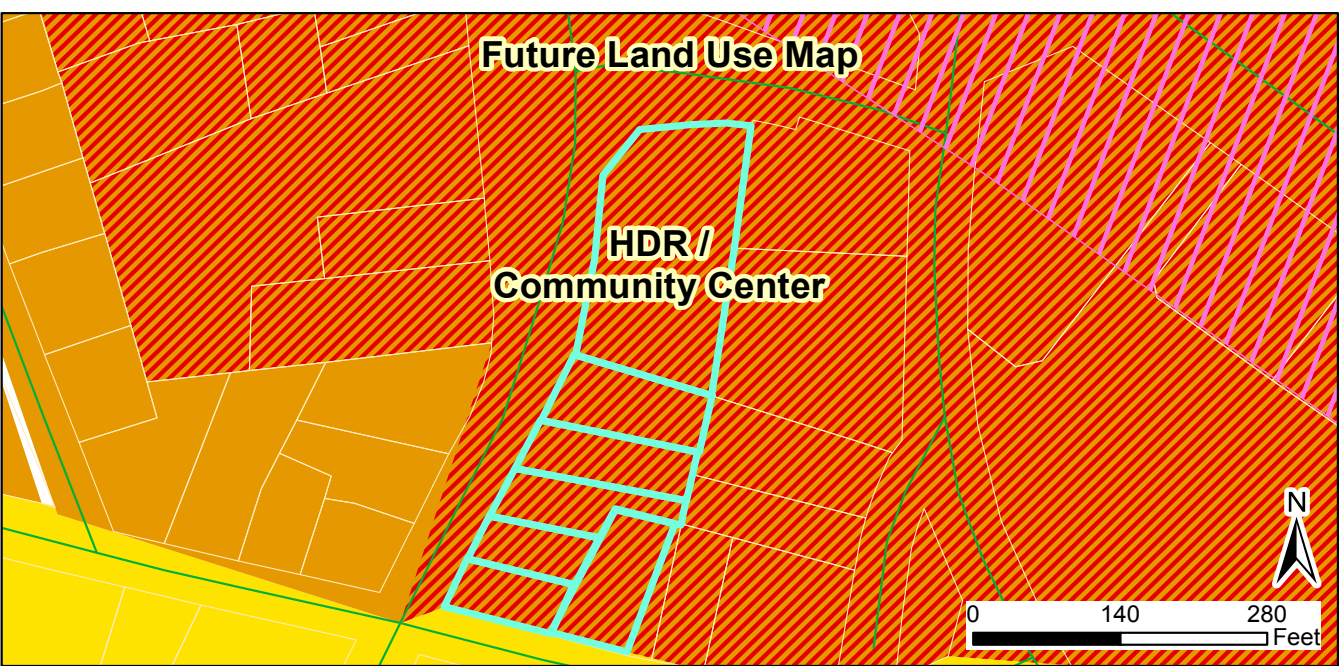
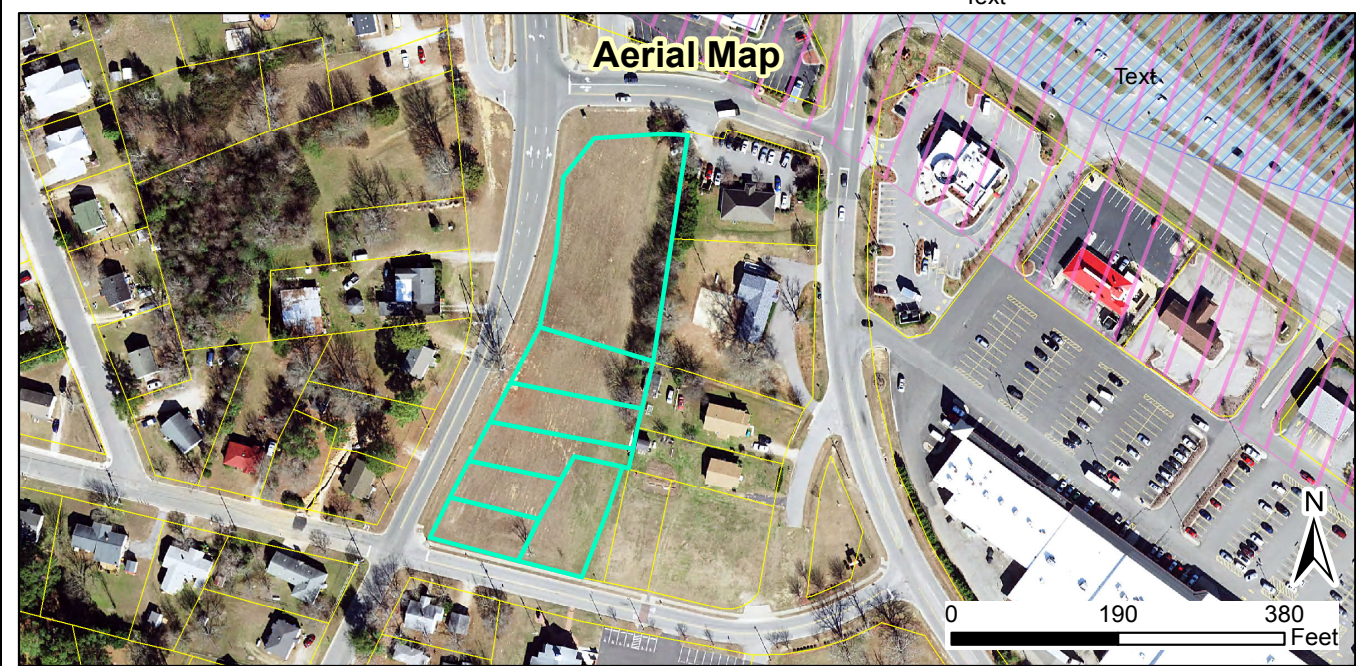
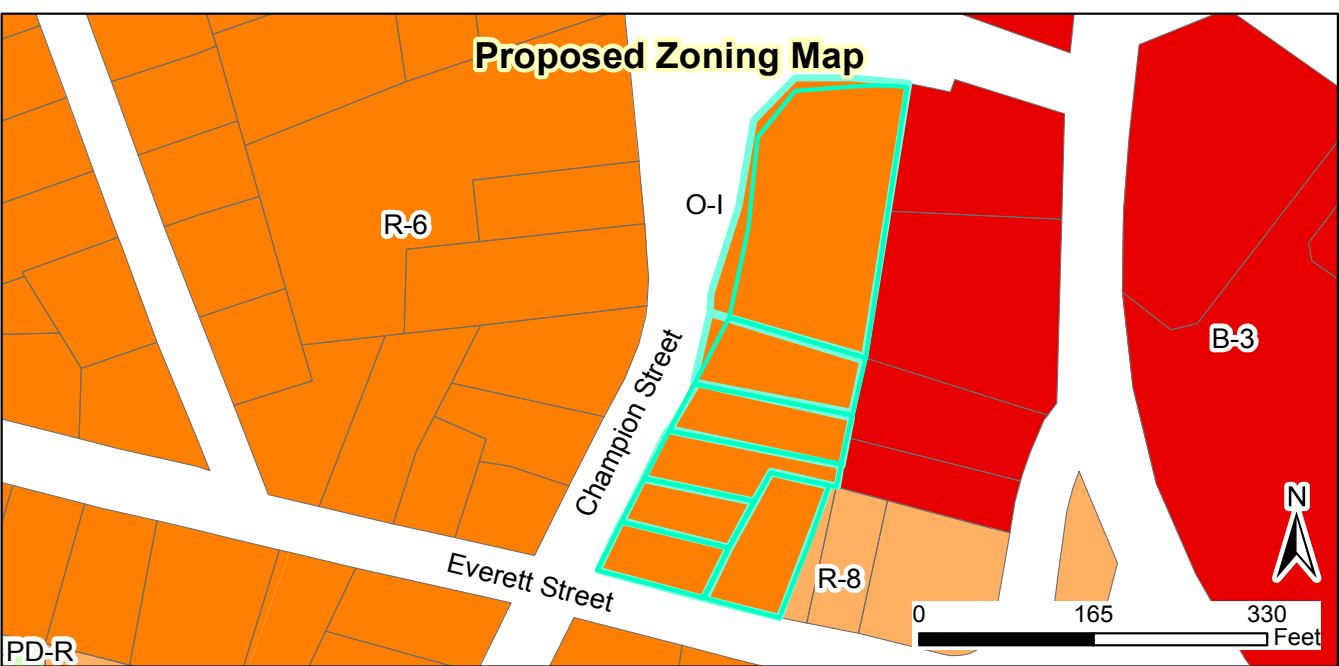
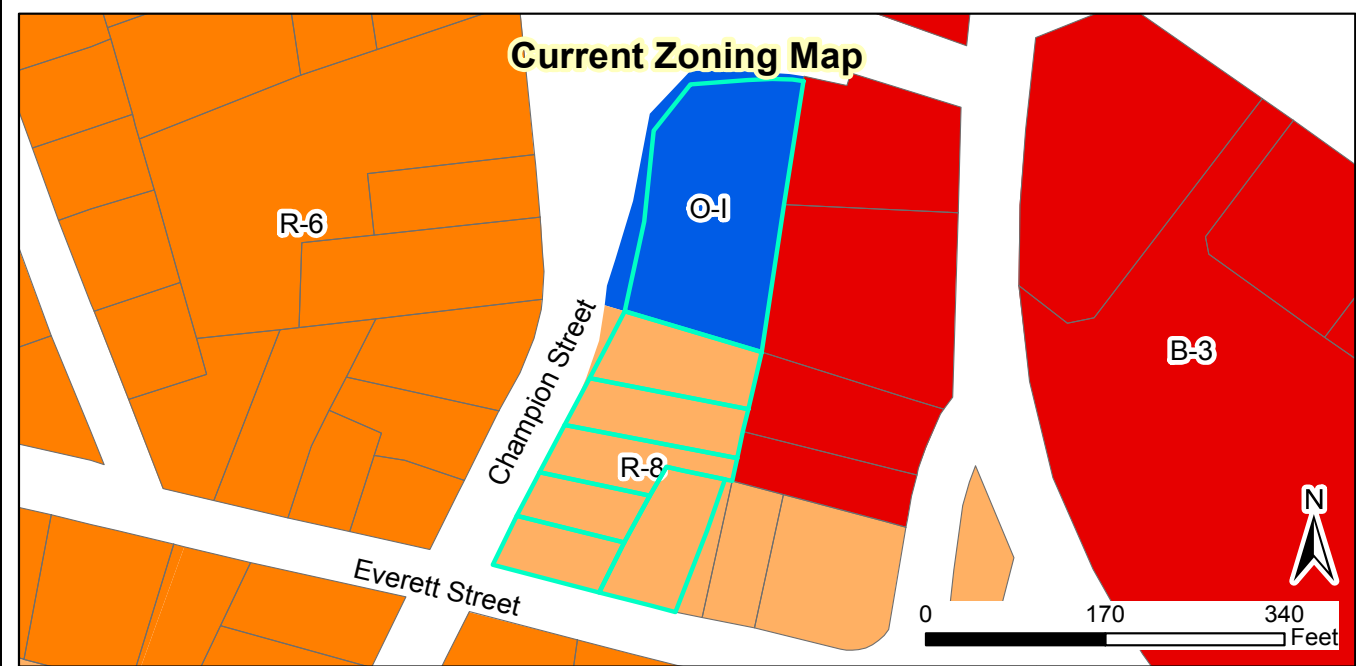
- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning request.

ATTACHMENTS:

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



Request:
2020-97-RZ - O-I / R-8 to R-6.

Applicant: Adams & Hodge Engineering, PC
 Property Owners: Cloudbreak Investments, LLC
 Tag #: 05003003; 05003011; 05003012; 05003014;
 05003015; 05003016; 05003010

Staff Report Map



Document Path: O:\PLANNING\REZONING\Rezoning\2020\2020-97-RZ Champion East Rezoning\Staff Report Maps\3_2020-97-RZ-Champion East - Staff Report Map.mxd

Legend

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

7/13/2020
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.



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: Riverwood Athletic Club - Tract B2 **Date:** 5/27/2020

Applicant Name: RWAC Rental VI, LLC

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: _____
- [☒] 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 *exempt*
- [☒] Signed/Sealed Traffic Impact Analysis (if applicable)

11 copies of the plan set which includes the following:

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

Reviewed by: _____



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

MAJOR SITE PLAN APPLICATION

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

☒ New Major Site Plan

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

SITE INFORMATION

Name of Project: Riverwood Athletic Club - Tract B2

Acreage of Property: 3.15 AC Zoning District: B-1

County Tag #: 16I02009E, 16I02009D NC Pin #: 176000-96-9909, 177000-07-2272,

Address/Location: Unassigned (400 Block of Riverwood Athletic Club Boulevard

Existing Use: Vacant Proposed Use: 1st Floor Retail and Apartments

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

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

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

APPLICANT INFORMATION

Applicant: RiverWild, LLC

Mailing Address: 114 West Main Street, Clayton, NC 27520

Phone Number: 919-901-3178

Fax: _____

Contact Person: David DeYoung

Email Address: david@theriverwildteam.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: RWAC Rental VI, LLC. and FSC III, LLC.

Mailing Address: 400 Riverwood Athletic Club Boulevard, Clayton, NC 27502

Phone Number: 919-868-3222

Fax: _____

Email Address: N/A

EXPLANATION OF PROJECT

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

The developer is proposing an infill retail residential project on Tract B2 and a portion of Tract B1 Within the Riverwood Athletic Club. The development consists of three, three-story buildings, each with eight one bedroom apartments and 2,336 SF of commercial space. As a part of the project the circulation for Tract B1 is modified to run through Tract B2 and now lines up with Sarazen Drive.

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.
☐	NA	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.

David DeYoung
Print Name

[Signature]
Signature of Applicant

5/20/20
Date



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

OWNER'S CONSENT FORM

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

Project Name: Riverwood Athletic Club - Tract B2 Address or PIN #: 176000-96-9909

AGENT/APPLICANT INFORMATION:

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

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

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

Major Site Plan Approval and related processes

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

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

OWNER AUTHORIZATION:

Fred Smith, FSC III, LLC
(Name - type, print clearly)

400 Riverwood Drive
(Address)

[Signature]
(Owner's Signature)

Clayton, NC 27527
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Brian K. Strickland, a Notary Public for the above State and County, this the 26 day of May, 2022.

SEAL

BRIAN K STRICKLAND
NOTARY PUBLIC
Johnston County, North Carolina
My Commission Expires August 1, 2021

July 2018

[Signature]
Notary Public

My Commission
Expires: 8/1/21



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: Riverwood Athletic Club - Tract B2 Address or PIN #: 177000-07-2272

AGENT/APPLICANT INFORMATION:

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

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

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

Major Site Plan Approval and related processes

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

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

OWNER AUTHORIZATION:

Fred Smith, RWAC Rental VI, LLC
(Name - type, print clearly)

400 Riverwood Drive
(Address)

[Signature]
(Owner's Signature)

Clayton, NC 27527
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Brian K. Strickland, a Notary Public for the above State and County, this the 29th day of May, 2020.

SEAL

BRIAN K STRICKLAND
NOTARY PUBLIC
Johnston County, North Carolina
My Commission Expires August 1, 2021

[Signature]
Notary Public

My Commission
Expires: 8/1/21

July 2018



Date - July 10, 2020

Dear Clayton Area Property Owner:

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

Meeting Date: Thursday July 23rd 2020
Meeting Time: 6:00 - 8:00 PM
Meeting Location: Virtual Meeting - Use the link below or scan the QR code with a smartphone to join.



<https://us02web.zoom.us/j/84866042702?pwd=K09yQjJxSFMyN2xkOUN1Kzd2NDQxUT09>

Type of Application: Major Site Plan Approval
Project Address: 1-100 Charleston Drive

Project Description: Proposed is an infill retail/residential project on Tract B2 and a portion of Tract B1 within the Riverwood Athletic Club. The development consists of three, three-story buildings, each with eight one-bedroom apartments and 2,336 SF of commercial space. As a part of the project the circulation for Tract B1 is modified to run through Tract B2 and now lines up with Sarazen Drive.

Public Meeting: The project will be heard by the Town of Clayton Planning Board is scheduled for July 27, 2020. (Date is subject to change)

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

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

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

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

Sincerely,

David DeYoung, AICP
Director of Development

Cc: Town of Clayton Planning Department

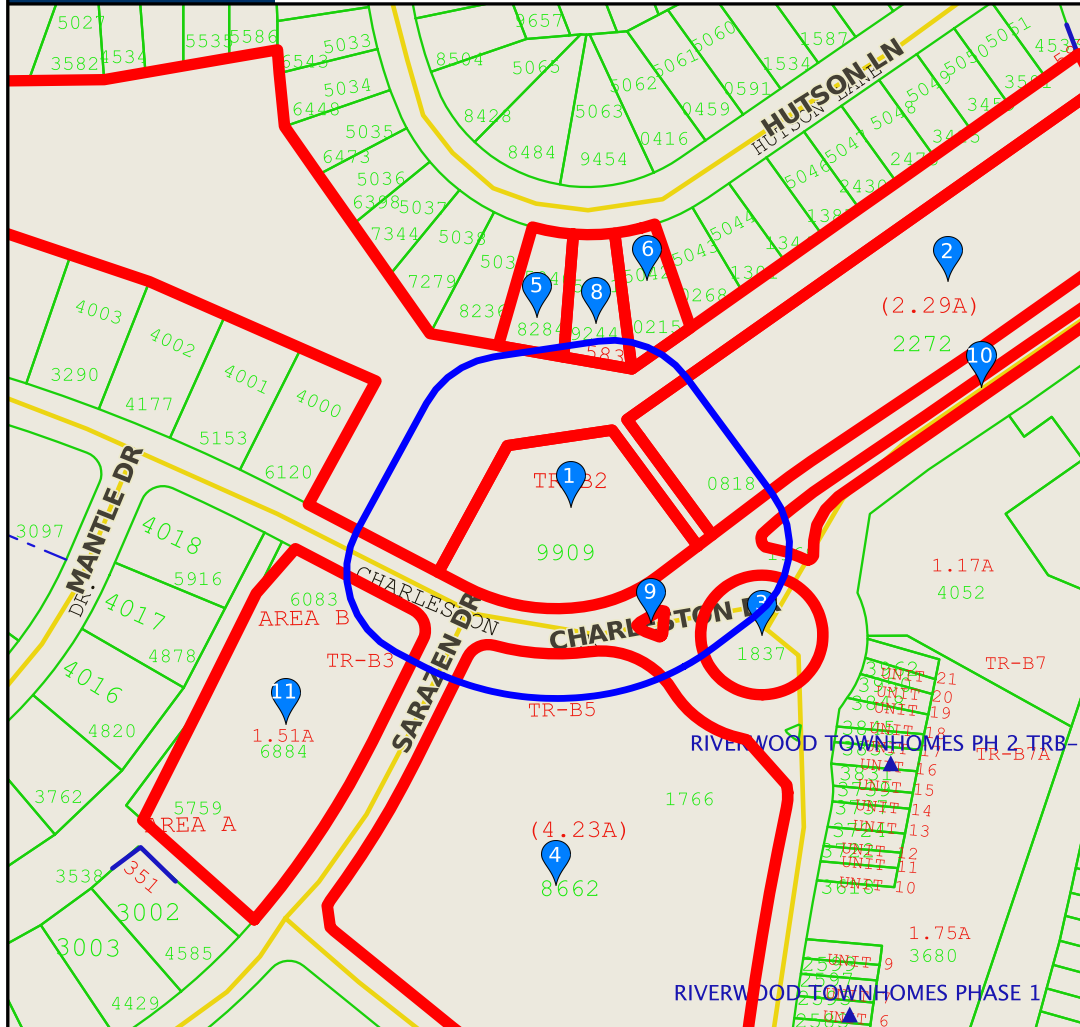
THE RIVER WILD TEAM.COM

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



*** DISCLAIMER ***

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



Result 1

id: 16I02009E
Tag: 16I02009E
Owner Name 1: FSC III LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Book: 03841
Page: 0363

Result 2

id: 16I02009D
Tag: 16I02009D
Owner Name 1: RWAC RENTAL LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02100
Page: 0033

Scale: 1:2183 - 1 in. = 181.93 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
May 29, 2020



*** DISCLAIMER ***

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

Result 3

id: 16I02008N
Tag: 16I02008N
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02581
Page: 0094

Result 4

id: 16I02009H
Tag: 16I02009H
Owner Name 1: RIVERWOOD ON THE NEUSE LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Book: 01823
Page: 0279

Result 5

id: 16I02021G
Tag: 16I02021G
Owner Name 1: GUSLER, JASON PATRICK
Owner Name 2: GUSLER, HEATHER JANELLE
Mail Address 1: 148 HUTSON LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3932
Book: 05191
Page: 0375

Result 6

id: 16I02021I
Tag: 16I02021I
Owner Name 1: WILSON, DWIGHT T
Owner Name 2: WILSON, CHARISSA F
Mail Address 1: 140 HUTSON LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02955
Page: 0887

Result 7

id: 16I02048W
Tag: 16I02048W
Owner Name 1: RIVERWOOD ATHLETIC CLUB
COMMUNITY ASSOCIATION
INC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 05366
Page: 0652

Result 8

id: 16I02021H
Tag: 16I02021H
Owner Name 1: FIORILLO, JAY R.
Owner Name 2:
Mail Address 1: 716 PARKRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5304
Book: 04858
Page: 0337

Result 9

id: 16I02008O
Tag: 16I02008O
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02581
Page: 0094

Result 10

id: 16I02008P
Tag: 16I02008P
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02581
Page: 0094



***** DISCLAIMER *****

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

Result 11

id: 16I02009F

Tag: 16I02009F

Owner Name 1: RWAC RENTAL V, LLC

Owner Name 2:

Mail Address 1: 400 RIVERWOOD DR

Mail Address 2:

Mail Address 3: CLAYTON, NC 27527-5500

Book: 05326

Page: 0159



*** DISCLAIMER ***

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



Result 1

id: 16I02009D
Tag: 16I02009D
Owner Name 1: RWAC RENTAL LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02100
Page: 0033

Result 2

id: 16I02008N
Tag: 16I02008N
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02581
Page: 0094



Scale: 1:2183 - 1 in. = 181.93 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
May 29, 2020



