



Town of Clayton
Town of Clayton Planning Board Agenda
Tuesday, December 17, 2019 @ 6:00 PM
Town Council Chambers

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. [Clayton Planning Board - 25 Nov 2019 - Draft Minutes](#)

POTENTIAL ACTION: Approve / Deny November 25, 2019 Planning Board Minutes

4. PUBLIC HEARINGS

5. NEW BUSINESS

- a. 2019-155-SP Johnston County YMCA Major Site Plan
Tag #: 05G03008B
Location: Located off Amelia Church Road
[Application - 2019-155-SP - Johnston County YMCA](#)
[Owner's Consent Form - 2019-155-SP - Johnston County YMCA](#)
[Neighborhood Meeting Materials - 2019-155-SP - Johnston County YMCA Site Plan](#)
[Stormwater Management Statement - 2019-155-SP - Johnston County YMCA](#)
[TRC Certification Letter 2019-155-SP YMCA](#)
[Site plan - 2019-155-SP - Johnston County YMCA site plan](#)
[Staff Report - 2019-155-SP - Johnston County YMCA Site Plan](#)
[Staff Report Map - 2019-155-SP - Johnston YMCA Major Site Plan](#)

POTENTIAL ACTION: Approve/Deny 2019-155-SP Johnston County YMCA Major Site Plan

- b. 2019-194-SP Ironwood Developers Major Site Plan
Tag #: 05105017H
Location: Off US Hwy 70 Bus, North of Powhatan Road
[Application - 2019-194-SP - Ironwood Developers](#)
[Neighborhood Meeting Materials - 2019-194-SP - Ironwood Development](#)
[Alternative Parking Plan - 2019-194-SP - Ironwood Developers](#)
[TRC Certification Letter 2019-194-SP Ironwood Developers](#)
[Site Plan - 2019-194-SP Ironwood](#)
[Staff Report - 2019-194-SP - Ironwood Developers Major Site Plan](#)
[Staff Report Map - 2019-194-SP - Ironwood Developers](#)

POTENTIAL ACTION: Approve / Deny 2019-194-SP Ironwood
Developers Major Site Plan

c. 2019-243-OA Access & Sidewalk Ordinance Amendment

[Application - 2019-243-OA - Access - Sidewalk](#)

[Final - Strikethrough Copy - 2019-243-OA - Access & Sidewalk](#)

[Final - Clean Copy - 2019-243-OA - Access Sidewalk Ordinance Amendment](#)

[Staff Report - 2019-243-OA - 155.400 Ordinance Amendment](#)

POTENTIAL ACTION: Approve / Deny 2019-243-OA - Access &
Sidewalk Ordinance Amendment

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN



**Town of Clayton
Planning Board Minutes
November 25, 2019 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Andria Merritt
Ross Benson
Stephen Powers
James Lipscomb
Bob Ahlert
Frank Price
James Moore
George "Bucky" Coats

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Planner
Jeff Caines, Planner
Chrissy Freeman, Clerk to the Board
Merrick Parrot, Town Attorney
Bob Satterfield, Council Member

MEMBERS ABSENT:

Marty Bizzell

1 CALL TO ORDER

- a) The meeting was called to order at 5:59 p.m.

Planning Board Member Marty Bizzell was absent from the meeting.

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

- a) Approval of October 28, 2019 Planning Board Minutes

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

4 PUBLIC HEARINGS

- a) 2019-161-CUP Clayton Storage Conditional Use Permit
NC PIN: 165915-62-2628 / 165915-62-4541
Tag #: 05E99018Y / 0525003B
Location: Off US Hwy 70 Bus

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

Planner Haley Hogg presented his item. This is a continuation of Clayton

Storage Conditional Use Permit from last month's meeting and is also running concurrently with Major Site Plan 2019-162. The request to allow the use of Self-Storage facility and three more portable storage buildings that will total 3400 square feet and add 20 more units. The property is located off Highway 70 and is adjacent from Clayton Crossing and Meineke. The existing building is 12,038 square feet and 65 units. The new building will add 3400 square feet and total of 20 units. This property is located in a flood zone. The outdoor storage is subject to an associated special use permit (2019-183-SUP). The new building will match the existing buildings. The proposed use is consistent with the Comprehensive Plan 2040 and Surrounding Land Uses. If approved, there are recommended conditions from staff noted in the staff report. There were no questions for staff.

The applicant Gary Walston with BNK Engineering was present. He had information packets to give to the Planning board. The client hired a company to do a flood study. They held a meeting at the Clayton Center last Thursday night with the concerned neighbors to go over the additional information. He showed a slide that showed a much clearer picture of how the width access drive will be laid out. This will be 22 feet and will be paved. The grading will not be changed with the paving. The next slide showed the stormwater plan. They enlarged the area of the direction of the flow that runs through the parking lot. Robbie Bell from BNK and Cliff Minsley were also available for questions. Planning Board Member Andria Merritt asked if the neighbors have been provided this new information and did they have comments on this? There was some concern of where the water would go. Ms. Merritt also asked about the increase of flooding, and what were the neighbor's reactions to that? At the meeting, they summarized that the flooding would not increase in this area. Additional speakers needed to be sworn in and Clerk to the Board gave the affirmation to the two additional applicants/citizen. Developer Cliff Minsley stated he sat with some of the concerned property owners. He understands the point that is trying to made, this project will cause a run off but in a controlled manner. It will be collected and directed towards the storm device and provide the control of the flow. The flood report states the site is small and does have an impact, but at a minimal. They hired the flood representative to be present, but is not present at the time. Mr. Minsely was available to answer any questions from the Board and from the neighbors. There were no questions.

Benny Fussell, member of Clayton Crossings representing the neighbors was present. He met with the developer and engineers. They did not get to look at the flood report before today. They requested the pond to be enlarged, which looks like the applicant has done that on the drawings. Robbie Bell with BNK, stated one year 24 hour storm is compliant, meets town requirement. It is a wet pond and provides treatment for nitrogen and release of the water. Mr. Fussell continued and stated that if we do get a heavy rain it will still flood. The initial study that was presented last meeting stated the flow of water would double and the current study states minimal flooding. The issue is the flooding that comes from the north. The only other concern was the screening adjacent to the Clayton Crossing far right corner, property is up against a stormwater and utility easement, and this leaves minimal space for a screen. There were

no questions.

The Board read through the Findings of Facts.

ACTION: Approve the request with conditions as outlined in the staff report.

Motion: Board Member Lipscomb

Second: Board Member Price

Vote: Unanimous

- b) 2019-162-SP Clayton Storage Major Site Plan
NC PIN: 165915-62-2628 / 165915-62-4541
Tag #: 05E99018Y / 0525003B
Location: Off US Hwy 70 Bus

This request is running concurrently with 2019-161-CUP.

ACTION: Approve the request.

Motion: Board Member Coats

Second: Board Member Price

Vote: Unanimous

5 NEW BUSINESS

- a) 2019-104-SP Edwards Electronic System Ph. 2 Major Site Plan
NC PIN: 167700-49-5090
Tag #: 05I05019U
Location: Off Powhatan Rd.

Planner Haley Hogg presented this item. The applicant is requesting approval to develop a new 6,011 square foot warehouse/office building. The building will be Phase 2 of Edwards Electronic Systems which currently has an existing building on site. The property is zoned Industrial-Light (I-1) and the proposed site plan meets all requirements for setbacks and impervious surface coverage. The new building will share a parking lot with the existing building and will utilize an existing driveway off Powhatan Road for access. The property is currently in the Town's ETJ. The applicant will be applying for an annexation into Town Limits. This request is consistent with Comprehensive Plan 2040 and meets all requirements of the Unified Development Code. Staff recommends approval. There were no questions for staff.

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

ACTION: Approve the request.

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

- b) 2019-229-RZ JAK Holdings Rezoning
NC PIN: 165907-58-2949
Tag #: 05G01015A
Location: Northwestern corner of Shotwell Rd. / Old US Hwy 70 Intersection

Planner Haley Hogg presented this item. The applicant is requesting to rezone from Residential Estate (R-E) to Highway-Business (B-3). There is currently a single family residence on the site and is located at the northwestern corner of the intersection of Shotwell Road and Old US Hwy 70. Staff supports the rezoning due to the consistency of the surrounding parcels. The southern and southeastern corner parcels at the intersection are both already zoned commercial districts (B-2 and B-3). The request is consistent with the Comprehensive Plan 2040. Staff recommends approval. There were no questions for staff.

The applicant Andy Phillips was present and available for questions. He stated the company has had rapid growth and would like to stay in Clayton. They currently lease a space across the street. There were no questions for the applicant.

ACTION: Recommend approval to Town Council

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

- c) 2019-40-PDD Buckhorn Branch Planned Development Rezoning
NC PIN: 166811-55-8386 / 166800-54-8289 / 166800-64-8874
Tag #: 05H03010 / 05H03197D / 05H03009
Location: Off US Hwy 70 Bus, Iris Street and Wildwood Drive

Planner Haley Hogg presented this item. The request to rezone from r-e to PD-R. The property size is 84.73 acres and is currently vacant. The master plan request 324 residential units including townhomes and single family dwellings. The site plan is still under review by town staff. This request is inconsistent with future land use map designation. Staff does support rezoning due to proximity to us hwy 70 bus. This is consistent with Comp Plan 2040. There were no questions for staff.

The applicant, Sam Weathers attorney was present. Ryan Fischer, engineer was present and available for questions. Bucky Coats asked if the project included Iris and Wildwood. The main entrance would be where wildwood is. The roads would be paved. There were no further questions.

Board Member Coats is not in favor to moving this to Town Council. He is concerned over the roads and entrance would not support the traffic. Moving

this to a higher density, we already have overcrowded schools. This is not consistent with the Comprehensive Plan 2040. Haley Hogg stated that this would be medium density.

Motion: Board Member Lipscomb
Second: Board Member Merrit
Vote: Motion Passes Vote 7-1 (Opposed: Coats)

- d) 2019-230-RZ Grand Plaza Rezoning
NC PIN: 164900-97-1724
Tag #: 05G01201C
Location: 13025 US Hwy 70 Business

Planner Jeff Caines presented this item. The applicant is requesting to rezone from Special Use District (B-3-SUD) to Highway Business (B-3). The B-3 zoning district allows for opportunities for offices, service uses, and business retailing durable and convenience goods for the community as a whole. The applicant is requesting the removal of the SUD in order to accommodate a chiropractic clinic in the building. The proposed rezoning would not affect the status and land uses of the existing businesses. This request is consistent with the Comprehensive Plan 2040 and the Surrounding Land Uses. Staff recommends approval. There were no questions.

The applicant David Stowe was present and available for questions. Mr. Powers asked about the spaces and the zoning will change on the entire building. The answer was yes, that is correct. There were no further questions for the applicant.

ACTION: Recommendation to Town Council to approve the request.

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

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Planning Director Samantha Wullenwaber stated the RFQ went out last week for the Unified Development Code rewrite and due December 4th. The top three top firms will be interviewed on December 6th, for a panel process and negotiate a contract to begin in January.

James Lipscomb asked about a background with Buckhorn Branch project and where they are in the process as the Planning Board had a lot of questions on the density. He asked if this is something we can we start looking at before a developer goes out and spends time on. Mrs. Wullenwaber stated they will have to go through major subdivision process through Town Council and this has been in process for about eight months. Rezoning's can be requested without stating what the applicant would like to do.

7 ADJOURN

a)

With there being nothing further the meeting was adjourned at 7:15 pm

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

Robert J. Alert, Chair

ATTEST:

Chrissy Freeman, Clerk to the Board



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: Johnston County YMCA **Date:** 7/19/19

Applicant Name: YMCA of the Triangle

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: 7/17/19
- [☒] 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
- [N/A] 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 |
| [N/A] 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: Johnston County YMCA

Acreage of Property: 19.98 Zoning District: O-I

County Tag #: 05G03008B NC Pin #: 165803-04-8891

Address/Location: Amelia Church Rd. Clayton NC

Existing Use: Farm Field / Wooded Proposed Use: Soccer Fields

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: YMCA of the Triangle

Mailing Address: 801 Corporate Center Drive, Suite 200

Phone Number: 919-719-9622 Fax: N/A

Contact Person: Tim Carr

Email Address: Tim.Carr@YMCATriangle.org

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: YMCA of the Triangle Area, Inc.

Mailing Address: 801 Corporate Center Drive, Suite 200

Phone Number: 919-719-9622 **Fax:** N/A

Email Address: Tim.Carr@YMCATriangle.org

EXPLANATION OF PROJECT

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

The proposed site will consist of 4 soccer fields and a 40' x 85' open shelter with bathroom facilities.

The site will have an entry drive and 164 parking spaces including 6 handicap spaces.

[illegible]

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.
☐	N/A	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.

Tim Carr

 Print Name



 Signature of Applicant

22 JUL 19

 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: Johnston County YMCA Address or PIN #: 165803-04-8891

AGENT/APPLICANT INFORMATION:

Stocks Engineering

(Name - type, print clearly)

801 E Washington St

(Address)

Nashville, NC 27856

(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 Application

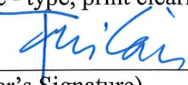
Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

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

OWNER AUTHORIZATION:

YMCA of the Triangle Area, Inc. - Tim Carr

(Name - type, print clearly)



(Owner's Signature)

801 Corporate Center Drive, Suite 200

(Address)

Raleigh, NC 27607

(City, State, Zip)

STATE OF

North Carolina

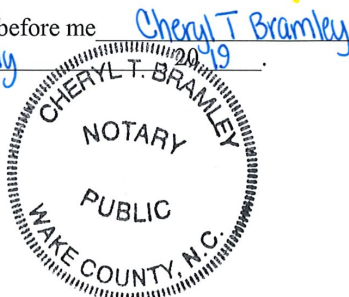
COUNTY OF

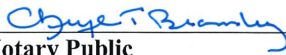
Wake

Sworn and subscribed before me the 23 day of July, 2019, a Notary Public for the above State and County, this

SEAL

April 2019




Notary Public

My Commission
Expires:

21 October 2023

15 of 15

Emailed to reschedule meeting at least 10 days prior to hearing. LB



September 6th, 2019

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.

Meeting Date: September 18th, 2019 Time: 6:00 PM
Location: Clayton Chamber of Commerce (301 E Main St, Clayton, NC 27520)

Type of Application: Major Site Plan Application
Property Address: Amelia Church Rd. (800 LF South of NC 42) PIN: 165803-04-8891
Description: Johnston County YMCA is planning to construct 4 soccer fields and a shelter with bathroom facilities along with parking and an access drive.

Upcoming public meetings for this application: Planning Board - September 23rd, 2019

The following will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project application.
2. A schedule of all upcoming public meetings for the application.
3. A map to scale that shows the proposed project development and neighboring properties and roads.

A map is enclosed with this letter showing the location of the property that is subject to this application for development proposal.

If you have any questions prior to or after this meeting, you may contact Stocks Engineering at 252.459.8196. You may also contact the Planning Department at 919-553-5002.

Sincerely,
Stocks Engineering, P.A.

Ethan Averette

Cc: Town of Clayton Planning Department

ADJACENT PROPERTY OWNERS LIST

Project Name: Johnston County YMCA

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
165801-05-5423	Amelia Station LLC	3520 Piedmont Rd NE Suite 410, Atlanta GA 30305
165801-15-4747	Kirby & Lori Johnson	12232 US 70 BUS Hwy W, Clayton NC 27520
165803-24-3257	Frances B Parrish	377 Short Johnson Rd, Clayton NC 27520
165803-04-4437	Erwin & Florence Hockaday	2177 Amelia Church Rd, Clayton NC 27520
165801-15-2148	Ricky & Pamela Blackmon	220 Short Johnson Rd, Clayton NC 27520
164800-94-8244	Janiffa Allen Revocable Trust	217 Corbett Rd, Clayton NC 27520
164800-95-7316	Joel Williams	1306 Walnut St, Cary NC 27511
165803-13-1039	Kimberly Henderson & Connie Nance	105 Lucas Ln, Hubert NC 28539
165801-05-8096	Kathy & Harry Siebert	200 Short Johnson Rd, Clayton NC 27520
164800-94-8820	DWB Properties LLC	PO BOX 324, Garner NC 27529
165801-15-7790	Faye Boyette & Ann Robinson	6225 Covered Bridge Rd, Clayton NC 27527
165801-15-0291	Richard & Maria Collazo	4690 Barber Mill Rd, Clayton NC 27520
165801-15-2514	Katie Johnson	151 Short Johnson Rd, Clayton NC 27520

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Johnston County YMCA Major Site Plan Date of Mailing: 9/6/19

Date of Meeting: 9/18/19 Time of Meeting: 6:00 PM

Location of Meeting: Clayton Chamber of Commerce

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: Ethan Averette 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.*

There were two neighboring residents present at the meeting, Mrs. Jennifer Allen and Mrs. Rebekah Siebert. Mrs. Allen asked about lighting on the fields and Melissa with the YMCA informed her that there will be no lights installed. No lighting also means that there will be no programming after dark which was also a concern of both neighbors. Mrs. Siebert asked about screening and buffering adjacent to her property to the north. We showed her the proposed landscaping plan with the 15' class B buffer that would sufficiently screen her property from the fields. I let her know that I would send her the final landscaping plan when the landscape architect has completed it. Both neighbors were happy with the plans they got to see and with our answers to their questions.

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

January 2019

Received By:
Town of Clayton
9/19/19

14 of 15

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Johnston County YMCA

Application: Major Site Plan

Location/Date: Clayton Chamber of Commerce

	NAME	ADDRESS
1	Triffa Allen	Corbett Rd Clayton NC
2	Rebekkah Siebert	200 Short Johnson Rd Clayton, NC
3		rsiebert@yahoo.com harrysiebert@nc.rr.com
4		
5		
6	Melissa Oliver	795 Rivenwood Dr. Clayton NC
7	TIM CARR	8-1 CORP CTR DR. RALEIGH (Y-OFFICES)
8	Ethan Averette	801 E Washington St. Nashville, NC
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Final
Handsigning



August 1st 2019

Town of Clayton
Planning Department
111 E. Second St, PO Box 879
Clayton, NC 27528

Johnston County YMCA Stormwater Management Statement

This project will consist of 4 soccer fields with a shelter and parking located on Amelia Church Road just below the intersection of NC 42 in Clayton, NC. The total site area is 19.98 Ac. The site currently consists of 14.68 Ac of wooded area and 5.30 Ac of cropland.

The proposed YMCA development will disturb 11.90 Ac. which will clear the previously used cropland and an additional 6.60 Ac. of wooded land. Approximately 8.08 Ac. of land will remain wooded. The pre-development peak runoff is 35.41 cfs for the 2 yr. / 24 hour storm. The post development peak runoff is 38.87 cfs which is a 9.77% increase in runoff. The post development Nitrogen loading is 3.04 lbs/ac/yr.

Since the peak runoff increase for the site is 9.77% and the Nitrogen loading is below 3.6 lbs/ac/yr no stormwater measures are required for this site at this time.

If you have any further questions, please contact Stocks Engineering at (252)-459-8196.
Thanks!

Sincerely,
Stocks Engineering, P.A.

A handwritten signature in blue ink, appearing to read "Etha Aneth", is written over the typed name.



TOWN OF CLAYTON STORMWATER MANAGEMENT PLAN PERMIT APPLICATION

This application accompanies the project plans identified below and is intended to provide the information for determining compliance with Town of Clayton Stormwater Ordinance and Stormwater Design Manual for both Neuse River Basin Stormwater Nutrient Reduction and Peak Flow Attenuation requirements.

SECTION 1: PROJECT INFORMATION

Project Name: Johnston County YMCA Date: 7/29/19
Site Address: Amelia Church Rd. Pin No: 165803-04-8891
Owner/Developer: YMCA of the Triangle
Mailing Address: 801 Corporate Center Drive, Suite 200 Tel: 919-719-9622
Raleigh, NC 27607 Fax: N/A
Email Address: Tim.Carr@YMCATriangle.org

SECTION 2: GENERAL INFORMATION

Type of Development: ☒ New ☐ Redevelopment
☐ Residential ☐ Multifamily
☐ Commercial ☐ Industrial
☐ Vested Project? (site approved before Ordinance date)

SECTION 3: SITE SPECIFIC INFORMATION

Total Acres Disturbed: 11.90 Ac.

For New Development:

Existing Impervious: 0 Ac. or 0 % Impervious
Proposed Impervious: 2.08 Ac. or 10.4 % Impervious

For Redevelopment: N/A Sf (pre) Sf (post)
% Increase (exempt from peak & nutrient management if less than 10%)

Peak Flow:

Pre-development for Site: 35.41 cfs
Post-development for Site: 38.87 cfs 9.77 % Increase/Decrease

Nitrogen Loading: 3.04 lbs/ac/yr or lbs/yr

If greater than >3.6 lbs/ac/yr, then perform a combination of the following:

 Install BMP(s) # of BMPs
 Offset Payment Fee to EEP

SECTION 4: DOCUMENTATION

- (2) copies of Stormwater Management Plan
- (2) copies of Stormwater Calculation
- (2) copies of Stormwater Inspections and Maintenance Agreement & Plan
- (1) copy of all other documents (i.e., NCDENR Permits, Soil Map, USGS Map, etc.)
- (1) copy of receipt from EEP for payment (if applicable)

SECTION 5: PERMITTEE

Submitted By: Stocks Engineering Date: 7/29/19
Address: 801 E Washington St.
Nashville, NC 27856
Contact Person: Ethan Averette Tel: 252-459-8196
Email: eaverette@stocksengineering.com Fax:
Signature: 

P.O. BOX 879 * CLAYTON * NORTH CAROLINA * 27528 * (919) 553-5002 * FAX (919) 553-0719

CURVE NUMBERS

TOTAL SITE AREA: 19.98 Ac.

PRE-DEVELOPMENT

5.30 Ac FARM FIELD (STRAIGHT ROW CROP) CN=87

14.68 Ac. WOODED (FAIR COND.) CN = 73

$$\frac{(5.30 \times 87) + (14.68 \times 73)}{19.98 \text{ Ac.}} = \boxed{74.23 \text{ CN}}$$

POST-DEVELOPMENT

2.08 IMPERVIOUS SURFACE CN=98

9.82 OPEN SPACE (LAWN) CN=74

8.08 WOODED (FAIR COND.) CN=73

$$\frac{(2.08 \times 98) + (9.82 \times 74) + (8.08 \times 73)}{19.98 \text{ Ac.}}$$

$$= \boxed{76.09 \text{ CN}}$$

Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v12



Hydrograph Report

2

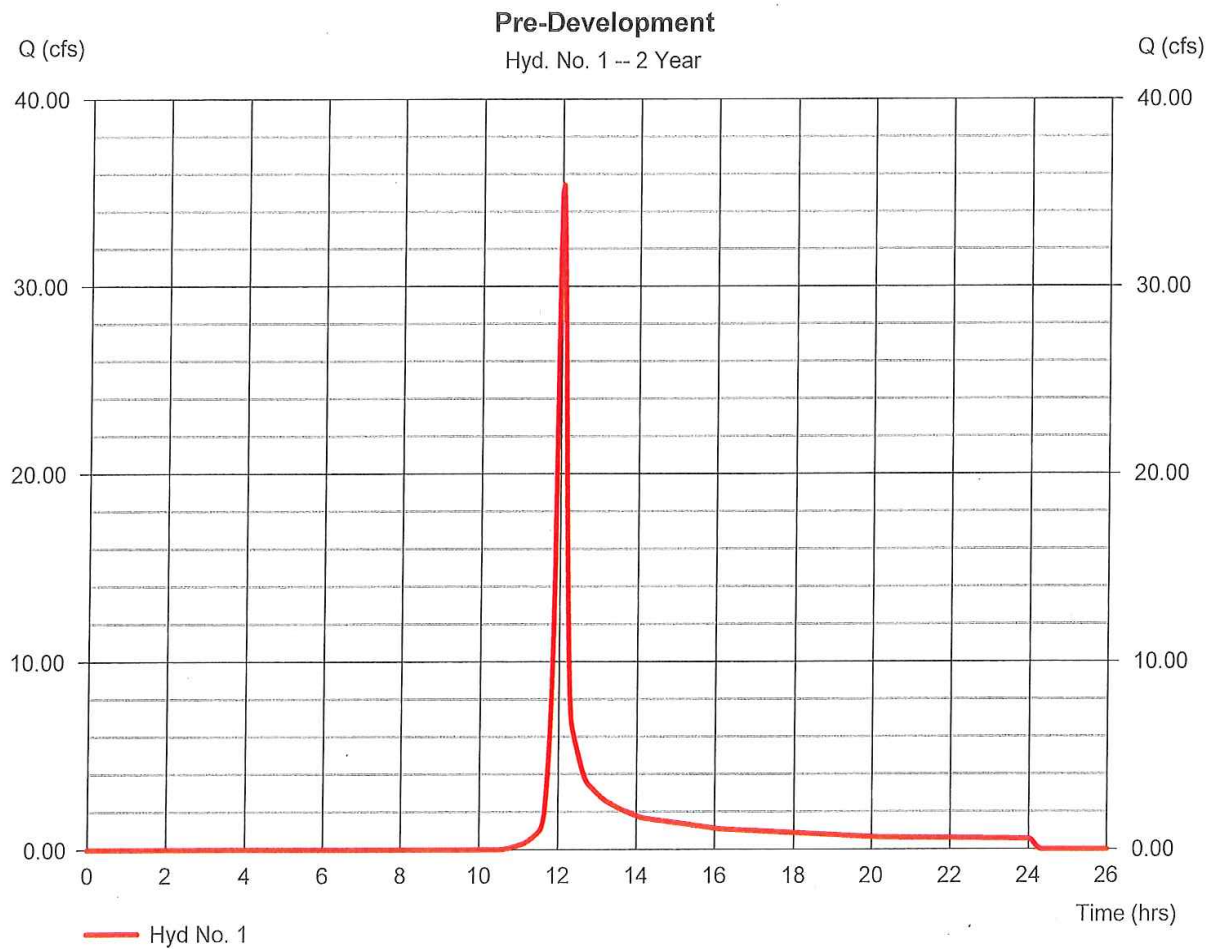
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v12

Monday, 07 / 29 / 2019

Hyd. No. 1

Pre-Development

Hydrograph type	= SCS Runoff	Peak discharge	= 35.41 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 93,654 cuft
Drainage area	= 19.980 ac	Curve number	= 74.2
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 3.50 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

3

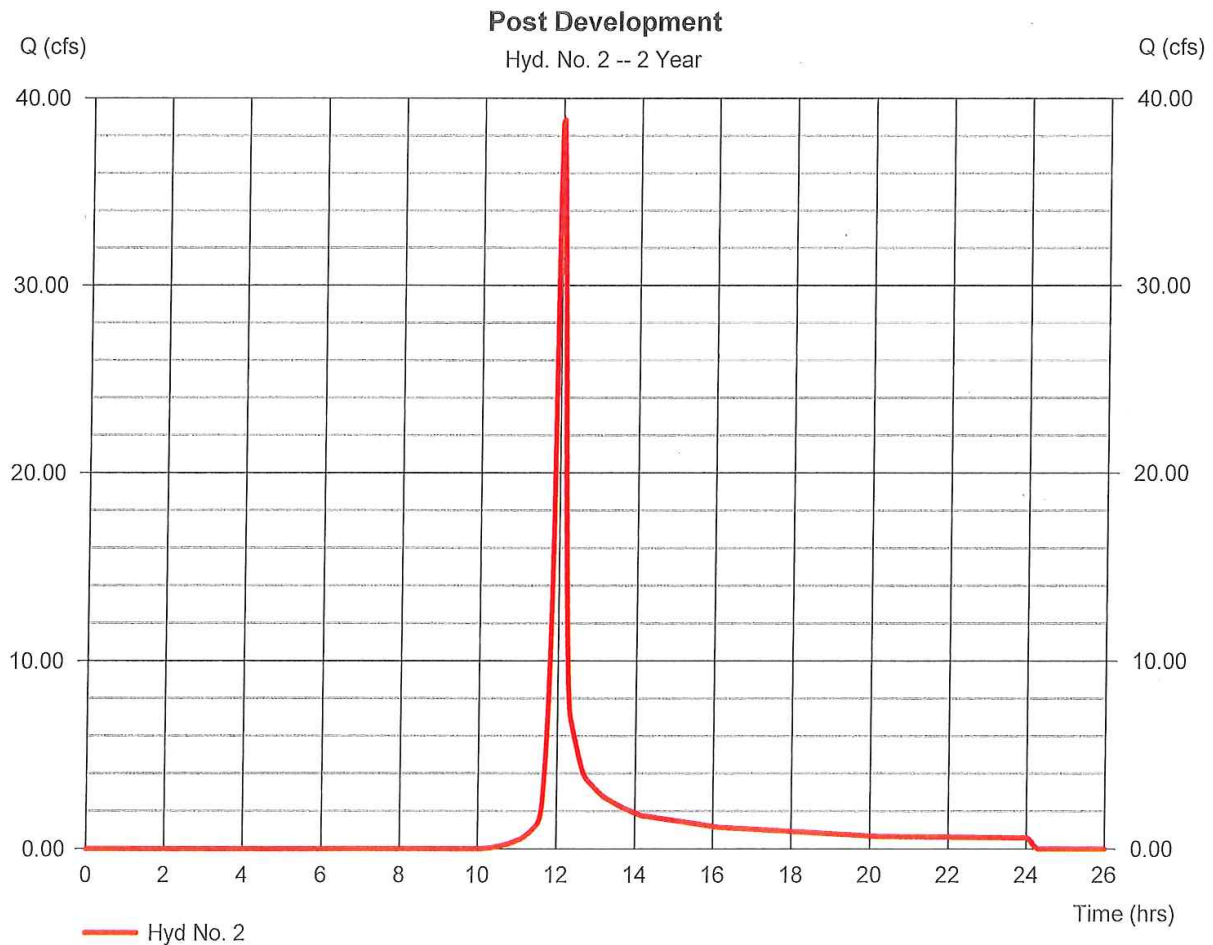
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v12

Monday, 07 / 29 / 2019

Hyd. No. 2

Post Development

Hydrograph type	=	SCS Runoff	Peak discharge	=	38.87 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.03 hrs
Time interval	=	2 min	Hyd. volume	=	102,117 cuft
Drainage area	=	19.980 ac	Curve number	=	76
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	3.50 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

4

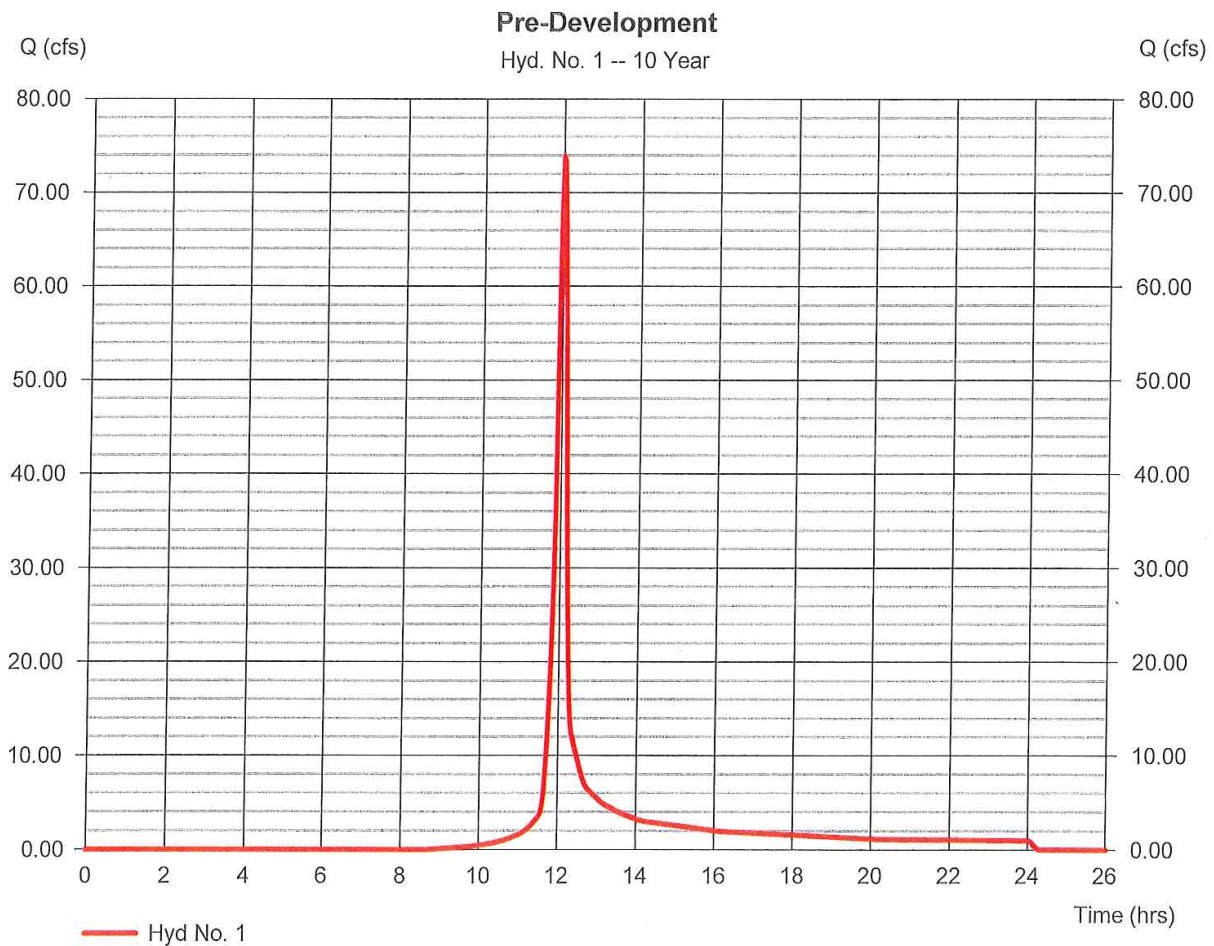
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v12

Monday, 07 / 29 / 2019

Hyd. No. 1

Pre-Development

Hydrograph type	=	SCS Runoff	Peak discharge	=	73.94 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	191,963 cuft
Drainage area	=	19.980 ac	Curve number	=	74.2
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	5.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

5

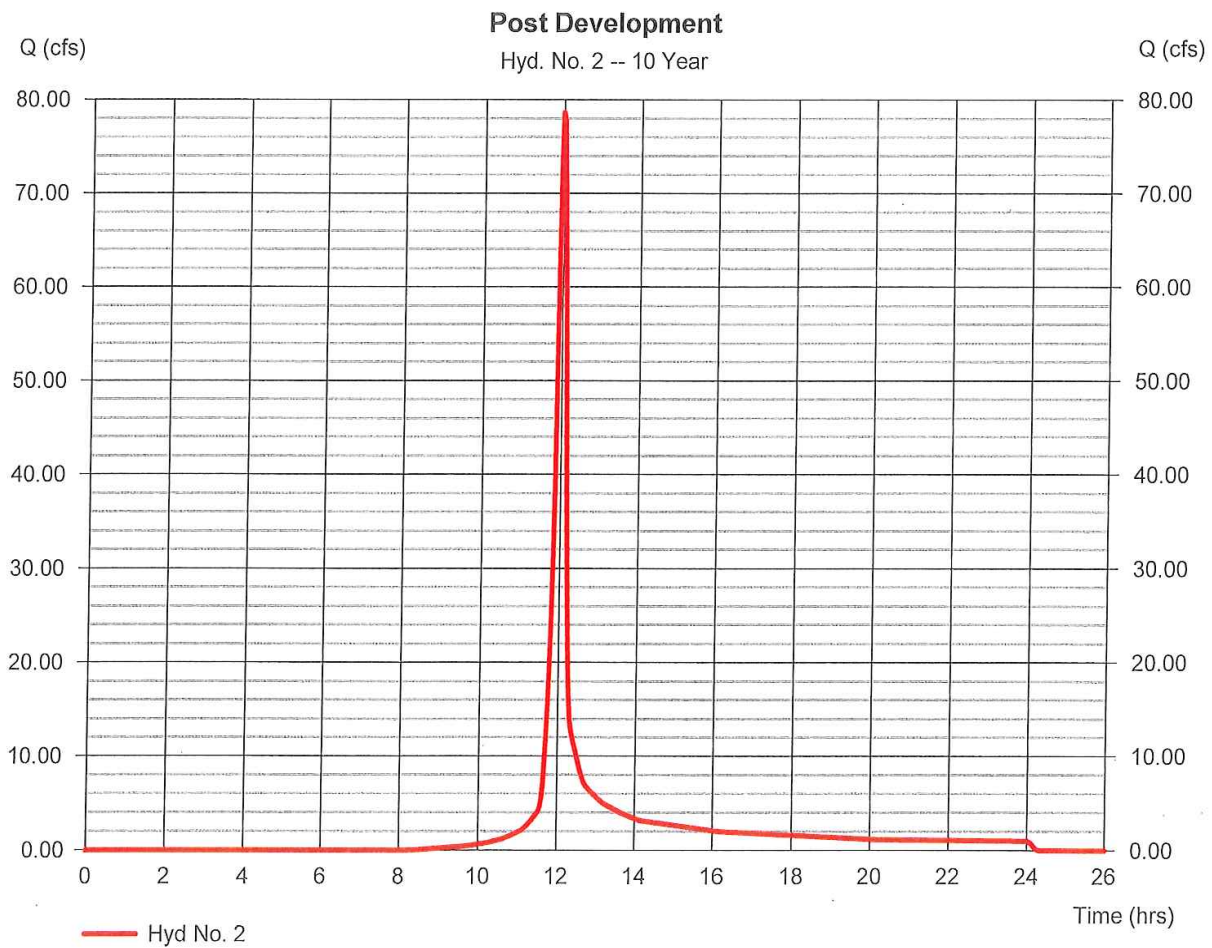
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v12

Monday, 07 / 29 / 2019

Hyd. No. 2

Post Development

Hydrograph type	=	SCS Runoff	Peak discharge	=	78.65 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	203,905 cuft
Drainage area	=	19.980 ac	Curve number	=	76
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	5.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Nutrient Calculation Worksheet (Post Development)

Project Name:

Johnston County YMCA

Date: July 29, 2019

Type of Land Cover	Area (acres)	TN Export Coeff. (lbs/ac/yr)	TN Export From Use (lbs/yr)
Permanently Protected Undisturbed Open Space (forest, unmown meadow, etc.)	8.08	0.6	4.848
Permanently Protected Managed Open Space (lawn, grass, landscaping, etc.)	9.82	1.2	11.784
Impervious surfaces	2.08	21.2	44.096
Totals	19.98	-	60.728

Post Development Total TN Export (lbs/ac/yr)

3.04

Nutrient Buydown (lbs/ac/yr)

0.00

Buydown Cost

\$0.00

(\$12.68/lb*Total TN Export*Total Acres*30 Years)



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

December 6, 2019

YMCA of the Triangle c/o Tim Carr
801 Corporate Center Drive, Suite 200
Tim.Carr@YMCATriangle.org

Re: 2019-155-SP Johnston County YMCA

Mr. Carr,

The project listed above has received Certification from the Technical Review Committee on December 6, 2019. The project will now proceed to the following meeting:

Planning Board: Tuesday December 17t, 2019 at 6:00pm

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

Department of Engineering Approval

Fire Inspector's Approval

Date

12/9/19

Date

12/9/19

Date

12-11-2019

Updated February 2019



MAJOR SITE PLAN

TOWN OF CLAYTON SECOND SUBMITTAL: SEPTEMBER 3RD, 2019
TOWN OF CLAYTON PROJECT NUMBER: 2019-155-SP



INDEX OF SHEETS

COVER	COVER SHEET
CE-01	EXISTING CONDITIONS SURVEY
CE-02	SITE and UTILITY PLAN
CE-03	GRADING and DRAINAGE PLAN
CE-04	EROSION CONTROL PLAN
CE-05	EROSION NOTES AND DETAILS
CE-06	EROSION CONTROL DETAILS
CE-07	LANDSCAPE PLAN
D-01	SITE DETAILS
D-02	SITE DETAILS
D-03	FIELD DETAILS
D-04	SITE NOTES

Owner/Developer:



YMCA OF THE TRIANGLE
801 CORPORATE CENTER DRIVE
SUITE 200
RALEIGH, N.C.
27607
(919) 719-9622

Contact: Tim Carr
Tim.Carr@YMCATriangle.org

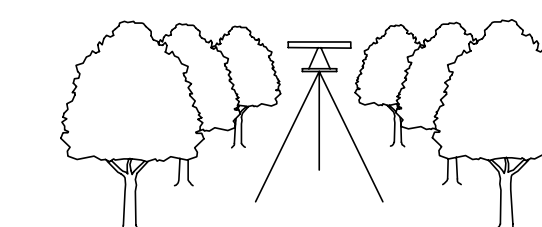
Civil Engineering:



*Contact: J. Michael Stocks, PE
mstocks@stocksengineering.com
License Number: 19843*

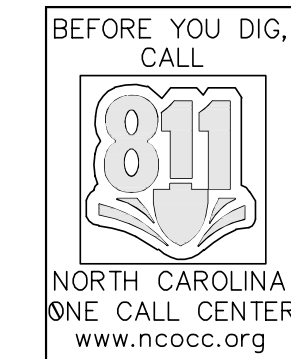
Surveyor:

TRUE LINE SURVEYING, P.C.



Contact: Curk Lane, PLS
curk@truelinesurveying.com
License Number: L-3990

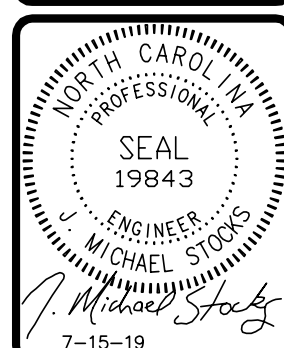
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com



BLN=C-1874



**JOHNSTON COUNTY YMCA
AMELIA CHURCH ROAD
CLAYTON, N.C.**

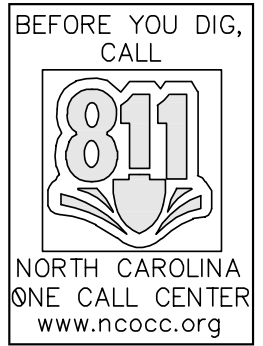
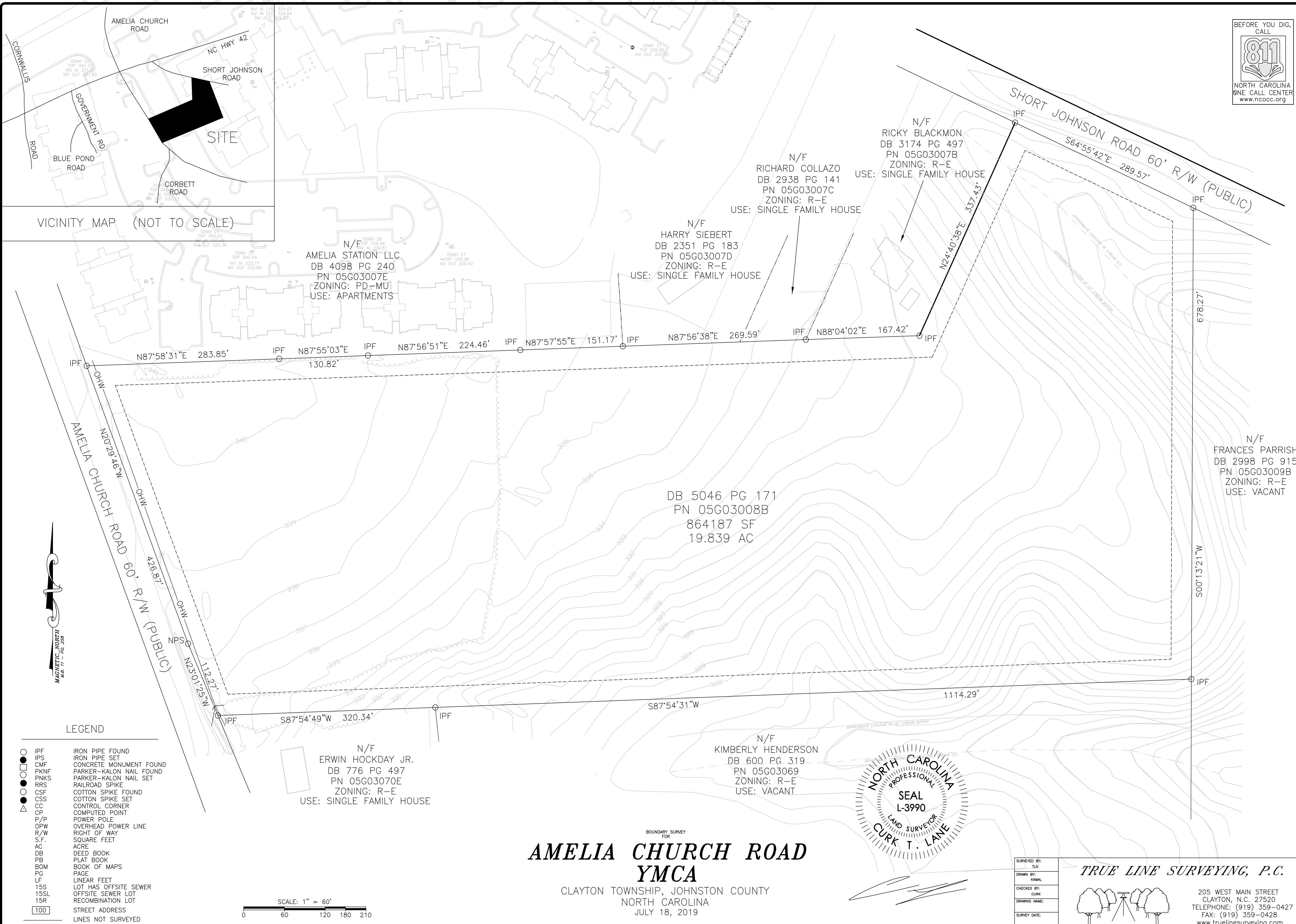


COVER

REVISIONS	
9/3/19 - CLAYTON TRC	
FILE NO. 2019-010	
HORZ. SCALE:	NONE
VERT. SCALE:	NONE

COVER

The city parks will be filled with boys and girls. They will play in the city's open parks. Zechariah 8:5 (ISV)



STOCKS
ENGINEERING

BLN-C-1874



JOHNSTON COUNTY YMCA
AMELIA CHURCH ROAD
CLAYTON, N.C.

EX. CONDITIONS
SURVEY

REVISIONS

FILE NO.: 2019-010
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A

CE-01

P.O. BOX 1108
NORTH CAROLINA
PHONE: (252) 455-8188

WWW.STOCKSENGINEERING.COM

80 EAST WASHINGTON STREET
RICHMOND, N.C. 28866

BLN-C-1874



JOHNSTON COUNTY YMCA
AMELIA CHURCH ROAD
CLAYTON, N.C.

EX. CONDITIONS
SURVEY

REVISIONS

FILE NO.: 2019-010
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A

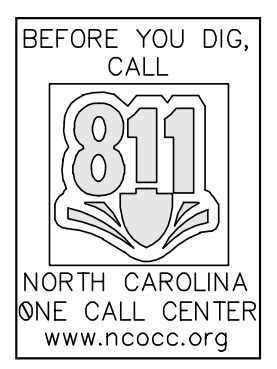
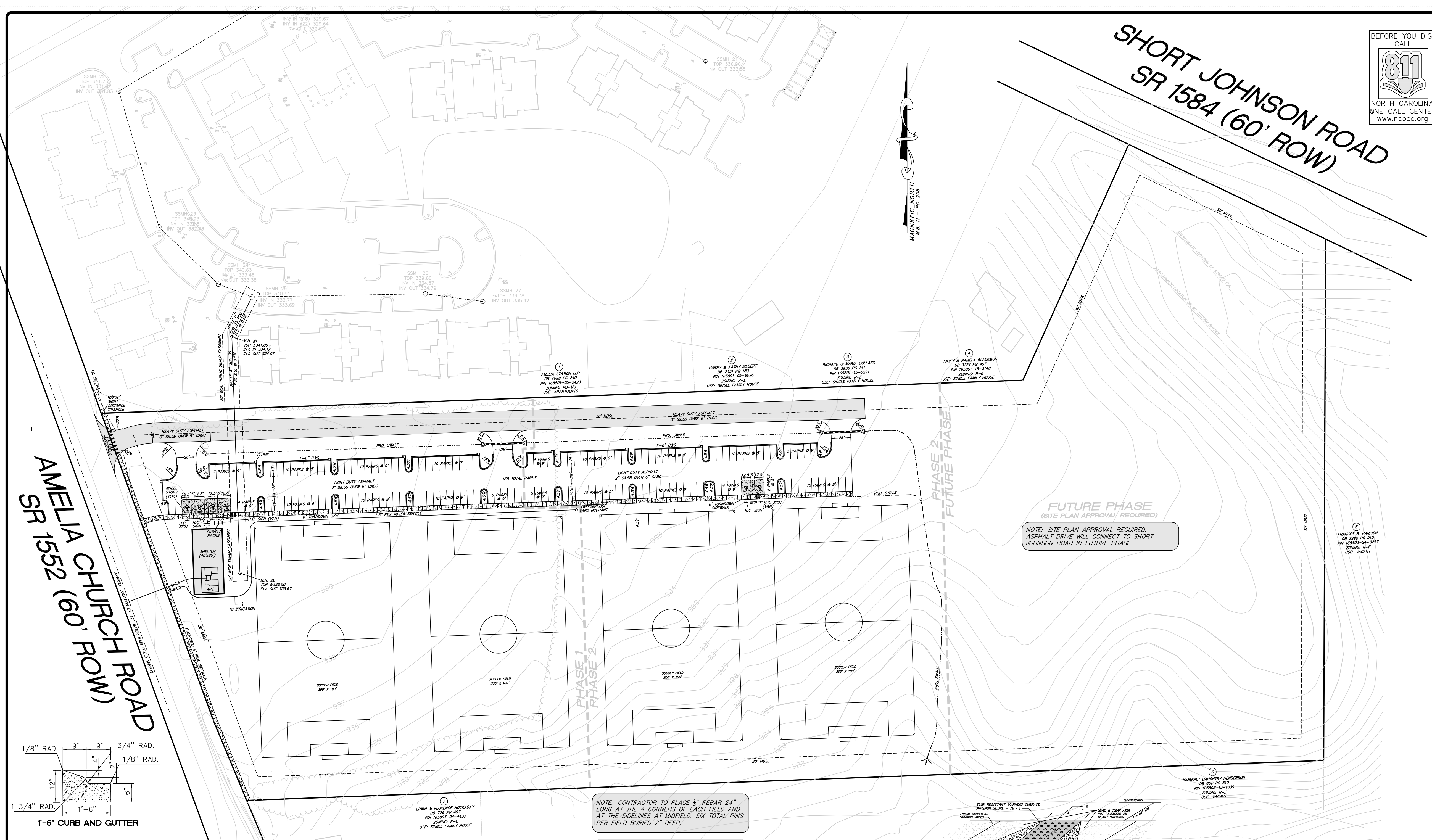
CE-01

C-1859

3448 001

THE CITY PARKS WILL BE FILLED WITH BOYS AND GIRLS. THEY WILL PLAY IN THE CITY'S OPEN PARKS. ZECHARIAH 8:5 (ISV)

Page 34 of 101

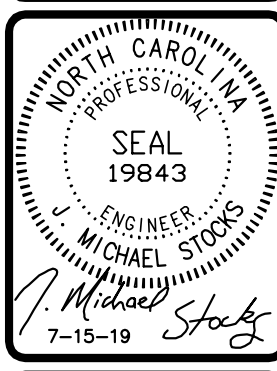


STOCKS ENGINEERING
801 EAST WASHINGTON STREET
WISHLAKE, N.C. 27586
PHONE: (252) 455-8188
WWW.STOCKSENGINEERING.COM

BLN-C-1874



JOHNSTON COUNTY YMCA
AMELIA CHURCH ROAD
CLAYTON, N.C.



SITE AND UTILITY PLAN

REVISIONS	
9/3/19	CLAYTON TRC
10/9/19	6" SIDEWALK
11/18/19	TOWN OF CLAYTON
12/5/19	CLAYTON C&G

FILE NO.: 2019-010
HORIZ. SCALE: 1"=40'
VERT. SCALE: N/A

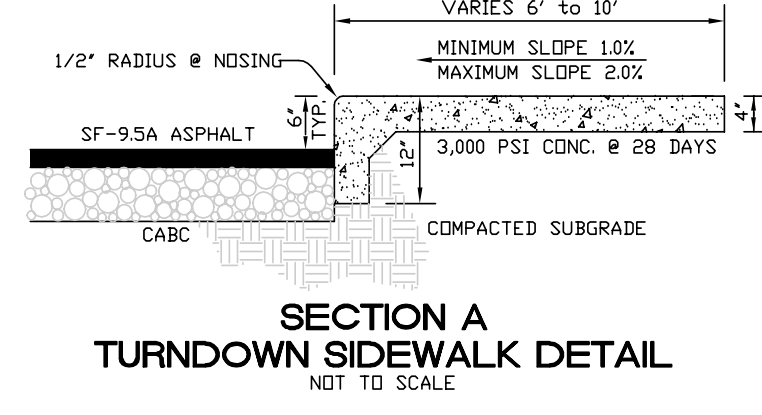
CE-02

SITE INFORMATION TABLE	
PROJECT NAME:	JOHNSTON COUNTY YMCA
LOCATION:	AMELIA CHURCH RD CLAYTON, N.C. 27520
COUNTY:	JOHNSTON COUNTY
PIN:	165803-04-8891
COUNTY TAG #:	05030088
TOTAL SITE ACREAGE:	19.83 AC. (864,106 SF)
ZONING:	C-1
OVERLAY DISTRICT:	NONE
EXISTING USE:	FARM FIELD/WOODED
PROPOSED USE:	FITNESS/RECREATION CENTER (SOCCER FIELDS)
TOTAL BUILDING SIZE:	40' X 85' SHELTER W/ 194 SF OFFICE 151 SF STORAGE/MECH. 359 SF RESTROOMS
BUILDING COVERAGE:	0.4%
EX. IMPERVIOUS AREA:	0 AC.
PRO. IMPERVIOUS AREA:	90,891 SF (10.4%)
LANDSCAPE AREA:	418,455 SF (48.1%)
DISTURBED AREA:	411.90 AC.
ELECTRIC PROVIDER:	DUKE ENERGY PROGRESS
WATER AND SEWER:	TOWN OF CLAYTON
BUILDING HEIGHT:	20' (MAX. 60')

BUILDING SETBACK REQUIRED:	
FRONT (STREET YARD):	30'
REAR (RESIDENTIAL):	30'
SIDE (INTERIOR):	30'
SIDE (INTERIOR RESIDENTIAL):	30'
SIDE STREET:	20'