*** DISCLAIMER ***

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

Result 3

id: 16I02056D
Tag: 16I02056D
Owner Name 1: RWAC RENTAL III LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Book: 04844
Page: 0716

Result 4

id: 16I02021K
Tag: 16I02021K
Owner Name 1: GRABEL, LENORE C
Owner Name 2: GRABEL, ROBERT S
Mail Address 1: 132 HUTSON LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3932
Book: 03590
Page: 0335

Result 5

id: 16I02021M
Tag: 16I02021M
Owner Name 1: MINGO, CARLOTTA A R
Owner Name 2:
Mail Address 1: 124 HUTSON LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3932
Book: 05490
Page: 0061

Result 6

id: 16I02021N
Tag: 16I02021N
Owner Name 1: HOSKINS, GERARD
Owner Name 2:
Mail Address 1: 120 HUTSON LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3932
Book: 05421
Page: 0818

Result 7

id: 16I02021J
Tag: 16I02021J
Owner Name 1: PROGRESS RESIDENTIAL
BORROWER 1, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 4090
Mail Address 3: SCOTTSDALE, AZ 85261-4090
Book: 04997
Page: 0129

Result 8

id: 16I02021G
Tag: 16I02021G
Owner Name 1: GUSLER, JASON PATRICK
Owner Name 2: GUSLER, HEATHER JANELLE
Mail Address 1: 148 HUTSON LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3932
Book: 05191
Page: 0375

Result 9

id: 16I02021I
Tag: 16I02021I
Owner Name 1: WILSON, DWIGHT T
Owner Name 2: WILSON, CHARISSA F
Mail Address 1: 140 HUTSON LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02955
Page: 0887

Result 10

id: 16I02048W
Tag: 16I02048W
Owner Name 1: RIVERWOOD ATHLETIC CLUB
COMMUNITY ASSOCIATION
INC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 05366
Page: 0652



*** DISCLAIMER ***

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

Result 11

id: 16I02009E
Tag: 16I02009E
Owner Name 1: FSC III LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Book: 03841
Page: 0363

Result 12

id: 16I02021O
Tag: 16I02021O
Owner Name 1: WESCHLER, HEIDI
Owner Name 2:
Mail Address 1: 116 HUTSON LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3932
Book: 05200
Page: 0996

Result 13

id: 16I02021Q
Tag: 16I02021Q
Owner Name 1: O'DONOVAN, HOLLY S
Owner Name 2:
Mail Address 1: 108 HUTSON LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3932
Book: 04809
Page: 0968

Result 14

id: 16I02021P
Tag: 16I02021P
Owner Name 1: MELIN, MIREILLE CLAIRE
Owner Name 2:
Mail Address 1: 74 E 6TH ST
Mail Address 2:
Mail Address 3: DEER PARK, NY 11729-4312
Book: 03773
Page: 0126

Result 15

id: 16I02021R
Tag: 16I02021R
Owner Name 1: SCOTT, NATHAN H.
Owner Name 2:
Mail Address 1: 3247 HAMLETS CHAPEL RD
Mail Address 2:
Mail Address 3: PITTSBORO, NC 27312-7125
Book: 04911
Page: 0494

Result 16

id: 16I02021S
Tag: 16I02021S
Owner Name 1: NORRIS, AMANDA
Owner Name 2:
Mail Address 1: 100 HUTSON LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3932
Book: 05268
Page: 0628

Result 17

id: 16I02021L
Tag: 16I02021L
Owner Name 1: PROGRESS RESIDENTIAL
BORROWER 9, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 4090
Mail Address 3: SCOTTSDALE, AZ 85261-4090
Book: 05411
Page: 0857

Result 18

id: 16I02009C
Tag: 16I02009C
Owner Name 1: FSC I LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Book: 04542
Page: 0710



*** DISCLAIMER ***

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

Result 19

id: 16I02021H
Tag: 16I02021H
Owner Name 1: FIORILLO, JAY R.
Owner Name 2:
Mail Address 1: 716 PARKRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5304
Book: 04858
Page: 0337

Result 20

id: 16I02008L
Tag: 16I02008L
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02581
Page: 0094

Result 21

id: 16I02008O
Tag: 16I02008O
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02581
Page: 0094

Result 22

id: 16I02008P
Tag: 16I02008P
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02581
Page: 0094

Result 23

id: 16I02009J
Tag: 16I02009J
Owner Name 1: RWAC RENTAL IV, LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Book: 05053
Page: 0037

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Riverwood Athletic Club Tract B-2

Application: Major Site Plan Approval

Location/Date: Virtual Zoom Meeting - 7/23/20

	NAME	ADDRESS
1	David DeYoung	114 W. Main Street, Clayton, NC 27520
2	Rebecca Mountz	114 W. Main Street, Clayton, NC 27520
3	Cindy Szwarczkop	223 S. West Streetm Ste. 1100, Raleigh, NC 27603
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Riverwood Athletic Club, Tract B2

Date of Mailing: July 10, 2020

Date of Meeting: July 23, 2020 Time of Meeting: 6PM

Location of Meeting: Virtual Zoom Call

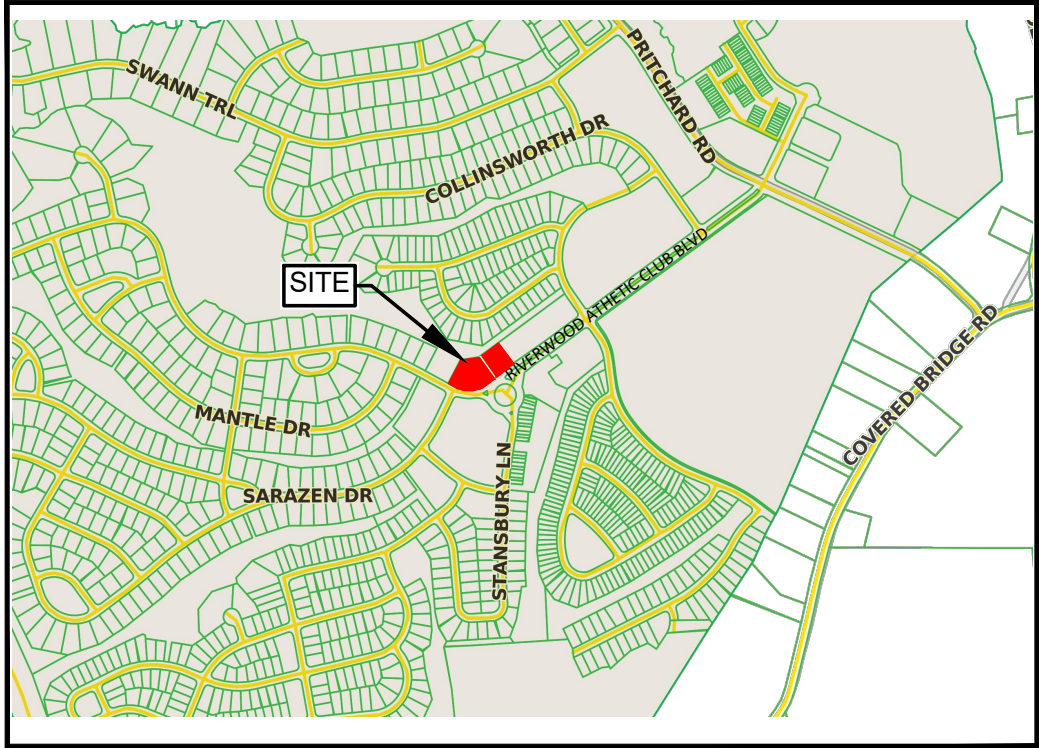
I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: David DeYoung 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.*

The virtual meeting was started at 5:45 pm to allow the applicants time to test out the presentation. The neighborhood meeting started promptly at 6:00pm. There were no outside attendees. The Planning Director authorized the shutdown of the neighborhood meeting after 1 hour of no attendees. At 7:01 pm, the neighborhood meeting was closed with no outside attendees.

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



VICINITY MAP
NTS



MAJOR SITE PLAN

FOR

Received July 6, 2020

RIVERWOOD ATHLETIC CLUB TRACT B2

IN

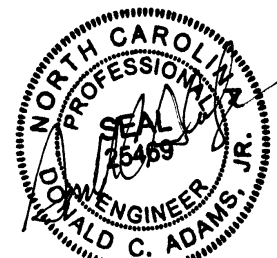
TOWN OF CLAYTON,
JOHNSTON COUNTY,
NORTH CAROLINA

SHEET INDEX

SHEET TITLE	SHEET No.
SEALED BOUNDARY	C1.00
EXISTING CONDITIONS AND DEMOLITION PLAN.....	C1.01
SITE PLAN	C2.01
PRELIMINARY UTILITY PLAN.....	C3.01
PRELIMINARY EROSION CONTROL PLAN.....	C4.01
PRELIMINARY GRADING & DRAINAGE PLAN.....	C5.01
PRELIMINARY LANDSCAPE PLAN & DETAILS.....	L1.01-L1.02
ARCHITECTURAL PLANS.....	G1, A101.1-A202

DEVELOPER/APPLICANT:

FRED SMITH COMPANY
114 W. MAIN STREET SUITE 102
CLAYTON, NC 27520
CONTACT: DAVID DEYOUNG
(919) 813-0123



REVISED
7/1/2020 11:55 AM

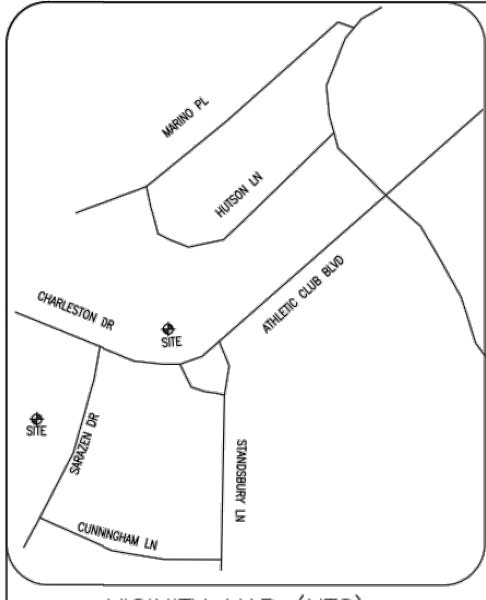
PRELIMINARY



JUNE 1, 2020

***JULY 2, 2020 PER 1ST TRC COMMENTS**

T.O.C. PROJECT: 2020-76-SP



VICINITY MAP (NTS)

Note 'A'
This property is located in Zone 'X' (minimal flood risk) and is not within a Special Flood Hazard Area.
FIRM # 3720176000K
FIRM # 3720177000K
Effective Date: 06/20/2018

Note 'B'
Surveyed on 04/03/2018, 04/04/2018, 3-17-2020

Note 'C'
All distances are horizontal ground unless otherwise stated

Note 'D'
All areas computed by coordinate method

Note 'E'
The parcel(s) shown hereon are subject to any and all easements, rights of way and restrictions of record

Note 'F'
No grid monuments recovered within 2000' of property

Note 'G'
Underground utilities were not considered on this survey

Note 'H'
Vertical Datum: NAVD88 GEOID 12B

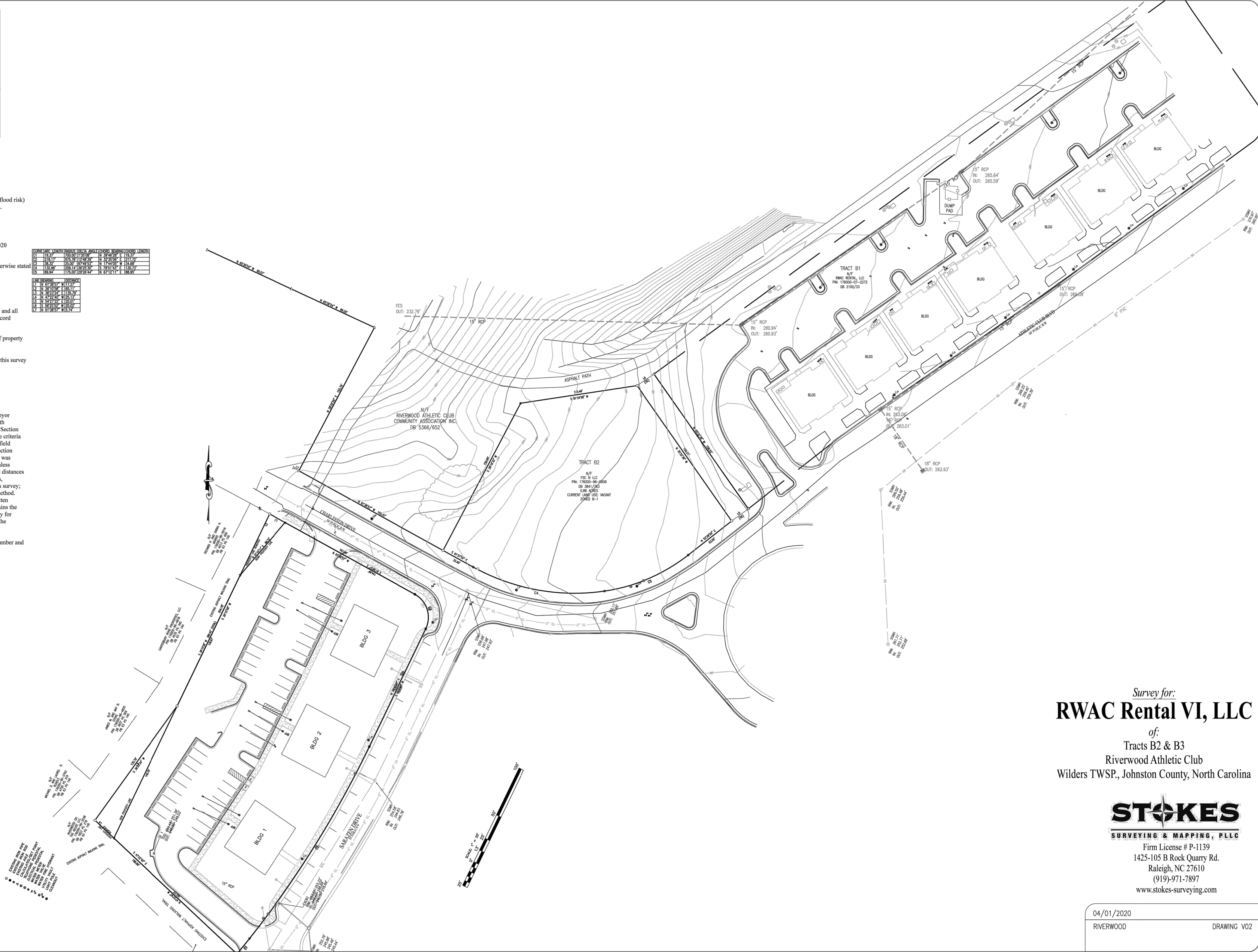
I, Michael S. Stokes, Professional Land Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000; that RTN field procedure with GNSS receiver utilizing correction factors broadcast by NCGS from base station was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are ground distances unless otherwise stated. Any Easements, gaps, lappages, or encroachments are shown on this survey; that all areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for conveyance or improvement of these lots by the person(s) shown on this map.

Witness my original signature, registration number and seal this 26th day of May, A.D. 2020.
Surveyor: Michael S Stokes
License # L-4996



POINT	N	E	S	W	POINT	N	E	S	W
1	118.17	105.54	172.02	18	376.24	111.79			
2	118.17	105.54	172.02	19	174.00	111.79			
3	118.17	105.54	172.02	20	174.00	111.79			
4	118.17	105.54	172.02	21	174.00	111.79			
5	118.17	105.54	172.02	22	174.00	111.79			
6	118.17	105.54	172.02	23	174.00	111.79			
7	118.17	105.54	172.02	24	174.00	111.79			
8	118.17	105.54	172.02	25	174.00	111.79			
9	118.17	105.54	172.02	26	174.00	111.79			
10	118.17	105.54	172.02	27	174.00	111.79			
11	118.17	105.54	172.02	28	174.00	111.79			
12	118.17	105.54	172.02	29	174.00	111.79			
13	118.17	105.54	172.02	30	174.00	111.79			

LINE	BEARING	DISTANCE
1	N 49° 00' 00" E	111.79
2	N 49° 00' 00" E	111.79
3	N 49° 00' 00" E	111.79
4	N 49° 00' 00" E	111.79
5	N 49° 00' 00" E	111.79
6	N 49° 00' 00" E	111.79
7	N 49° 00' 00" E	111.79
8	N 49° 00' 00" E	111.79
9	N 49° 00' 00" E	111.79
10	N 49° 00' 00" E	111.79
11	N 49° 00' 00" E	111.79
12	N 49° 00' 00" E	111.79
13	N 49° 00' 00" E	111.79
14	N 49° 00' 00" E	111.79
15	N 49° 00' 00" E	111.79
16	N 49° 00' 00" E	111.79
17	N 49° 00' 00" E	111.79
18	N 49° 00' 00" E	111.79
19	N 49° 00' 00" E	111.79
20	N 49° 00' 00" E	111.79
21	N 49° 00' 00" E	111.79
22	N 49° 00' 00" E	111.79
23	N 49° 00' 00" E	111.79
24	N 49° 00' 00" E	111.79
25	N 49° 00' 00" E	111.79
26	N 49° 00' 00" E	111.79
27	N 49° 00' 00" E	111.79
28	N 49° 00' 00" E	111.79
29	N 49° 00' 00" E	111.79
30	N 49° 00' 00" E	111.79



Survey for:
RWAC Rental VI, LLC
of:
Tracts B2 & B3
Riverwood Athletic Club
Wilders TWSP., Johnston County, North Carolina

STOKES
SURVEYING & MAPPING, PLLC
Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

04/01/2020
RIVERWOOD
DRAWING V02

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

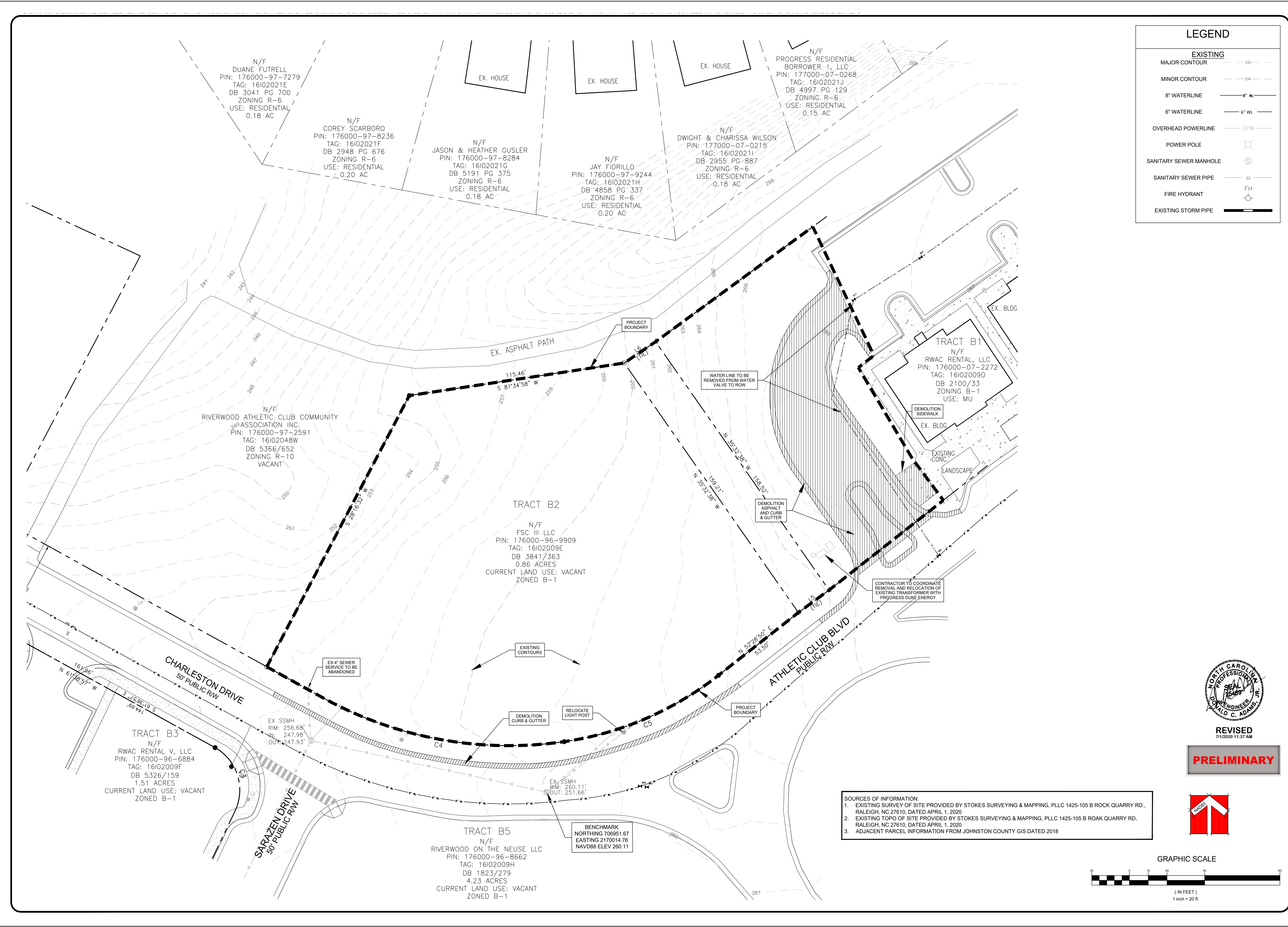


Riverwood Athletic Club
Tract B2
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

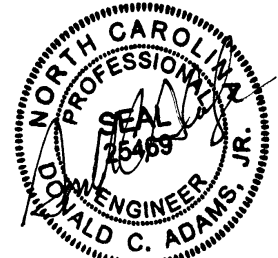
SEALED BOUNDARY

DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	1" = 40'
VERTICAL SCALE	N/A
DATE	04-17-2020
JOB NO.	
SHEET	

C1.00



LEGEND	
EXISTING	
MAJOR CONTOUR	295
MINOR CONTOUR	294
8" WATERLINE	8" WL
6" WATERLINE	6" WL
OVERHEAD POWERLINE	OPW
POWER POLE	
SANITARY SEWER MANHOLE	SSMH
SANITARY SEWER PIPE	SS
FIRE HYDRANT	FH
EXISTING STORM PIPE	