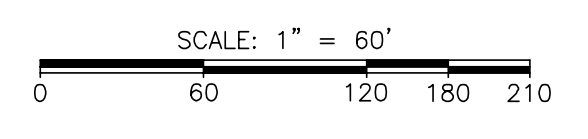
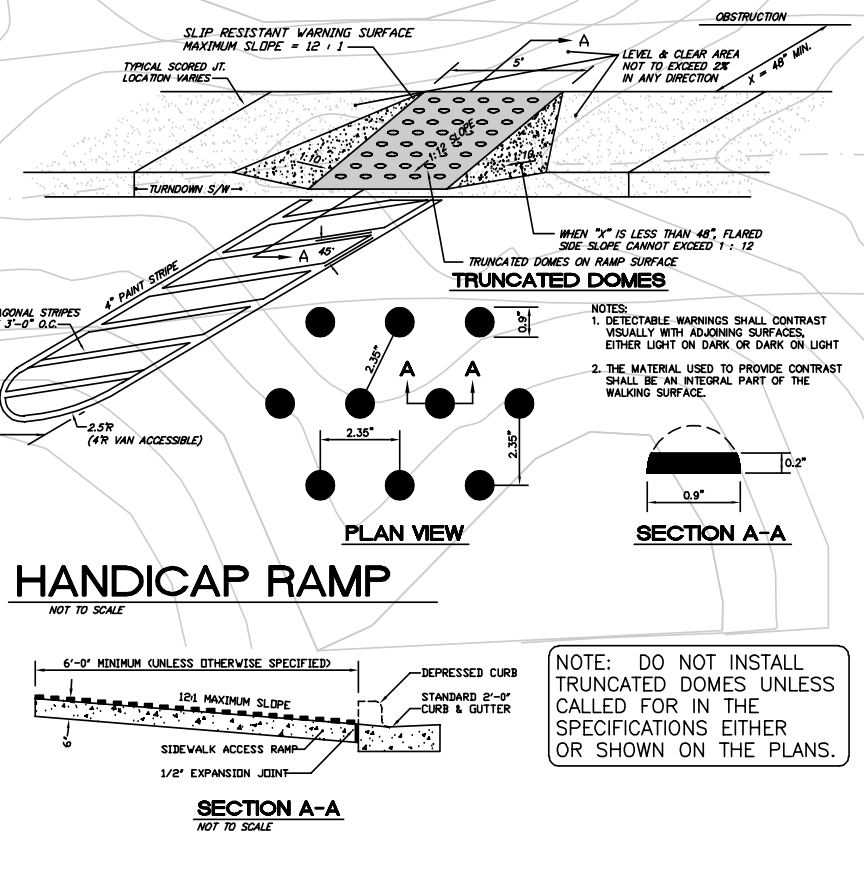
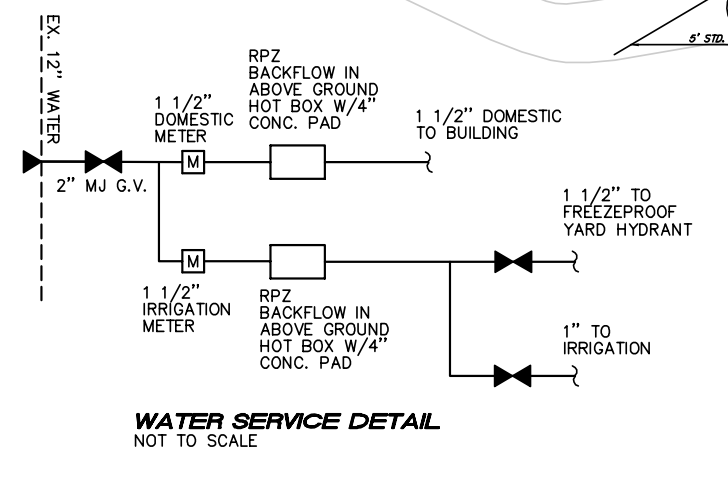
BUILDING SETBACK PROPOSED:	
FRONT (STREET YARD):	30'
REAR/SIDE (ABUTTING RESIDENTIAL):	30'

REQUIRED PARKING:	1 SPACE PER 200 SF FITNESS/RECREATION CENTER PLUS 1 PER 3 STADIUM SEATS
PARKING CALCULATION:	3400 SF / 200 = 17 SPACES 300 STADIUM SEATS / 3 = 100 SPACES = 117 PARKING SPACES REQUIRED
PARKING PROVIDED:	158
REGULAR 9x19'	
H.C. (REGULAR)	4
H.C. (VAN ACCESSIBLE)	2
TOTAL PROVIDED:	164
BICYCLE PARKS:	1 BAY PER 50 CAR SPACES = 3 BAYS
PRO. WASTEWATER ALLOCATION (PARK W/ RESTROOM FACILITIES):	250 GPD PER FIXTURE 250 GPD X 8 FIXTURES = 2,000 GPD

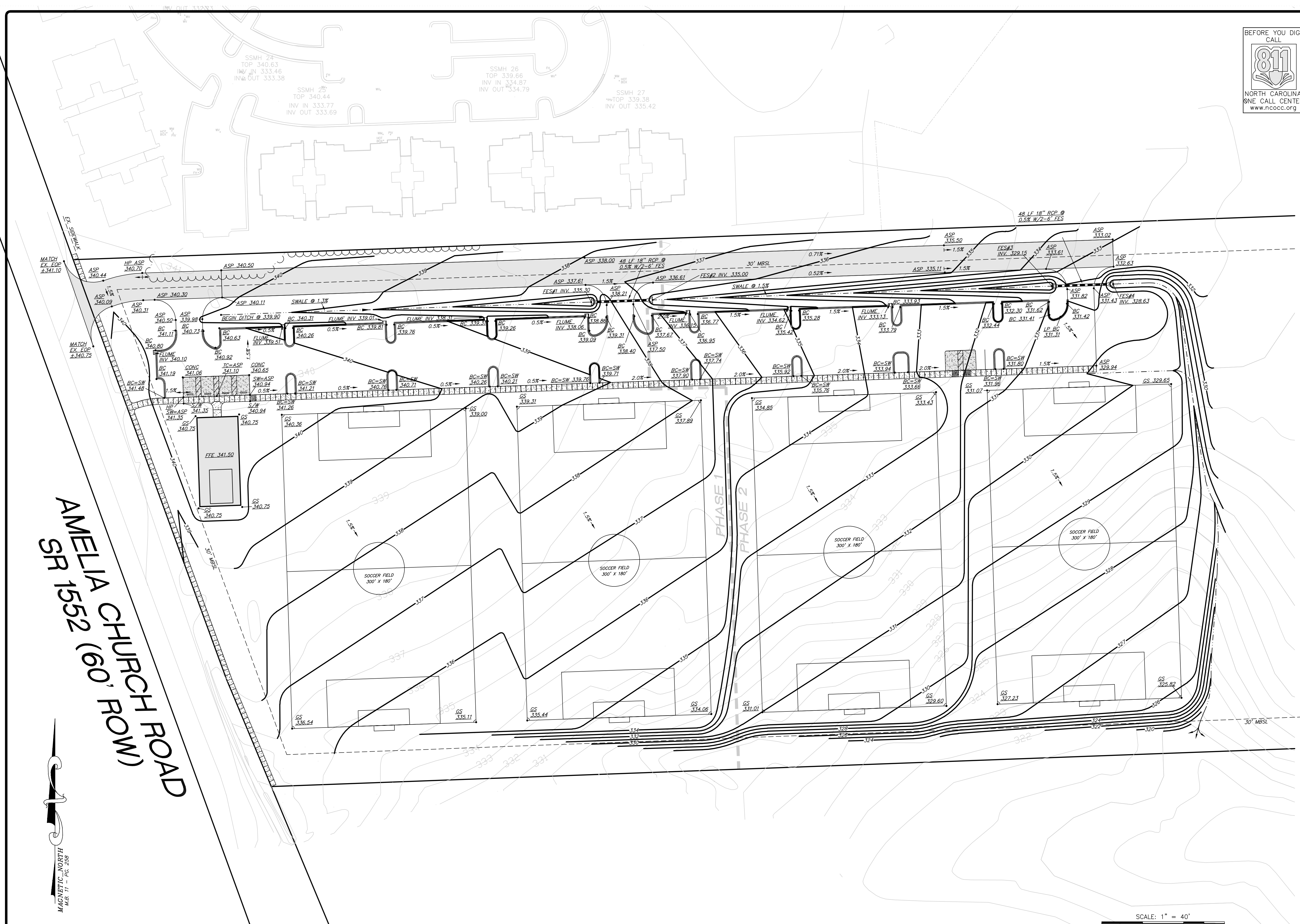


NOTE: CONTRACTOR TO PLACE 1/2" REBAR 24" LONG AT THE 4 CORNERS OF EACH FIELD AND AT THE SIDELINES AT MIDFIELD. SIX TOTAL PINS PER FIELD BURIED 2" DEEP.

NOTE: ROLL OUT CARTS WILL BE USED FOR TRASH COLLECTION AND PICK-UP. CARTS WILL BE SCREENED ENTIRELY FROM VIEW.

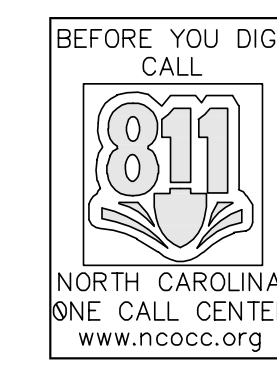


The city parks will be filled with boys and girls. They will play in the city's open parks. Zechariah 8:5 (ISV)



AMELIA CHURCH ROAD
SR 1552 (60' ROW)

MAGNETIC NORTH
M.B. 11 - PG. 258



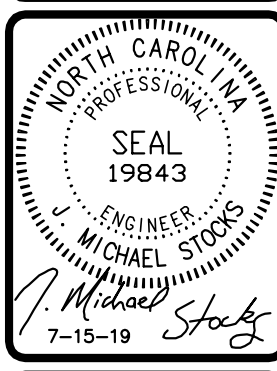
**STOCKS
ENGINEERING**

P.O. BOX 1108
RUSHVILLE, N.C. 27586
PHONE: (252) 455-8188
WWW.STOCKSENGINEERING.COM

BLN-C-1874



**JOHNSTON COUNTY YMCA
AMELIA CHURCH ROAD
CLAYTON, N.C.**

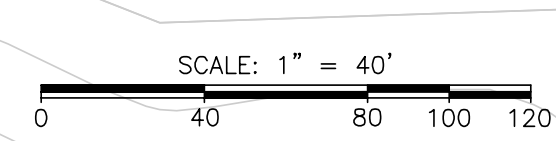


GRADING PLAN

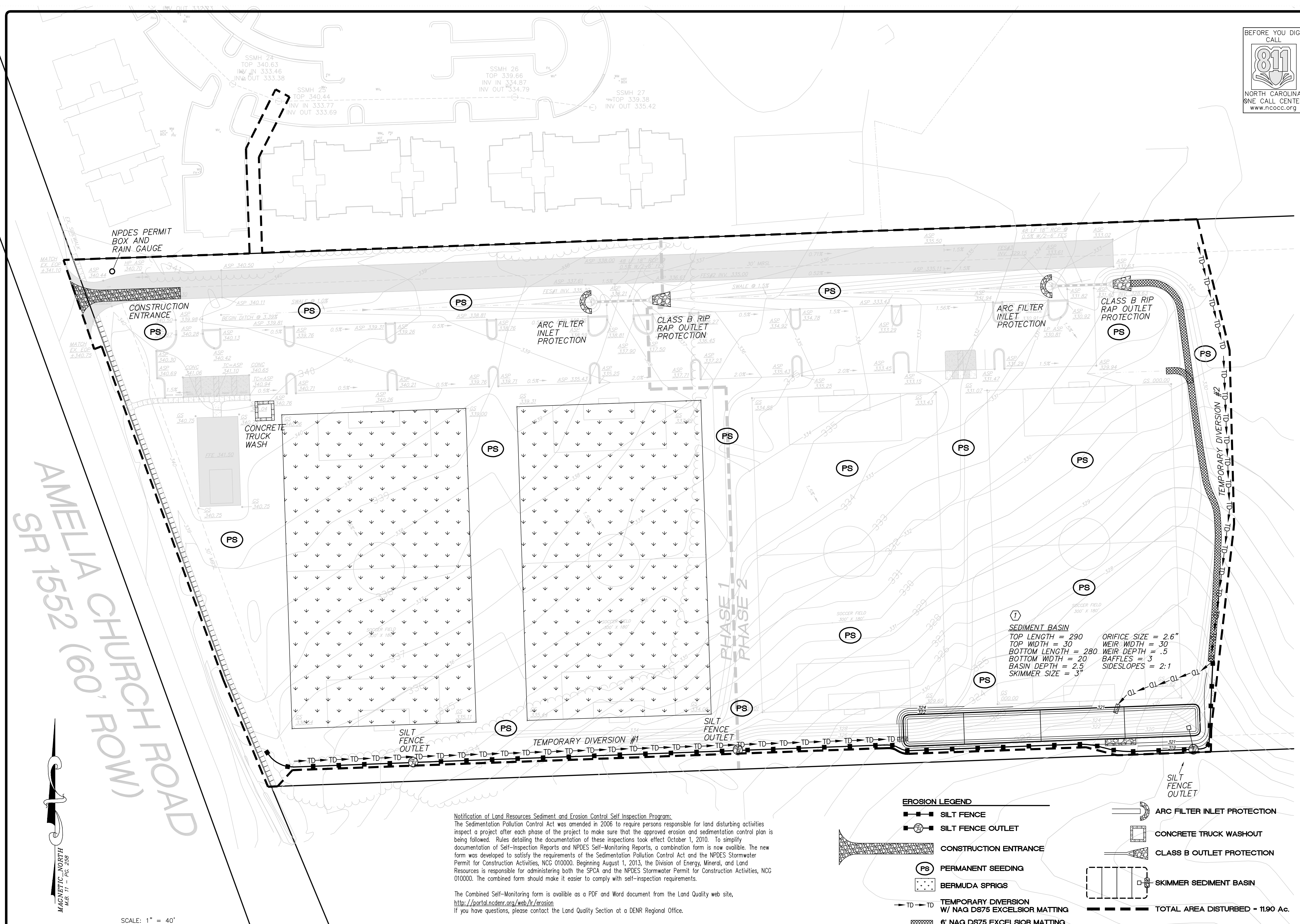
REVISIONS
9/3/19 - CLAYTON TRC
10/9/19 - 6" SIDEWALK
11/19/19 - C&G
15/5/19 - CLAYTON C&G

FILE NO.: 2019-010
HORZ. SCALE: 1"=40'
VERT. SCALE: N/A

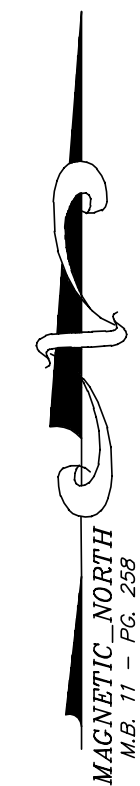
CE-03



The city parks will be filled with boys and girls. They will play in the city's open parks. Zechariah 8:5 (ISV)



AMELIA CHURCH ROAD
SR 1552 (60' ROW)

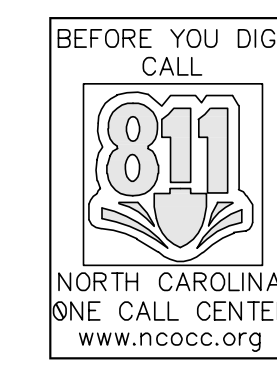


SCALE: 1" = 40'
0 40 80 100 120

Notification of Land Resources Sediment and Erosion Control Self-Inspection Program:
The Sedimentation Pollution Control Act was amended in 2006 to require persons responsible for land disturbing activities inspect a project after each phase of the project to make sure that the approved erosion and sedimentation control plan is being followed. Rules detailing the documentation of these inspections took effect October 1, 2010. To simplify documentation of Self-Inspection Reports and NPDES Self-Monitoring Reports, a combination form is now available. The new form was developed to satisfy the requirements of the Sedimentation Pollution Control Act and the NPDES Stormwater Permit for Construction Activities, NCG 010000. Beginning August 1, 2013, the Division of Energy, Mineral, and Land Resources is responsible for administering both the SPCA and the NPDES Stormwater Permit for Construction Activities, NCG 010000. The combined form should make it easier to comply with self-inspection requirements.

The Combined Self-Monitoring form is available as a PDF and Word document from the Land Quality web site, <http://portal.ncdenr.org/web/ir/erosion>
If you have questions, please contact the Land Quality Section at a DENR Regional Office.

- EROSION LEGEND**
- SILT FENCE
 - SILT FENCE OUTLET
 - CONSTRUCTION ENTRANCE
 - PERMANENT SEEDING
 - BERMUDA SPRIGS
 - TEMPORARY DIVERSION W/ NAG DS75 EXCELSIOR MATTING
 - 6" NAG DS75 EXCELSIOR MATTING
 - ARC FILTER INLET PROTECTION
 - CONCRETE TRUCK WASHOUT
 - CLASS B OUTLET PROTECTION
 - SKIMMER SEDIMENT BASIN
 - TOTAL AREA DISTURBED - 1190 Ac.

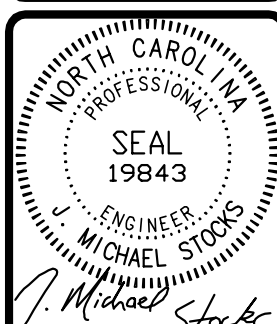


STOCKS ENGINEERING
801 EAST WASHINGTON STREET
WINSTON-SALEM, N.C. 27606
PHONE: (703) 455-8188
WWW.STOCKSENGINEERING.COM

BLN-C-1874



JOHNSTON COUNTY YMCA
AMELIA CHURCH ROAD
CLAYTON, N.C.



EROSION CONTROL PLAN

REVISIONS

CE-04

The city parks will be filled with boys and girls. They will play in the city's open parks. Zechariah 8:5 (ISV)

EROSION AND SEDIMENTATION CONTROL NARRATIVE

PROJECT DESCRIPTION
The purpose of this project is for construction of soccer fields and shelter for the Johnston County YMCA. The site is currently undeveloped.
Approximately 11.90 acres will be disturbed during construction. The maximum fill will be 3-6 feet.

The project is scheduled to begin construction in Fall 2019 with project completion and final stabilization by winter 2020. The erosion and sediment control program for this project will include the installation of a suitable construction entrance, silt fence, outlet protection, inlet protection, and skimmer basins with temporary seeding of the site.

ADJACENT PROPERTY
Amelia Station LLC owns land with an apartment complex adjacent to the proposed construction area. Residential landowners who own property adjacent to the construction area are: Harry and Kathy Siebert, Richard and Maria Colazzo, Ricky and Pamela Blackmon, Erwin and Florence Hockaday, and Kimberly Henderson.

SOILS
The soil at this site is a sandy clay.

EROSION AND SEDIMENT CONTROL MEASURES
All vegetative and structural erosion and sediment control practices shall be constructed and maintained by the contractor according to these plans and specifications and the minimum standards of the Dept. of Environmental Management, Land Quality Section and Johnston County. The contractor shall also follow any additional requirements as outlined by the Project Engineer.

Structural Practices
1. Vehicle wheels shall be clean when leaving the site to prevent the tracking of mud on paved roads.
2. Construction Road Stabilization: Construction traffic shall be limited to stabilized areas. At a minimum, a temporary gravel construction entrance shall be provided as shown on this drawing.
3. Silt Fence: Silt fences shall be provided where shown and as needed on the site plan. These barriers shall be used to contain sediment.
4. Rip Rap/Gravel Filter Sediment Basins: Construct basin to the shape and dimensions shown in the details. The basin is to be placed below the existing ditch flow line by 2' with the berm built above as dimensioned.

Management Strategies
1. Perimeter measures are to be installed prior to grubbing or grading.
2. Tail ditches shall be stabilized immediately following their construction. As an alternate, rock check dams may be provided at their outlets and/or the terminal downstream end of disturbance until ground cover is implemented.
3. Stockpile and/or waste areas must be maintained within the limits of the areas protected by the proposed measures and otherwise temporary seeded to be left stockpiled over 15 calendar days.
4. Construction shall be planned so that grading operations can begin and end as quickly as possible.
5. Silt Fences shall also be installed prior to or as a first step in construction.
6. The Contractor shall be responsible for the installation and maintenance of all erosion and sediment control practices.

Vegetative Ground Cover
Immediately following grading, all areas shall receive either permanent or temporary seeding, as applicable, as follows:

Site Area Description:	Stabilization Time Frame:	Stabilization Time Frame Exceptions:
Perimeter dikes, swales, ditches & slopes.	7 Days	None
High Quality Water (HQW) Zones.	7 Days	None
Slope steeper than 3:1	7 Days	If slopes are 10' or less in length & are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter.	14 Days	7 Days for slopes greater than 50 feet in length.
All other areas with slopes flatter than 4:1	14 Days	None (Except for perimeters and HQW Zones)

PERMANENT SEEDING SPECIFICATIONS

SEEDING MIXTURE

SPECIES	RATE (LB/ACRE)
PREMIUM BERMUDA (YUKON, PRINCESS 77, RIVERA, OR LA PRIMA XD)	60

NURSE PLANTS

BETWEEN APR. 15 AND AUG. 15, ADD 10 LB/ACRE GERMAN MILLET OR 15 LB/ACRE SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUG. 15 ADD 25 LB/ACRE RYE (GRAIN).

SEEDING DATES

EARLY SPRING:	BEST FALL: FEB. 15-MAR. 20 SEPT. 1-SEPT. 30	POSSIBLE FEB. 15-APR. 30 SEPT. 1-OCT. 31
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SOIL AMENDMENTS

APPLY LIME AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TEST IS NOT AVAILABLE APPLY 2 TONS/ACRE AGRICULTURAL GRADE LIMESTONE AND 1,000 LBS/ACRE OF 10-10-10 FERTILIZER, OR APPLY 3,000-5,000 LB/ACRE SEDAGRASS. PRIOR TO MAY 1 OR AFTER AUG 15, ADD 25 LB/ACRE RYE (GRAIN).

MULCH

APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR PAVING OR BY GROUPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

IF GROWTH IS LESS THAN FULLY ADEQUATE, REFERTILIZE THE SECOND YEAR. ACCORDING TO SOIL TESTS OR TOPDRESS WITH 500 LBS/ACRE FERTILIZER. MOW AS NEEDED WHEN SERVICIA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.

Maintenance

1. Reseed and mulch bare spots larger than 9 square feet (limited to 5% maximum of site area.)
2. Maintain all seeded areas until uniform stand is acceptable.
3. If growth is not established by final project inspection, continue specified attention until the stand is acceptable.
4. Correct and repair all undue settling and erosion within 1 year after final inspection.
5. Remove from the site all erosion control structures after complete stabilization at end of construction period.
6. Remove silt from sediment pits and from behind check dams when silt is within half depth of the pit or spillway. Dispose of in an area where silt cannot re-enter pit / trap.

Calculations

The practice utilized for the proposed site did require formal calculations. Calculations have been provided.

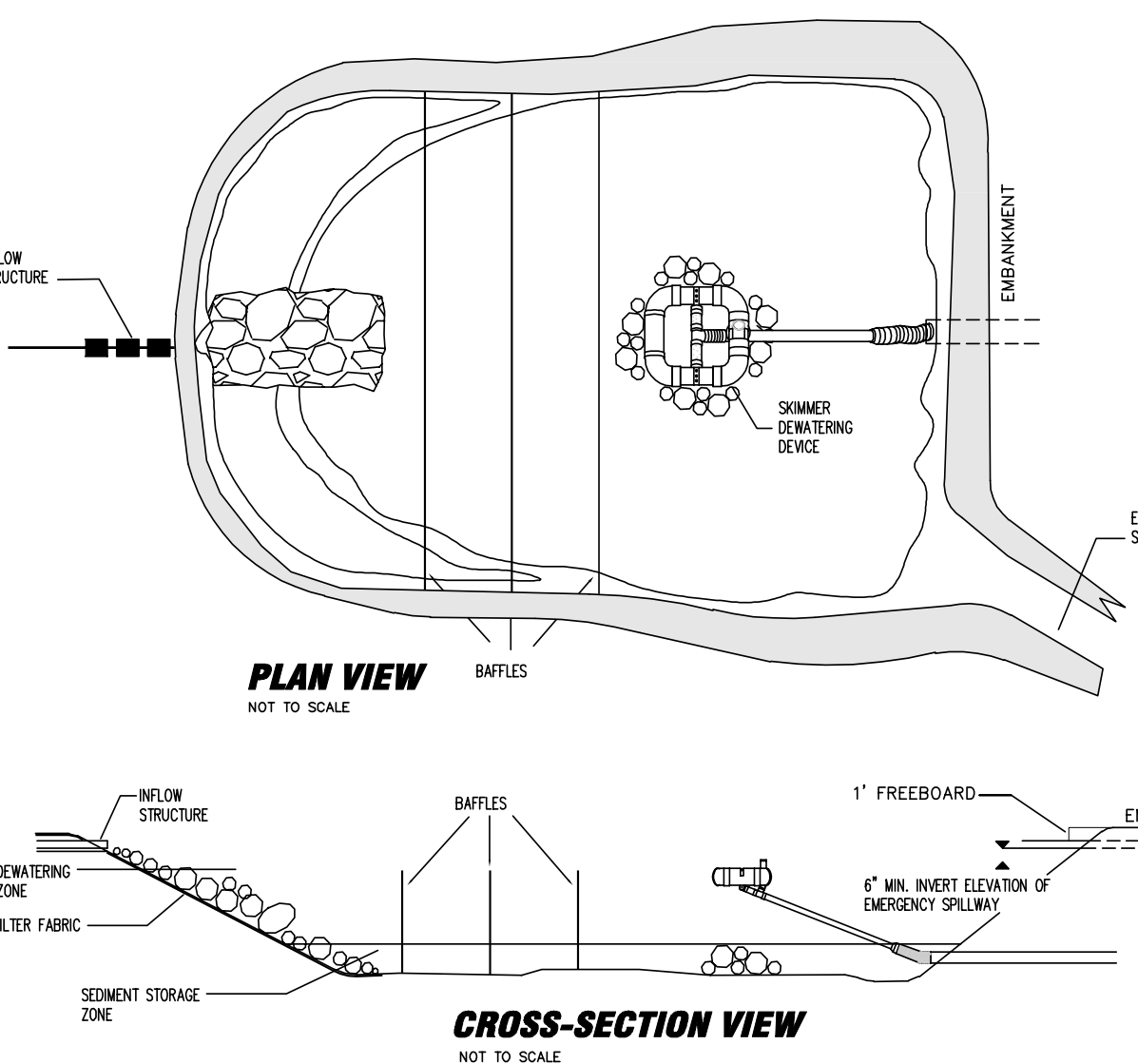
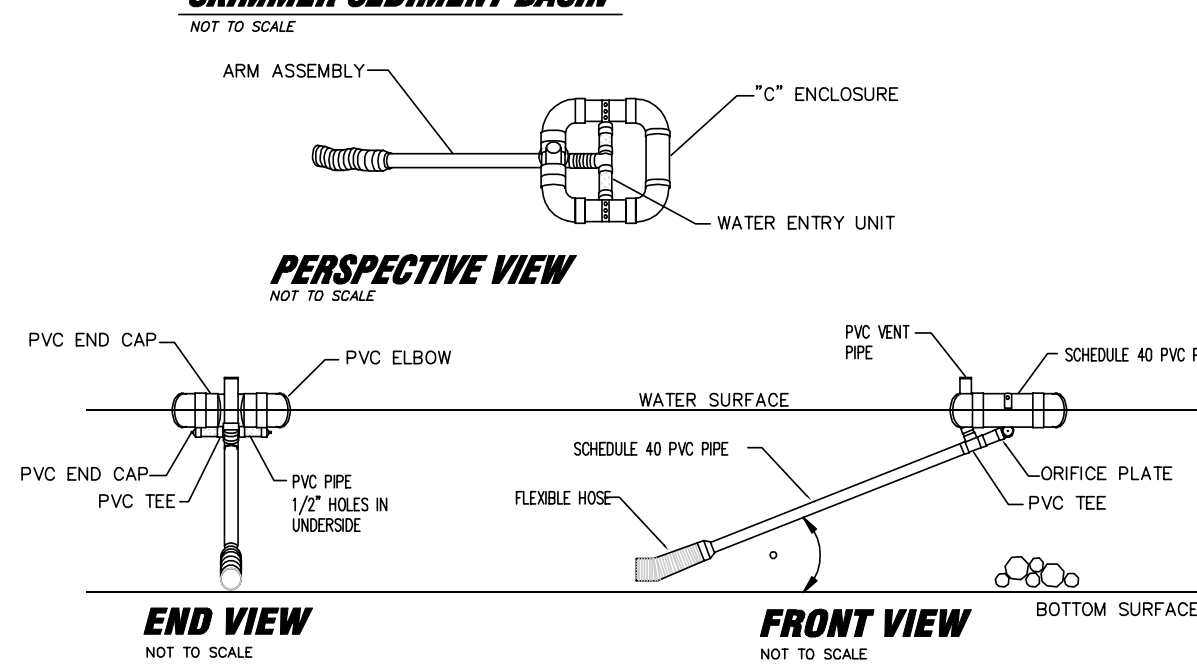
OWNER

YMCA OF THE TRIANGLE AREA, INC.
801 CORPORATE CENTER DR.
SUITE 200
RALEIGH, NC 27607

CONSTRUCTION SEQUENCE:

1. Obtain erosion control plan approval prior to beginning land disturbance. Retain a copy of the approved erosion control plan and permit on site. Call Johnston County at 919.209.8333 to notify the Inspector of a start date and set up pre-construction meeting prior to land disturbance.
2. Clear the area needed to construct the proposed construction entrance.
3. Construct the construction entrance as shown on the plans. Maintain the construction entrance daily to ensure that mud and silt will not be tracked onto the paved surface. If mud is tracked onto the road surface, it is to be removed immediately.
4. Construction entrance location may not vary without prior approval from Engineer and NCDENR.
5. Clear the area needed to access and construct sediment basin.
6. Construct sediment basins. Stabilize immediately.
7. Clear the area needed to construct the perimeter erosion control measures including temporary diversion ditches, silt fence.
8. Construct the temporary diversion and silt fence. The temporary diversions into sediment basins where applicable diversions & basins shall be seeded, mulched, & anchored upon installation.
9. Call Johnston County at 919.209.8333 for inspection once initial measures have been installed.
10. Begin clearing, grubbing, and topsoil stripping.
11. Rough grade roadway and fields. Adjust basins and temporary diversions as grades rise.
12. Construct sanitary sewer service.
13. Construct the storm sewer system throughout the project. Install inlet protection devices.
14. Construct concrete pad and C&G on roadway.
15. Seed, straw and tack areas adjacent to parking lot that are graded to their final disposition.
16. Complete the construction of storm sewer pipe.
17. Construct permanent outlet protection devices at pipe outlet.
18. Upon completion of the project, contact Johnston County to inspect prior to removing EC measures.
19. Seed, straw and tack any remaining exposed areas.