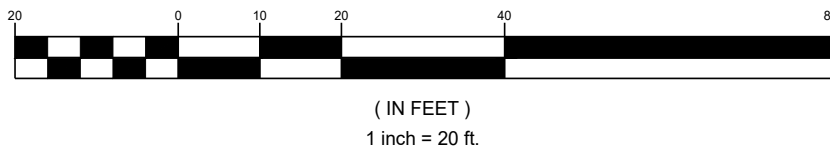


REVISED
07/12/2020 11:57 AM

PRELIMINARY



GRAPHIC SCALE



- SOURCES OF INFORMATION:
- EXISTING SURVEY OF SITE PROVIDED BY STOKES SURVEYING & MAPPING, PLLC 1425-105 B ROCK QUARRY RD., RALEIGH, NC 27610, DATED APRIL 1, 2020
 - EXISTING TOPO OF SITE PROVIDED BY STOKES SURVEYING & MAPPING, PLLC 1425-105 B ROAK QUARRY RD., RALEIGH, NC 27610, DATED APRIL 1, 2020
 - ADJACENT PARCEL INFORMATION FROM JOHNSTON COUNTY GIS DATED 2018

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-243-1332
FIRM # C-167

ADAMS & HODGE
ENGINEERING, PC



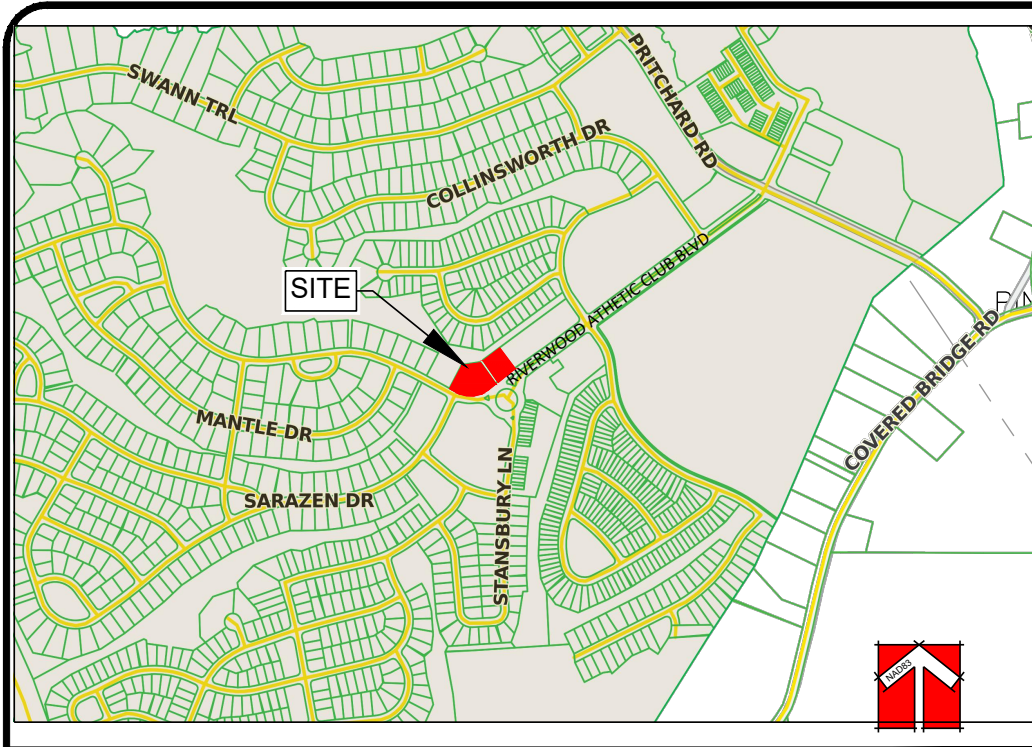
Riverwood Athletic Club
Tract B2

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

EXISTING CONDITIONS
AND DEMOLITION PLAN

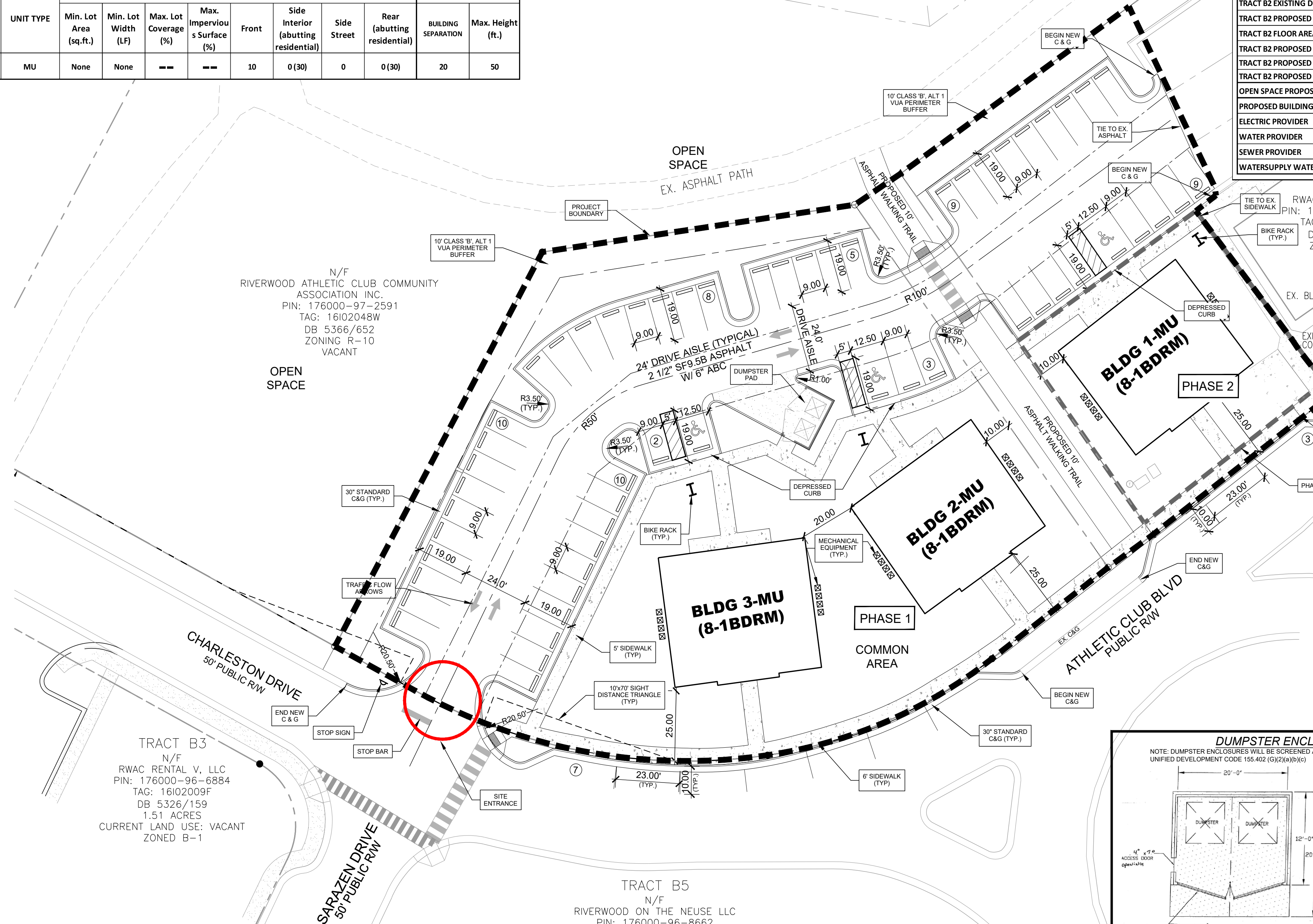
DESIGN DCA
DRAWN DCA
CHECKED DCA
HORIZONTAL SCALE
SEE GRAPHIC SCALE
VERTICAL SCALE
N/A
DATE 04-17-2020
JOB NO.
SHEET

C1.01



VICINITY MAP
NTS

ZONING	UNIT TYPE	LOT STANDARDS				MINIMUM SETBACKS (FT.)				BUILDING STANDARDS	
		Min. Lot Area (sq.ft.)	Min. Lot Width (LF)	Max. Lot Coverage (%)	Max. Impervious Surface (%)	Front	Side Interior (abutting residential)	Side Street	Rear (abutting residential)	BUILDING SEPARATION	Max. Height (ft.)
B-1	MU	None	None	---	---	10	0 (30)	0	0 (30)	20	50



TRACT B2 SITE DATA CHART		
PARCEL OWNER	FSC III, LLC (TRACT B2)	RWAC RENTAL, LLC (TRACT B1)
PARCEL OWNER ADDRESS	400 RIVERWOOD DR, CLAYTON, NC 27527	400 RIVERWOOD DR, CLAYTON, NC 27527
PARCEL IDENTIFICATION / TAG NO.	176000-96-9909 / 16102009E	177000-07-2272 / 16102009D
PROPERTY SIZE (SF)	0.86 AC / 37,461.6 SF	2.29 AC / 99,643 SF
PROPERTY LOCATION	TOWN OF CLAYTON	
EXISTING/PROPOSED ZONING	B-1 / B-1	
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	EACH BLDG 2336 SF (3 BLDGS = 7008 SF TOTAL)	
TRACT B1 PROPOSED USE	MIXED USE (COMMERCIAL 1ST FLOOR/UPPER STORY RESIDENTIAL)	
TRACT B1 TOTAL PROPOSED UNITS	1 BLDG/8-1 BDRM UNITS & 2336 SF OFFICE/RETAIL	
TRACT B1 EXISTING DENSITY	13 UNITS / 2.29 ACS = 5.68 UNITS PER AC	
TRACT B1 PROPOSED DENSITY	21 UNITS / 2.29 ACS = 9.17 UNITS PER AC	
TRACT B1 FLOOR AREA RATIO	21,320/99,643 = .21	
TRACT B1 PROPOSED BUILDING COVER (PERCENTAGE OF TOTAL SITE)	21,320 SF/21%	
TRACT B1 EXISTING IMPERVIOUS AREA (% OF TOTAL SITE)	66,705 SF/ 67%	
TRACT B1 PROPOSED IMPERVIOUS AREA (% OF TOTAL SITE)	67,991 SF/ 68% (66,705 SF EXISTING - 5,409 SF EXT REMOVED + 6,695 SF NEW)	
TRACT B1 PROPOSED PERVIOUS AREA (% OF TOTAL SITE)	31,652 SF/ 32%	
TRACT B2 PROPOSED USE	MIXED USE (COMMERCIAL 1ST FLOOR/RESIDENTIAL ABOVE)	
TRACT B2 TOTAL PROPOSED UNITS	2-BLDGS/16-1 BDRM UNITS & 4672 SF (2336 SF EA BLDG) OFFICE/RETAIL	
TRACT B2 EXISTING DENSITY	VACANT	
TRACT B2 PROPOSED DENSITY	16 UNITS / 0.86 ACS = 18.60 UNITS PER AC	
TRACT B2 FLOOR AREA RATIO	4,672/37,461.6 = .12	
TRACT B2 PROPOSED BUILDING COVER (PERCENTAGE OF TOTAL SITE)	TRACT B2 4,672 SF/12%	
TRACT B2 PROPOSED IMPERVIOUS AREA (% OF TOTAL SITE)	21,878 SF/ 58%	
TRACT B2 PROPOSED PERVIOUS AREA (% OF TOTAL SITE)	15,583.6 SF/ 42%	
OPEN SPACE PROPOSED IMPERVIOUS AREA	1,807 SF	
PROPOSED BUILDING HEIGHT (NUMBER OF STORIES & FEET)	3 STORIES / 44.5' EACH	
ELECTRIC PROVIDER	DUKE ENERGY PROGRESS	
WATER PROVIDER	TOWN OF CLAYTON	
SEWER PROVIDER	TOWN OF CLAYTON	
WATERSUPPLY WATERSHED PROTECTION AREA	NO	

NOTE:
1. EACH NEW BUILDING IS 7,221 SF TOTAL.
2. MAIL FACILITIES LOCATED INSIDE BUILDING 7 IN TRACT B1.
3. ALL MECHANICAL EQUIPMENT IS TO BE LOCATED ON THE SIDES OF EACH BUILDING WITH THE TOWN APPROVED LANDSCAPING. SEE SHEET L1.01.

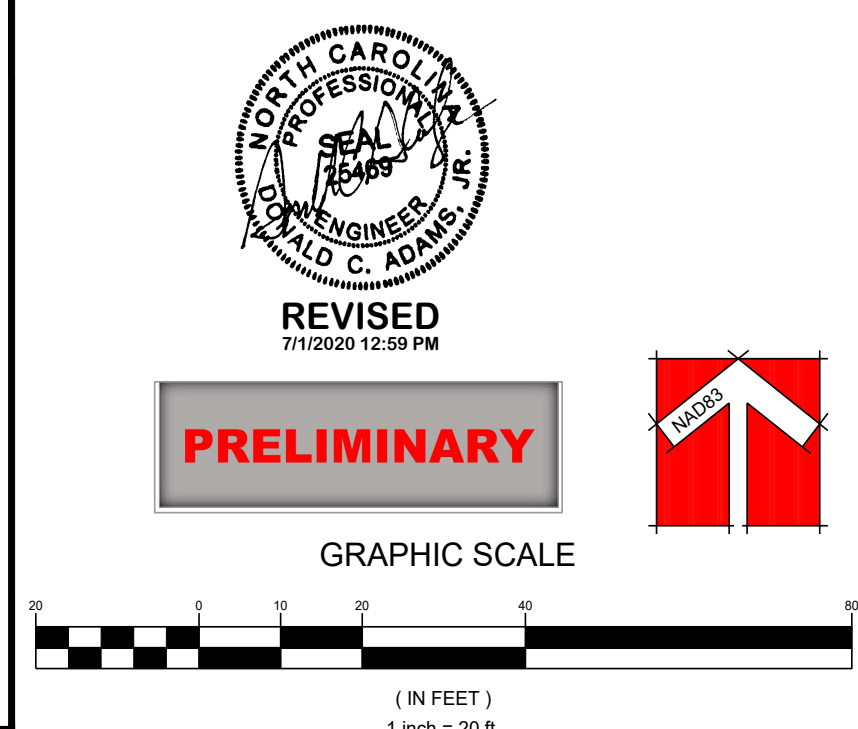
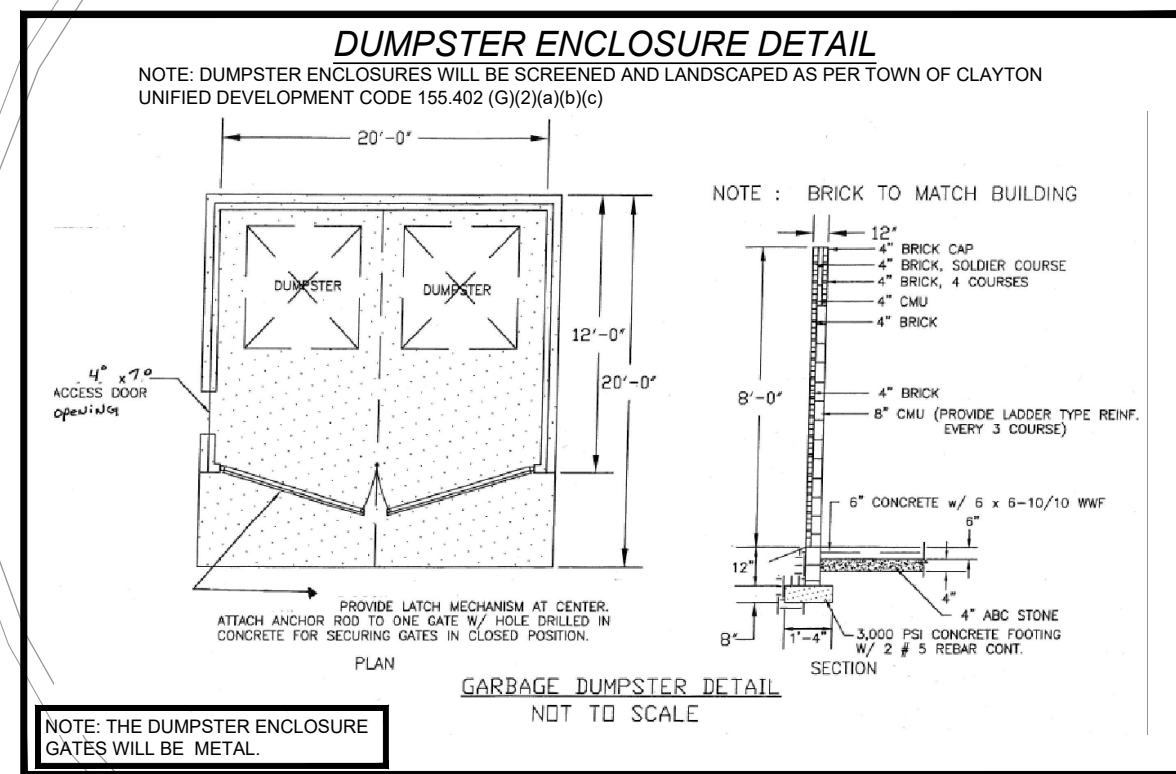
*NOTE: OPEN SPACE CHART TAKEN FROM RWAC MASTER PLAN.

PROJECT	TOTAL AREA	OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED
RIVERWOOD ATHLETIC CLUB (CURRENT)	595.92 ACS	74.49 ACS	128.18 ACS
RIVERWOOD RANCH	266.94 ACS	33.37 ACS	55.46 ACS
RIVERWOOD ATHLETIC CLUB (ADDITION)	51.63 ACS	6.45 ACS	14.69 ACS
SUMMARY	914.49 ACS	114.31 ACS	198.33 ACS

NOTE THE 12.5% OPEN SPACE REQUIREMENT HAS BEEN COMPLETELY FULLFILLED UNDER CURRENT RIVERWOOD ON THE NEUSE MASTER PLAN APPROVAL. ALL OPEN SPACE SHOWN ON THIS PLAN IS IN EXCESS OF THE TOWN'S STANDARDS.

PARKING CALCULATIONS			
	NUMBER OF UNITS	PARKING SPACE REQUIREMENTS	TOTAL NUMBER OF SPACES
APARTMENT UNITS	24	1 SPACE / 1 BDRM UNIT	24
GUEST PARKING PHASES		1 SPACE/4 UNITS	6
COMMERCIAL SPACES (2336 SF EACH)	3 (7008 SF TOTAL)	1 SPACE / 200 SF	36 (35.04)
REQUIRED ADA PARKING SPACES		1 SPACE/25 SPACES	3 (2.64)
TOTAL REQUIRED SPACES (INCLUDING ADA)			66
PROPOSED SPACES ON-SITE			66
TOTAL PROPOSED SPACES			66
REQUIRED BICYCLE PARKING	3 BLDGS	1 RACK PER BLDG	3 BIKE RACKS

* NOTE: PARKING CALCULATIONS ARE BASED ON SECTION 155.401, TABLE 4-2 OF THE TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE.