SKIMMER SEDIMENT BASIN



CONSTRUCTION SPECIFICATIONS

1. Clear, grub, and strip the area under the embankment of all vegetation and root mat. Remove all surface soil containing high amounts of organic matter and stockpile or dispose of it properly. Haul all objectionable material to the designated disposal area. Place temporary sediment control measures below basin as needed.
2. Ensure that fill material for the embankment is free of roots, woody vegetation, organic matter, and other objectionable material. Place the fill in lifts not to exceed 9 inches, and machine compact it. Over fill the embankment 6 inches to allow for settlement.
3. Shape the basin to the specified dimensions. Prevent the skimming device from settling into the mud by excavating a shallow pit under the skimmer or providing a low support under the skimmer of stone or timber.
4. Place the barrel (typically 4-inch Schedule 40 PVC pipe) on a firm, smooth foundation of impervious soil. Do not use pervious material such as sand, gravel, or crushed stone as backfill around the pipe. Place the fill material around the pipe spillway in 4-inch layers and compact it under and around the pipe to at least the same density as the adjacent embankment. Care must be taken not to raise the pipe from the firm contact with its foundation when compacting under the pipe haunches.
5. Assemble the skimmer following the manufacturers instructions, or as designed.
6. Lay the assembled skimmer on the bottom of the basin with the flexible joint at the inlet of the barrel pipe. Attach the flexible joint to the barrel pipe and position the skimmer over the excavated pit or support. Be sure to attach a rope to the skimmer and anchor it to the side of the basin. This will be used to pull the skimmer to the side for maintenance.
7. Earthen spillways - Install the spillway in undisturbed soil to the greatest extent possible. The achievement of planned elevations, grade, design width, and entrance and exit channel slopes are critical to the successful operation of the spillway. The spillway should be lined with impervious plastic or impermeable geotextile fabric. The fabric must be wide and long enough to cover the bottom and sides and extend onto the top of the dam for anchoring in a trench. The edges may be secured with 8-inch staples or pins. The fabric must be long enough to extend down the slope and exit onto stable ground. The width of the fabric must be one piece, not joined or spliced, otherwise water can get under the fabric. If the length of the fabric is insufficient for the entire length of the spillway multiple sections, spanning the complete width, may be used. The upper section(s) should overlap the lower section(s) so the water cannot flow under the fabric. Secure the upper edge and sides of the fabric in a trench with staples or pins.
8. Inlets - Discharge water into the basin in a manner to prevent erosion. Use temporary stone drains or diversions with outlet protection to divert sediment-laden water to the upper and/or of the pool area to improve basin trap efficiency.
9. Erosion control - Construct the structure so that the disturbed area is minimized. Divert surface water away from bare areas. Complete the embankment before the area is cleared. Stabilize the emergency spillway embankment and all other disturbed areas above the crest of the principal spillway immediately after construction.
10. Install porous baffles as specified.
11. After all the sediment-producing areas have been permanently stabilized, remove the structure and all the unstable sediment. Smooth the area to blend with the adjoining areas and stabilize properly.

MAINTENANCE:

Inspect skimmer sediment basins at least weekly and after each significant (one-half inch or greater) rainfall event and repair immediately. Remove sediment and restore the basin to its original dimensions when sediment accumulates to one-half the height of the first baffle. Pull the skimmer to one side so that the sediment underneath it can be excavated. Excavate the sediment from the entire basin, not just around the skimmer or the first call. Make sure vegetation growing in the bottom of the basin does not hold down the skimmer.

Repair the baffles if they are damaged. Re-anchor the baffles if water is flowing underneath or around them.

If the skimmer is clogged with trash and there is water in the basin, usually jerking on the rope will make the skimmer bob up and down and dislodge the debris and restore flow. If this does not work, pull the skimmer over to the side of the basin and remove the debris. Also check the orifice inside the skimmer to see if it is clogged, if so, remove the debris.

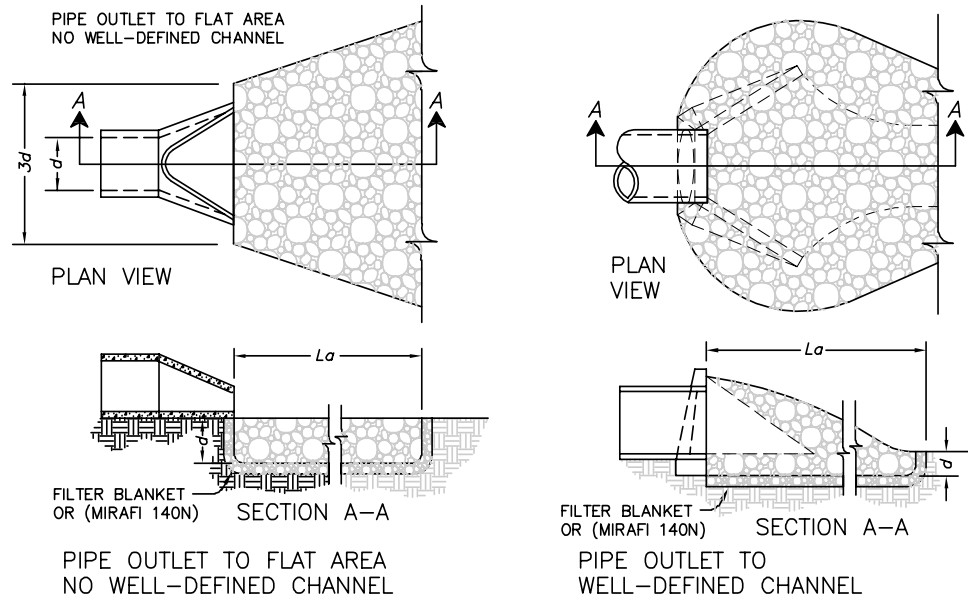
If the skimmer arm or barrel pipe is clogged, the orifice can be removed and the obstruction cleared with a plumber's snake or by flushing with water. Be sure and replace the orifice before repooling the skimmer.

Check the fabric lined spillway for damage and make any required repairs with fabric that spans the full width of the spillway. Check the embankment, spillways, and outlet for erosion damage, and inspect the embankment for piping and settlement. Make all necessary repairs immediately. Remove all trash and other debris from the skimmer and pool areas.

Freezing weather can result in ice forming in the basin. Some special precautions should be taken in the winter to prevent the skimmer from plugging with ice.

Maintenance Notes:

1. Do not let any area remained exposed for more than 7 or 14 calendar days according to chart without applying temporary seeding.
2. Maintain all erosion control measures daily and reseed disturbed areas as needed.
3. Inspect all erosion control measures weekly and after each rainfall event. Repair as needed.
4. At the end of each day's storm drainage operation, construct a temporary pipe inlet protection device until the next day's operation continues.

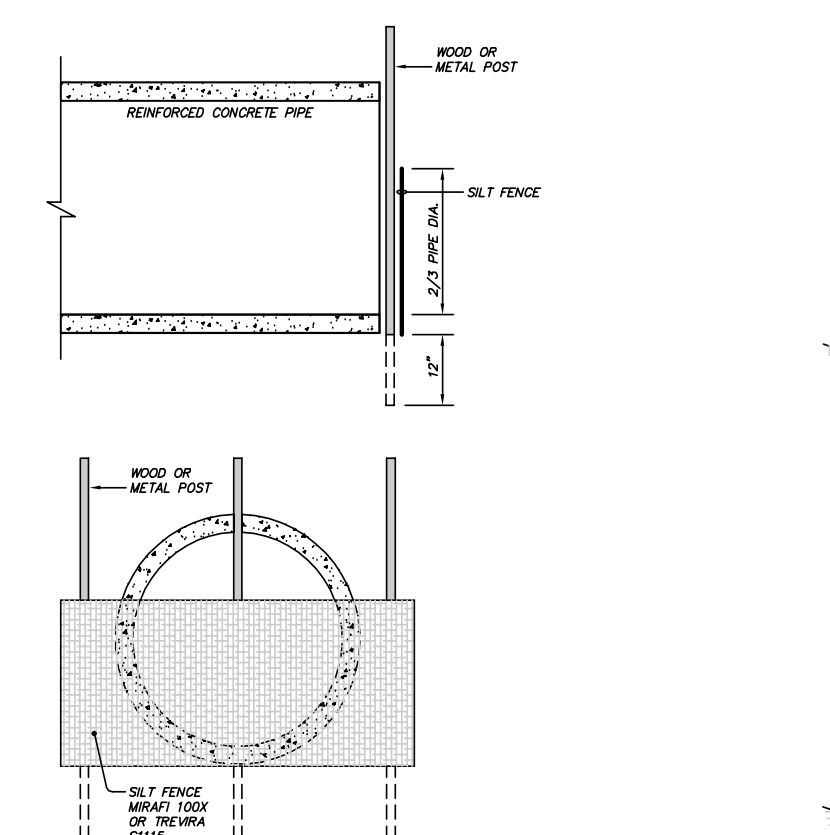


GENERAL NOTES:

1. L₀ = THE LENGTH OF THE RIP RAP APRON.
2. L₀ = 1.5 TIMES THE MAXIMUM STONE DIAMETERS BUT NOT LESS THAN 6'.
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 4' ABOVE THE MAXIMUM FLOODWAY DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP RAP AND SOIL FOUNDATION.
5. FLARED END SECTION IS OPTIONAL. SEE PLANS FOR REQUIREMENT.
6. SEE PLAN AND PROFILES FOR ACTUAL DIMENSIONS.

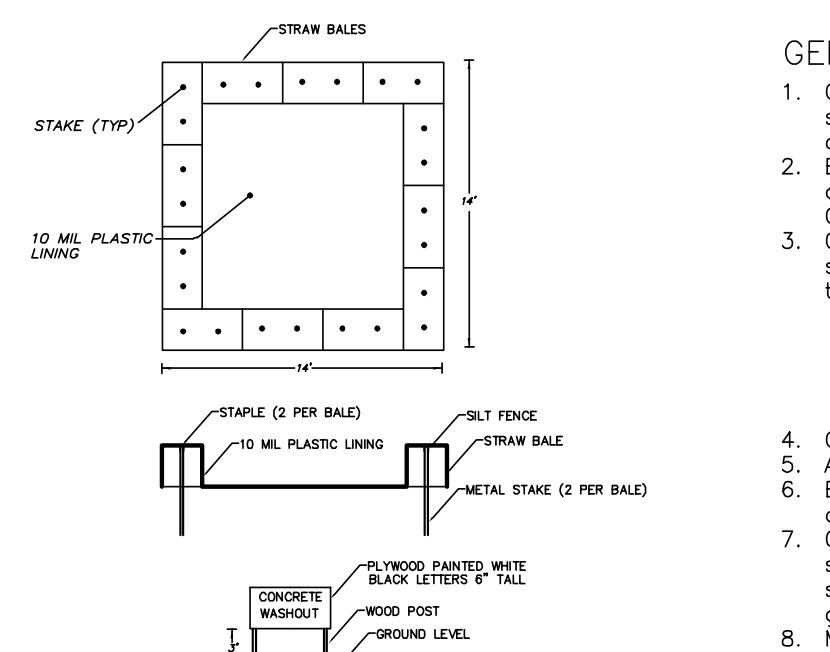
PIPE OUTLET PROTECTION

SCALE: N.T.S.



TEMPORARY PIPE INLET PROTECTION

SCALE: N.T.S.



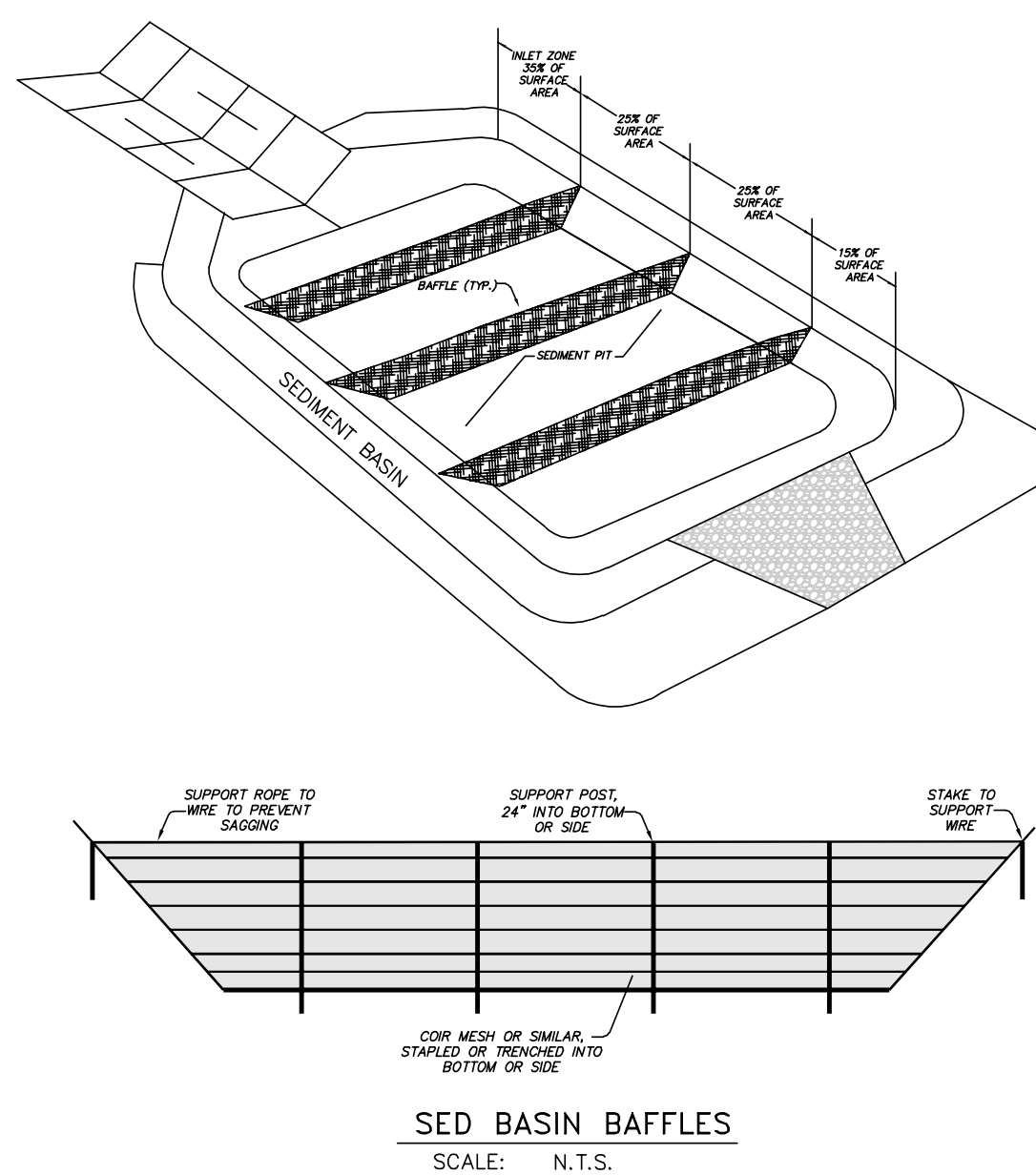
CONSTRUCTION SPECIFICATIONS:

1. CONCRETE WASHOUT DIV SHALL BE INSTALLED NO FURTHER THAN 25' FROM THE FACILITY AND SHALL BE VISIBLE TO ALL CONSTRUCTION TRAFFIC.
2. POLYETHYLENE SHEETING SHALL BE 10 MILS FREE OF HOLES, TEARS, OR LEAKS.

MAINTENANCE: FACILITY SHALL NOT BE FILLED MORE THAN 12" FROM THE TOP BEFORE DISPOSING OF CONCRETE. CONCRETE SHALL BE DISPOSED OF IN THE SAME MANNER AS OTHER NON-HAZARDOUS MATERIALS FROM THE SITE OR MAY BE BROKEN UP AND USED AS FILL IN NON-STRUCTURAL AREAS.

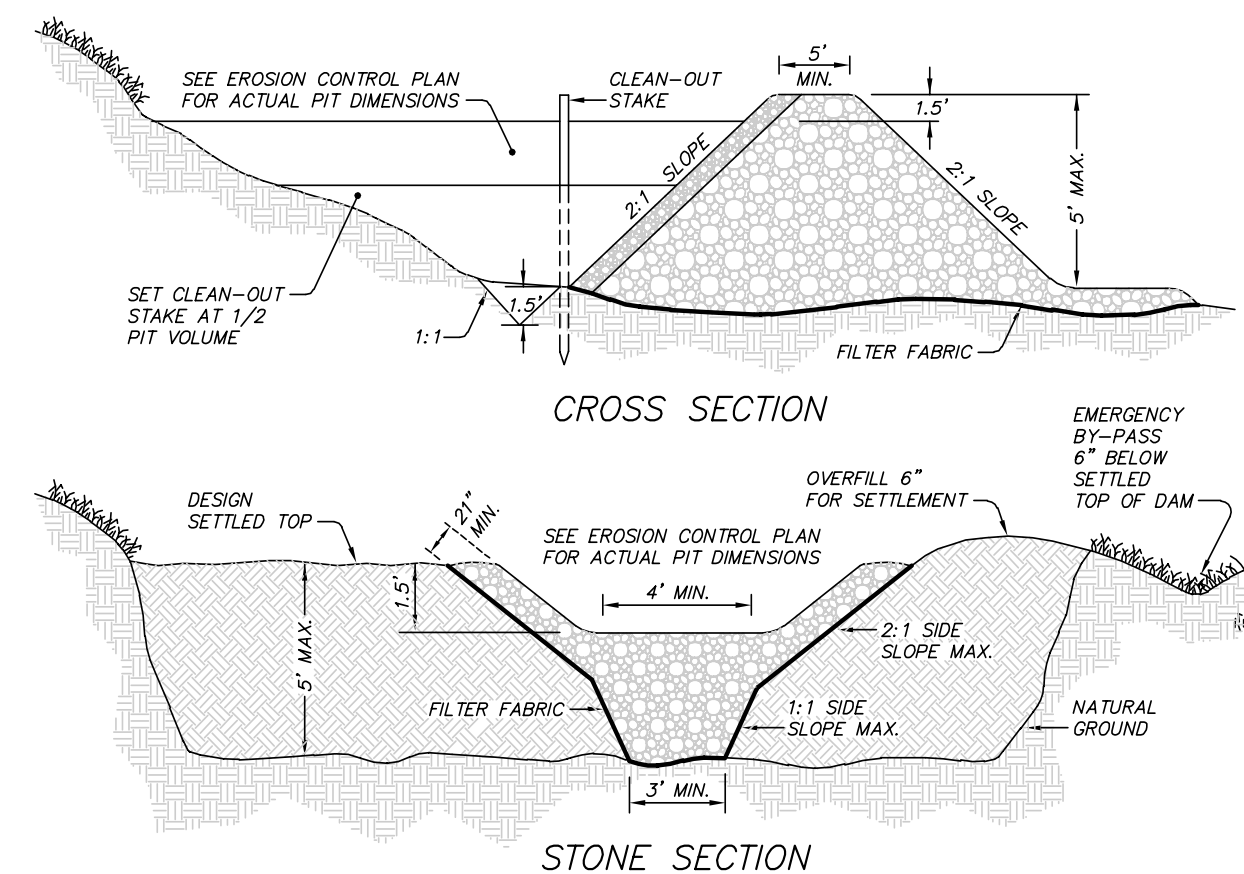
CONCRETE TRUCK WASHOUT

NOT TO SCALE



SED BASIN BAFFLES

SCALE: N.T.S.



GENERAL NOTES:

1. Clear, grub, and strip the area under the embankment of all vegetation and root mat. Remove all surface soil containing high amounts of organic matter and stockpile or dispose of it properly. Haul all objectionable material to the designated disposal area.
2. Ensure that fill material for the embankment is free of roots, woody vegetation, organic matter, and other objectionable material. Place the fill in lifts not to exceed 9 inches and machine compact it. Over fill the embankment 6 inches to allow for settlement.
3. Construct the outlet section in the embankment. Protect the connection between the riprap and the soil from piping by using filter fabric or a keyway cutoff trench between the riprap structure and the soil.
Place the filter fabric between the riprap and soil. Extend the fabric across the spillway foundation and sides to the top of the dam; or
Excavate a keyway trench along the centerline of the spillway foundation extending up the sides to the height of the dam. The trench should be at least 2 ft. deep and 2 ft. wide with 1:1 side slopes.
4. Clear the pond area below the elevation of the crest of the spillway to facilitate sediment cleanout.
5. All cut and fill slopes should be 2:1 or flatter.
6. Ensure that the stone (drainage) section of the embankment has a minimum bottom width of 3 ft. and a maximum side slopes of 1:1 that extend to the bottom of the spillway section.
7. Construct the minimum finished stone spillway bottom width, as shown on the plans, with 2:1 side slopes extending to the top of the over filled embankment. Keep the thickness of the sides of the spillway outlet structure at a minimum of 21 inches. The weir must be level and constructed to grade to assure design capacity.
8. Material used in the stone section should be a well-graded mixture of stone with a d size of 9 inches (class B erosion control stone is recommended) and a maximum stone size of 14 inches. The stone may be machine placed and the smaller stones worked into the voids of the larger stones. The stone should be hard, angular, and highly weather-resistant.
9. Ensure that the stone spillway outlet section extends downstream past the toe of the embankment until stable conditions are reached and outlet velocity is acceptable for the receiving stream. Keep the edges of the stone outlet section flush with the surrounding ground and shape the center to confine the outflow stream (References: Outlet Protection).
10. Direct emergency bypass to natural, stable areas. Locate bypass outlets so that flow will not damage the embankment.
11. Stabilize the embankment and all disturbed areas above the sediment pool and downstream from the trap immediately after construction (References: Surface Stabilization).
12. Show the distance from the top of the spillway to the sediment cleanout level (one-half the design depth) on the plans and mark it in the field.

SEDIMENT BASIN

SCALE: N.T.S.

STOCKS ENGINEERING
P.O. BOX 1108
801 EAST WASHINGTON STREET
RALEIGH, N.C. 27608
PHONE: (252) 495-8188
WWW.STOCKSENGINEERING.COM

BLN-C-1874

the
YMCA

JOHNSTON COUNTY YMCA
AMELIA CHURCH ROAD
CLAYTON, N.C.

SEAL 19843
ENGINEER
MICHAEL STOCKS
7-15-19

EC NOTES AND DETAILS

REVISIONS

FILE NO.:	2019-010
HORIZ. SCALE:	1"=60'
VERT. SCALE:	N/A

CE-05

The city parks will be filled with boys and girls. They will play in the city's open parks. Zechariah 8:5 (ISV)

CONSTRUCTION SPECIFICATIONS

LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE ON THE BOTTOM ROW TO ALLOW POOL DRAINAGE. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. PLACE THE BOTTOM ROW OF THE BLOCK AGAINST THE EDGE OF THE STORM DRAIN FOR LATERAL SUPPORT AND TO AVOID WASHOUTS WHEN OVERFLOW OCCURS. IF NEEDED, GIVE LATERAL SUPPORT TO SUBSEQUENT ROWS BY PLACING 2x4 WOOD STUDS THROUGH BLOCK OPENINGS. CAREFULLY FIT HARDWARE CLOTH OR COMPARABLE

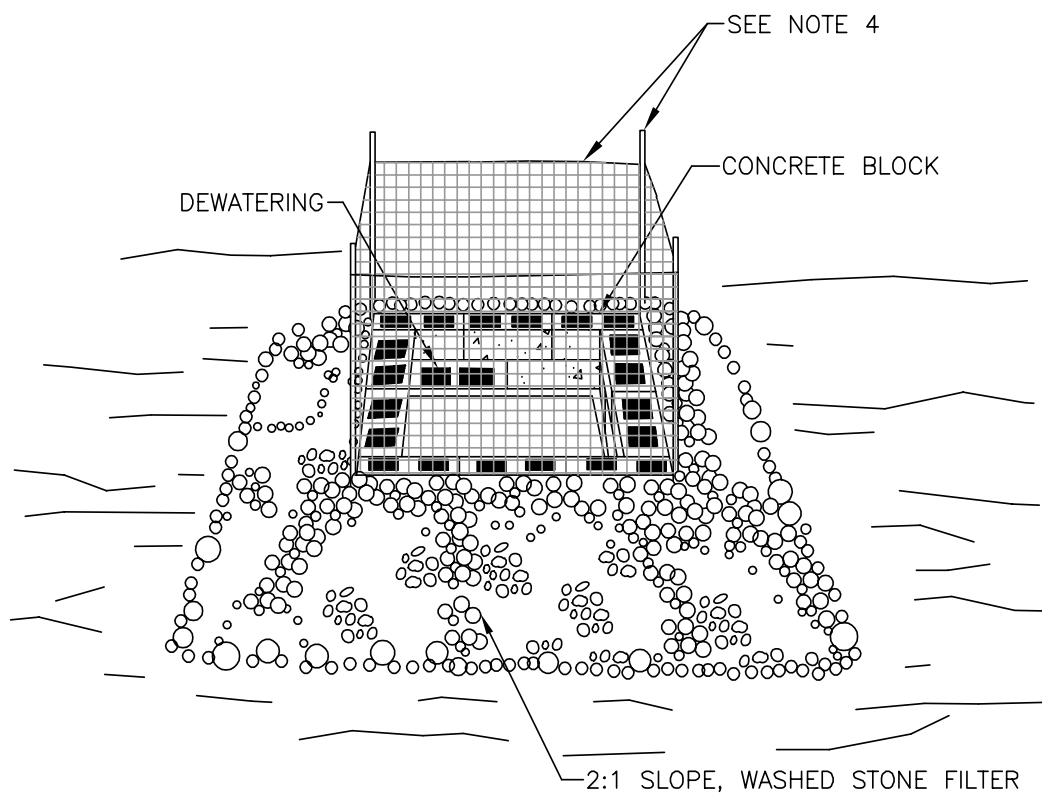
WIRE MESH WITH 1/2-INCH OPENING OVER ALL BLOCK OPENING TO HOLD GRAVEL IN PLACE.

USE WASHED STONE PLACED 2 INCHES BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER AND SMOOTH IT TO AN EVEN GRADE.

INSTALL 1/4 IN. WIRE MESH HARDWARE CLOTH, AND METAL POSTS THAT ARE 5 FT. TALL. PLACE THE WIRE MESH A MINIMUM OF 3 FT. HIGH, AND THE STONE A MINIMUM OF 1 FT. HIGH.

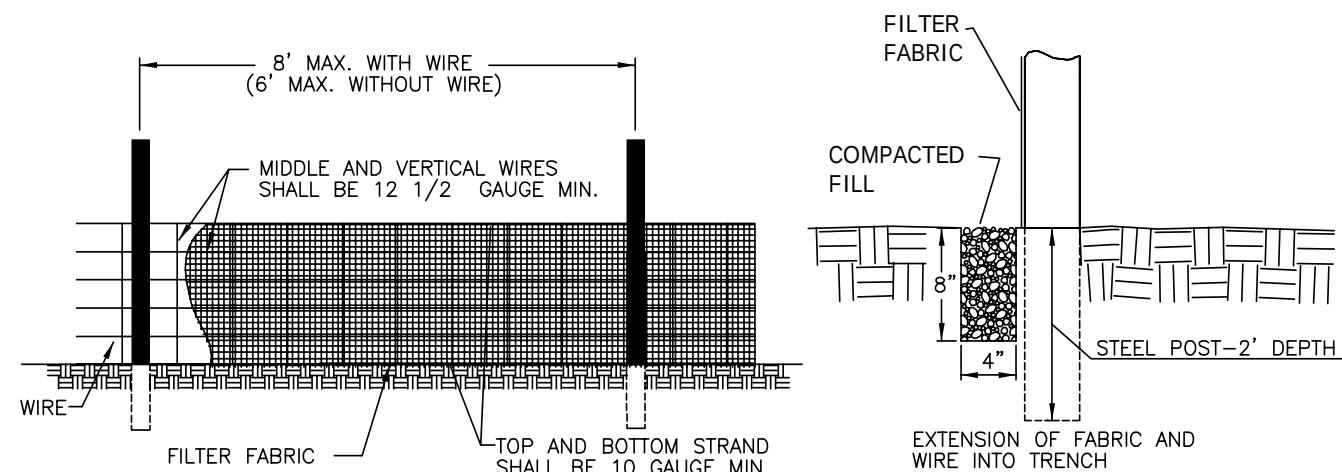
BEFORE COMMENCING CLEARING & GRUBBING OPERATIONS, THE CONTRACTOR SHALL FIELD LOCATE ALL EX. INLETS WITHIN THE OPERATIONS AREA AND INSTALL INLET PROTECTION.

(REFERENCE: EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, 6.52)



BLOCK AND GRAVEL INLET PROTECTION

SCALE: N.T.S.

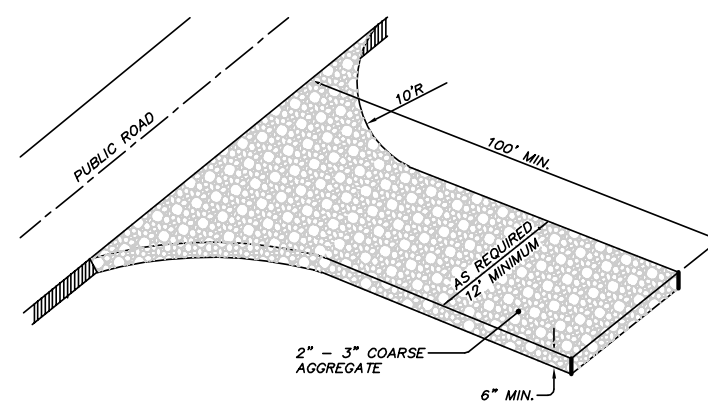
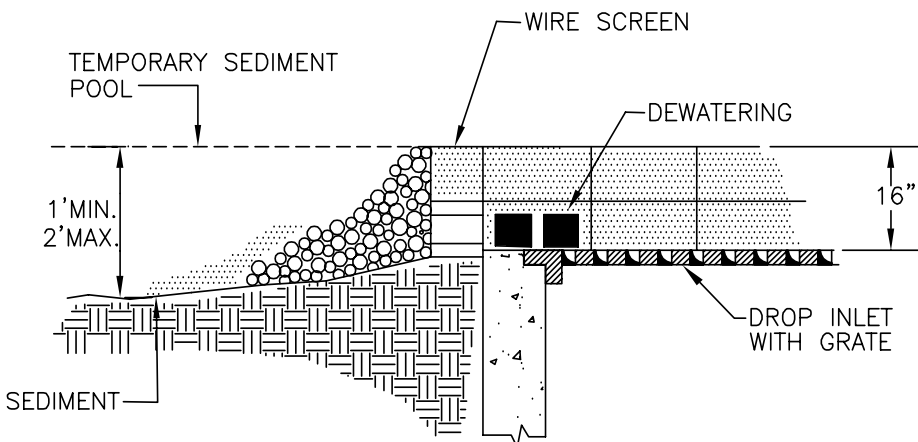


NOTES

1. CONSTRUCT THE SEDIMENT BARRIER OF STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS.
2. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 18" ABOVE THE GROUND SURFACE.
3. INSTALL THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH OVERLAP TO THE NEXT POST.
4. SUPPORT STANDARD STRENGTH FILTER FABRIC BY WIRE MESH FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1" LONG, OR TIE WIRES. EXTEND THE WIRE MESH SUPPORT TO THE BOTTOM OF THE TRENCH.
5. WHEN A WIRE MESH SUPPORT FENCE IS USED, SPACE POSTS A MAXIMUM OF 8' APART. SUPPORT POSTS SHOULD BE DRIVEN SECURELY IN TO THE GROUND TO A MINIMUM OF 24".
6. EXTRA STRENGTH FILTER FABRIC WITH 6" POST SPACING DOES NOT REQUIRE WIRE MESH SUPPORT FENCE. STAPLE OR WIRE THE FILTER FABRIC DIRECTLY TO THE POSTS.
7. EXCAVATE A TRENCH APPROXIMATELY 4" WIDE AND 8" DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
8. BACKFILL THE TRENCH WITH COMPACTED SOIL OR GRAVEL PLACED OVER THE FILTER FABRIC.
9. DO NOT ATTACH THE FILTER FABRIC TO EXISTING TREES.
10. LOCATION OF TEMPORARY SEDIMENT FENCE SHOWN ON THE PLANS IS NOT EXACT. CONTRACTOR SHALL FIELD LOCATE TEMP. SEDIMENT FENCE AS CLOSE TO THE DOWNSLOPE EDGE OF THE LIMITS OF CLEARING & GRUBBING AS SPACE ALLOWS.

TEMPORARY SEDIMENT FENCE (SILT FENCE)

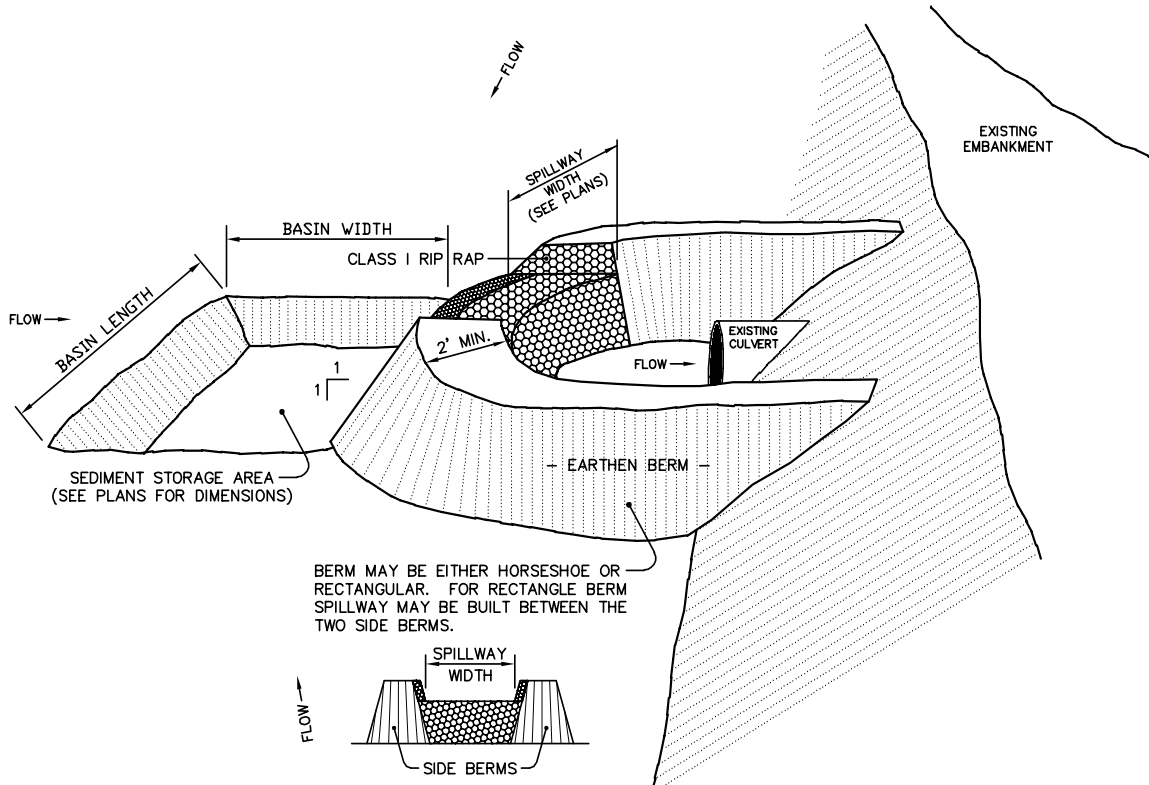
SCALE: N.T.S.



CONSTRUCTION ENTRANCE

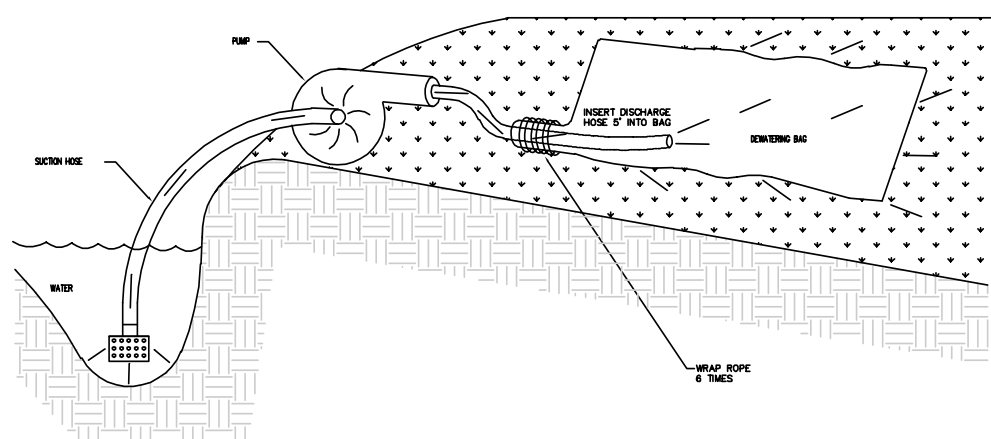
SCALE: N.T.S.

- GENERAL NOTES:
1. CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
 2. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.
 3. PROVIDE DRAINAGE TO CARRY WATER TO SEDIMENT TRAP OR OTHER SUITABLE OUTLET.
 4. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING W/2 INCH STONE.



ARC FILTER INLET PROTECTION

NOT TO SCALE



Installation and Use:

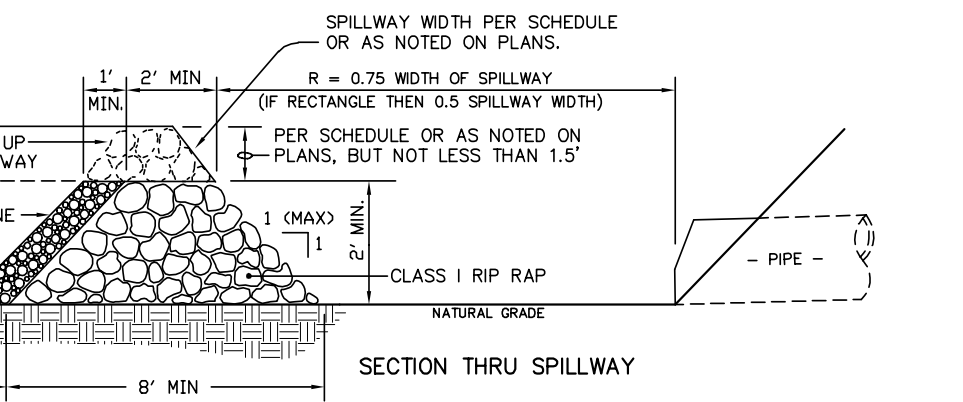
1. Place Dewatering Bag on the ground or on a trailer over a relatively level, stabilized area.
2. Insert discharge pipe, a minimum of 5ft. inside dewatering bag and secure with a rope wrapped 6 times around the snout over a 6 inch width of the bag.
3. Replace Dewatering Bag when half full of sediment or when the sediment has reduced the flow rate of the pump discharge to an impractical amount.

Maintenance and Disposal:

1. Remove and dispose of accumulated sediment away from waterways or environmentally sensitive areas. Silt open Sediment Bag and remove accumulated sediment. Dispose of bag at an appropriate recycling or solid waste facility. OR; as directed by engineer or inspector.

DEWATERING BAG

SCALE: N.T.S.



ARC FILTER INLET PROTECTION

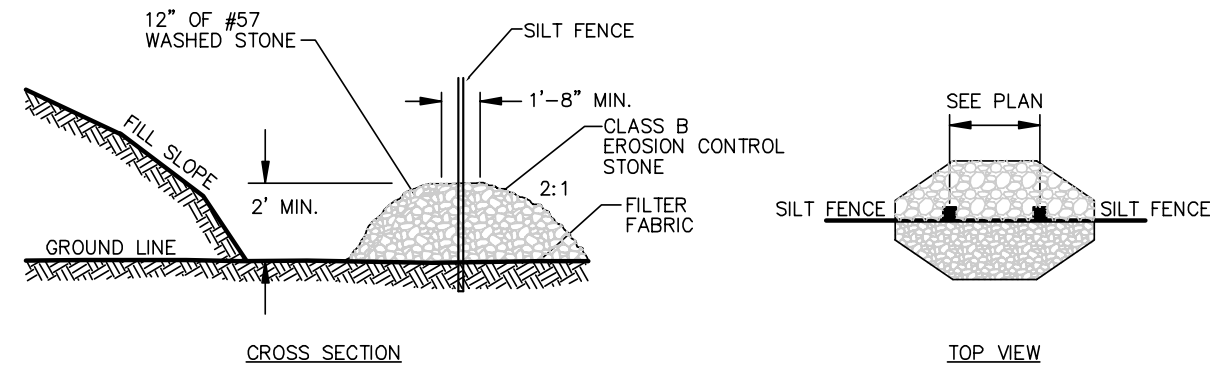
NOT TO SCALE

- CONSTRUCTION SPECIFICATIONS:
1. REMOVE AND PROPERLY DISPOSE OF ALL TREES, BRUSH, STUMPS, AND OTHER OBJECTIONABLE MATERIAL.
 2. ENSURE THAT THE MINIMUM CONSTRUCTED CROSS SECTION MEETS ALL DESIGN REQUIREMENTS.
 3. ENSURE THAT THE TOP OF THE DIKE IS NOT LOWER AT ANY POINT THAN THE DESIGN ELEVATION PLUS THE SPECIFIED SETTLEMENT.
 4. PROVIDE SUFFICIENT ROOM AROUND DIVERSIONS TO PERMIT MACHINE REGRADING AND CLEANOUT.
 5. OMITTED.

MAINTENANCE:
INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.

TEMPORARY DIVERSION WITH EXCELSIOR MATTING

NOT TO SCALE



CONSTRUCTION SPECS:

1. CLEAR & GRUB THE AREA AROUND THE SILT FENCE OUTLET AND PROPERLY DISPOSE OF DEBRIS.
2. PLACE GRAVEL TO THE SPECIFIC GRADE AS SHOWN PER THE DETAIL.
3. PROPERLY OVERLAP STONE BEYOND EDGES OF SILT FENCE OPENING.

MAINTENANCE:

INSPECT OUTLETS WEEKLY AND AFTER EACH RAIN EVENT. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR AS NEEDED. CAREFULLY CHECK OUTLETS FOR EROSION AND REPAIR IMMEDIATELY. ENSURE THERE IS NO SCOURING APPARENT DOWNSTREAM OF OUTLET. IMMEDIATELY STABILIZE ANY AREAS THAT NEED REPAIR.

SILT FENCE OUTLET

SCALE: N.T.S.

Erosion Control Maintenance Plan

All erosion and sedimentation control measures shall be inspected weekly and after each runoff-producing rainfall event. Structures that shall be inspected include but are not limited to:

Silt Fence and Fabric Inlet Protection

Any fabric which collapses, tears, decomposes, or becomes ineffective shall be replaced immediately. Sediment deposits shall be removed when sediment behind the fence reaches 6".

Seeding, Fertilizing, and Mulching

Seeded areas shall be inspected for failure and necessary repairs and re-seeding shall be made within the same season.

Block and Gravel Inlet Protection

Inspect the barrier after each rain, remove sediment as necessary to provide adequate storage volume for subsequent rains. Upon stabilization of drainage area, remove all materials and any unstable soil, either salvage or dispose of properly. Bring disturbed area to proper grade, then smooth and compact it. Stabilize all bare areas around the inlet.

Temporary Diversion Ditches

Sediment shall be removed from the flow area immediately after each rainfall.

Temporary Gravel Construction Entrance/Exit

Maintain the gravel pad in a condition to prevent mud or sediment from leaving the construction site. This may require periodic topdressing with 2-inch stone. After a rainfall, immediately remove all objectionable materials spilled, washed, or tracked onto roadways.

Sediment Basins and Pits

Sediment shall be removed from the structure and the structure shall be restored to its original dimensions when 1.0' of sediment has accumulated in the structure. The sediment shall be disposed of off-site and the contaminated part of the gravel shall be replaced. The structure shall be inspected for damage and repaired accordingly.

EROSION CONTROL MAINTENANCE PLAN

SCALE: N.T.S.

STOCKS
ENGINEERING
P.O. BOX 1108
801 EAST WASHINGTON STREET
INSTANTVILLE, N.C. 27656
PHONE: (252) 455-8188
WWW.STOCKSENGINEERING.COM

BLN-C-1874

the
YMCA

JOHNSTON COUNTY YMCA
AMELIA CHURCH ROAD
CLAYTON, N.C.

NORTH CAROLINA
PROFESSIONAL SEAL
19843
ENGINEER
MICHAEL STOCKS
7-15-19

EC NOTES
AND DETAILS

REVISIONS

FILE NO.: 2019-010
HORZ. SCALE: 1"=40'
VERT. SCALE: N/A

CE-06

The city parks will be filled with boys and girls. They will play in the city's open parks. Zechariah 8:5 (ISV)

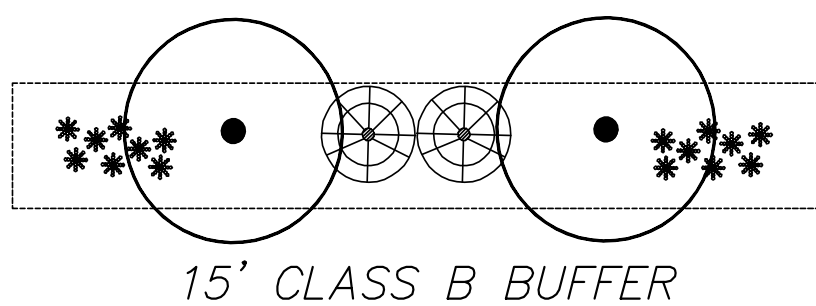
PLANTING LEGEND

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
38	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE ELM	2 1/2" CALIPER AND 8' TALL @ PLANTING
20	TAXODIUM DISTICHUM 'MICKLESON'	SHAWNEE BALD CYPRESS	2 1/2" CALIPER AND 8' TALL @ PLANTING
22	QUERCUS PALUSTRIS	PIN OAK	2 1/2" CALIPER AND 8' TALL @ PLANTING
40	ACER PALMATUM 'BLOODGOOD'	JAPANESE BLOODGOOD MAPLE	2" CALIPER AND 6' TALL @ PLANTING
31	CORNUS KOUSA	KOUSA DOGWOOD	2" CALIPER AND 6' TALL @ PLANTING
22	PRUNUS CAROLINANA	CAROLINA CHERRY LAUREL	2" CALIPER AND 6' TALL @ PLANTING
198	LEUCOTHOE CHINESE 'CRIMSON FIRE'	CRIMSON FIRE LOREPETULUM	24"
65	ABELLIA X GRANDIFLORA	GLOSSY ABELIA	24"



CONTRACTOR SHALL BE RESPONSIBLE FOR PLANT COUNT. PLANTING QUANTITIES SHOWN ON PLANS SHALL PREVAIL OVER QUANTITIES SHOWN ON LEGEND

PREMIUM BERMUDA SPRIGS



MULCHING NOTE:
MASS MULCH ALL PLANT GROUPINGS WITH BARK COMPOST

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW.

ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.

ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.

CONTRACTOR TO MAINTAIN ALL GRASSED AREAS FOR A PERIOD OF 12 MONTHS AFTER SUBSTANTIAL COMPLETION.



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P.O. BOX 1108
NORTH CAROLINA
PHONE: (252) 452-8188
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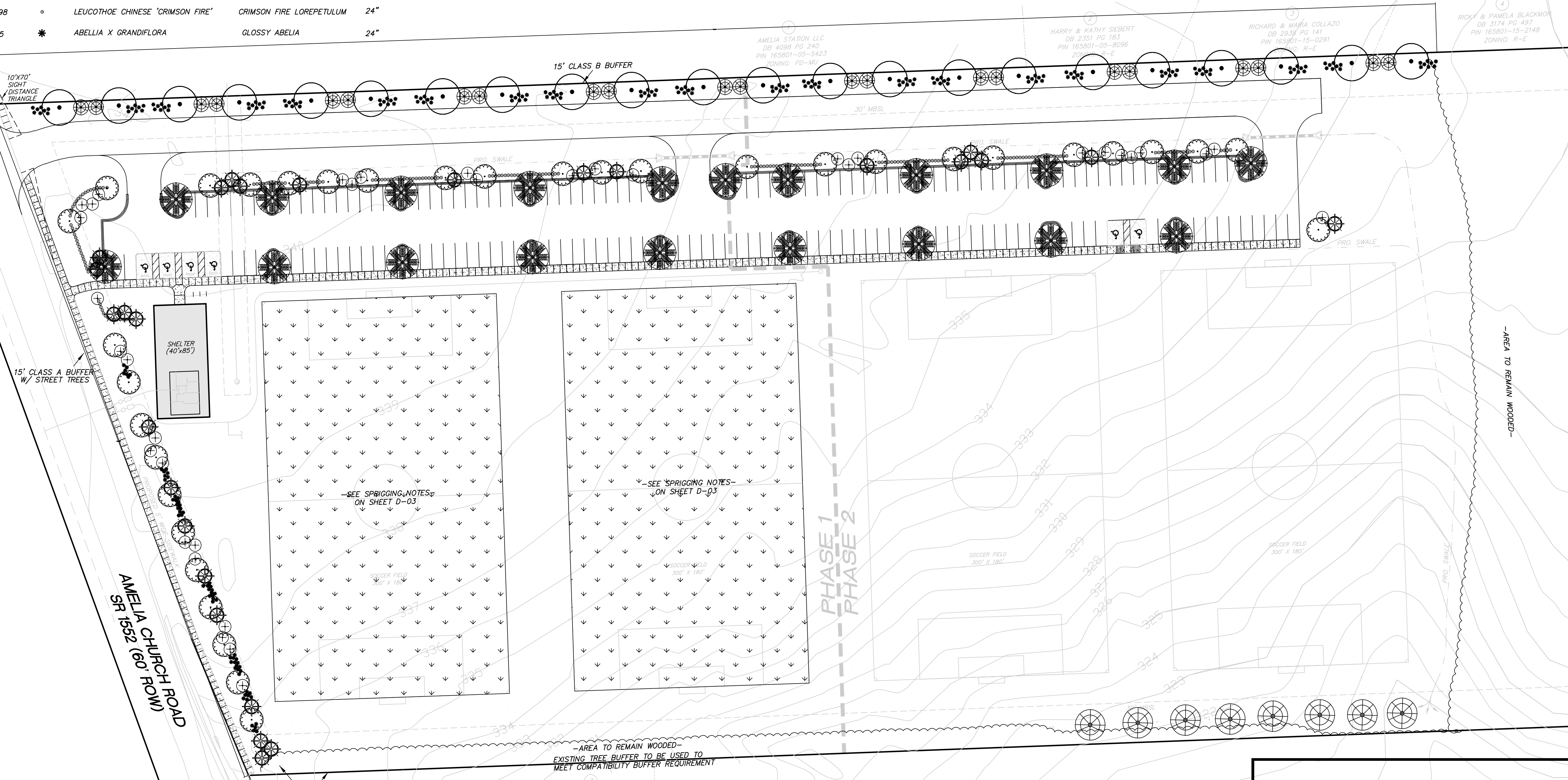
JOHNSTON COUNTY YMCA
AMELIA CHURCH ROAD
CLAYTON, N.C.