- SOURCES OF INFORMATION:
- EXISTING SURVEY OF SITE PROVIDED BY STOKES SURVEYING & MAPPING, PLLC 1425-105 B ROCK QUARRY RD., RALEIGH, NC 27610, DATED APRIL 1, 2020
 - EXISTING TOPO OF SITE PROVIDED BY STOKES SURVEYING & MAPPING, PLLC 1425-105 B ROCK QUARRY RD., RALEIGH, NC 27610, DATED APRIL 1, 2020
 - ADJACENT PARCEL INFORMATION FROM JOHNSTON COUNTY GIS DATED 2018

TRACT B5
N/F
RIVERWOOD ON THE NEUSE LLC
PIN: 176000-96-8662
TAG: 16102009H
DB 1823/279
4.23 ACRES
CURRENT LAND USE: VACANT
ZONED B-1

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-245-1332
FIRM # C-167

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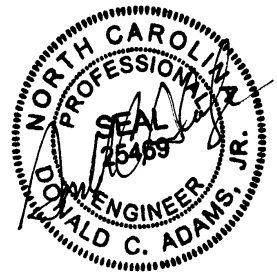
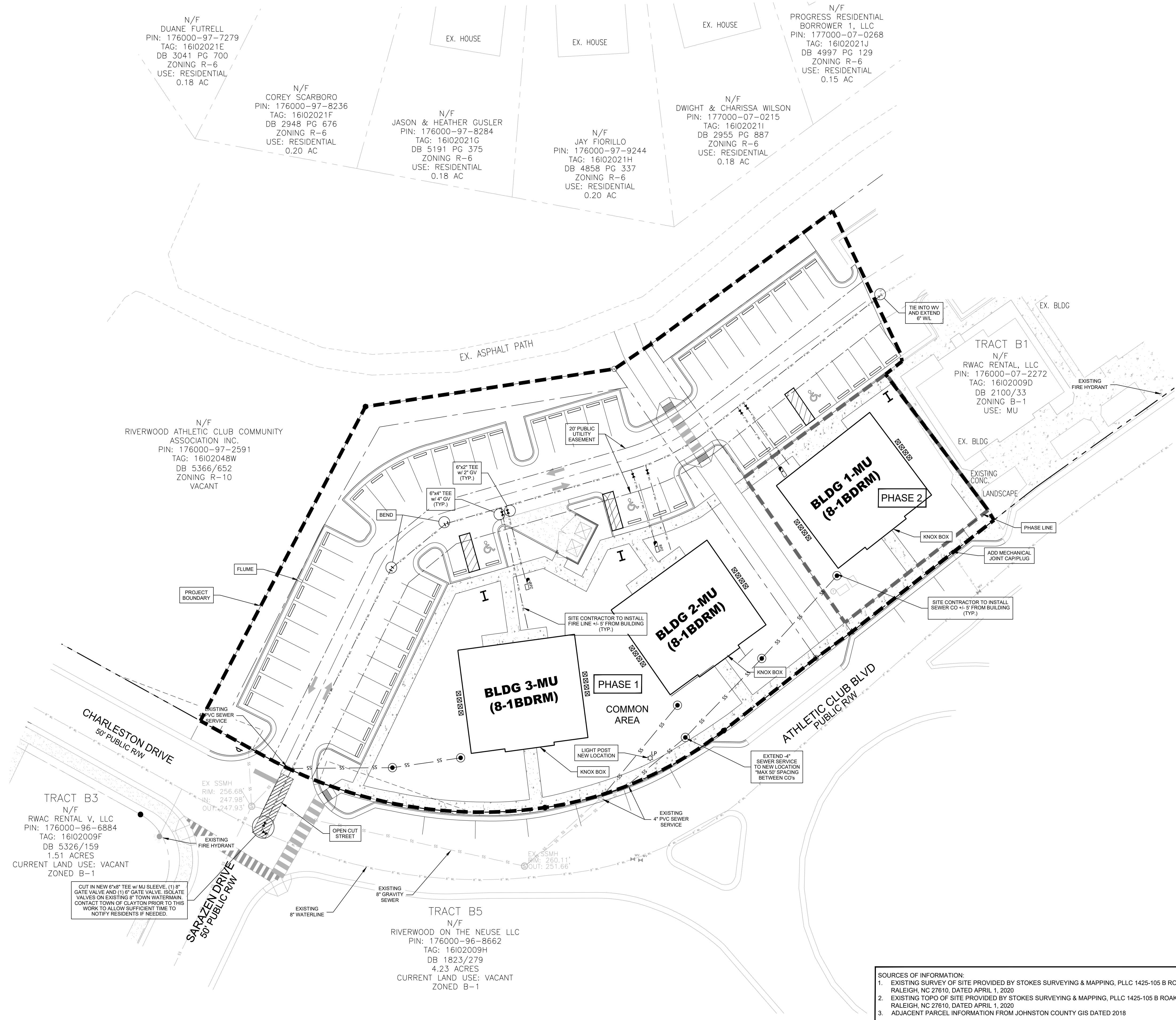
Riverwood Athletic Club
Tract B2

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

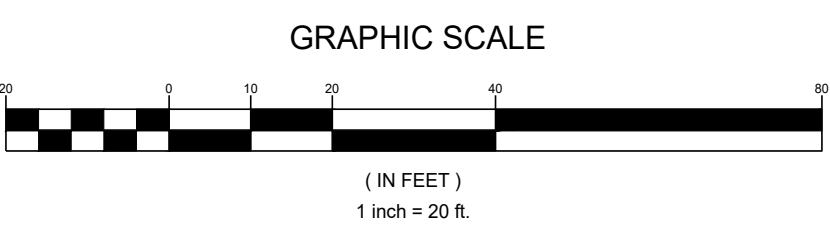
SITE PLAN

DESIGN DCA
DRAWN DCA
CHECKED DCA
HORIZONTAL SCALE 1/8" = 1'-0"
VERTICAL SCALE 1/4" = 1'-0"
DATE 04-17-2020
JOB NO.
SHEET C2.01

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FROM # C-4187

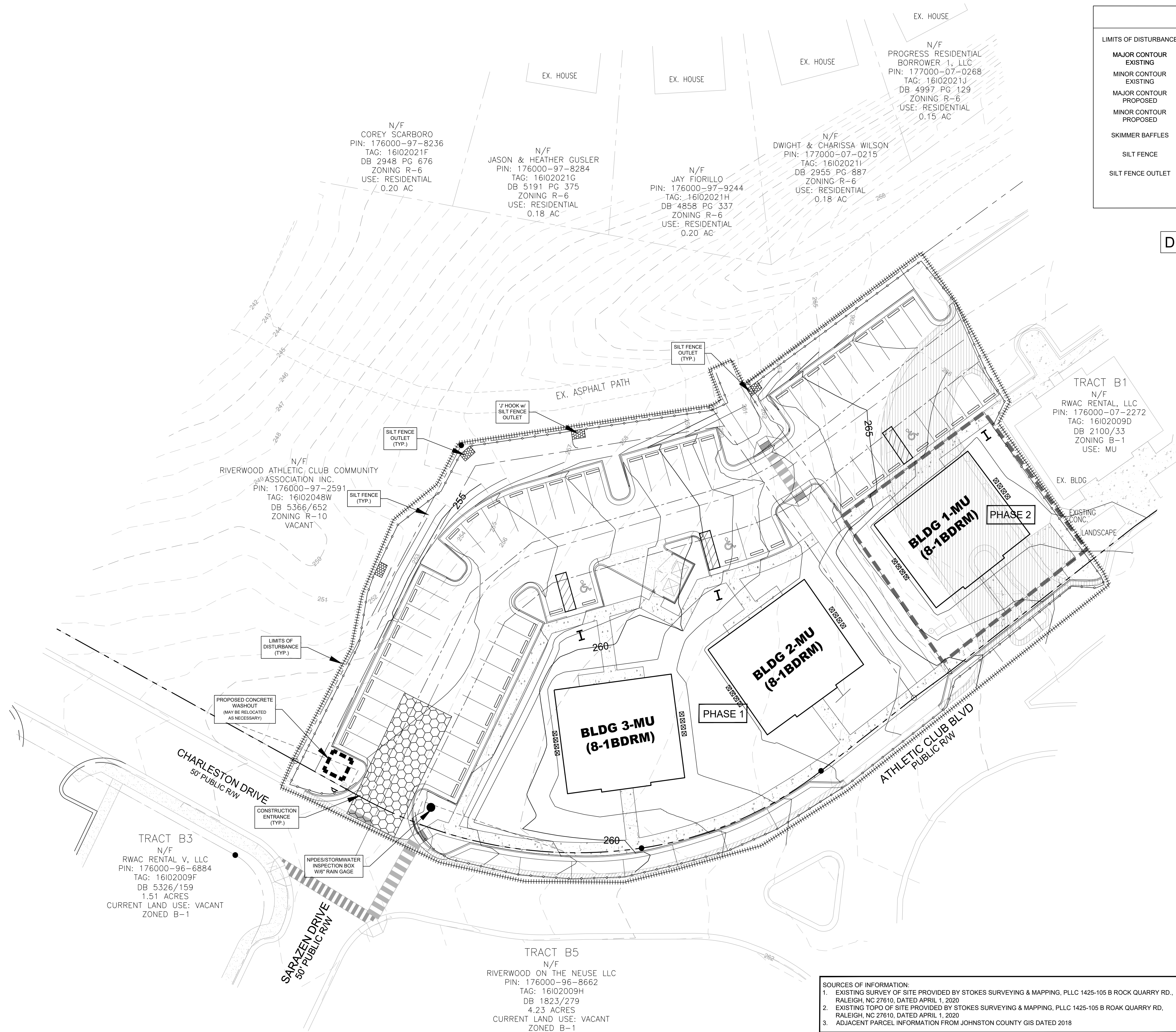
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Riverwood Athletic Club
Tract B2

PRELIMINARY
UTILITY PLAN

C3.01

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LEGEND			
LIMITS OF DISTURBANCE		ARC INLET PROTECTION	
MAJOR CONTOUR EXISTING	— 295 —	WATTLE	
MINOR CONTOUR EXISTING	— 294 —	CHECK DAM	
MAJOR CONTOUR PROPOSED	— 295 —	SKIMMER WEIR	
MINOR CONTOUR PROPOSED	— 294 —	CONSTRUCTION ENTRANCE	
SKIMMER BAFFLES	— o — o — o —	INLET PROTECTION	
SILT FENCE	— o — o — o —		
SILT FENCE OUTLET	— o — o — o —		

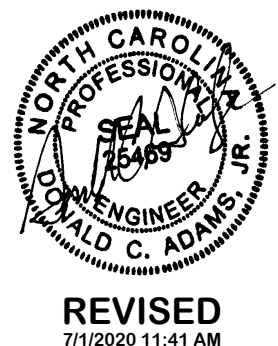
DISTURBED AREA = 1.40 AC

FOR GRAPHIC PURPOSES SILT FENCE AND LIMITS OF DISTURBANCE ARE SHOWN SEPARATED. SILT FENCE IS TO BE INSTALLED AT THE ACTUAL LIMITS OF DISTURBANCE, EXCEPT ALONG SHOTWELL RD.

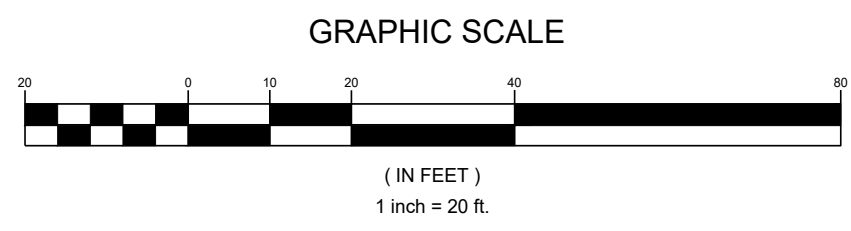
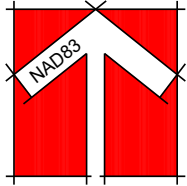
THIS SHEET IS FOR GRADING AND EROSION CONTROL PURPOSES ONLY. DO NOT USE THIS SHEET FOR STORM DRAIN INSTALLATION.

JOHNSTON COUNTY AND TOWN OF CLAYTON RESERVES THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

ALL DITCHES/SWALES ARE TO BE IMMEDIATELY LINED USING NAG S150 OR SOD UNLESS OTHERWISE SPECIFIED.



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- EXISTING SURVEY OF SITE PROVIDED BY STOKES SURVEYING & MAPPING, PLLC 1425-105 B ROCK QUARRY RD., RALEIGH, NC 27610, DATED APRIL 1, 2020
 - EXISTING TOPO OF SITE PROVIDED BY STOKES SURVEYING & MAPPING, PLLC 1425-105 B ROAK QUARRY RD., RALEIGH, NC 27610, DATED APRIL 1, 2020
 - ADJACENT PARCEL INFORMATION FROM JOHNSTON COUNTY GIS DATED 2018

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Riverwood Athletic Club
Tract B2

PRELIMINARY
EROSION CONTROL

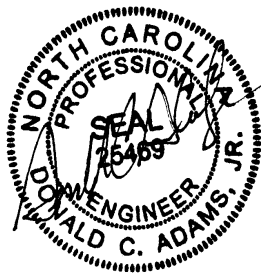
DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'
DATE: 04-17-2020
JOB NO.:
SHEET: C4.01

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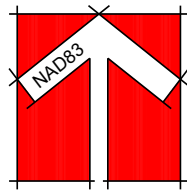
LEGEND	
PROPOSED	
MAJOR CONTOURS	— 255 —
EXISTING	— 254 —
MINOR CONTOURS	— 254 —
EXISTING	— 254 —
MAJOR CONTOURS	— 254 —
PROPOSED	— 254 —
MINOR CONTOURS	— 254 —
PROPOSED	— 254 —

NOTE:
THIS SITE IS EXEMPT FROM STORMWATER REQUIREMENTS.

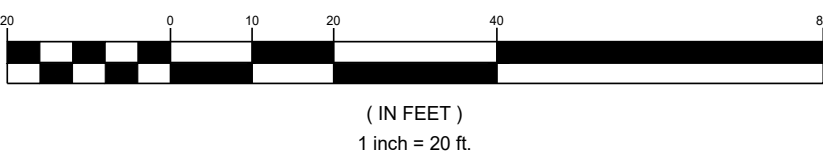


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7/12/20 11:56 AM

PRELIMINARY



GRAPHIC SCALE



- SOURCES OF INFORMATION:
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 - EXISTING TOPO OF SITE PROVIDED BY STOKES SURVEYING & MAPPING, PLLC 1425-105 B ROCK QUARRY RD., RALEIGH, NC 27610, DATED APRIL 1, 2020
 - ADJACENT PARCEL INFORMATION FROM JOHNSTON COUNTY GIS DATED 2018

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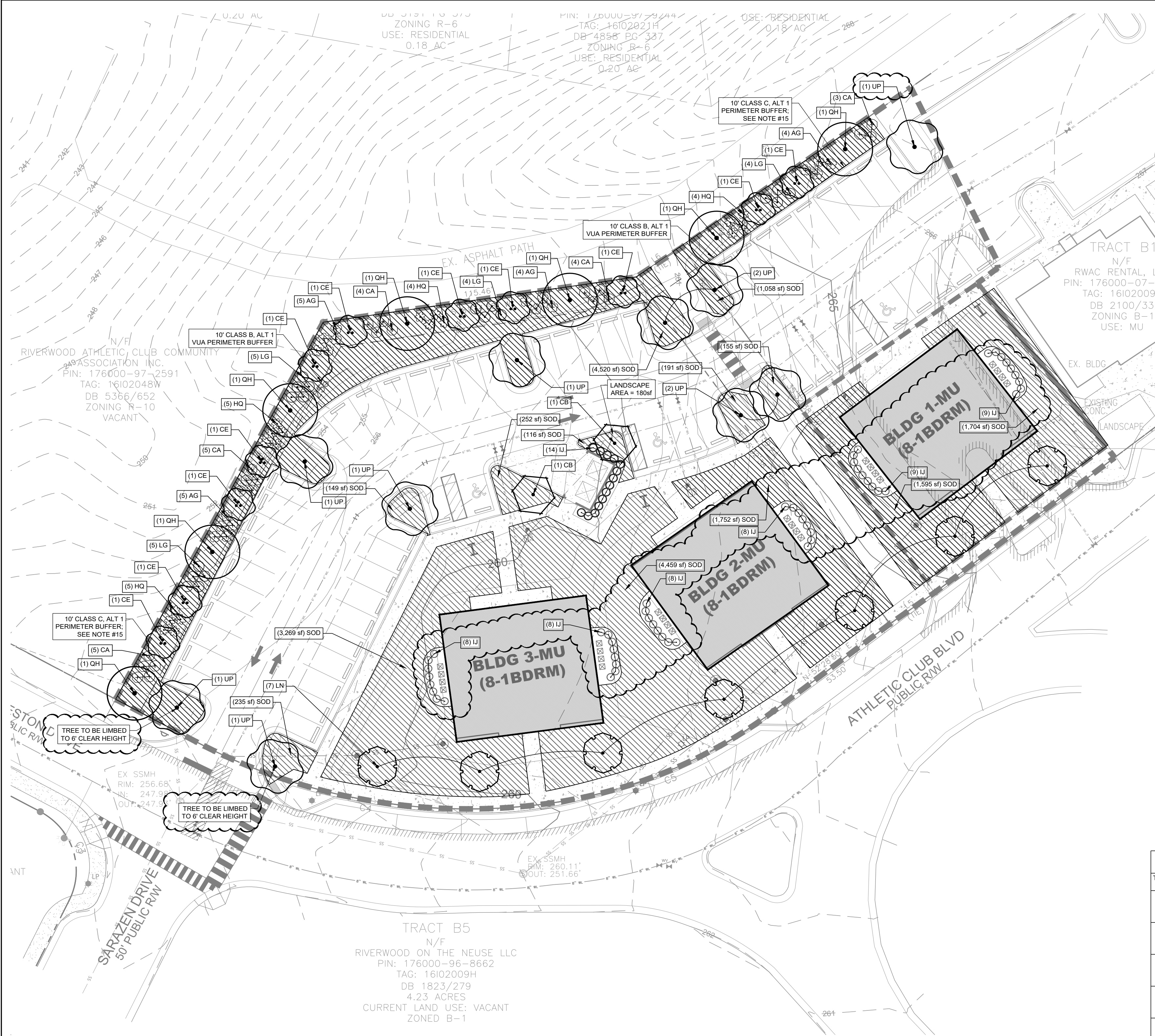
ADAMS & HODGE
ENGINEERING, PC

Riverwood Athletic Club
Tract B2

PRELIMINARY GRADING
& DRAINAGE PLAN

DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 04-17-2020
JOB NO.:
SHEET: C5.01

L:\Projects\2020\20XXXX - RiverWild_RIVERWOOD ATHLETIC CLUB\DWGS\Sheets\200x Planting Plan.dwg Jul 01, 2020 - 12:42pm



TOWN OF CLAYTON LANDSCAPE NOTES:

NOTES:

- ALL ROOF, GROUND, AND WALL MOUNTED MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW. 155.402.2.2
- ALL TRASH COLLECTION AREAS SHALL BE EFFECTIVELY SCREENED FROM VIEW FROM ADJACENT PROPERTIES OR PUBLIC RIGHTS OF WAY. 155.402.2.2
- 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).
- ALL LANDSCAPED AREAS SHALL BE MAINTAINED BY OWNER IN ORDER TO ENSURE THE PROPER FUNCTION OF THE PLANTING AREAS. 155.402.H.2.a.
- ALL PLANTINGS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, MULCHING, FERTILIZING & PEST MANAGEMENT, MOWING, WEEDING, REMOVAL OF LITTER AND DEAD PLANT MATERIAL, AND NECESSARY PRUNING AND TRIMMING. 155.402.H.2.b.1.
- NECESSARY PRUNING AND TRIMMING SHALL BE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS: TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARDS PRACTICES (PRUNING). 155.402.H.2.b.2.
- DEAD OR DISEASED PLANTINGS SHALL BE REMOVED. REPLACEMENT PLANTINGS SHALL BE PROVIDED FOR ANY REQUIRED PLANTS WHICH DIE OR ARE REMOVED FOR ANY REASON AND SHALL MEET ALL MINIMUM STANDARDS AND CONFORM TO THOSE REGULATIONS. 155.402.H.2.b.2.

LANDSCAPE NOTES:

- VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
- THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
- ALL TREES MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
- PROTECTION OF EXISTING VEGETATION AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
- TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
- FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
- USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.
- USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT.
- LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.
- CLASS C BUFFER SHALL INCLUDE A BERM, HEDGE, FENCE, OR COMBINATION THEREOF WITH A MINIMUM HEIGHT OF 6FT AT INSTALLATION.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPACING	NOTES
	CB	2	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEEAN	B&B	2.5 IN	8 FT		
	CE	11	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	B&B	2 IN	6 FT		
	LN	7	LAGERSTROEMIA INDICA 'FAURIEI' 'NATCHEZ' NATCHEZ CRAWPE MYRTLE	B&B	2.5 IN	8 FT		SINGLE STEM
	QH	8	QUERCUS PHELLOS 'HIGHTOWER' WILLOW OAK	B&B	2.5 IN	8 FT		
	UP	10	ULMUS AMERICANA 'PRINCETON' AMERICAN ELM	B&B	2.5 IN	8 FT		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	---	HEIGHT	SPACING	NOTES
	AG	18	ABELIA X GRANDIFLORA GLOSSY ABELIA	#5		2 FT		SEE NOTE #15
	CA	21	CEPHALOTAXUS HARRINGTONIA PLUM YEW	#5		2 FT		SEE NOTE #15
	HQ	18	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	#5		2 FT		SEE NOTE #15
	UJ	64	ILEX CRENATA 'STEEDS' STEEDS JAPANESE HOLLY	#7		2 FT	36 IN O.C.	
	LG	18	LOROPETALUM CHINENSES CHINESE FRINGE FLOWER	#5		2 FT		SEE NOTE #15
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	---	HEIGHT	SPACING	NOTES
	SOD	19,455 SF	CYNODON DACTYLON 'TIF TUFF' BERMUDA SOD	---				

PERIMETER BUFFERS:

PER UDC 155.402.E.2.c.Table4-5: Compatibility
Subject Property District: Zone B-1
Adjacent Property District: Zone R-10
Required Buffer: Type B

Type B, Alternative 1 Buffer Requirements:
Per 100 LF:
2 Canopy Trees
3 Understory Trees
20 Shrubs
Length of Rear Perimeter Buffer: 379.06
379.06 ÷ 100 = 3.79
Required Planting:
7 Canopy Trees
11 Understory Trees
75 Shrubs

Provided Planting:
7 Canopy Trees
11 Understory Trees
75 Shrubs

Street Yard Trees

Per UDC 155.402.F.1: Street Tree Yards:
Street yard trees shall be required along all Rights of Way at the rate of 1 Canopy Tree per 40LF (max. 50' OC)
LF of ROW Frontage (Athletic Club Blvd): 413'
Required Street Trees: 413 ÷ 40 = 10.32 = 10
Street Trees Provided = 10

Site Interior Landscape Requirements

Per UDC, 20% of Lot Shall be Landscaped
Total Lot Area: 53,666 sf
Required Landscape Area = 10,733 ÷ 1,000 = 10.73

Site Interior Landscape Requirements:

Per 1,000sf Required Landscape Area
1 Canopy Tree,
1 Understory Tree
2 Shrubs
Required Plantings:
10 Trees (10.73 x 1 = 10.73)
10 Understory Trees (10.73 x 1 = 10)
21 Shrubs (10.73 x 2 = 21.46)
Provided Plantings:
10 Trees
10 Understory Trees
21 Shrubs

VUA Landscape Islands

Per UDC 155.402.D.2.b: Landscaping Islands
Interior Islands: Shall contain a minimum 150sf of landscaped area with a minimum width of 8'. Each island shall include 1 tree minimum caliper 2.5"
Terminal Islands: Shall include a minimum of 1 Tree minimum caliper 2.5"

VUA PERIMETER BUFFERS:

PER UDC 155.402.D.2.a: VUA Perimeter Screening:
Perimeter of all parking areas adjacent to residentially-zoned property shall provide a Class C Buffer
Adjacent Property District: Zone R-10
Required Buffer: Type C

Type C, Alternative 1 Buffer Requirements:
Per 100 LF:
2 Canopy Trees
3 Understory Trees
12 Shrubs
Length of Rear VUA Adjacent to R-10: 379.06
379.06 ÷ 100 = 3.79
Required Planting:
7 Canopy Trees
11 Understory Trees
75 Shrubs

Provided Planting:
7 Canopy Trees
11 Understory Trees
75 Shrubs

Note: VUA Perimeter Screening plant count minimums exceeded by TYPE C Required Perimeter Buffer



STEWART
223 S. WEST ST., #1100 FIRM LICENSE #: C-1051
RALEIGH, NC 27603 www.stewartinc.com
T 919.380.8750 PROJECT # ---

Client:

RIVER WILD
114 W. MAIN STREET
CLAYTON, NC 27520

Consultants:

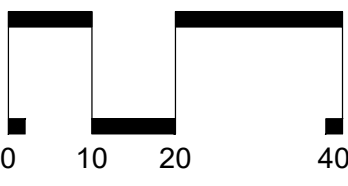
CIVIL ENGINEERING
ADAMS AND HODGE ENGINEERING
CLAYTON, NC 27520
(919) 243-1332

Vicinity map:



Seal:

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USE FOR CONSTRUCTION



SCALE: 1" = 20'

Project:

**RIVERWOOD
ATHLETIC CLUB
TRACT B2**

Issued for:

MAJOR SITE PLAN

No.