LANDSCAPE PLAN

REVISIONS
9/3/19 - CLAYTON IRC
10/8/19 - CLAYTON IRC
15/5/19 - CLAYTON C&G

FILE NO.: 2019-010
HORIZ. SCALE: 1"=40'
VERT. SCALE: N/A

CE-07



20' CLASS A BUFFER ADJACENT STREET MEETING THE FOLLOWING REQUIREMENTS:
5.39.5 IN. FT. / 100' = 5.4
5.4 X 1 CANOPY TREE= 6 TREES
5.4 X 2 UNDERSTORY TREES= 11 TREES
5.4 X 8 SHRUBS= 43 SHRUBS

ERWIN & FLORENCE HOCKADAY
DB 776 PG 497
PIN 165803-04-4437
ZONING: R-E

INTERIOR PLANTING
LANDSCAPE AREA REQUIRED: 20% (518,364 :PH 1 DISTURBED) = 103,673 SF
PLANTINGS REQUIRED: 103,673 SF LANDSCAPE AREA
1 CANOPY TREE, 1 UNDERSTORY TREE, AND 2 SHRUBS PER 1,000 SF LANDSCAPING AREA REQUIRED

ADDITIONAL PLANTING SHOWN @ STREET AND ADJACENT PARKING ALONG RIGHT FACE OF DRIVE ENTRY TO BE APPLIED TO INTERIOR PLANTING REQUIREMENTS. (QUANTITY REDUCTIONS ALLOWED BY THE TOWN OF CLAYTON DUE TO SPACE CONFIGURATION)

42 CANOPY TREES
40 UNDERSTORY TREES
187 SHRUBS

The city parks will be filled with boys and girls. They will play in the city's open parks. Zechariah 8:5 (ISV)



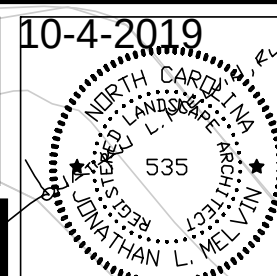
CRESCENT ACRES
3002 RED OAK BATTLEBORO ROAD
BATTLEBORO, NC 27809
(252) 972-4400

PLANTING PLAN

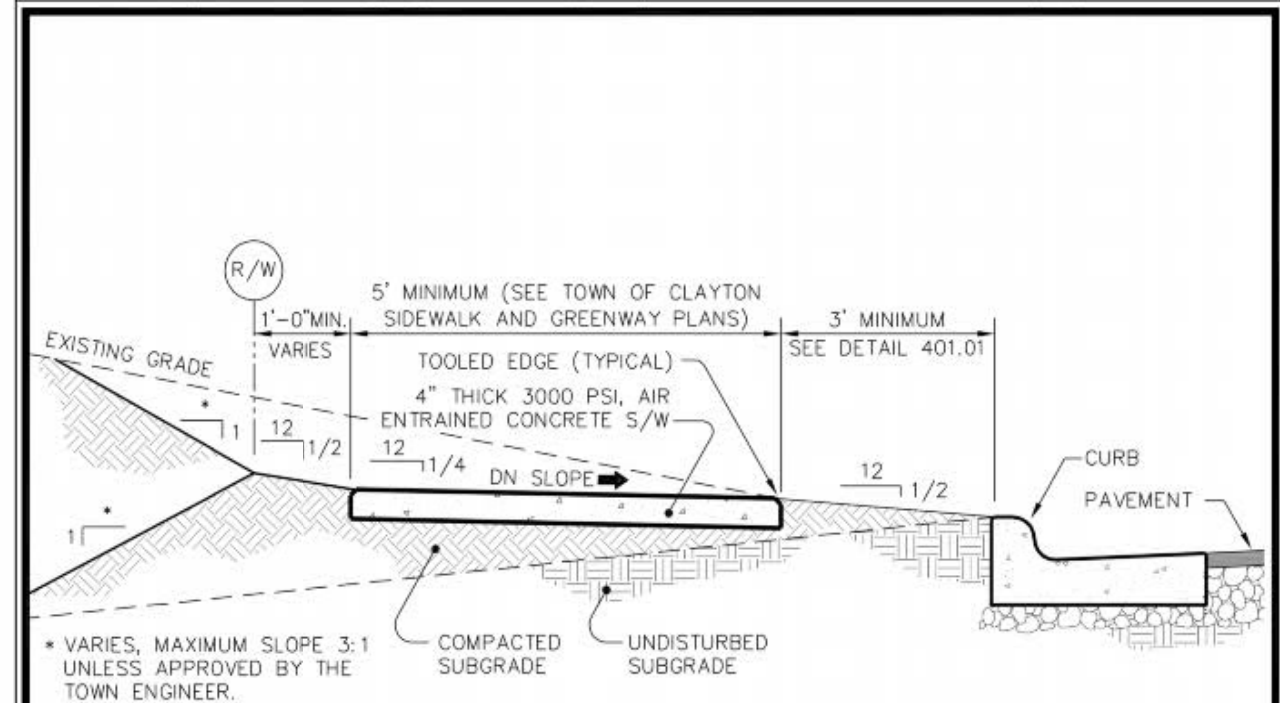
SCALE: 1"=40'

YMCA CLAYTON

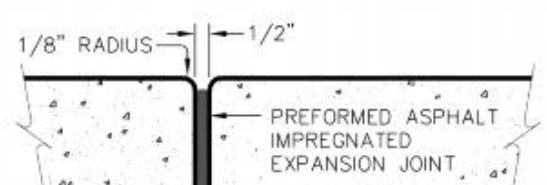
FILE # 2019-22



SCALE: 1" = 40'
0 40 80 100 120



TYPICAL SIDEWALK with UTILITY STRIP



TYPICAL EXPANSION JOINT DETAIL

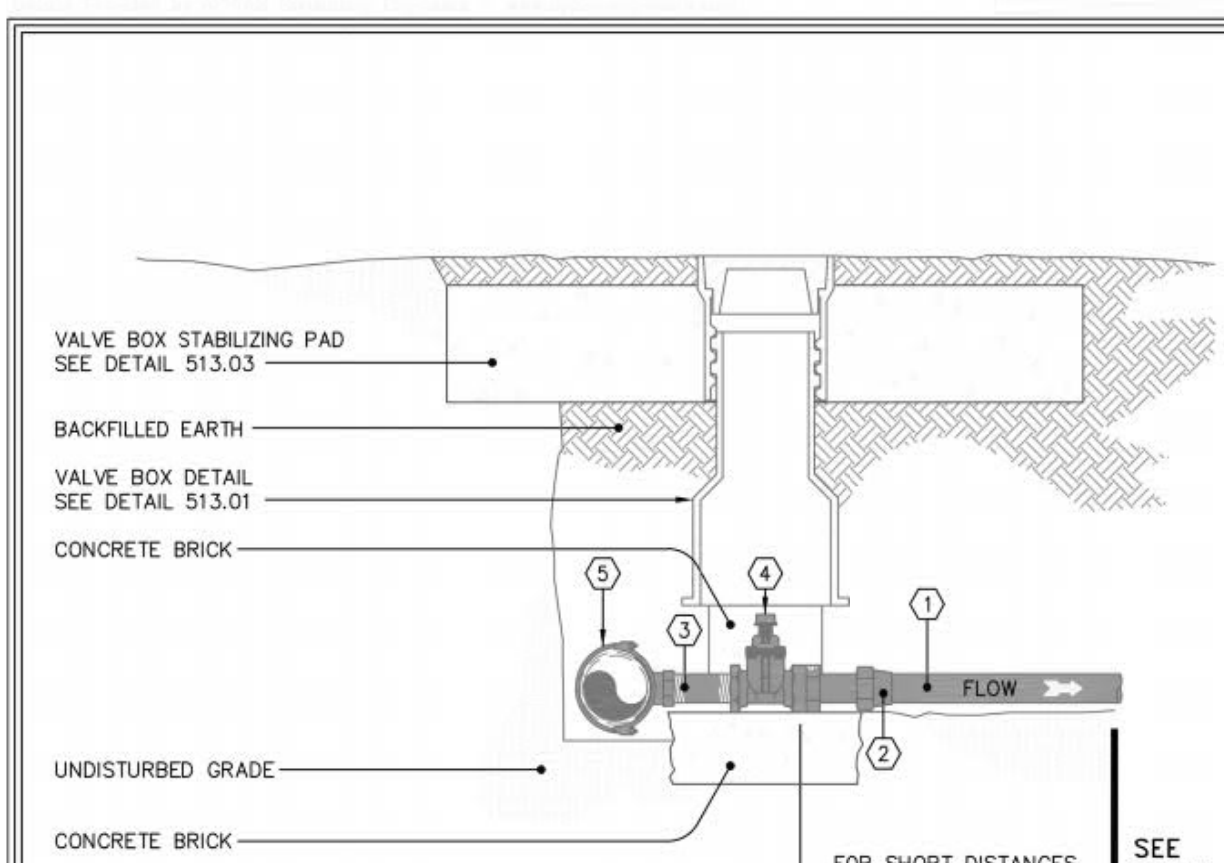
NOTES:

1. Provide 1" deep tooled traverse structural score joint with 1/8" radius at 5'-0" o.c.
2. 1/2" preformed asphalt impregnated expansion strip joints to be placed 40'-0" o.c. longitudinally, adjacent to curbs, when butting existing structures, concrete, or buildings, and at changes in width.



TOWN of CLAYTON
USE WITH THE TOWN OF CLAYTON STANDARD SPECIFICATIONS ONLY
TYPICAL CONCRETE SIDEWALK AND EXPANSION JOINT DETAIL

SCALE: Not To Scale
REVISION DATE: July, 2010
SHEET # 1 of 1



STANDARD 2" TAP

④ PART	MANUFACTURER MODEL / Cat. No.
1 TYPE "K" HARD DRAWN COPPER SERVICE	---
2 MALE THREAD x COMPRESSION ADAPTER	MUELLER H15428 OR APPROVED EQUAL
3 2" x 4" THREADED BRASS NIPPLE	---
4 2" THREADED IRON BODY GATE VALVE RESILIENT WEDGE	CLOW (M&H) / F6103 - AFC SERIES 2502 STAINLESS STEEL MUELLER - H-2360-8
5 BRONZE DOUBLE STRAP SADDLE	FORD 202B SERIES MUELLER BR2B SMITH-BLAIR 325-000 SERIES

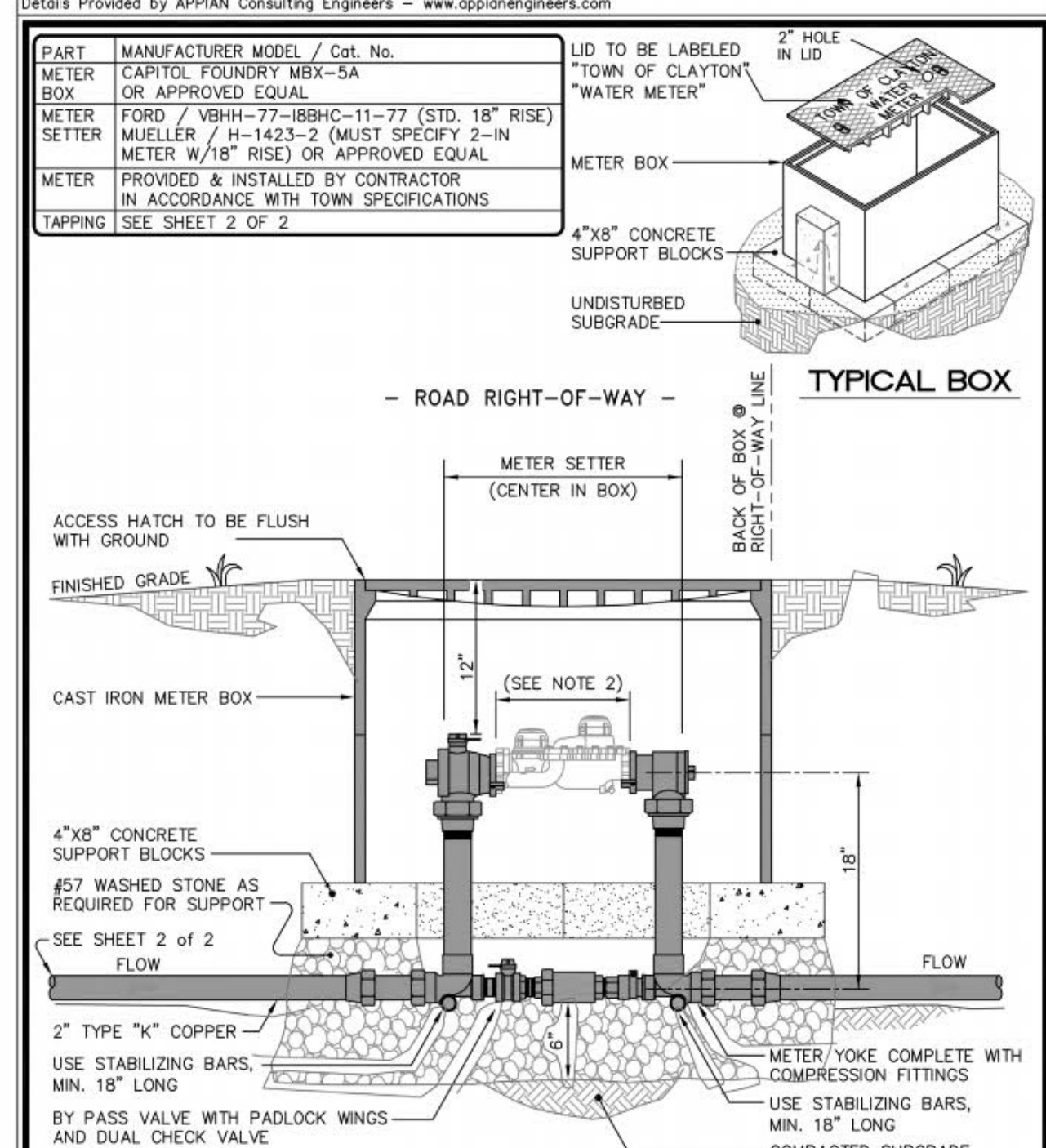
NOTES:

1. All taps larger than 2" shall be made with Tapping sleeve and Valve (Detail 513.02)



TOWN of CLAYTON
USE WITH THE TOWN OF CLAYTON STANDARD SPECIFICATIONS ONLY
2" WATER METER SERVICE DETAIL

SCALE: Not To Scale
REVISION DATE: July, 2010
SHEET # 2 of 2



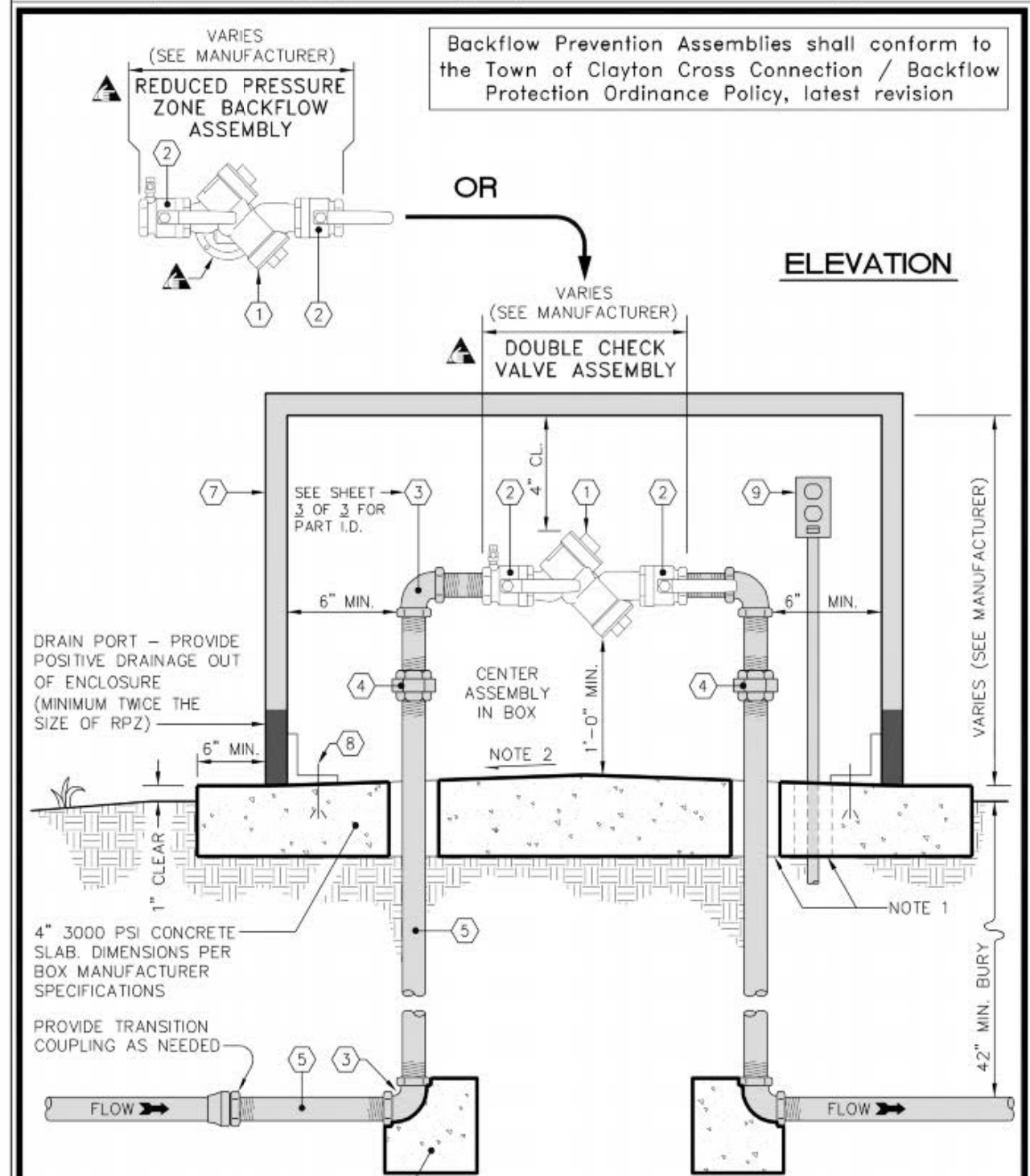
NOTES:

1. Contractor to place meter box in non-traffic area only.
2. Meter must be level across meter connections.
3. Ensure positive surface grade away from vault.



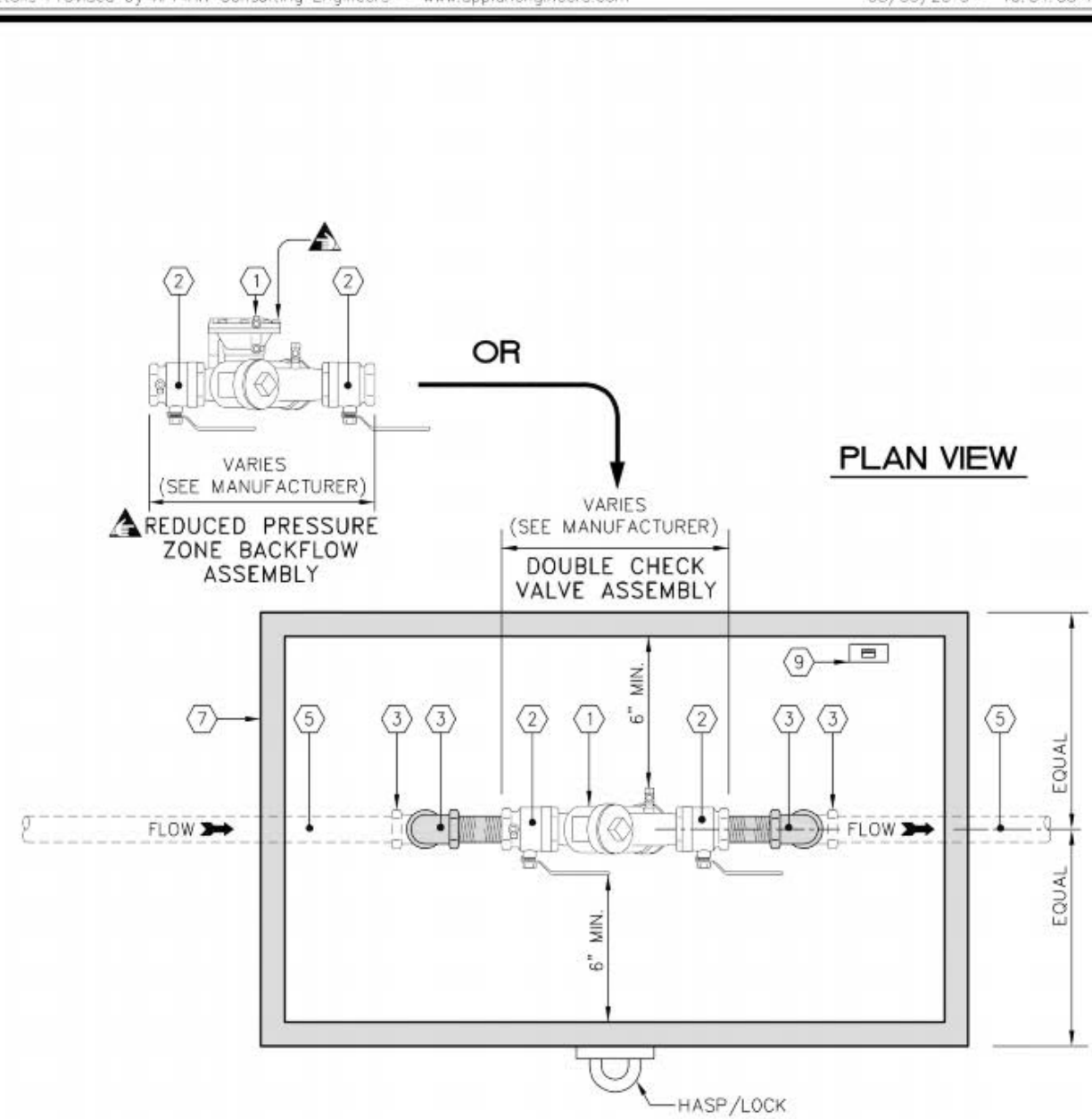
TOWN of CLAYTON
USE WITH THE TOWN OF CLAYTON STANDARD SPECIFICATIONS ONLY
2" WATER METER SERVICE DETAIL

SCALE: Not To Scale
REVISION DATE: JAN, 2015
SHEET # 2 of 3



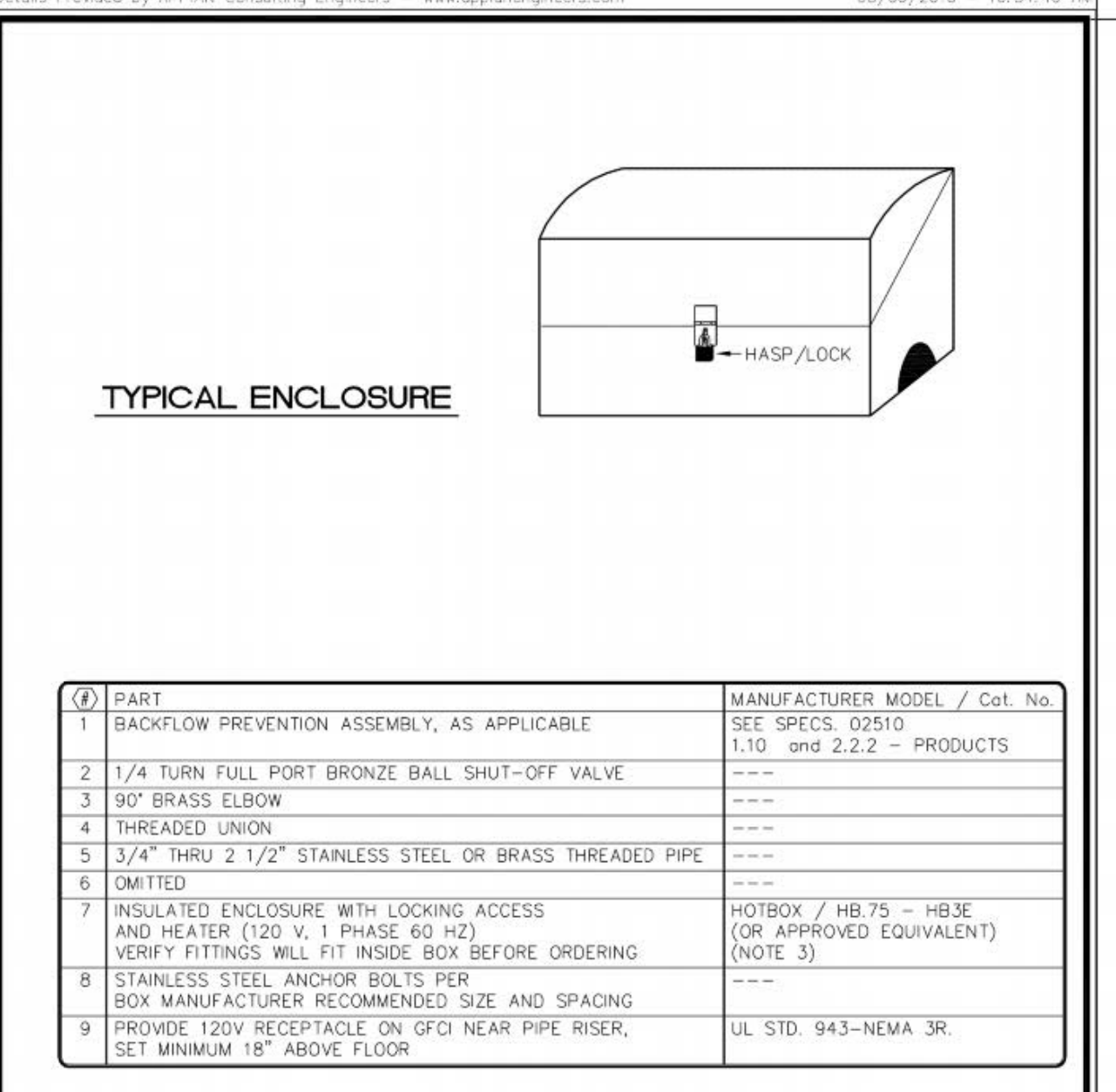
TOWN of CLAYTON
USE WITH THE TOWN OF CLAYTON STANDARD SPECIFICATIONS ONLY
3/4" to 2" DCV, RPZ ASSEMBLY (ABOVE GROUND)

SCALE: Not To Scale
REVISION DATE: July, 2010
SHEET # 1 of 1



TOWN of CLAYTON
USE WITH THE TOWN OF CLAYTON STANDARD SPECIFICATIONS ONLY
3/4" to 2" DCV, RPZ ASSEMBLY (ABOVE GROUND)

SCALE: Not To Scale
REVISION DATE: July, 2010
SHEET # 2 of 3



NOTES:

1. Provide minimum 1" annular clearance around all risers and electrical conduit.
2. Slope floor to drain to ports at both ends. Ensure positive surface grade away from enclosure.
3. Irrigation RPZ's that are removed from uninsulated & unheated enclosures to prevent freezing in the winter months must be capped off.
4. RPZ's may be located in building provided there are no other unprotected taps between the water main & the building.



TOWN of CLAYTON
USE WITH THE TOWN OF CLAYTON STANDARD SPECIFICATIONS ONLY
3/4" to 2" DCV, RPZ ASSEMBLY (ABOVE GROUND)

SCALE: Not To Scale
REVISION DATE: July, 2010
SHEET # 3 of 3

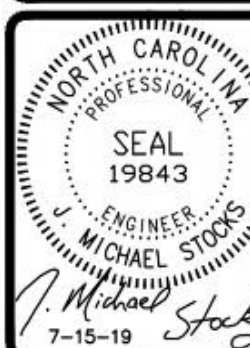
The city parks will be filled with boys and girls. They will play in the city's open parks. Zechariah 8:5 (ISV)

STOCKS
ENGINEERING
801 EAST WASHINGTON STREET
DURHAM, N.C. 27603
PHONE: (919) 459-8186
WWW.STOCKSENGINEERING.COM

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the
YMCA

JOHNSTON COUNTY YMCA
AMELIA CHURCH ROAD
CLAYTON, N.C.