No.	Date	Description
1	7-2-2020	CITY COMMENTS
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Title:

**PRELIMINARY
LANDSCAPE PLAN**

Project number:

Issued Date:

04.29.2020

Drawn by:

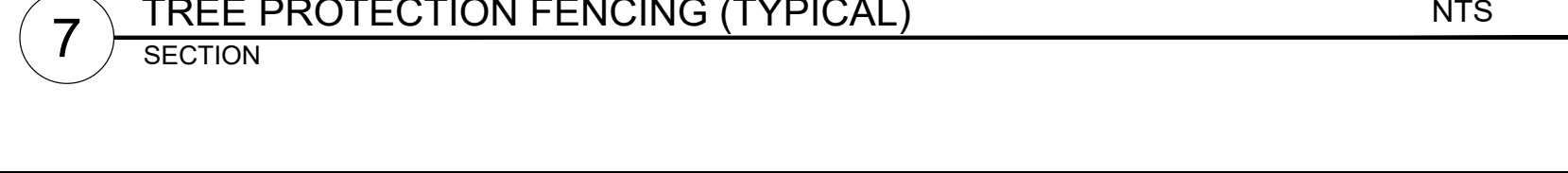
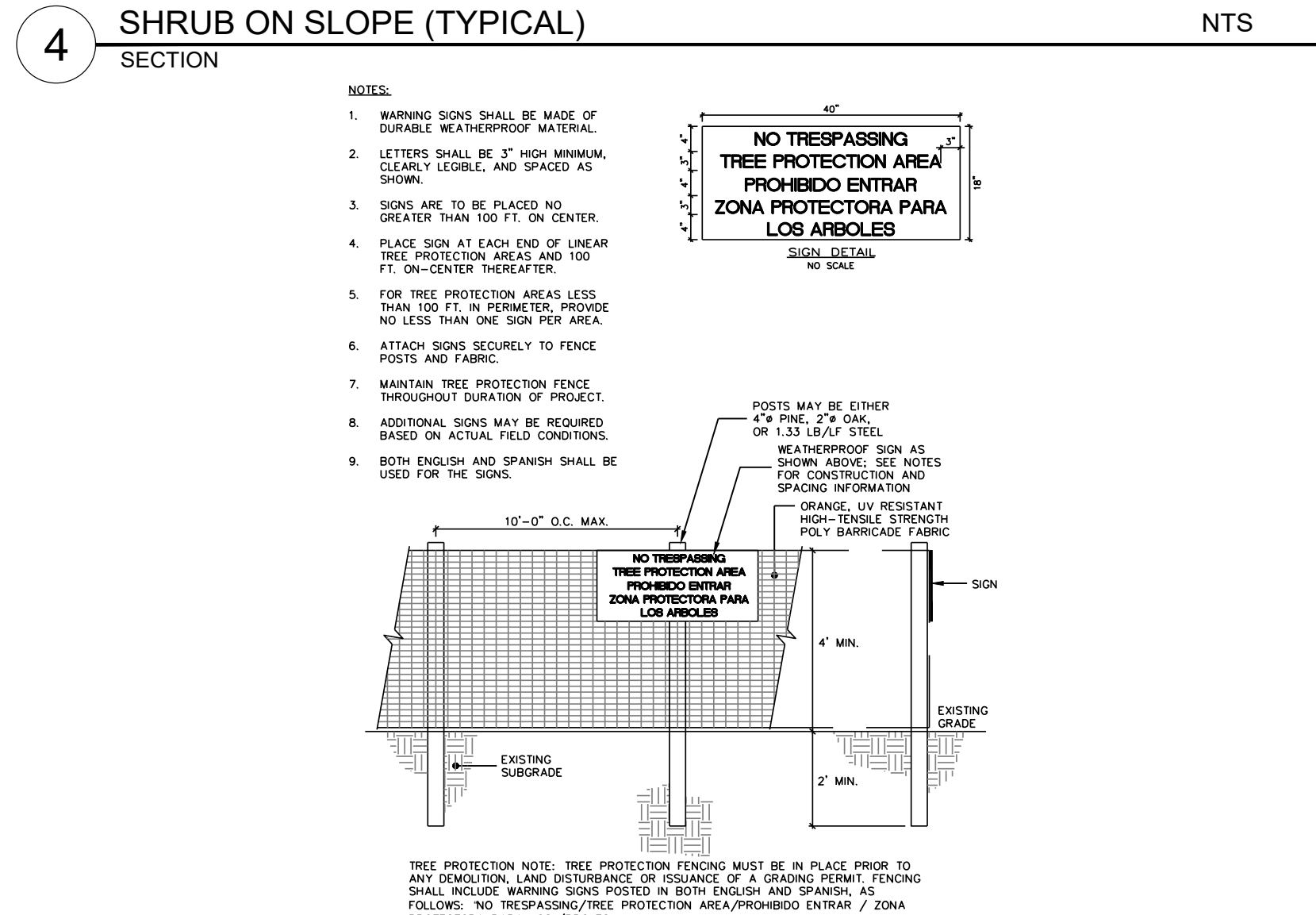
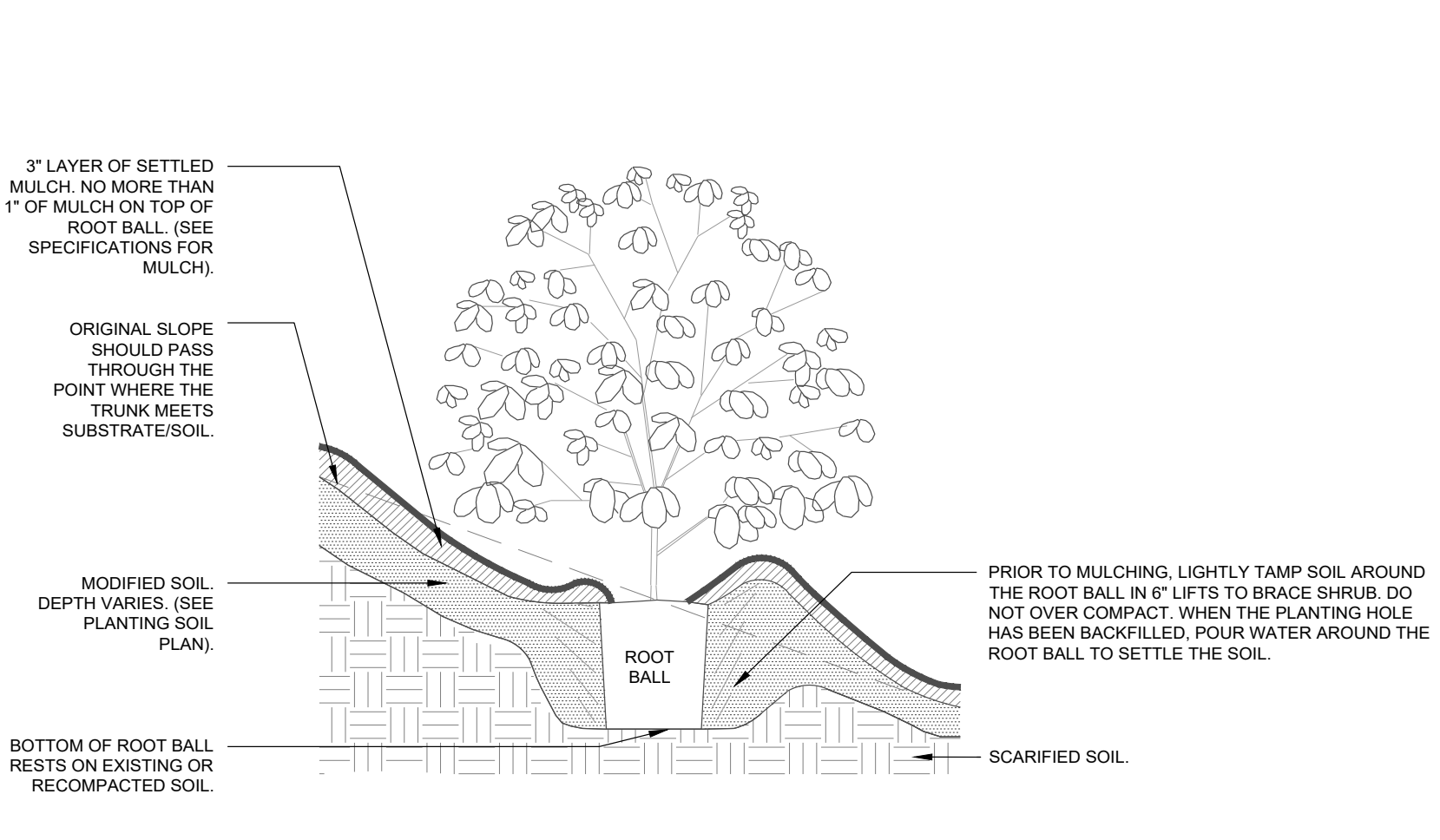
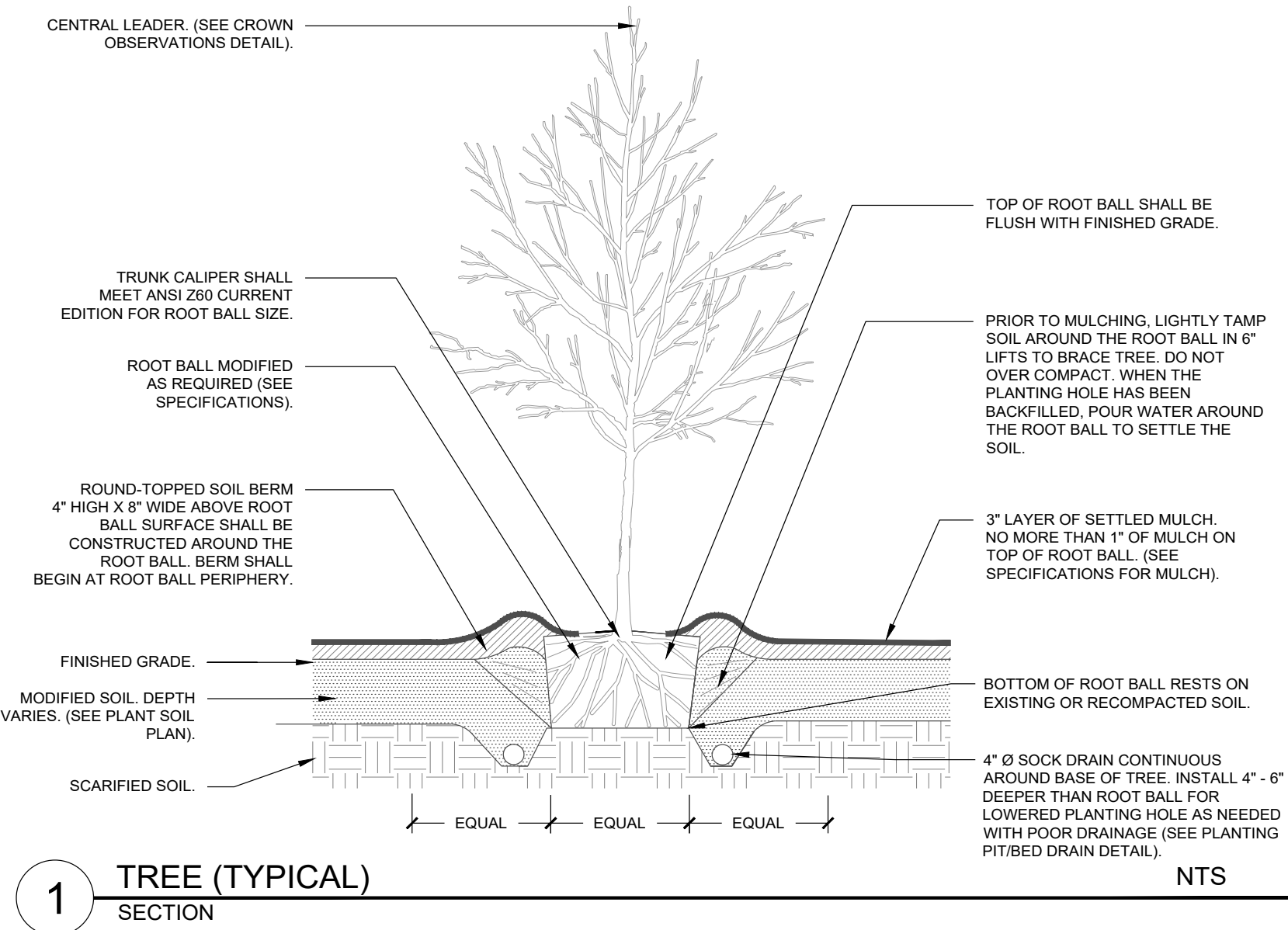
TW

Approved by:

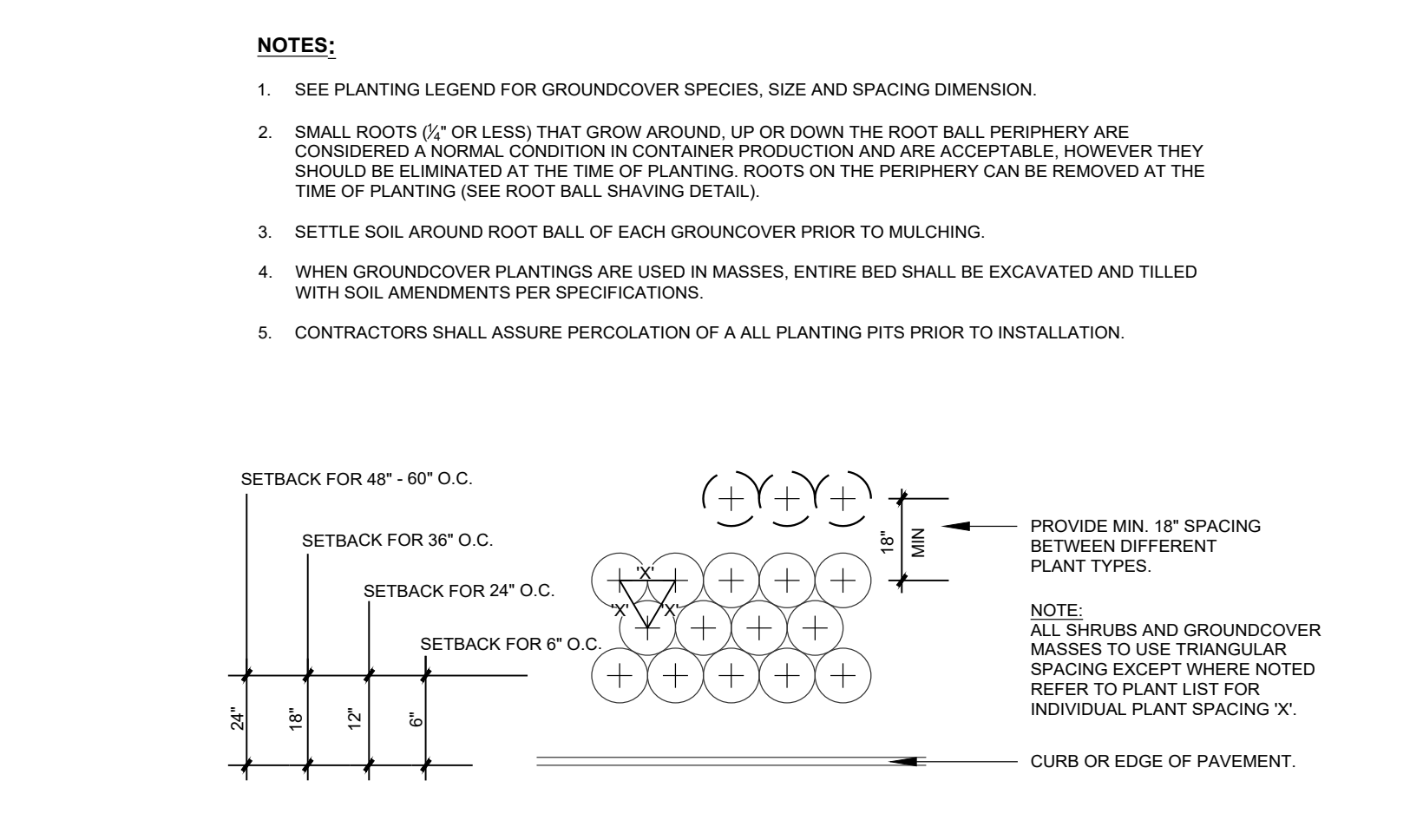
MT

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1 TREE (TYPICAL) SECTION NTS

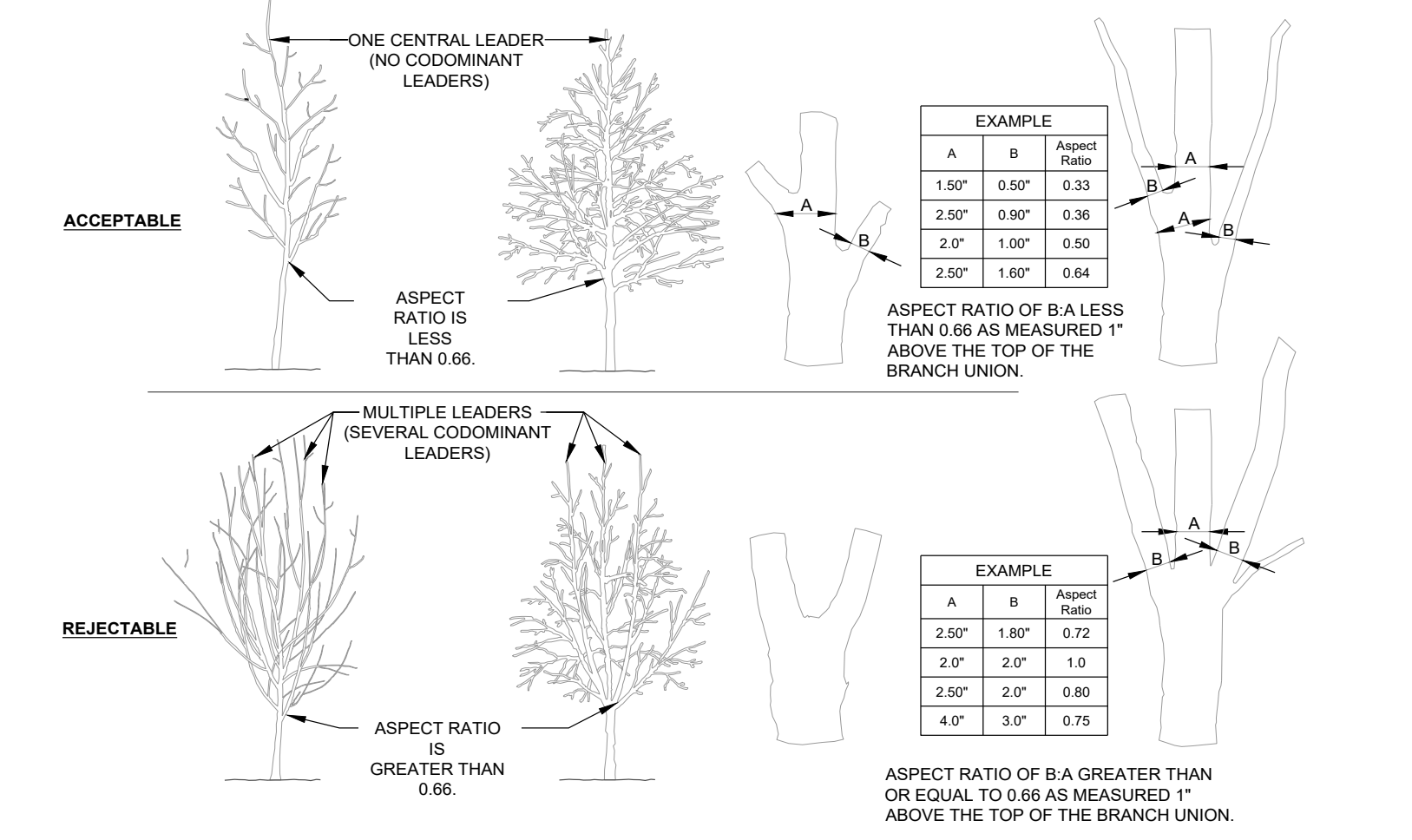


2 TREE ON SLOPE (TYPICAL) SECTION NTS



3 SHRUB (TYPICAL) SECTION NTS

4 SHRUB ON SLOPE (TYPICAL) SECTION NTS



5 SHRUB AND GROUNDCOVER SPACING NTS



6 CROWN OBSERVATIONS - HIGH BRANCHED SECTION NTS

STEWART

223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT # ----

Client:

RIVER WILD
114 W. MAIN STREET
CLAYTON, NC 27520

Consultants:

CIVIL ENGINEERING
ADAMS AND HODGE ENGINEERING
CLAYTON, NC 27520
(919) 243-1332

Vicinity map:

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Project:

**RIVERWOOD
ATHLETIC CLUB
TRACT 2B**

Issued for:

MAJOR SITE PLAN

No.	Date	Description
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Title:

**PRELIMINARY
LANDSCAPE DETAILS**

Project number: ---- Sheet #: ----

Issued Date: 04.29.2020

Drawn by: TW

Approved by: MT

L1.02



Riverwood Athletic Club Apartments
Tract B
Buildings 1, 2 & 3
Clayton NC, 27527

DRAWING LIST:

G1	Title Sheet
G2	Building Code Summary
G3	UL Details
G4	UL Details
G5	UL Details
G6	UL Details

ARCHITECTURAL

A101.1	FIRST FLOOR PLAN - SINGLE LEASE SPACE W/ ACCES. UNIT
A101.2	FIRST FLOOR PLAN - TWO LEASE SPACES
A101.3	FIRST FLOOR PLAN - THREE LEASE SPACES
A102	SECOND & THIRD FLOOR PLANS
A103.1	REFLECTED CEILING PLANS - SINGLE LEASE SPACE W/ ACCES. UNIT
A103.2	REFLECTED CEILING PLANS - TWO LEASE SPACES
A103.3	REFLECTED CEILING PLANS - THREE LEASE SPACES
A104	UNIT FLOOR & REFLECTED CEILING PLANS
A104.1	UNIT FLOOR & REFLECTED CEILING PLANS
A105	TYPICAL DETAILS
A106	TYPICAL DETAILS
A201	EXTERIOR ELEVATIONS
A201.1A	EXTERIOR ELEVATIONS
A201.2	EXTERIOR ELEVATIONS
A201.2A	EXTERIOR ELEVATIONS
A201.3	EXTERIOR ELEVATIONS
A201.3A	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	ENLARGED ELEVATIONS
A203.1	ENLARGED ELEVATIONS
A203.2	ENLARGED ELEVATIONS
A203.2A	ENLARGED ELEVATIONS
A301	BUILDING SECTIONS
A401	WALL SECTIONS
A402	WALL SECTIONS
A501	ENLARGED KITCHEN PLANS
A502	ENLARGED KITCHEN PLANS
A503	ENLARGED KITCHEN PLANS
A504	ENLARGED BATH PLANS
A505	ENLARGED BATH PLANS

STRUCTURAL

S0.0	NOTES
S1	FOUNDATION PLAN
S2	SINGLE LEASE OPTION
S2	FIRST FLOOR HEADER, 2ND FLOOR FRAMING PLAN
S2	DOUBLE LEASE OPTION
S2	FIRST FLOOR HEADER, 2ND FLOOR FRAMING PLAN
S2	TRIPLE LEASE OPTION
S2	FIRST FLOOR HEADER, 2ND FLOOR FRAMING PLAN
S3	SECOND FLOOR HEADER, 3RD FLOOR FRAMING PLAN
S4	THIRD FLOOR HEADER, 2ND FLOOR CLG FRAMING
S5	GABLE ROOF OPTION - ROOF FRAMING PLAN
S5	HIP ROOF OPTION - ROOF FRAMING PLAN

ELECTRICAL

E001	ELECTRICAL GENERAL
E101	SINGLE LEASE VARIATION - FIRST FLOOR PLANS - ELECTRICAL
E102	DOUBLE LEASE VARIATION - FIRST FLOOR PLANS - ELECTRICAL
E103	TRIPLE LEASE VARIATION - FIRST FLOOR PLANS - ELECTRICAL
E104	OMITTED
E201	SECOND & THIRD FLOOR PLANS - ELECTRICAL
E201	RESIDENTIAL ONLY RISER AND CONNECTED LOADS
E502	SINGLE LEASE RISER AND CONNECTED LOADS
E503	DOUBLE LEASE RISER AND CONNECTED LOADS
E504	TRIPLE LEASE RISER AND CONNECTED LOADS
E601	ELECTRICAL SCHEDULES

FIRE ALARM

FA001	FIRE ALARM GENERAL
FA101	L1 VARIATION FLOOR PLAN - FIRE ALARM
FA102	L2 VARIATION FLOOR PLAN - FIRE ALARM
FA103	L3 VARIATION FLOOR PLAN - FIRE ALARM
FA104	RESIDENTIAL FLOOR PLANS - FIRE ALARM

MECHANICAL

M101	L1 ALTERNATE FIRST FLOOR PLAN - MECHANICAL
M102	L2 ALTERNATE FIRST FLOOR PLAN - MECHANICAL
M103	L3 ALTERNATE FIRST FLOOR PLAN - MECHANICAL
M104	FIRST FLOOR PLAN - MECHANICAL
M201	SECOND FLOOR PLAN - MECHANICAL
M301	THIRD FLOOR PLAN - MECHANICAL
M401	MECHANICAL - SCHEDULES & NOTES
M501	MECHANICAL DETAILS

PLUMBING

P101	SINGLE TENANT / OFFICE LEASE SPACE (L1 ALTERNATE)
P101	- FIRST FLOOR PLANS - PLUMBING PLANS
P102	TWO TENANT / OFFICE LEASE SPACE (L1 ALTERNATE)
P102	- FIRST FLOOR PLANS - PLUMBING PLANS
P103	THREE TENANT / OFFICE LEASE SPACE (L3 ALTERNATE)
P103	- FIRST FLOOR PLANS - PLUMBING PLANS
P104	OMITTED
P201	RESIDENTIAL - FIRST FLOOR PLUMBING PLANS
P301	SECOND FLOOR PLAN - PLUMBING
P401	THIRD FLOOR PLAN - PLUMBING
P401	PLUMBING SCHEDULES
P402	PLUMBING DETAILS
P501	L1 ALTERNATE - PLUMBING WASTE RISERS
P502	L2 ALTERNATE - PLUMBING WATER RISERS
P503	L3 ALTERNATE - PLUMBING WATER RISERS
P504	OMITTED
P505	FLOORS 2 & 3 - WASTE & VENT RISERS
P506	OMITTED
P507	FLOORS 2 & 3 - DOMESTIC WATER RISERS

OWNER

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Douglas McClellent Architect
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Garner, NC 27529
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MECHANICAL, PLUMBING & ELECTRICAL ENGINEER

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RWAC Rental V LLC
Buildings 1, 2 & 3
Riverwood Athletic Club Tract B
Title Sheet

REVISION # 1 09-18-17

Project # C19-FSC-001

Date 08-09-19

Drawn by DAM

Checked by DAM

G1

Scale

8/14/2019 12:21:17 PM

WALL TYPES

W1		BRICK ON WOOD STUD WALL - 2X6'S @ 16" O.C., 1/2" GWB ON INTERIOR SIDE, W/ 1/2 SHEATHING, BUILDING WRAP, 1" AIR GAP & BRICK VENEER
W1A		BRICK ON WOOD STUD WALL - 2X4'S @ 16" O.C., 1/2" GWB ON INTERIOR SIDE, W/ 1/2 SHEATHING, BUILDING WRAP, 1" AIR GAP & BRICK VENEER
W2		NON RATED WALL - 2X4'S @ 16" O.C. W/ VAPOR BARRIER & 1/2" GWB ON UNIT SIDE, HARDI PANEL VERTICAL SIDING OR EQUAL ON 1/2" PLYWOOD ON STAIR / CORRIDOR SIDE
W3		1 HOUR RATED WALL - 2X6'S @ 16" O.C. W/ 5/8" GWB ON MTL CHANNELS @ 24" O.C. ONE SIDE & 5/8" GWB DIRECTLY ON STUDS ON THE OTHER SIDE PER UL ASSEMBLY U311
W3A		1 HOUR RATED WALL - 2X4'S @ 16" O.C. W/ 5/8" GWB ON MTL CHANNELS @ 24" O.C. ONE SIDE & 5/8" GWB DIRECTLY ON STUDS ON THE OTHER SIDE PER UL ASSEMBLY U311
W4		CEMENT BOARD SIDING ON WOOD STUD WALL - 2X6'S @ 16" O.C., 5/8" GWB ON INTERIOR SIDE, W/ 1/2 SHEATHING, BUILDING WRAP & CEMENT BOARD SIDING
W5		CEMENT BOARD SIDING ON WOOD STUD WALL - 2X4'S @ 16" O.C., 5/8" GWB ON INTERIOR SIDE, W/ 1/2 SHEATHING, BUILDING WRAP & CEMENT BOARD SIDING

Wall Types
1/2" = 1'-0"

WINDOW SCHEDULE

A	3'-0" X 4'-6"	DBL. HUNG 6/6 LIGHTS
B	2'-8" X 3'-2"	DBL. HUNG 6/6 LIGHTS
C	(2) 3'-0" X 4'-6"	DBL. HUNG 6/6 LIGHTS
D	NOT USED	
E	6'-0" X 5'-0"	FIXED W/ 1'-0" TRANSOME ABV.
F	2'-8" X 5'-0"	FIXED W/ 1'-0" TRANSOME ABV.
G	3'-0" X 4'-6"	DBL. HUNG 6/6 LIGHTS W/ 1/4 ROUND TOP

DOOR SCHEDULE

1	3'-0" X 6'-8"	GLASS DOOR W/ TRANSOM
2	3'-0" X 6'-8"	6 PANEL STEEL DOOR
3	3'-0" X 6'-8"	GLASS DOOR

NOTE:

WINDOW SIZES GIVEN ARE APPROX. UNIT SIZES NOT
ROUGH OPENING SIZES. VERIFY ROUGH OPENING SIZES
WITH WINDOW MANUF. PRIOR TO FRAMING WINDOW
OPENINGS. REFER TO ELEVATIONS FOR GRID PATTERNS
AND WINDOW SHAPES.

REFER TO EXTERIOR ELEVATIONS AND COORDINATE
WITH FLOOR PLANS FOR DIFFERING CENTER GABLE
TYPES. WINDOW TYPES IN THESE LOCATIONS AND
WHICH BUILDINGS ON SITE GET WHICH TYPE OF GABLE.
COORDINATE WITH OWNER AND ALL NECESSARY
TRADES.

General Notes:

1. All work is to be performed according to the North Carolina State Building Codes and all other State and Local Codes and Authorities.

2. The Contractor shall verify all dimensions and conditions in the field prior to commencing work. Where dimensions and elevations of existing construction could affect the new construction it is the contractor's responsibility to make field measurements in time for their incorporation in the shop drawings. The Architect and Engineer shall be notified of any discrepancies that may exist.

3. See architectural drawings for floor elevations, slopes, and locations of depressed floor areas. The Contractor shall compare the structural drawings with the Architectural drawings and report any discrepancy to the Architect and Engineer prior to construction.

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5. Furnish and place all supports temporary and permanent, whether shoring, bracing, or under pinning necessary to brace existing walls or framing to remain, so that no horizontal or vertical settlement occurs to the existing structures. Temporary supports shall be maintained in place until permanent supports are installed. Design of these supports shall be by a registered engineer in the employ of the contractor.

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7. All Contractors are required to examine the drawings and specifications carefully, visit the site and fully inform themselves as to all the existing conditions and limitations, prior to agreeing to perform the work. Failure to visit the site and familiarize themselves with the existing conditions and limitations will in no way relieve the Contractor from furnishing any materials or performing any work in accordance with the drawings and specifications with out additional cost to the Owner.

8. Drawings may represent construction with a reference scale. Due to the inherent process of drawings development and presentation not all work may be shown "exact" in that scale. Do not "scale" drawings to obtain any missing information or to interpret any information not specifically dimensioned for "exact" detailing or construction purposes.

9. Refer to Structural Drawings for all information relating to the foundations, framing and structural aspects of this project.

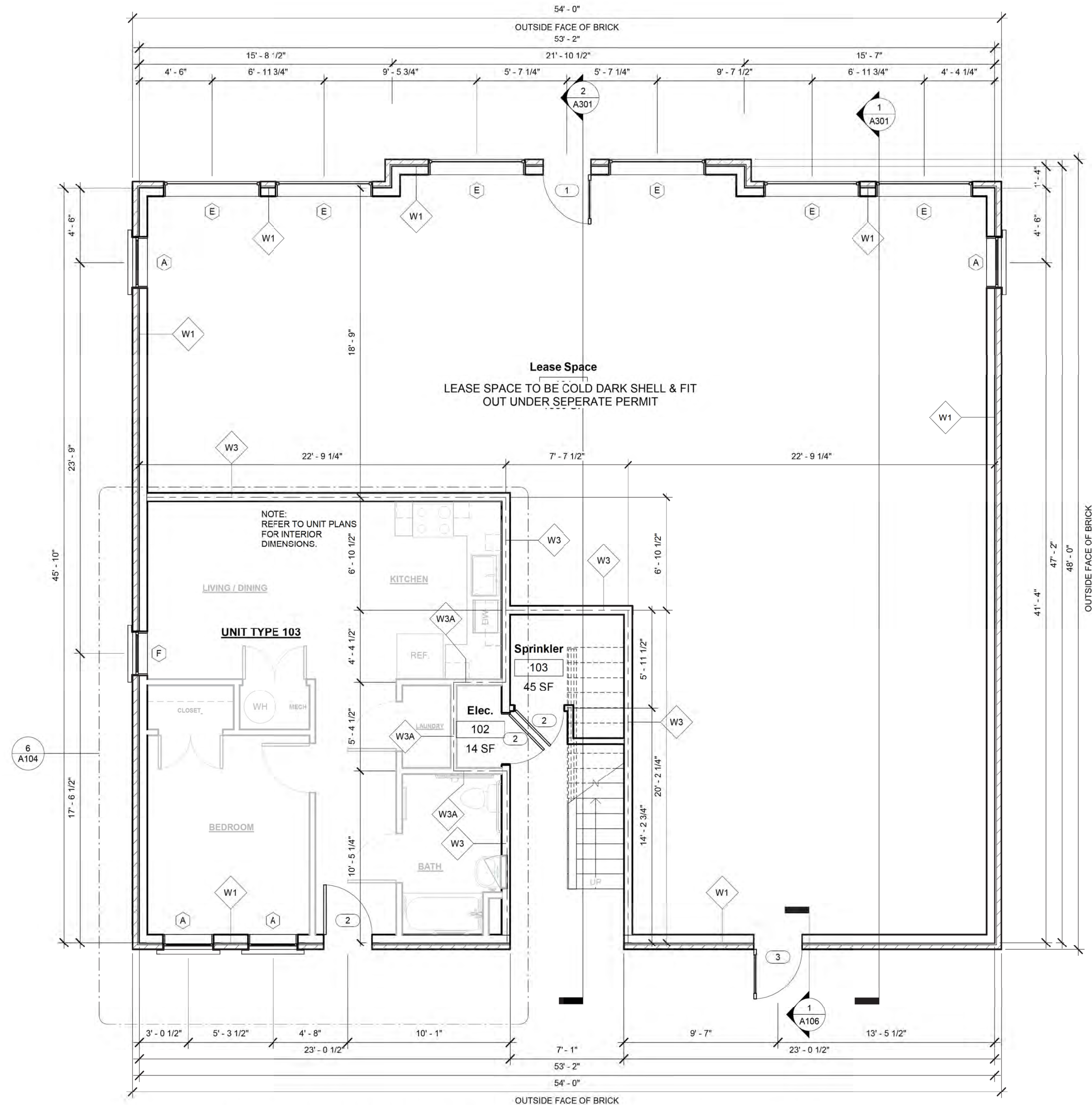
10. Refer to the Civil, Mechanical, Electrical, Plumbing and Fire Alarm drawings for all information regarding those systems.

11. At all laundry areas a drain pan and floor drain are to be provided. Refer to Plumbing drawings for more info.

12. The General Contractor is responsible for the coordination or all involved trades and shall ensure that all work is according to the Construction Drawings.

13. Site is to be kept clean and free from debris. All trades will clean and remove all waste and debris at the end of each day.

14. General Contractor will coordinate all existing and proposed site conditions to ensure that all grades are set properly in accordance with the Civil drawings.



SINGLE LEASE SPACE - WITH ACCESSABLE RESIDENTIAL UNIT

1 First Floor Plan CD
1/4" = 1'-0"

DOUGLAS MCCLENTIC - ARCHITECT
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RWAC Rental V LLC
Buildings 1, 2 & 3
Riverwood Athletic Club Tract B
First Floor Plan



Project # C19-FSC-001
Date 08-09-19
Drawn by DAM
Checked by DAM
A101.1
Scale As indicated

8/9/2019 11:07:45 AM

WALL TYPES

W1	BRICK ON WOOD STUD WALL - 2X6'S @ 16" O.C., 1/2" GWB ON INTERIOR SIDE, W/ 1/2 SHEATHING, BUILDING WRAP, 1" AIR GAP & BRICK VENEER
W1A	BRICK ON WOOD STUD WALL - 2X4'S @ 16" O.C., 1/2" GWB ON INTERIOR SIDE, W/ 1/2 SHEATHING, BUILDING WRAP, 1" AIR GAP & BRICK VENEER
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W3	1 HOUR RATED WALL - 2X6'S @ 16" O.C. W/ 5/8" GWB ON MTL CHANNELS @ 24" O.C. ONE SIDE & 5/8" GWB DIRECTLY ON STUDS ON THE OTHER SIDE PER UL ASSEMBLY U311
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W4	CEMENT BOARD SIDING ON WOOD STUD WALL - 2X6'S @ 16" O.C., 5/8" GWB ON INTERIOR SIDE, W/ 1/2 SHEATHING, BUILDING WRAP & CEMENT BOARD SIDING
W5	CEMENT BOARD SIDING ON WOOD STUD WALL - 2X4'S @ 16" O.C., 5/8" GWB ON INTERIOR SIDE, W/ 1/2 SHEATHING, BUILDING WRAP & CEMENT BOARD SIDING

Wall Types
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WINDOW SCHEDULE

A	3'-0" X 4'-6"	DBL. HUNG 6/6 LIGHTS
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C	(2) 3'-0" X 4'-6"	DBL. HUNG 6/6 LIGHTS
D	NOT USED	
E	6'-0" X 5'-0"	FIXED W/ 1'-0" TRANSOME ABV.
F	2'-8" X 5'-0"	FIXED W/ 1'-0" TRANSOME ABV.
G	3'-0" X 4'-6"	DBL. HUNG 6/6 LIGHTS W/ 1/4 ROUND TOP

DOOR SCHEDULE

1	3'-0" X 6'-8"	GLASS DOOR W/ TRANSOM
2	3'-0" X 6'-8"	6 PANEL STEEL DOOR
3	3'-0" X 6'-8"	GLASS DOOR

NOTE:

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COORDINATE WITH OWNER AND ALL NECESSARY
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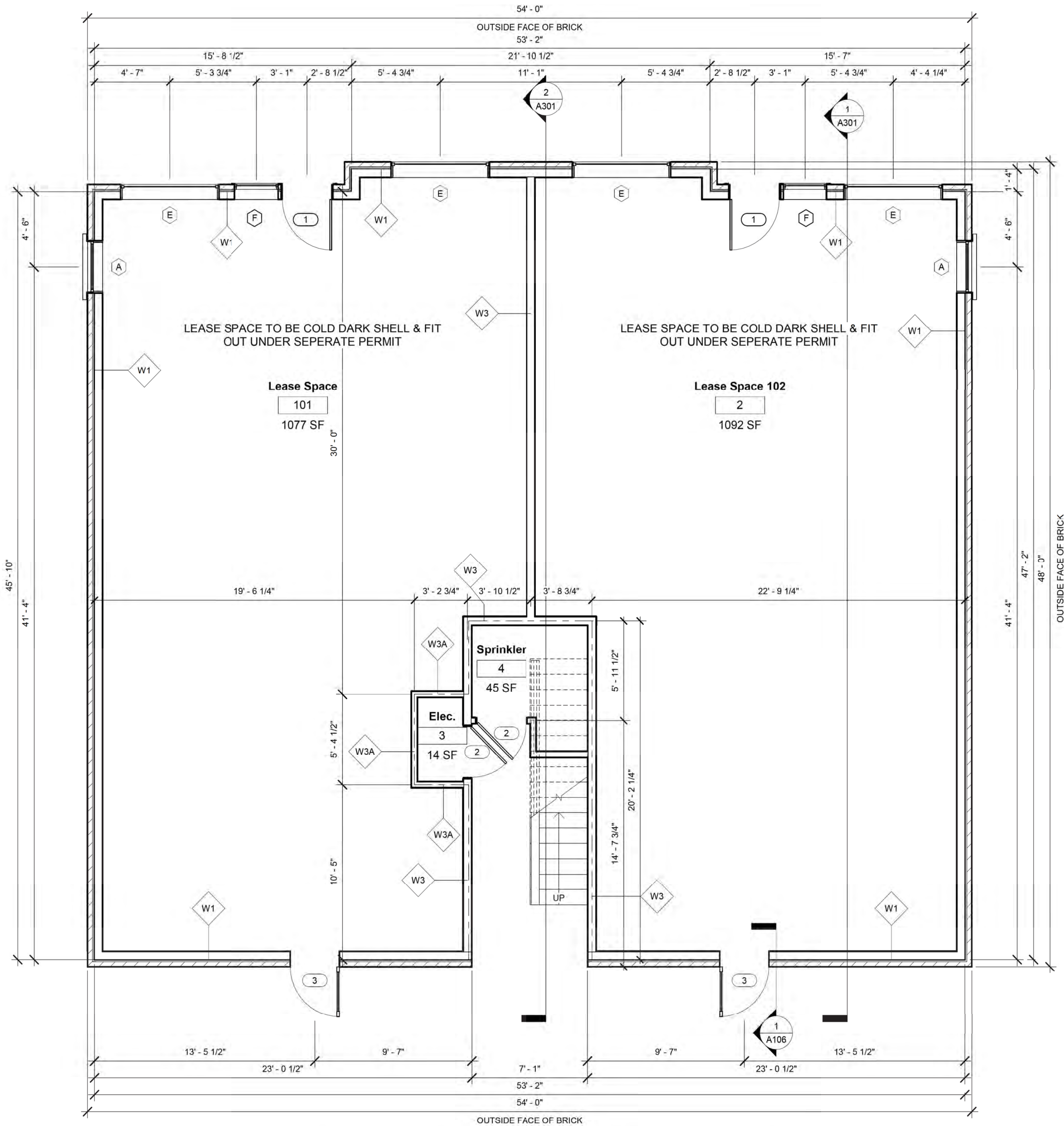
10. Refer to the Civil, Mechanical, Electrical, Plumbing and Fire Alarm drawings for all information regarding those systems.

11. At all laundry areas a drain pan and floor drain are to be provided. Refer to Plumbing drawings for more info.

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13. Site is to be kept clean and free from debris. All trades will clean and remove all waste and debris at the end of each day.

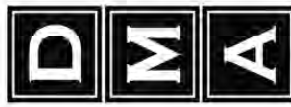
14. General Contractor will coordinate all existing and proposed site conditions to ensure that all grades are set properly in accordance with the Civil drawings.