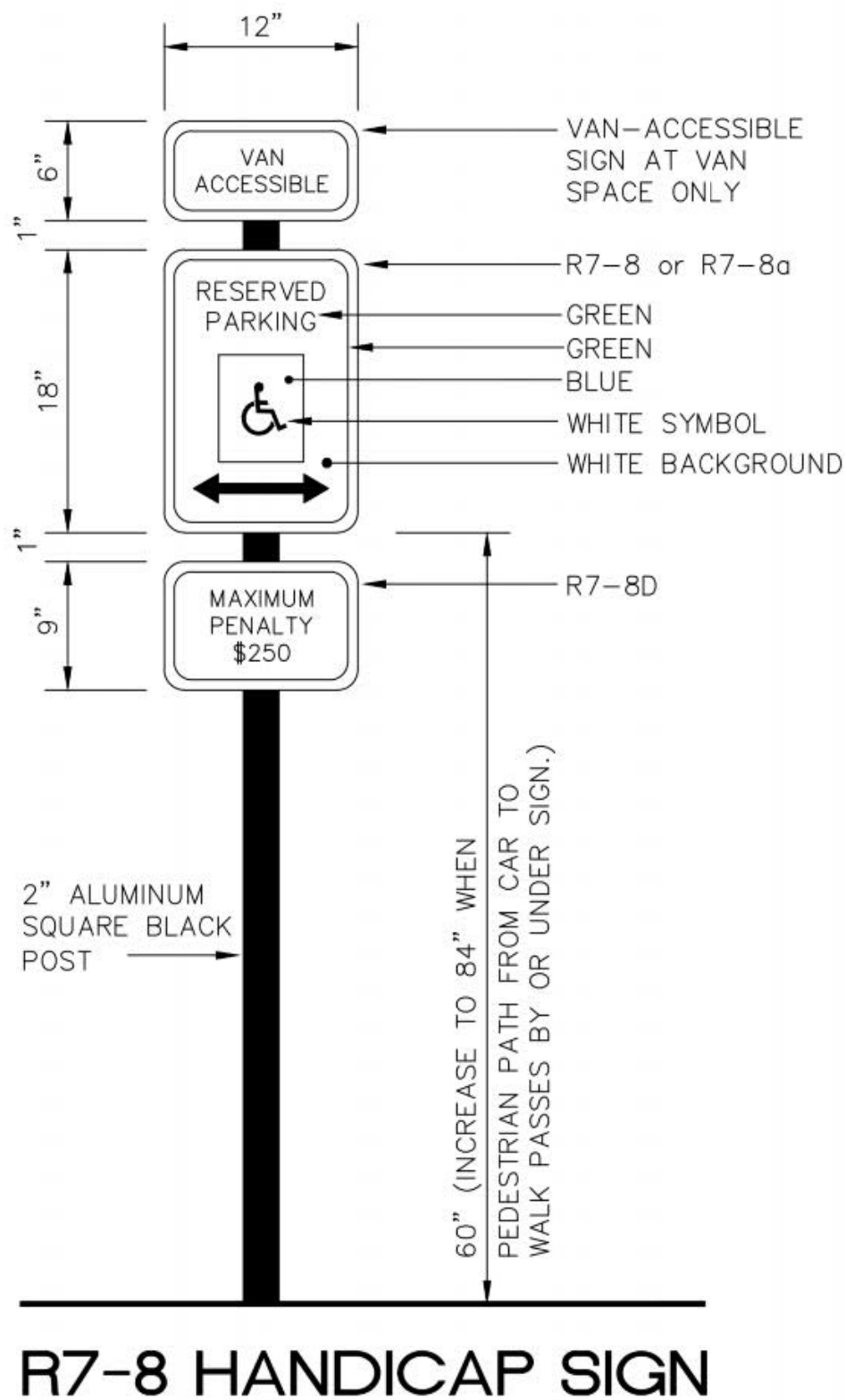
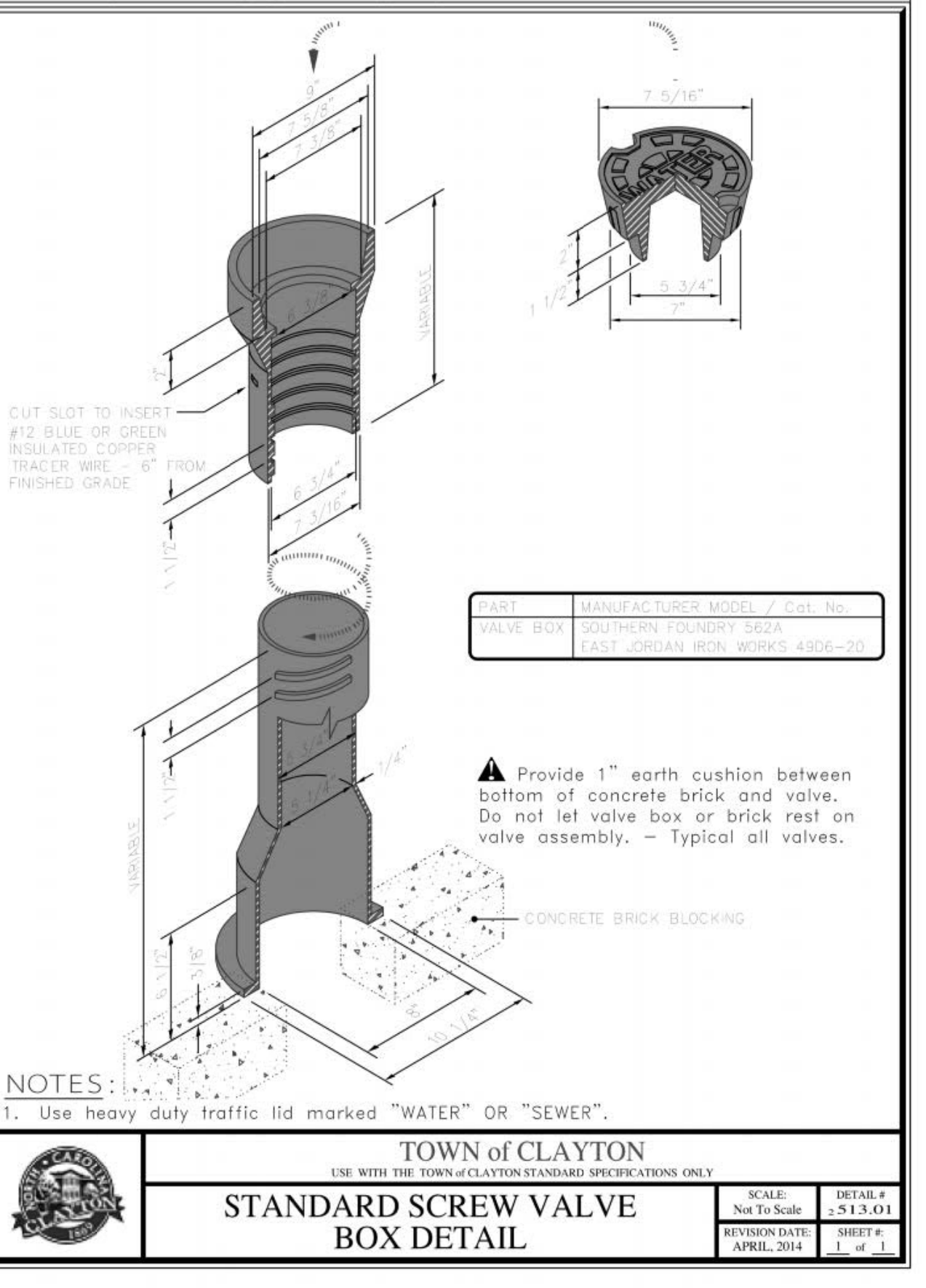
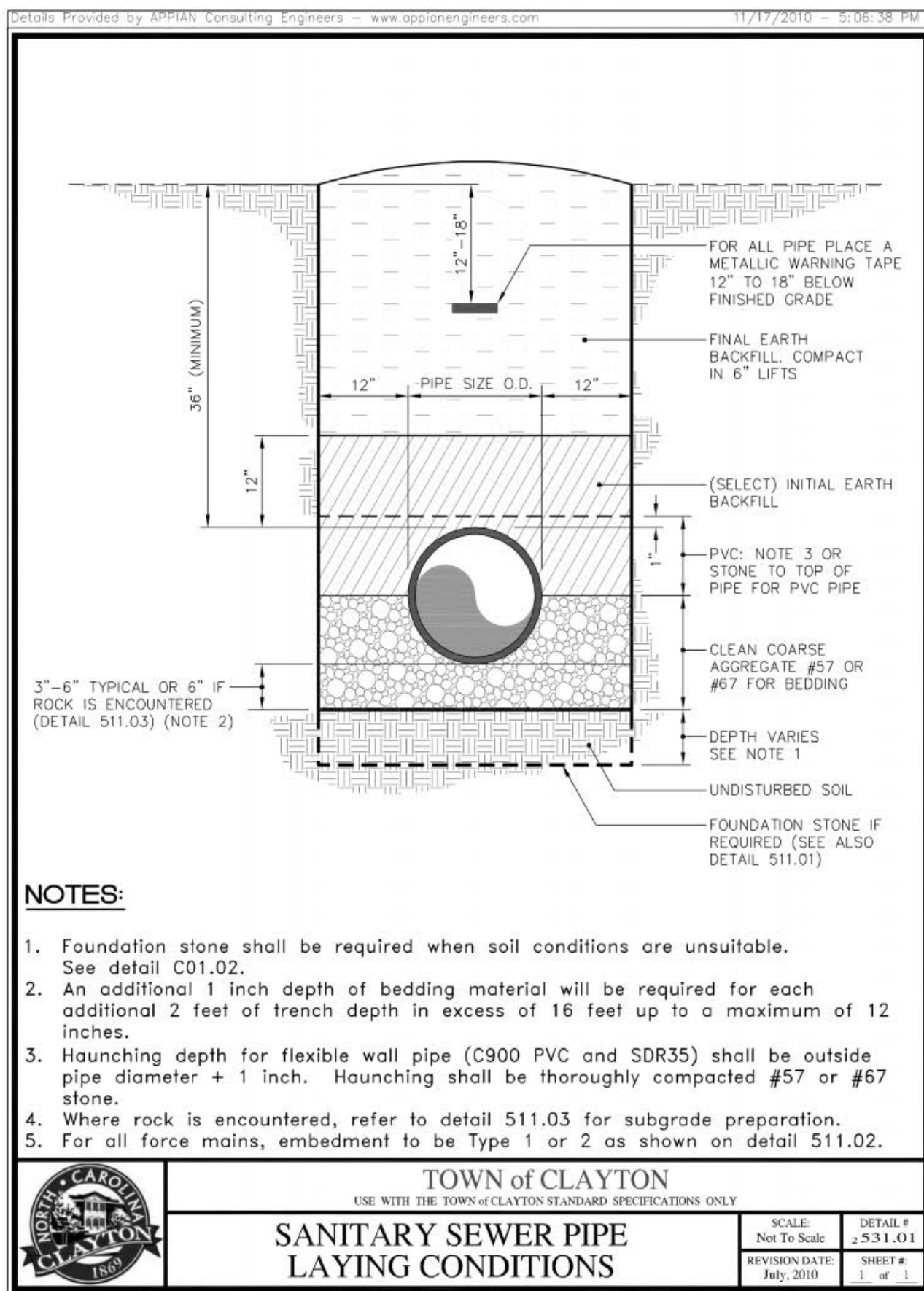
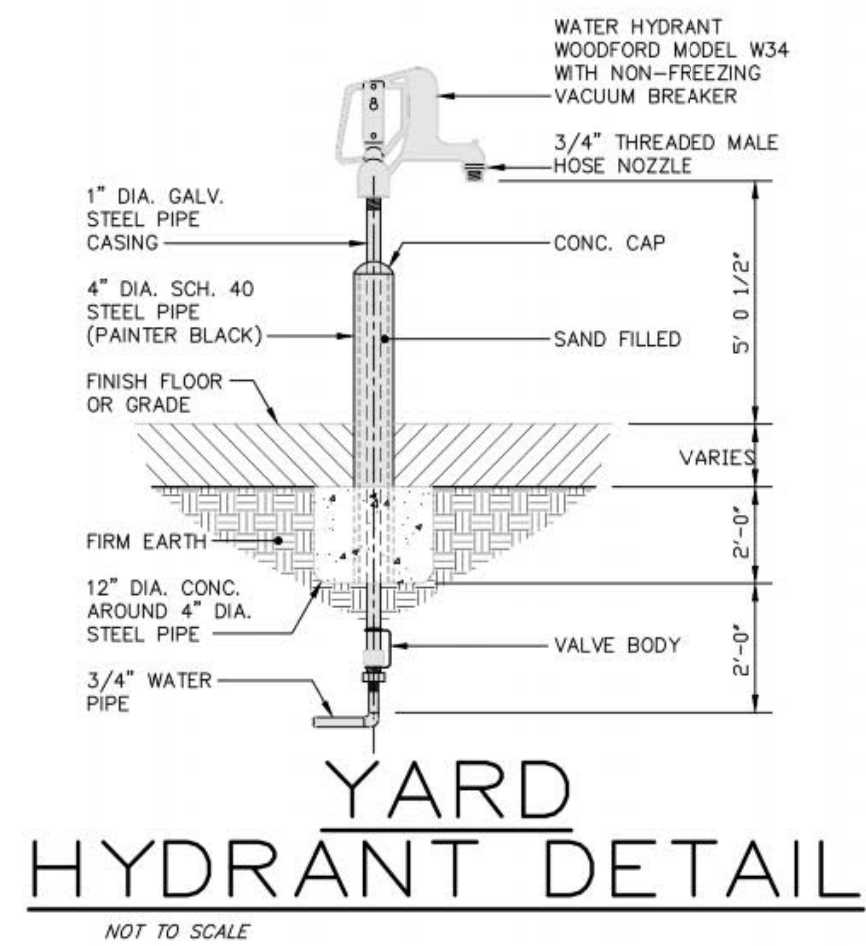
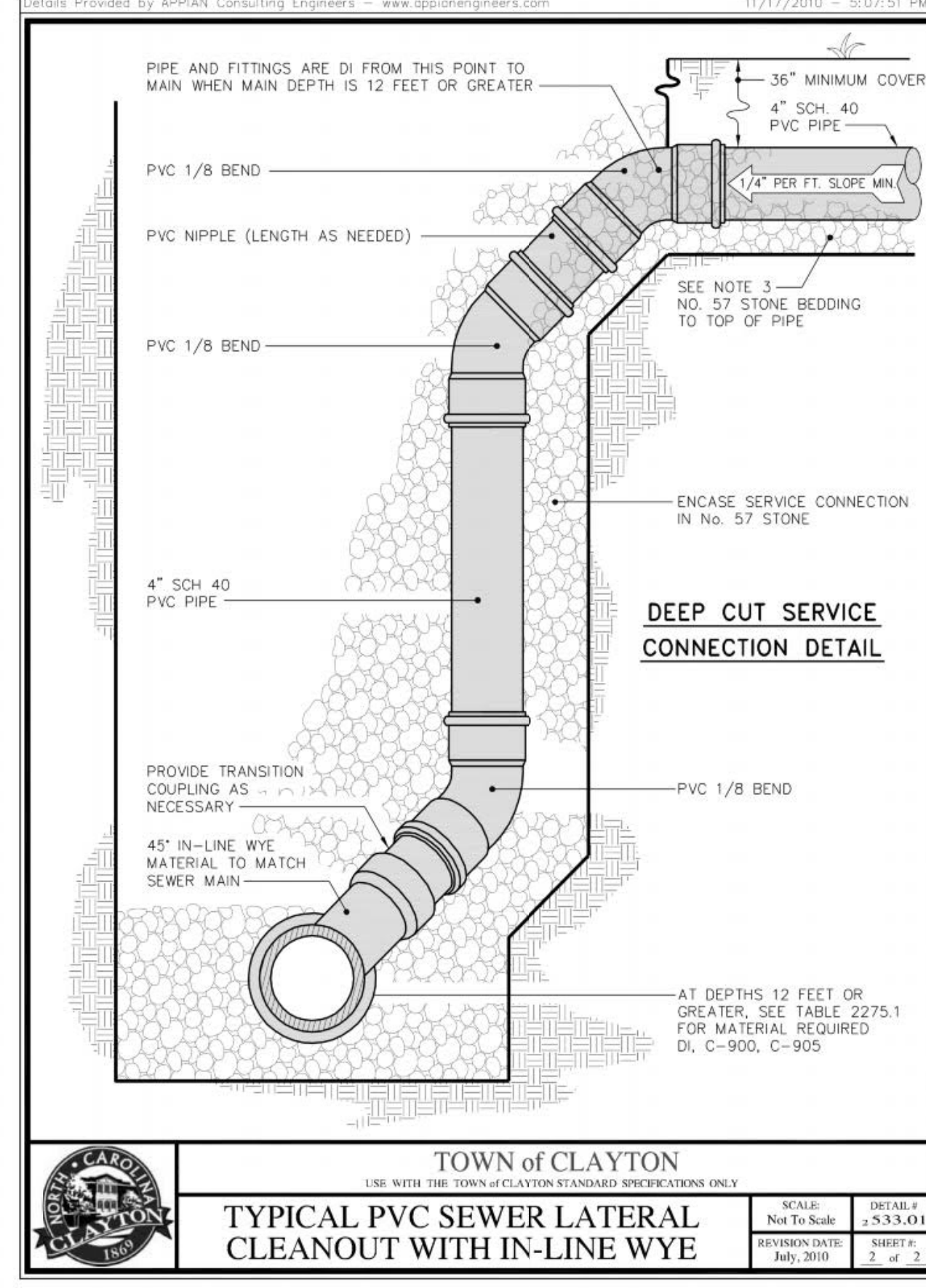
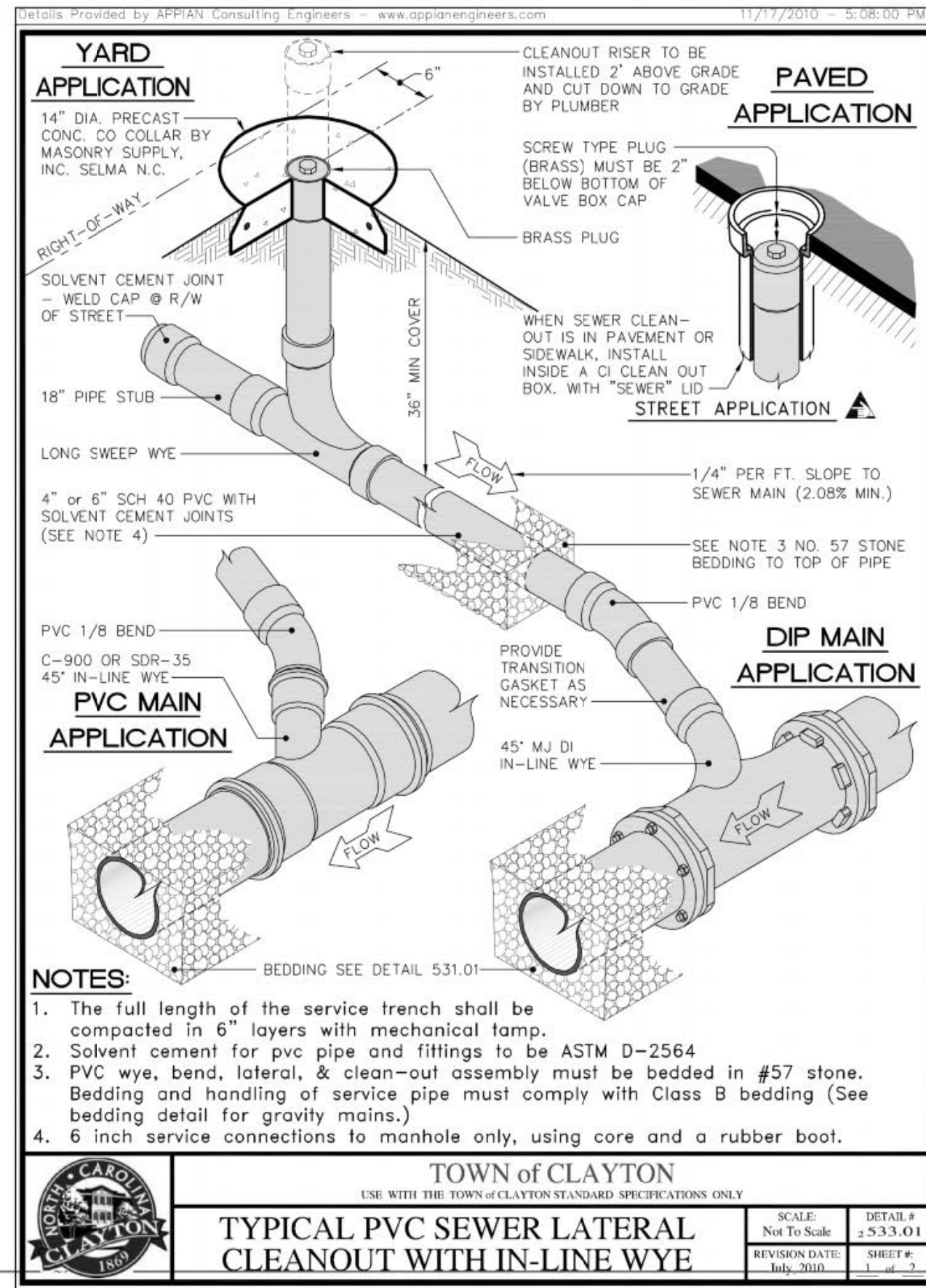
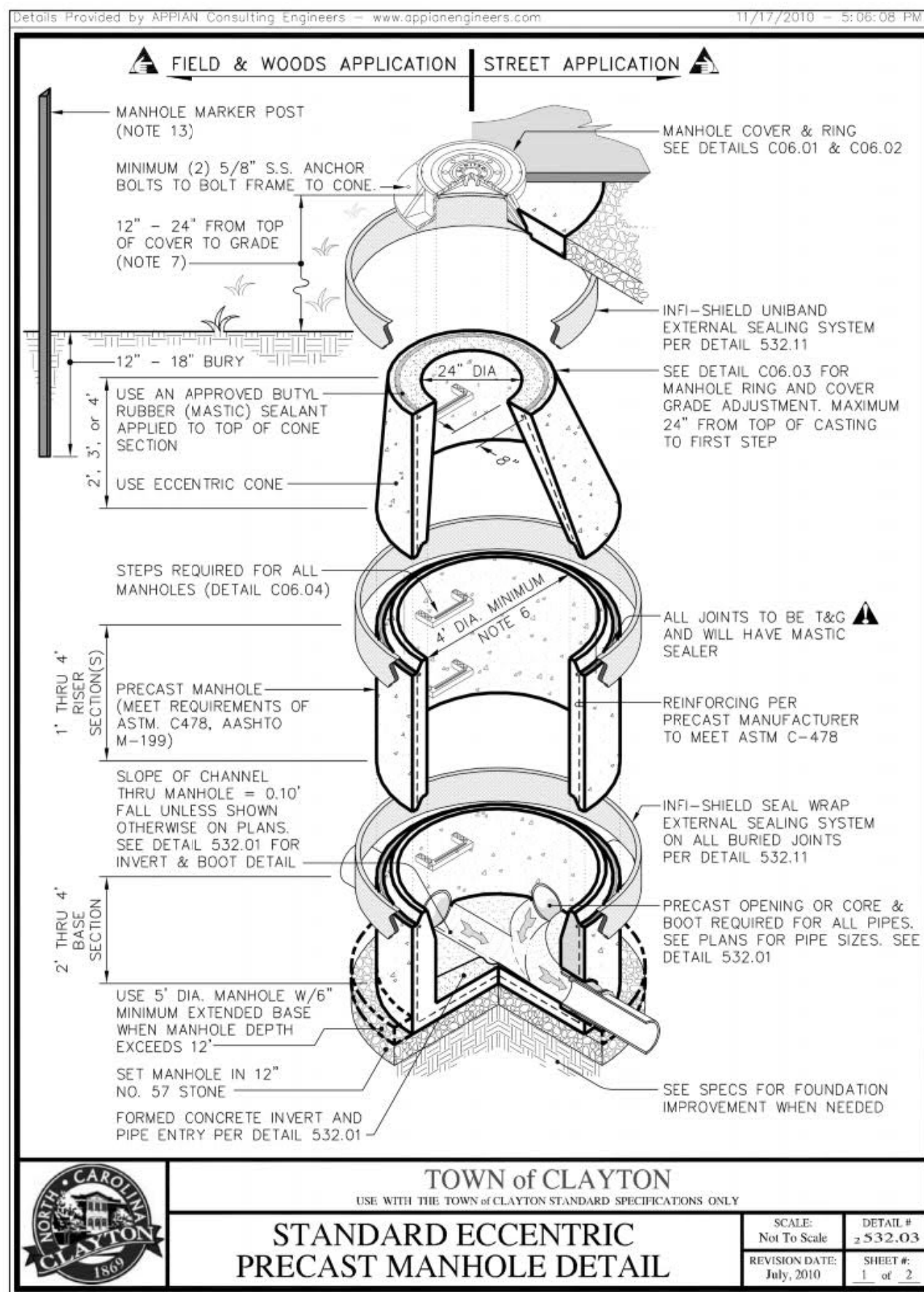
SITE DETAILS

REVISIONS

NO.	DESCRIPTION

FILE NO.: 2010-010
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A

D-01



Gospel Notes

The following notes do not represent the belief of any municipality, government organization, or client of Stocks Engineering. The detail is included to show the foundation of Stocks Engineering and its employees. Our prayer is that through the truth outlined below you will clearly see what it means to have a personal relationship with Christ.

- GOD'S LOVE**
God loves you and he created you to know him personally. He has a wonderful plan for your life. John 3:16 "For God so loved the world that he gave his only son, that whoever believes in him shall not perish but have eternal life." What prevents us from knowing God personally?
- OUR CONDITION**
People are sinful and separated from God, so we cannot know him personally and experience his love and plan. Romans 3:23 "For all have sinned and fall short of the glory of God." Romans 6:23 "For the wages of sin is death" (Spiritual separation from God). There is only one way to bridge this gap...
- GODS RESPONSE**
Jesus Christ is God's only provision for sin, through Him alone we can know God personally and experience his love and plan. Romans 5:8 "But God demonstrated His own love for us in this: While we were still sinners, Christ died for us." John 14:6 Jesus answered, "I AM the way the Truth and the Life. No one comes to the Father except through me." It is not enough just to know these truths...
- OUR RESPONSE**
We must individually receive Jesus Christ as Savior and Lord; only then can we know God personally and experience His love and plan. Ephesians 2:8-9 "For it is by grace you have been saved, through faith - and this is not from yourselves, it is the gift of God - not by works, so no one can boast." John 1:12 "Yet to all who received Him, to those who believed in His name, He gave the right to become children of God." These two circles represent two kinds of lives...
Self-Directed Life: Self is in the center and on the throne; Christ is outside.
Christ-Directed Life: Christ is in the center and on the throne; self yields to Christ.

Which circle best represents your life? Which circle would you like to have represent your life?

You can receive Christ right now by faith in prayer. "Lord Jesus, I need you. Thank you for dying on the cross for my sins. I open the door to my life and receive you as my Savior and Lord. Thank you for forgiving my sins and giving me eternal life. Take control of the throne of my life. Make me the kind of person you want me to be." If this prayer expresses the desire of your heart, then you can pray this prayer and Christ will come into your life as he promised.

For more information on what it means to have a relationship with God, or if you have any questions or prayer requests please submit them to stocksengineering@gmail.com, call us at 252.459.8196, or visit our web site, www.stocksengineering.com

STOCKS ENGINEERING

801 EAST WASHINGTON STREET
ASHFALL, N.C. 27555
PHONE: (252) 459-8196
WWW.STOCKSENGINEERING.COM

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JOHNSTON COUNTY YMCA
AMELIA CHURCH ROAD
CLAYTON, N.C.

SEAL 19843

ENGINEER
MICHAEL STOCKS
7-15-19

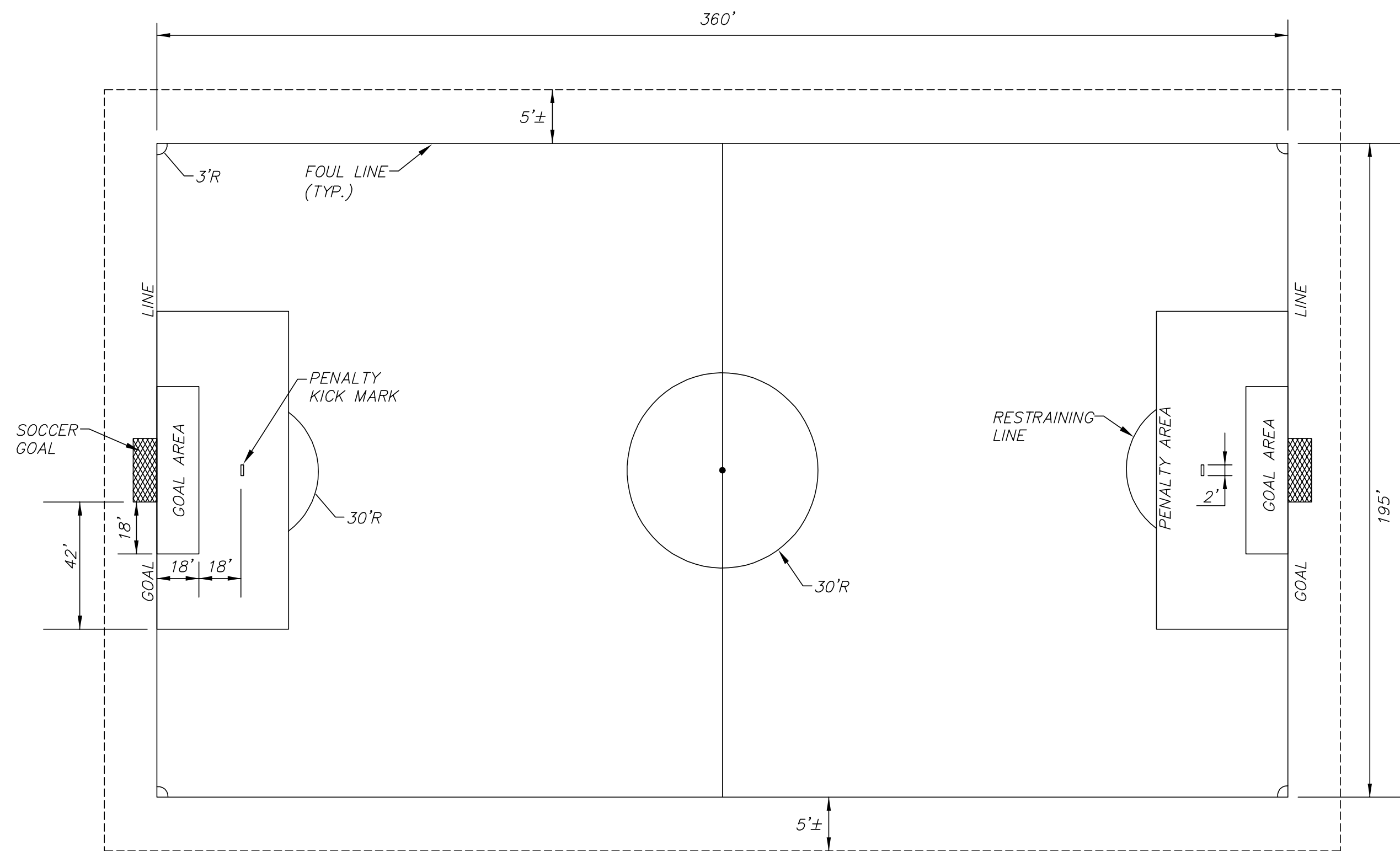
SITE DETAILS

REVISIONS

FILE NO: 2019-010
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A

D-02

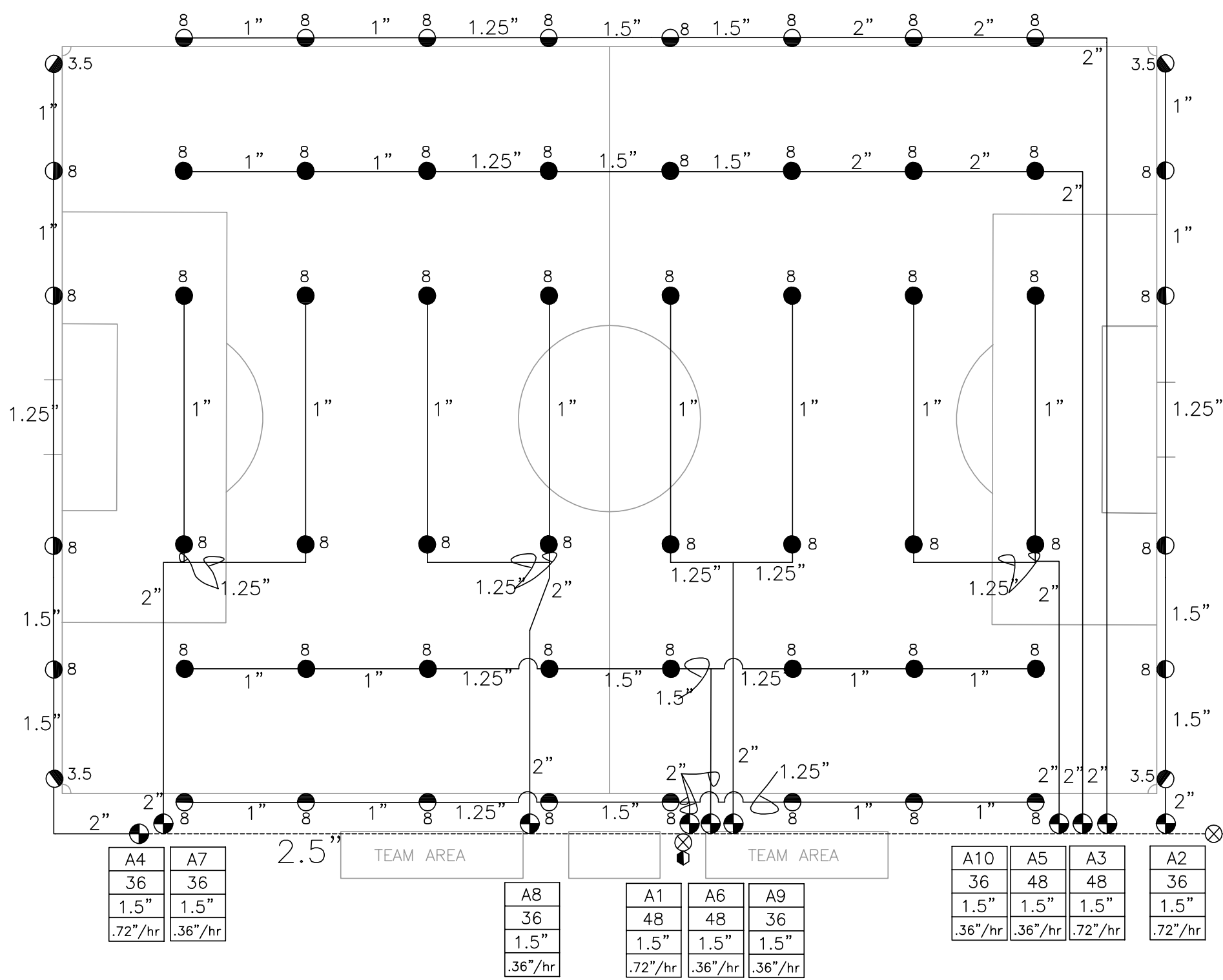
The city parks will be filled with boys and girls. They will play in the city's open parks. Zechariah 8:5 (ISV)



1
N.T.S.

SOCCER FIELD

NOTE:
ALL SPORTS FIELDS SHALL MEET NATIONAL FEDERATION OF
STATE HIGH SCHOOL ASSOCIATIONS - COURT AND FIELD
DIAGRAM GUIDE, LATEST REVISION.