TWO LEASE SPACES - NO RESIDENTIAL UNIT

1 First Floor Plan CD
1/4" = 1'-0"

DOUGLAS MCCLENTIC - ARCHITECT
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RWAC Rental V LLC
Buildings 1, 2 & 3
Riverwood Athletic Club Tract B
First Floor Plan



Project # C19-FSC-001
Date 08-09-19
Drawn by DAM
Checked by DAM
A101.2
Scale As indicated

8/9/2019 11:11:26 AM

WALL TYPES

W1		BRICK ON WOOD STUD WALL - 2X6'S @ 16" O.C., 1/2" GWB ON INTERIOR SIDE, W/ 1/2 SHEATHING, BUILDING WRAP, 1" AIR GAP & BRICK VENEER
W1A		BRICK ON WOOD STUD WALL - 2X4'S @ 16" O.C., 1/2" GWB ON INTERIOR SIDE, W/ 1/2 SHEATHING, BUILDING WRAP, 1" AIR GAP & BRICK VENEER
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W3		1 HOUR RATED WALL - 2X6'S @ 16" O.C. W/ 5/8" GWB ON MTL CHANNELS @ 24" O.C. ONE SIDE & 5/8" GWB DIRECTLY ON STUDS ON THE OTHER SIDE PER UL ASSEMBLY U311
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W5		CEMENT BOARD SIDING ON WOOD STUD WALL - 2X4'S @ 16" O.C., 5/8" GWB ON INTERIOR SIDE, W/ 1/2 SHEATHING, BUILDING WRAP & CEMENT BOARD SIDING

Wall Types
1/2" = 1'-0"

WINDOW SCHEDULE

A	3'-0" X 4'-6"	DBL. HUNG 6/6 LIGHTS
B	2'-8" X 3'-2"	DBL. HUNG 6/6 LIGHTS
C	(2) 3'-0" X 4'-6"	DBL. HUNG 6/6 LIGHTS
D	NOT USED	
E	6'-0" X 5'-0"	FIXED W/ 1'-0" TRANSOME ABV.
F	2'-8" X 5'-0"	FIXED W/ 1'-0" TRANSOME ABV.
G	3'-0" X 4'-6"	DBL. HUNG 6/6 LIGHTS W/ 1/4 ROUND TOP

DOOR SCHEDULE

1	3'-0" X 6'-8"	GLASS DOOR W/ TRANSOM
2	3'-0" X 6'-8"	6 PANEL STEEL DOOR
3	3'-0" X 6'-8"	GLASS DOOR

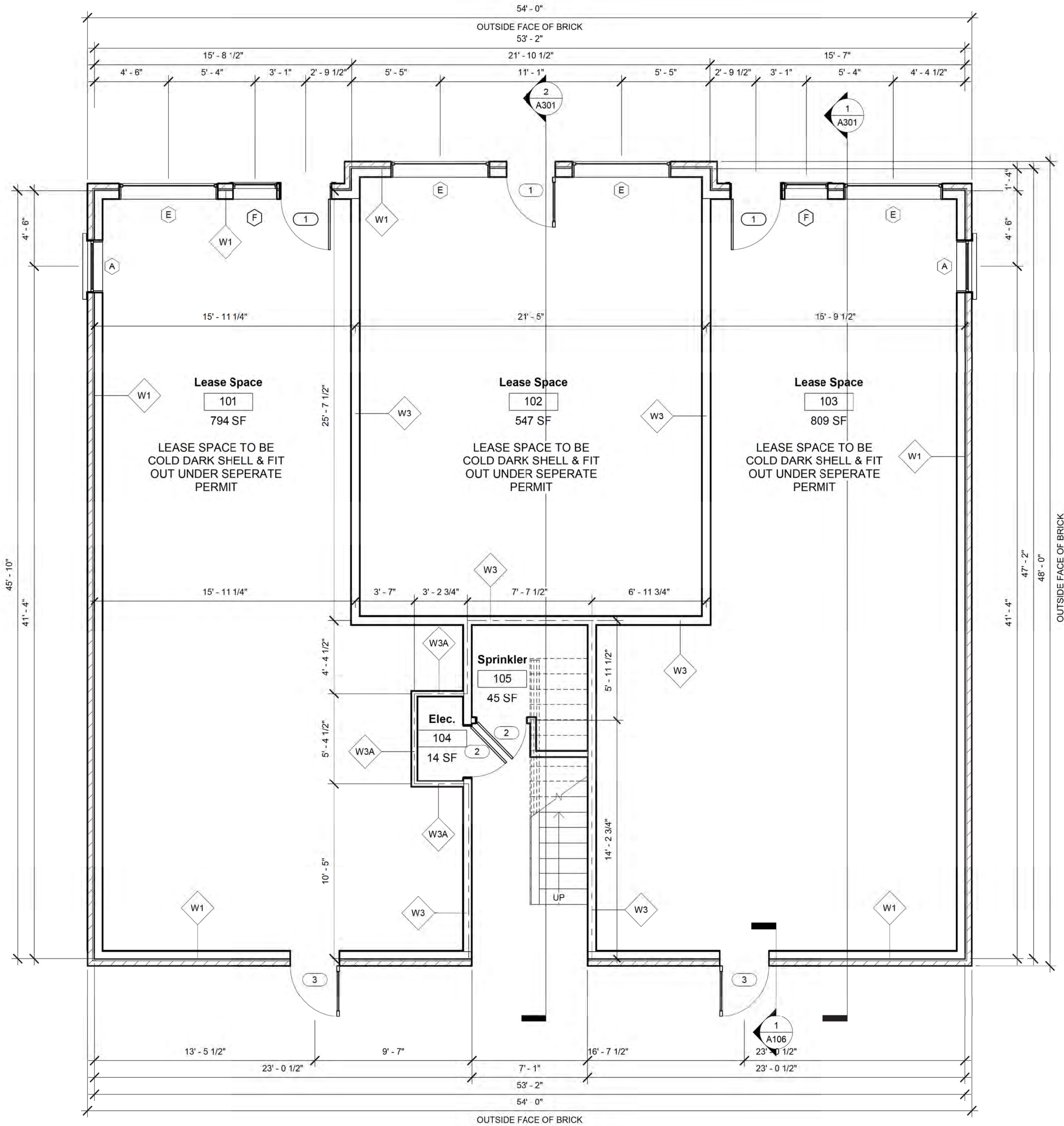
NOTE:

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REFER TO EXTERIOR ELEVATIONS AND COORDINATE
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THREE LEASE SPACES - NO RESIDENTIAL UNIT

1 First Floor Plan CD
1/4" = 1'-0"

DOUGLAS MCCLENTIC - ARCHITECT
P.O. BOX 763 CLAYTON, NC 27528
PHONE (339) 987-0437
WWW.MCCLENTICDESIGN.COM



RWAC Rental V LLC
Buildings 1, 2 & 3
Riverwood Athletic Club Tract B
First Floor Plan



Project # C19-FSC-002
Date 08-09-19
Drawn by DAM
Checked by DAM
A101.3
Scale As indicated

8/9/2019 11:14:25 AM

A	3'-0" X 4'-6"	DBL. HUNG 6/6 LIGHTS
B	2'-8" X 3'-2"	DBL. HUNG 6/6 LIGHTS
C	(2) 3'-0" X 4'-6"	DBL. HUNG 6/6 LIGHTS
D	NOT USED	
E	6'-0" X 5'-0"	FIXED W/ 1'-0" TRANSOME ABV.
F	2'-8" X 5'-0"	FIXED W/ 1'-0" TRANSOME ABV.
G	3'-0" X 4'-6"	DBL. HUNG 6/6 LIGHTS W/ 1/4 ROUND TOP

1	3'-0" X 6'-8"	GLASS DOOR W/ TRANSOM
2	3'-0" X 6'-8"	6 PANEL STEEL DOOR
4	3'-0" X 6'-8"	GLASS DOOR
4	2'-8" X 6'-8"	GLASS DOOR

WINDOW SIZES GIVEN ARE APPROX. UNIT SIZES NOT
ROUGH OPENING SIZES. VERIFY ROUGH OPENING SIZES
WITH WINDOW MANUF. PRIOR TO FRAMING WINDOW
OPENINGS. REFER TO ELEVATIONS FOR GRID PATTERNS
AND WINDOW SHAPES.

	1 HOUR RATED - 2X4S @ 16" O.C. W/ 5/8" GYPSUM BOARD EA. SIDE
	2X4S @ 16" O.C. W/ 5/8" GYPSUM BOARD EA. SIDE
	1 HOUR RATED - 2X4S @ 16" O.C. W/ 5/8" GYPSUM BOARD ON INTERIOR SIDE W/ 1/2" SHEATHING, BUILDING WRAP & CEMENT BOARD SIDING
	2X4S @ 16" O.C. W/ 1/2" GYPSUM BOARD ON INTERIOR SIDE W/ 1/2" SHEATHING, BUILDING WRAP & CEMENT BOARD SIDING
	1 HOUR RATED - 2X6S @ 16" O.C. W/ 5/8" GYPSUM BOARD ON INTERIOR SIDE W/ 1/2" SHEATHING, BUILDING WRAP & CEMENT BOARD SIDING
	2X6S @ 16" O.C. W/ 1/2" GYPSUM BOARD ON INTERIOR SIDE W/ 1/2" SHEATHING, BUILDING WRAP, 1" AIR GAP & BRICK VENEER.

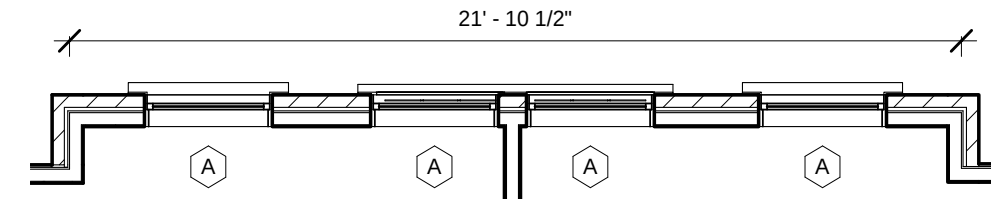
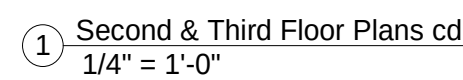


Diagram illustrating the construction details for a window frame assembly:

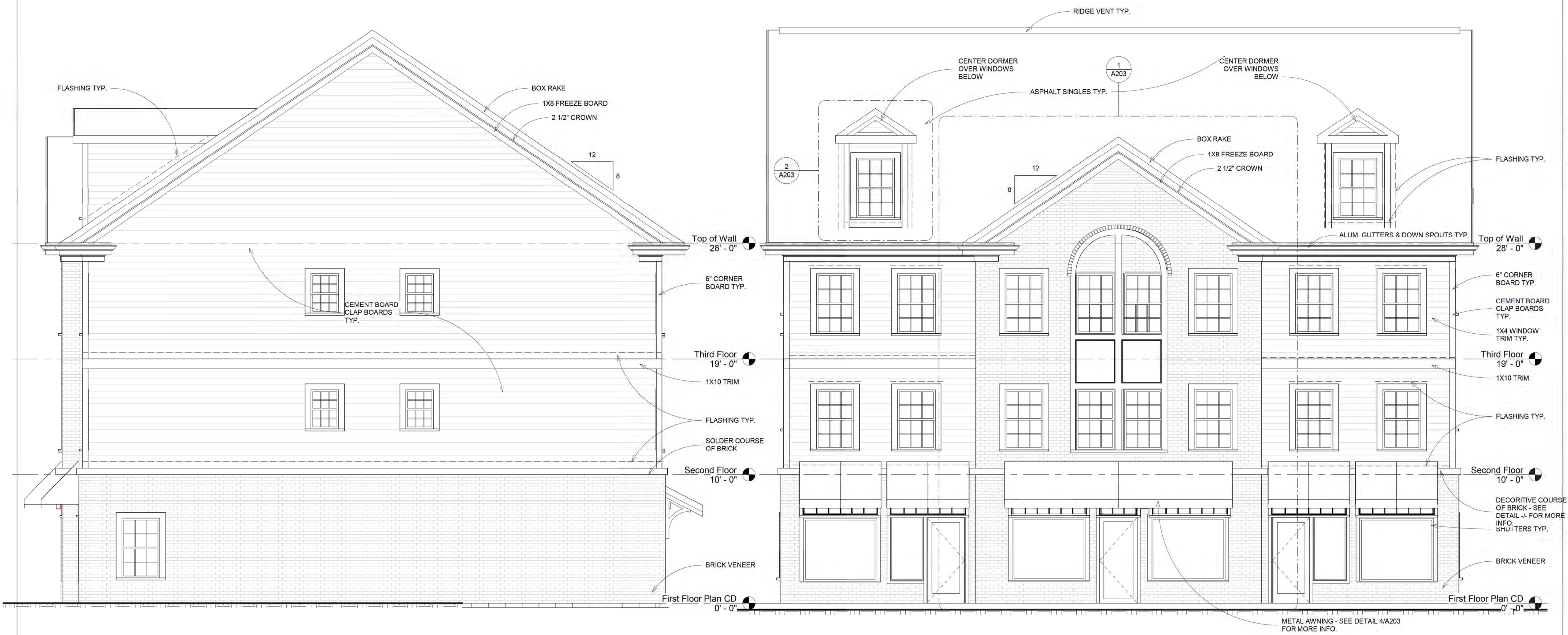
- Dimensions:**
 - Overall width: 5'-0"
 - Left side panel width: 2'-6"
 - Right side panel width: 2'-6"
 - Vertical dimension: VERIFY IN FIELD
- Construction Details:**
 - NOTE: CEMENT DORMER BETWEEN TWO WINDOWS BELOW. SEE FRONT ELEV. 1/A201 FOR MORE INFO.
 - 6" CORNER BOARD TYP.
 - CEMENT BOARD Siding ON BUILDING WRAP ON 1/2" EXTERIOR SHEATHING ON 2X4 STUDS @ 16" O.C.
 - NOTE: FRAME DORMER OVER ROOF FRAMING BELOW. SEE ELEVATIONS FOR MORE INFO.

14. General Contractor will coordinate all existing and proposed site conditions to ensure that all grades are set properly in accordance with the Civil drawings.



Scale	1/4" = 1'-0"
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6/29/2020 7:03:25 PM



② Right Elevation CD
1/4" = 1'-0"

① Front Elevation - Brick Gable cd
1/4" = 1'-0"

THREE LEASE SPACES - NO RESIDENTIAL UNIT

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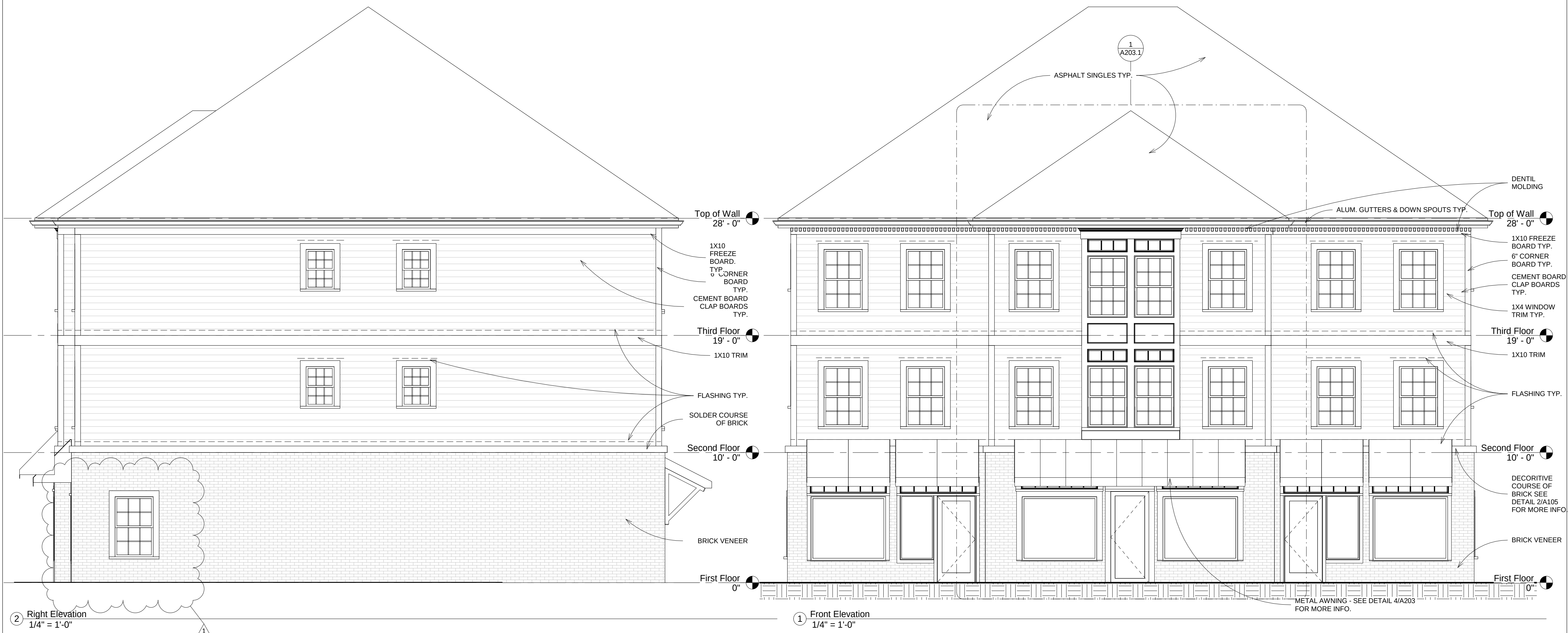


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Buildings 1, 2 & 3
Riverwood Athletic Club Tract B
Exterior Elevations



Project # C19-FSC-002
Date 08-09-19
Drawn by DAM
Checked by DAM
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Scale 1/4" = 1'-0"

8/9/2019 11:14:31 AM



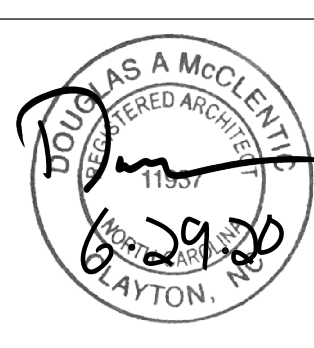
THREE LEASE SPACES - NO RESIDENTIAL UNIT

DOUGLAS MCCLENTIC - ARCHITECT
P.O. BOX 763 CLAYTON, NC 27528
PHONE (339) 987-0437
WWW.MCCLENTICDESIGN.COM



Fred Smith Company
Walton Farm, Clayton NC
Walton Farm
Exterior Elevations

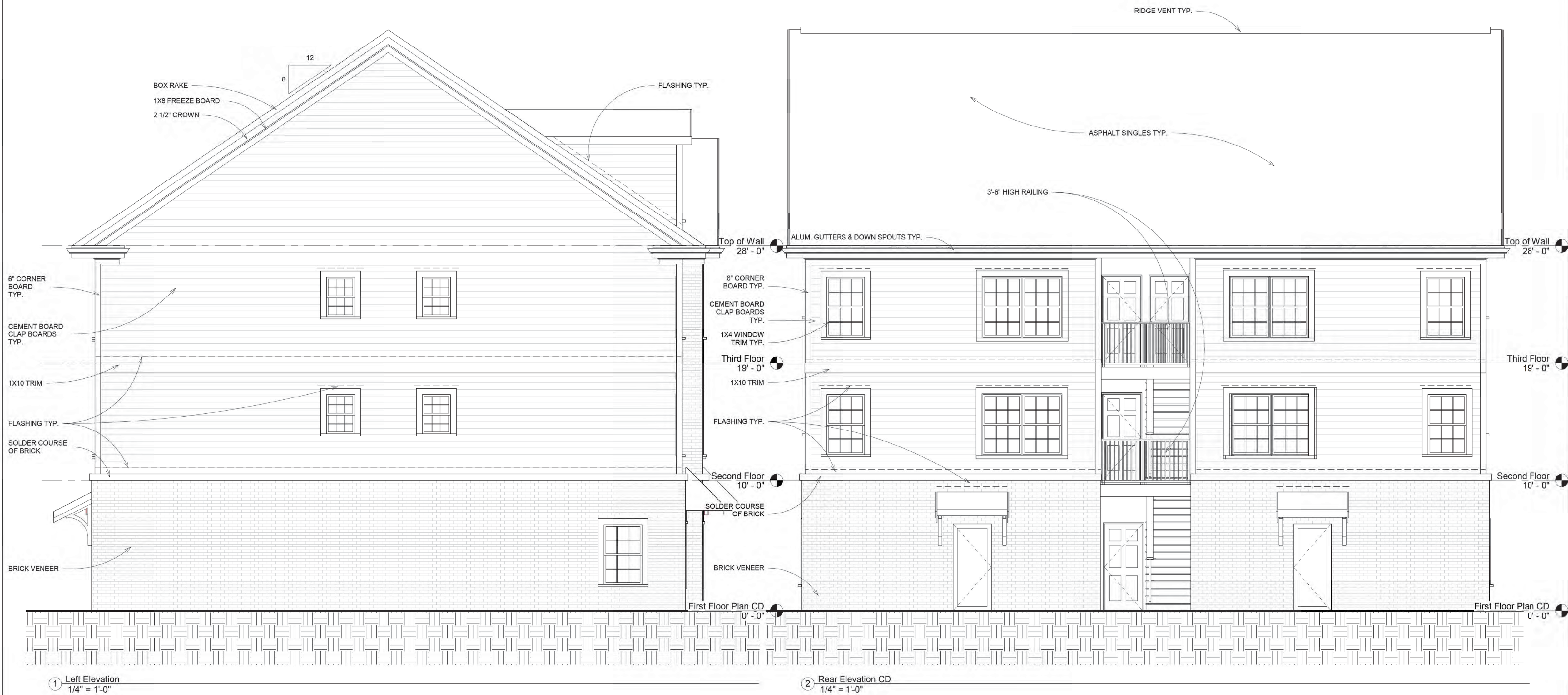
REVISION # 1 06-29-20



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Date 08-14-17
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6/29/2020 7:02:10 PM



1 Left Elevation
1/4" = 1'-0"

2 Rear Elevation CD
1/4" = 1'-0"

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RWAC Rental V LLC
Buildings 1, 2 & 3
Riverwood Athletic Club Tract B
Exterior Elevations



Project # C19-FSC-001
Date 08-09-19
Drawn by DAM
Checked by DAM
A202
Scale 1/4" = 1'-0"

8/9/2019 11:00:48 AM



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
July 27, 2020*

STAFF REPORT

Application Number: 2020-76-SP

Project Name: Riverwood Athletic Club – Tract B2 – Major Site Plan

Tag #: 16I02009E & 16I02009D
Location: 400 Block of Riverwood Athletic Club Boulevard
Overlay: N/A
Applicant: RiverWild, LLC
Owner: RWAC Rental, LLC and FSC III, LLC
Project Planner: Jeff Caines, AICP

Public Noticing Dates:

- **Neighborhood Meeting:** Thursday July 23, 2020
- **Sign Posted:** July 15, 2020

REQUEST: The development consists of three (3) three-story buildings, each with eight one-bedroom apartments with retail located on the first floor.

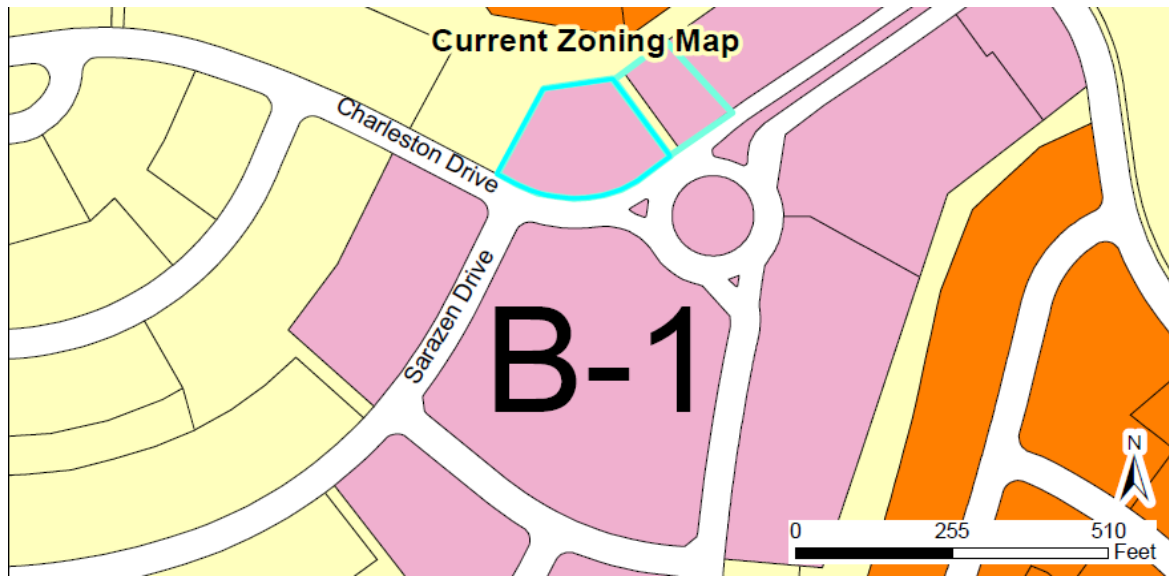
SITE DATA:

Acreage: 3.15 acres
Zoning: B-1 (Central Business)
Existing Use: Vacant Site



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	R-10 and R-6	Open Space and Single-Family Residential
South	B-1	Open Space
East	B-1	Commercial and Residential
West	R-10	Single-Family Residential

**DEVELOPMENT DATA:**

Proposed Uses:	Three (3), three story buildings each with eight (8) apartments and commercial on the ground level.
Buildings:	Three (3) buildings
Number of Stories:	Three (3) story buildings
Impervious Surface:	Approximately 68%
Required Parking:	66 parking spaces total
Proposed Parking:	66 parking spaces total
Access/Streets:	Charleston Drive and Athletic Club Blvd.

STAFF ANALYSIS AND COMMENTARY:

Overview

This project is a continuation of already approved projects along Riverwood Athletic Club Boulevard as well as other local streets in the Riverwood Development. The site is zoned B-1 which allows mixed use development including retail on the ground floor and residential above. In this project the applicant is proposing to construct three buildings, each with retail on the ground floor and 8 single bedroom apartments above (24 residential units total).

Landscaping and Buffering

The applicant has submitted a landscape plan identifying the plant and tree locations as well as specific type of vegetation to be planted. There is a landscape buffer located on the north side of the property giving a buffer between this site and the open space area in the R-10 District. Landscaping is also shown around all mechanical units as well as the trash collection area. The proposed development does meet UDC standards and will be field verified once constructed.

Access/Streets/Sidewalk

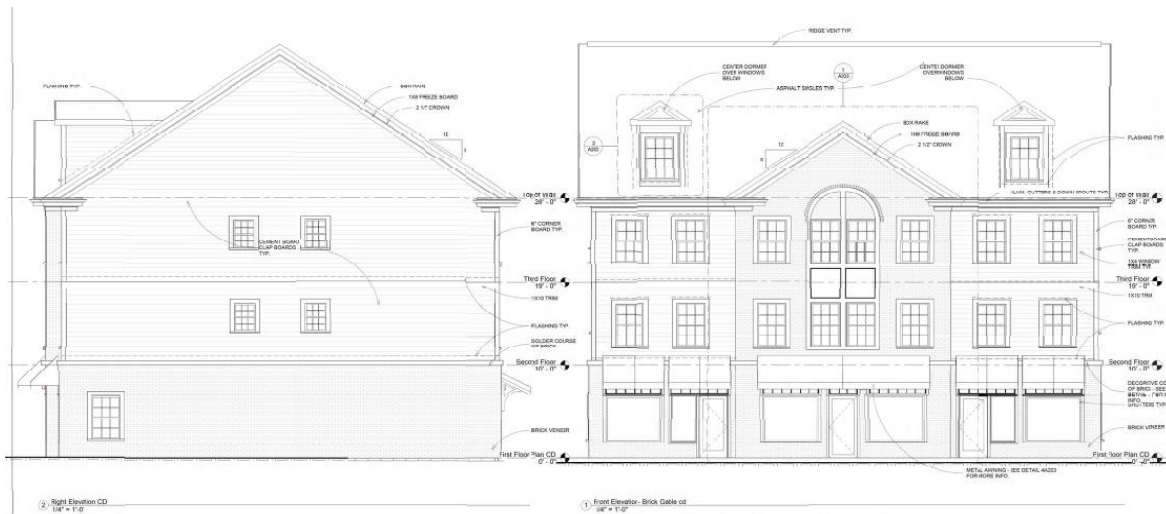
The site fronts on Charleston Drive, north of the intersection of Sarazen Drive. Sidewalks will be developed as part of this development both internally as well as along Charleston Drive. Direct access from these sidewalks will lead to the buildings and eventually to either a retail shop or a residential unit. On the backside of each of the buildings, a parking lot has been proposed for residence, guests as well for customers, employees, and business owners for the retail shops. Staff finds that pedestrian and vehicle connections have been met per the standards identified in the UDC.

Trash Collection

The applicant has proposed only one dumpster location in the middle of the site, on the backside of Building Two. There is a dumpster diagram shows the walls surrounding the dumpster being constructed out of brick to match the proposed buildings. In addition to the brick, landscaping is being proposed to help break up the massing of the enclosure.

Architecture/Design

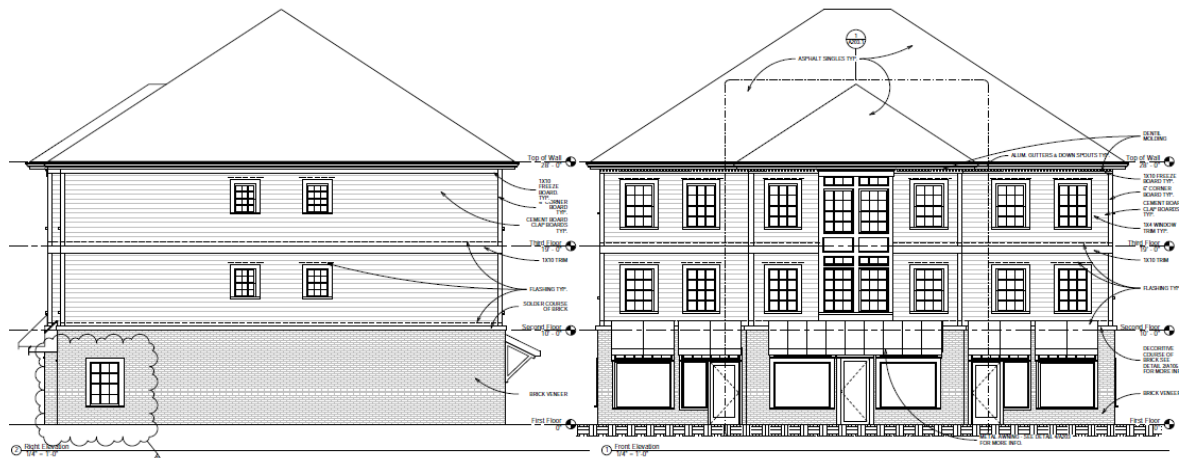
The proposed buildings have identified the first floor to be wrapped in a brick veneer around all sides of the buildings, the second and third floors will be sided with cement clap boards. Although the specific color palate has not been specifically identified, it has been understood that these buildings will be similar in both architecture as well as color to the buildings that have been approved, thus giving a uniform and coherent look to the overall Riverwood development. The architectural elevations have been submitted as part of the packet and are shown below.



2. Right Elevation CD
1/4\"/>

1. Front Elevation - Brick Gable end
1/4\"/>

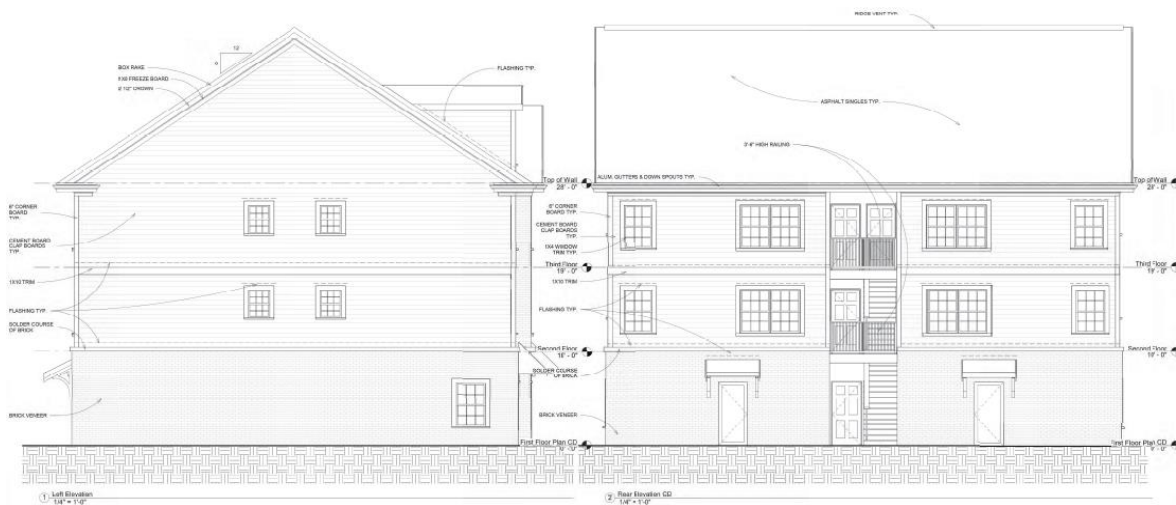
THREE LEASE SPACES - NO RESIDENTIAL UNIT



3. Right Elevation CD
1/4\"/>

4. Front Elevation
1/4\"/>

THREE LEASE SPACES - NO RESIDENTIAL UNIT



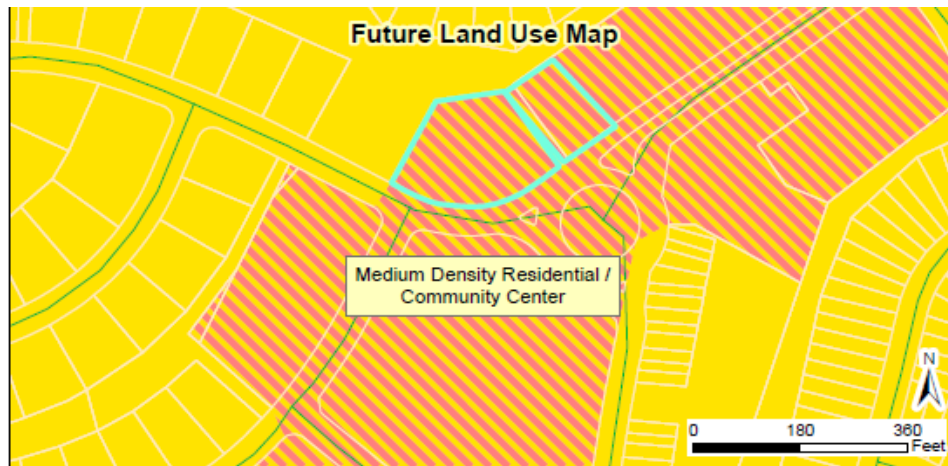
Consistency with Adopted Plans:

- Comprehensive Plan 2040**

The proposed use and site plan is consistent with the Comprehensive Plan 2040, which designates this parcel as Medium Density Residential, being predominantly comprised of neighborhoods with housing units that are more urban in character and in closer proximity to commercial services and centers. This area provides a transition from the more suburban areas of the Riverwood development to more intensely developed areas. A Community Center typically serves a larger population and includes a typical trade area of three-to-six miles, and is located adjacent to major thoroughfares or situated at a major intersection. Staff considers this project consistent with this designation as it does provide a service to the community to the local and larger community at large.

- Unified Development Code**

Planning staff has reviewed the set of plans submitted to the Town for Planning Board approval. It has been determined that the plan set meet Unified Development Code standards. To insure these standards are continued to be met, Planning staff will review construction and building plans to ensure consistency with the plans approved by the Planning Board. Finally, staff will conduct field inspections prior to final Certificate of Occupancy to confirm the final constructed project meets the design the Planning Board as approved, pending any administrative amendments.



CONSIDERATIONS:

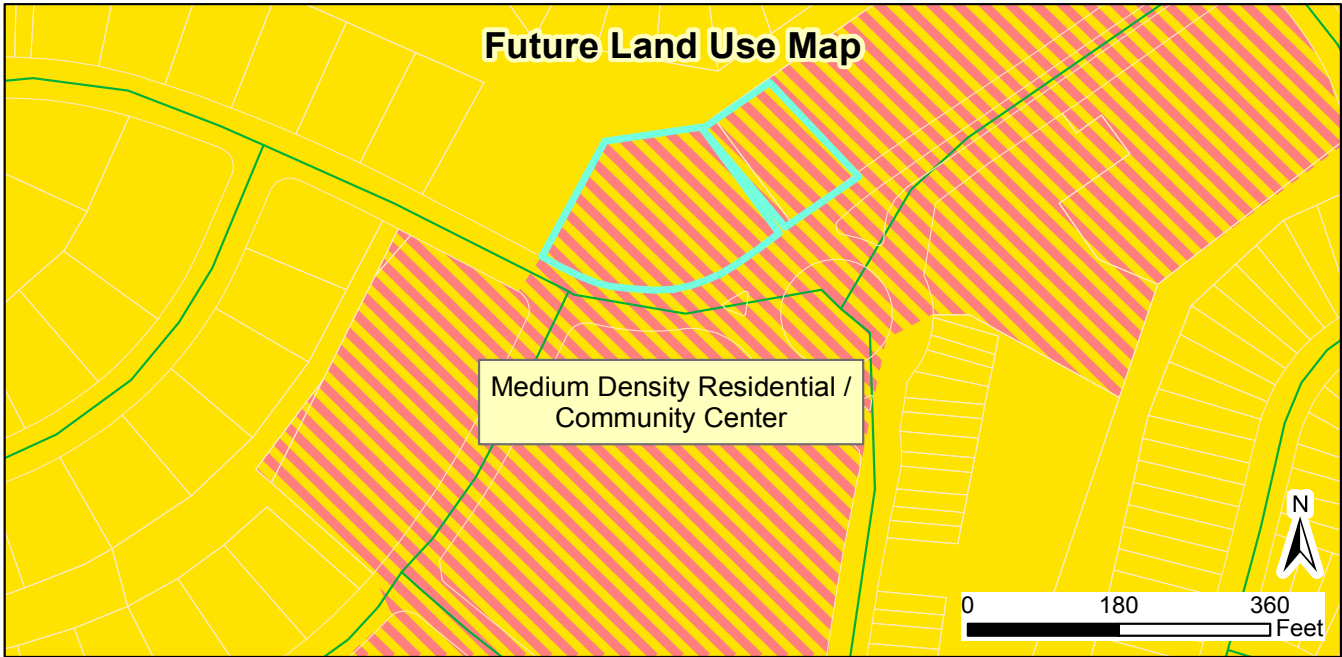
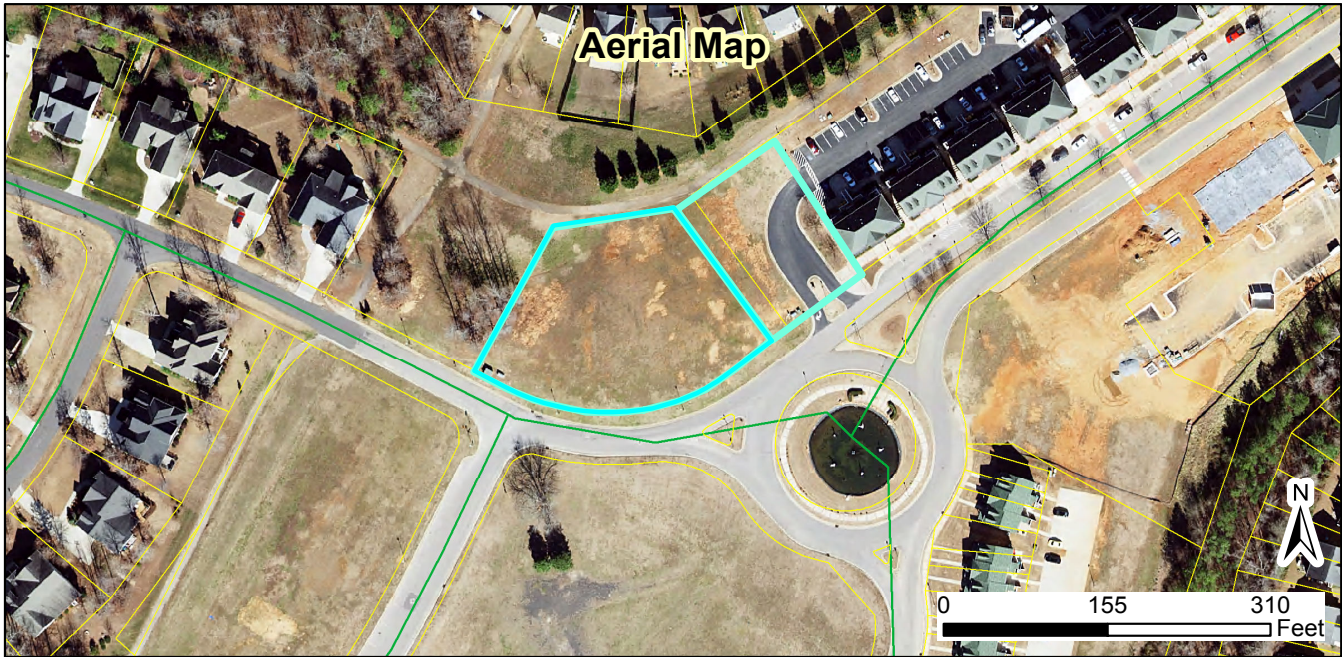
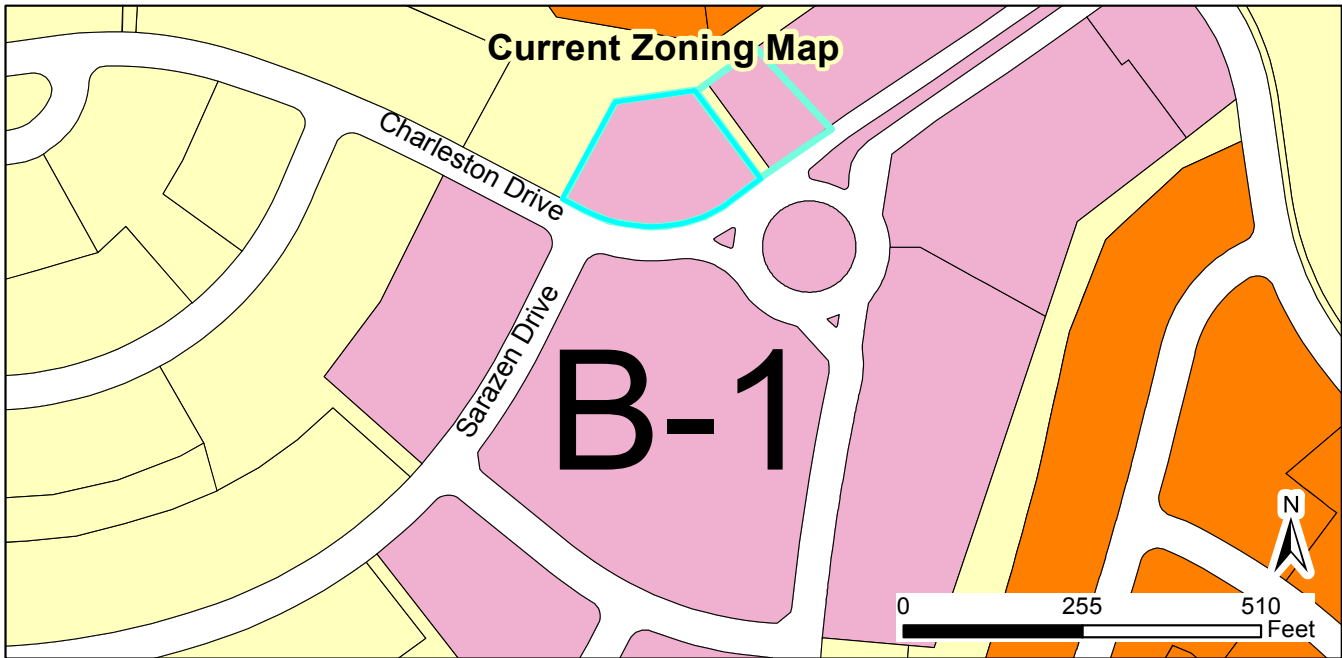
- The Planning Board shall make a final decision regarding Major Site Plans.

RECOMMENDATION:

- Staff recommends approval of the Major Site Plan request.
-

ATTACHMENTS:

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



Request:
2020-79-SP, RAC Tract B2, to develop a retail / residential development.

Applicant: RiverWild, LLC
Property Owners: RWAC Rental VI, LLC and FSC III, LLC
Tag #: 16I02009E & 16I02009D (partial)

Staff Report Map



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2020\2020-76-SP Riverwood Athletic Club - Tract B2\Staff Report Map\2020-76-SP_RAC Tract B2_Staff Report Map.mxd

Legend

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

07/16/2020
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.