IRRIGATION LEGEND

- PRODUCT DESCRIPTION
- 1-20-36S-XX/1-20-6P-36S-XX NOZZLE AS SHOWN
 - 1-20-ADS-XX/1-20-6P-ADS-XX NOZZLE AS SHOWN
 - NOZZLE PERFORMANCE:
 - #3.5 @ 40 PSI - 3.0 GPM 36' RADIUS
 - #8 @ 40 PSI - 6.0 GPM 39' RADIUS
 - ICV/IBV ELECTRIC CONTROL VALVE SIZE AS SHOWN
 - HQ-44-XX-AW QUICK COUPLER VALVE (OPTIONAL)
 - ICC-1200 SOLID STATE METAL CABINET CONTROLLER
 - WRFC WIRELESS RAIN FREEZE SENSOR
 - WATER METER MINIMUM SIZE @ 48 GPM IS 1.5"
 - BP BACKFLOW PREVENTER SIZED TO SYSTEM GPM
 - MAINLINE PIPE
 - LATERAL PIPE
 - SLEEVING
 - ⊗ ISOLATION VALVE LINE SIZED

SYSTEM PERFORMANCE DATA

ZONE	SIZE	FLOW	PR	DU%	SC (100 WINDOW)
A1	1.5"	48	.72"	82	1.2
A2	1.5"	36	.72"	82	1.2
A3	1.5"	48	.72"	82	1.2
A4	1.5"	36	.72"	82	1.2
A5	1.5"	48	.36"	82	1.2
A6	1.5"	48	.36"	82	1.2
A7	1.5"	36	.36"	82	1.2
A8	1.5"	36	.36"	82	1.2
A9	1.5"	36	.36"	82	1.2
A10	1.5"	36	.36"	82	1.2

VALVE ID GUIDE

A1	STATION NUMBER
55	GPM
1.5"	VALVE SIZE
.50"/hr	PRECIPITATION RATE

BP	M
RS	A

WATER REQUIREMENT AT
-FIELD ELEVATION
-WITHIN 100' OF FIELD
-DOWNSTREAM OF BACKFLOW IS
48 GPM @ 50 PSI

SPRIGGING NOTES :

Pre-planting: The field should be clean and free from contaminating seeds or plants prior to tillage. Fumigate using BasamidG granular fumigant according to manufactures recommendations. To prepare for sprigs, the surface should be firm and smooth with marginal soil moisture before sprigging. Excessive moisture will result in ruts from sprigging equipment.

Planting: Sprig between mid-May & July or between September & early-November and only when the soil is in tillable or workable condition. Ensure the sprigs have adequate time to root prior to first frost (normally in October). Sprigging rate should be 1000 bushels per acre ±200 bushels per acre. A conversion of 5 sq. ft. of sod = 1 bushel of sprigs may be used. Grow-in time will range from 60-120 days depending on sprigging rates, moisture management, & weather. Sprigs must be applied by the following:

1. Broadcast Sprigging: Sprigs must be broadcast uniformly by hand, with mechanical equipment, or other approved method. Sprigs must be planted to provide a minimum number of 25 viable sprigs per square yard. The distance between individual sprigs must be a maximum 12". Sprigs must be forced into the soil to a minimum of one inch depth by disk-rolling pressing with steel matting, or other approved method;
2. Hydroplanting: Sprigs must be mixed with water and uniformly applied under pressure over the entire area. Sprigs must be covered by distributing a topdressing uniformly and evenly to a minimum one inch depth. Topdressing must contain 5-10% organic matter and must be free of sticks, stones, roots, and other debris and objectionable materials; or
3. Row Sprigging: Sprigs must be planted in rows spaced a maximum of 12 inches apart and to a minimum one inch depth, with mechanical sprig planter or other methods. Within the rows sprigs must be placed a max 6" distance apart.

Water: Sprigs must be irrigated immediately after planting. Long periods of standing water in the field should be avoided. After the sprigs have rooted, the amount of water per application should be increased while the frequency is decreased to promote deep rooting of the turf. The following is a sample irrigation plan:
Weeks 1-2: Irrigate during daylight hours 3-4 times per zone. Each irrigation application should moisten the soil 3-4 inches deep. Irrigate 1 time each night to moisten the soil 3-4 inches deep. If standing water results from the schedule, reduce the nightly irrigation cycle.
Weeks 3-4: Irrigate during daylight hours 2-3 times per zone. Irrigate 1 time each night. Each application should moisten the soil 3-4 inches deep.
Weeks 5-6: Irrigate 1-2 times during daylight hours & 1 time at night.

After Week 6: Apply irrigation in a manner consistent for mature turf utilizing the principle of deep & infrequent watering cycles to promote a healthy root system.
**Note: Irrigation rate & duration will vary depending on soil type. The amount of sand vs. native mineral soil, water percolation rates, water pressure supplied to irrigation heads, wind/temperature variations, & rainfall will all affect your irrigation schedule.*

Fertilization: Apply Dolomitic limestone before planting according to soil test recommendations. Apply fertilizer with oxadiazon at time of sprigging. Apply 19-19-19 at 100-200 lb/acre on weeks 1, 3, 5, 7, 9, 11 after planting. Apply ammonium nitrate or ammonium sulfate at 100-200 lb/acre on weeks 2, 4, 6, 8, 10, 12 after planting. A second, low rate application of oxadiazon may be required after week 12. Resume normal fertilization on week 14 (applying .5 to 1 lb N/1000 sq. ft. every 3-4 weeks).

Mowing: Begin mowing when sprigs have rooted & cannot be pulled from ground (week 3-4). Remove only small amount of tissue from plant during initial mowings. Irrigation cycles may require modification to avoid rutting up fields during mowing. Mowing heights of 1-1.5 inches are acceptable during grow-in. As the turf matures, mowing should be performed at frequent intervals to maintain the turf at the desired height while not removing more than 1/3 of the leaf tissue during each mowing. Once the turf is completely grown-in, these hybrid bermudagrass varieties can be mowed at low heights (down to 0.5 inches). However, lower mowing heights require specialized mowing equipment & proper turf maintenance to maintain optimal turf characteristics.

PGRs: Plant growth regulators can be applied to mature turf to help regulate rapid growth. Consult your chemical supplier for more information & recommendations.

Pest management: Inspect turf closely for insect & worm activity (armyworms, cutworms, & sod webworms) during grow-in. Treat as needed. Herbicides should be used cautiously after week 8 to avoid damaging the turf while treating for weed problems.

Improving winter hardiness: Gradually raise the mowing height in the fall to approximately 1.5 inches as temperatures approach 50 degrees F as this will provide additional insulation to the plant. Maintain high levels of K especially in the summer & fall.

IRRIGATION NOTES

1. SPRINKLER LOCATIONS ARE TO SCALE
2. PIPE LOCATIONS ARE DIAGRAMMATIC
3. ALL SPRINKLERS TO BE INSTALLED ON .75" SCH 80 SWING JOINTS
4. ALL COMPONENTS TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS
5. MAINLINE DEPTH TO BE NO LESS THAN 18"
6. LATERAL DEPTH TO BE NO LESS THAN 16"
7. ELECTRIC CONTROL VALVES TO BE COVERED WITH 12" VALVE BOX
8. LOCATE VALVES/QCV'S OUT OF HIGH TRAFFIC AREAS
9. WIRE SPLICE CONNECTIONS TO BE WATERPROOF
10. QCV TO BE LOCATED IN 10" VALVE BOX
11. ALL SLEEVES TO BE 2X PIPE RUN THROUGH THEM
12. INSTALL ALL COMPONENTS AS PER LOCAL, STATE, FEDERAL CODES
13. REFER TO MANUFACTURER'S INSTALLATION DETAILS
14. REFER TO MANUFACTURER'S CATALOG FOR PERFORMANCE SPECIFICATIONS
15. ADD "FS" FOR DIRTY WATER VALVE
16. ADD "AS" FOR PRESSURE REGULATED VALVE

2
N.T.S.

SOCCER FIELD IRRIGATION LAYOUT

The city parks will be filled with boys and girls. They will play in the city's open parks. Zechariah 8:5 (ISV)

STOCKS
ENGINEERING
P.O. BOX 1108
801 EAST WASHINGTON STREET
WINSTON-SALEM, N.C. 27686
PHONE: (704) 455-8188
WWW.STOCKSENGINEERING.COM

BLN-C-1874

the
YMCA

JOHNSTON COUNTY YMCA
AMELIA CHURCH ROAD
CLAYTON, N.C.

SEAL
19843
MICHAEL STOCKS
7-15-19

FIELD DETAILS

REVISIONS

FILE NO.: 2019-010
HORZ. SCALE: 1"=60'
VERT. SCALE: N/A

D-03

1. Site Contractor to inform General Contractor to verify finished grade at building before digging footings. Some portions of the building foundation will may, of necessity, need to retain building pad soil to allow existing grades to be dropped. In this case, step footings may be necessary to achieve the desired grade variations.
2. New finished contours shown are top of future paving in areas to receive pavement and top of topsoil in areas to be seeded.
3. Areas outside of the parking lot perimeters shown to be seeded shall receive 4 inches of topsoil. This topsoil to be placed and leveled by the Contractor.
4. Dimensions of buildings are for grading purposes only and are not to be used to lay-off footings. See Architectural Plans.
5. Contractor shall notify and cooperate with all utility companies or firms having facilities on or adjacent to this before disturbing, altering, removing, relocating, adjusting or connecting to said facilities. The contractor shall raise, relocate, alter, adjust, or remove, as required, to match finished grade.
6. All catch basin grids and frames are to be Vulcan or approved equal. Verify that dimension heights on castings are not exceeded in critical areas before ordering substitute castings.
7. Areas not shown to be disturbed or excavated shall be left as is and not to be graded.
8. Unusable excavated materials and all waste resulting from clearing and grubbing shall to be graded off-site by Contractor.
9. All excavation is unidentified and shall include all materials encountered.
10. Before any machine work is done, Contractor shall stake out and mark the limits established by the Site Plan. Control points shall be preserved at all times during the course of the project. Lack of proper control points and/or failure to maintain them shall require cessation of operations until such points and grades have been placed to the Owner's satisfaction.

1. Subgrade on Precompacted Original Soil
 - a. Remove all the topsoil and all questionable organic soil and extend a minimum of four (4) feet beyond the exposed edge of the existing subgrade. Stockpile all the soil that is free from trash and organic for re-use.
 - b. Precompact the exposed grade with a vibratory roller weighing a minimum of ten (10) tons (static load) or equal to stabilize the initial settlement of the top strata of the soil. The stability of the subgrade will be considered adequate when the total settlement after the last four (4) complete passes by the vibratory roller does not exceed one (1) inch. If the soil settles excessively and fails to stabilize under continuous rolling should be further undercut and replaced with properly compacted select granular fill.
2. Subgrade on Certified Compacted Fill
 - a. Prepare the site following the same procedures as outlined in Items 1 and 2 above.
 - b. Using the same compaction equipment as outlined above, compact new fill soil in $\frac{1}{2}$ - to 8-inch layers to a minimum 98-percent of the maximum dry density at its optimum moisture content in accordance with the Standard Proctor Method. The maximum dry density and optimum moisture content shall be determined by ASTM Standard D 2167-84, or equal. The top one (1) foot of the prepared fill subgrade should be compacted to 100-percent of the maximum dry density using the Standard Proctor Method.
 - c. Compact the fill soil in layers at the topsoil and the topsoil and the topsoil to one (1) vertical measured from three (3) feet beyond the outside edge of the pavement to the top of the fill. The fill soil is to be select granular soil weighing a minimum of 100 pcf at its optimum moisture content.

1. Contractor to provide full water service to site including meter, setting, and connection fees in his bid.
2. The Site Contractor is to assume responsibility for all water and sewer utilities from a point 5' outside of the building to the point of public connection.
3. Contractor to furnish all point striping.
4. Owner to purchase and provide all curbs and/or curbs and/or recycle bins. These will not be provided by City.
5. A Geotechnical Investigation was prepared for this project. Contractor is responsible for digging site, if desired prior to bid. Contact Engineer at 252.458.9196 at least 48 hours prior to want to gain access to the site. Deliverables to be included in the Geotech Report: (707) 729-5700
6. All site plumbing is to meet the N/C state Building Code, Volume II, Plumbing.
7. Water service lines to be HDPE 1 1/4 inch w/1 meter and backflow preventor.
8. Sewer services to be PVC, service weight. Minimum grades for 4-inch lines to be 2.08- percent.
9. Pressure reducing valve, if needed, to be located in building and is not Site Contractor's responsibility.
10. Provide handicap signs, markings and ramp per the details.
11. The Site Contractor is to assume responsibility for all traffic control. The Site Contractor's responsibility shall conform to: Manual on Uniform Traffic Control Devices, current edition, as amended; ADA guidelines; and, ANSI A17.1.
12. All dimensions are to face of curb unless indicated otherwise. Staking point coordinates are to back of curb.
13. Contractor shall coordinate installation of all signs, pavement markings, and other traffic control devices with other Contractors on the site.
14. Contractor shall saw-cut to provide smooth transition at tie-in to existing edge of pavement when applicable.
15. Do not pour any concrete before forms are inspected and approved by Engineer/Owner.
16. Contractor to provide all pertinent provisions of the "Manual of Accident Prevention for Construction" issued by AGC of America, Inc., and the Safety and Health Regulations for Construction issued by the U.S. Department of Labor.
17. All drainage pipe is to be Class II reinforced concrete meeting ASTM C-76, latest revision.
18. All handicap ramps to be constructed in accordance with the "ADA Accessibility Guidelines for Buildings and Facilities" as detailed in Federal Register, Vol. 56, No. 144, dated July 26, 1991, rules and regulations activated January 26, 1992, latest revision. Also, refer to North Carolina State Building Code Volume 1-C, "Making Buildings Accessible to People with Disabilities" as promulgated by the Physically Handicapped", 1991, latest edition and ANSI A117.1, current edition, as amended.

1. No existing valves and fire hydrants shall be operated without the explicit permission from the Public Works Department. The Contractor shall make arrangements with the local utility authority prior to connecting to existing mains.
2. Contractor shall seed, mulch, and tack all disturbed area within 7 days after backfilling trench. All disturbed areas shall be seeded and mulched within 7 days after completion of backfilling. All erosion control measures shall be removed when authorized by the Engineer after the completion of the project.
3. All excavated wood and rocks shall be disposed off-site by the Contractor. Bury will not be permitted.
4. Water line crossing existing asphalt pavement shall be installed by the Open Cut method.
5. Where lines cross gravel/asphalt driveways, Contractor is to restore driveways to the original condition. Driveway shall be replaced with 4" compacted gravel.
6. Contractor shall take proper precautions not to disturb existing property corner markers. All disturbed property corner markers shall be replaced by a Registered Land Surveyor.
7. All trench walls shall be protected with trench control rip rap, pile meshing, matting, grass seeding and silt fence shall be included in the total base bid.
8. Utility contractor is responsible for notifying local authority of time and date he plans to commence construction.
9. Any well painting, dewatering, etc. needed during construction shall be the responsibility of the contractor. Trench borrow needed during construction shall be included in the cost of the line laid, and access to the trench shall be maintained.
10. Valve box to be 3 piece telescopic with concrete collar when not in pavement.
11. The contractor shall provide all the material and appliances necessary for the complete installation of the water pipe and fitting. The pipe and fitting shall be covered.
12. Lines shall be flushed thoroughly to remove all dirt and debris. Chlorine shall be applied to all pipe lines in sufficient concentration to leave an overall residual of 50 ppm. The chlorinated water shall be flushed out of the line and replaced with clean water. The residual shall be at least 10 ppm. The lines shall then be flushed until there is normal chlorine residual present and samples shall be collected for bacteriological analysis.
13. Contractor shall conduct bacteriological testing of water lines, which have successfully passed hydrostatic testing and have been disinfect in conformance with AWWA Standards. This procedure requires (5) days to complete.
14. No cover pipes are to be used to use un-metered water during construction. All pipe and appliances shall be thoroughly cleaned prior to placement. Pipe shall be laid with straight lines on even grades and all joints shall be perfectly fitted. During periods when pipe is not being laid, open ends shall be capped.
15. All excavation is unclassified and shall include all materials encountered.
16. All concrete used for blocking and concrete collars is to be minimum 3,000 psi at 28 days, air entrained.
17. Contractor shall saw-cut to provide smooth transitions where existing asphalt is to be removed.

1. No Sewer line installation shall take place until an approved Site Plan has been issued.
2. Sewer Pipe:
 - a. SDR-35 SMOOTHWALL: Pipe shall conform to ASTM D-3034 Type PSM, SDR-35.
3. Pipe bedding shall be Class B modified (i.e. stone to top of pipe).
4. All sewer line, dewatering etc. needed during sewer construction is to be included in the cost of the line laid. Utilize select fill from on-site for trench borrow when needed. If material of a select nature is not available, bring in from off-site.
5. The minimum clearances for water, sewer and storm drainage lines shall be as follows:

Between Water and Sewer	Horizontal 10'	Vertical 18" w/water above sewer
Water and StormDrainage	—	12" w/water above storm drainage
Sewer and Storm Drainage	—	24" w/storm drainage above sewer

6. The Contractor shall make arrangements with the local utility authority when connecting to existing manholes or mains.
7. Construction of all invert elevations of clean outs shown on "private" services are to be coordinated with the approved Plumbing Plans for the building. All plumbing is to meet the requirements of the NC State Building Code, Volume II, Plumbing, latest revision.
8. Construction of all sewer lines is to be completed within 7 days after backfilling trench. All sedimentation control measures shall be kept in operable condition until a stand of grass is established. All sedimentation control measures shall be removed within 14 days after the stand of grass is established.
9. All excavated wood and rocks shall be disposed of offsite by the Contractor. Bury will not be permitted.
10. Contractor shall take proper precautions not to disturb existing property corner markers. All disturbed property corner markers shall be replaced by a Registered Land Surveyor.
11. All excavated material shall be properly disposed of by rip, live, machine, mulch, grass seeding and silt fence shall be included in total base bid.
12. Manholes or Wetwells qualify as "confined" and require compliance with OSHA "Confined Access and Entry" regulations. All confined spaces, pits, manholes, vaults, and other confined spaces and devices may be necessary to protect workers, after system is operational, from hydrogen-sulfide gas build-up or an otherwise oxygen-less environment.
13. The Contractor shall submit a plan showing the location, completion of water and sewer construction, record drawings of the sewer installation specifically showing/depicting any deviations from the permitted plans. Plans are to be marked surveyed and submitted to Engineer. The final payment request will not be submitted until the Engineer has approved the plan. Completion payment is issued until these "surveyed plans" have been completed and received by the Engineer.
14. Utility contractor is responsible for notifying local authority of time and date he plans to commence construction.
15. Where lines cross gravel/asphalt driveways, Contractor is to restore driveways to the original condition. Drives shall be repaved within 7-days of open cut.
16. All Sanitary Sewer shall be in accordance with the standards of Claydon Standards and Specifications.
17. All Frames and Lids to receive a bituminous coating.

1. All construction, placing, pouring and curing concrete is to conform to the latest edition of ACI 318.
2. All reinforcing steel is to be cold cut and bent in conformance with the latest edition of ACI 318 and ASTM 615.
3. Portland Cement Concrete shall have a minimum 28-day compressive strength of 4,000 PSI (or noted), a non-vibrated slump between 2.5 and 4-inches, a minimum cement content of 545 pounds per cubic yard, an air entrainment of 5.7-percent and a maximum water-cement ratio of 0.545 in accordance with Class B concrete as described in the NCOT Standard Specifications for Roads and Structures unless otherwise specified.
4. Do not use chloride in any concrete which has reinforcing steel or wire fabric.
5. Reinforcing steel must meet ASTM A-615, Grade 60. Welded wire fabric shall meet ASTM A-185. Tie wire shall conform to ASTM A-82.
6. Lap welded wire fabric a minimum of one mesh. Lap all bars a minimum of 24 inch. Alternate adjacent bars a minimum of 12 inches.
7. Use only approved chairs with sand plates to support reinforcing on grade.
8. All crossings of reinforcement are to be tied. Supports for reinforcing to hold bars against movement during the curing process shall be removed immediately after the placement of 48 inches apart.
9. Concrete shall be only plant-mixed, transit-mixed or ready-mixed concrete. The time elapsing from mixing to placing the concrete shall not exceed ninety (90) minutes.
10. Concrete shall not be deposited on frozen subgrade and shall not be poured when the air temperature for the succeeding 24-hour period is less than 32 degrees Fahrenheit.
11. All concrete when placed in forms shall have a temperature between 50 degrees F and 90 degrees F and shall be maintained at a temperature of not less than 50 degrees for at least 72 hours for normal concrete and 48 hours for air cured concrete.
12. Do not place fresh concrete during summer on a dry subgrade. Moisten subgrade before placing concrete.
13. Subgrade is to be firm, free of water and/or silt and undisturbed or compacted properly. Consult Engineer for details or subgrade conditions encountered for improvement directions. If ground water is entering subgrade, consult Engineer for instructions.
14. Areas of concrete to be removed shall be saw cut before removing. The saw cut shall provide a smooth, straight edge approximately two (2) inches deep before breaking away the adjacent concrete.
15. Immediately after the forms have been removed and all honeycombed areas are repaired, backfill to prevent underwash.
16. Brooming of the concrete surface shall be done transverse to the direction of traffic for all pedestrian areas.
17. Joint spacing shall be no less than 8-feet. Where existing sidewalks are being widened, transverse joints shall be located so as to line up with existing joints in the adjacent existing sidewalk. Grooved joints shall not be sealed.
18. Concrete Sub shall be responsible for all score joints and expansion joints. A preliminary score joint pattern and expansion joint pattern shall be submitted to the project engineer for review prior to pouring concrete.
19. Expansion joints shall be one-half (1/2) inch in width and shall be placed between all rigid objects at a distance of no more than thirty (30) feet apart and shall extend the full depth of the concrete with the top of the filler one-half (1/2) inch below the finished surface.
20. The edges of the concrete (sidewalks) shall be finished with an approved edging tool one-half (1/2) inch radius. Joints shall be similar. Finished immediately after templates have been removed.
21. Saw control joints as soon as fresh concrete will retain coarse aggregate against the sawing action.
22. Contractor SHALL NOT POUR any concrete before forms are inspected by the project engineer and/or the owner. The project engineer and/or the owner has not been approved by the engineer and/or owner will be the responsibility of the contractor.

1. Boxes may be reinforced masonry, masonry, precast concrete or cast-in-place reinforced concrete.
2. The maximum height of an unreinforced masonry drainage structure with 8" walls shall be limited to 8' from the top of the outlet to the top of the casting. For greater heights, 12" walls shall be used. Basins over 12" in total depth shall be designed by a NC Professional Engineer. 4" walls are not allowed on drainage structures.
3. Steps are to be provided on all basins deeper than 42".
4. Steps are to be PSI-PF as manufactured by M. A. Industries or an approved equal. Locate on non-pipe walls.
5. Mortar in masonry boxes is to be Type M.
6. Clay brick structures are not allowed.
7. Cast-in-place concrete shall be reinforced with #4 reinforcement meeting ASTM C-76, latest revision.
8. Concrete building brick is to meet ASTM C-55, Grade N, Type I.
9. All iron castings are to be drilled and lagged to the drainage structure. The drainage structure as well as be drilled.
10. All cast-in-place or precast concrete drainage structures located in paved areas accessible to truck loadings to be designed to meet AASHTO HS 20-44 loading. See manufacturers details for wall, top and bottom thickness.
11. All frames, grates, and hoods to receive a bituminous coating.

Portland Cement Concrete Testing Requirements

Initial Test: The initial test (from first ready-mix truck) is to be taken after the second cubic yard is dispensed from the mixer and is to consist of the following:

1. One slump test
2. Three cylinders pulled, prepared and stored on-site for 24 hours
3. Temperature recording

Subsequent Tests: After the above tests are pulled from the initial truck, every 5th truck thereafter is to be tested in the same manner as noted above.

Compaction: Testing for asphalt density is to follow NCDOT "Standard Specifications for Roads and Structures", Section 609-5, "Field Compaction Quality Management," latest revision.

Construction: The Contractor shall submit a plan of construction for thickened sections on the basis of test sections consisting of not more than 1500 linear feet of lay down width, exclusive of intersections and irregular areas. The sample size is to be a 6-inch cored sample. The sample is to be numbered and logged for identification.

Contractor's Quality Control System: Follow NCDOT "Standard Specifications for Roads and Structures", Section 609-5, "Contractor's Quality Control System," latest revision.

Materials: The Contractor shall follow NCDOT "Standard Specifications for Roads and Structures", Section 609-4, "Field Verification of Mixture and Job Mix Formula Adjustments," latest revision.

General: All other applicable sections of Section 609 of the NCDOT "Standard Specifications for Roads and Structures" shall apply relating to Quality Control Plan, mix design, control limits, corrective action, equipment and measurement.

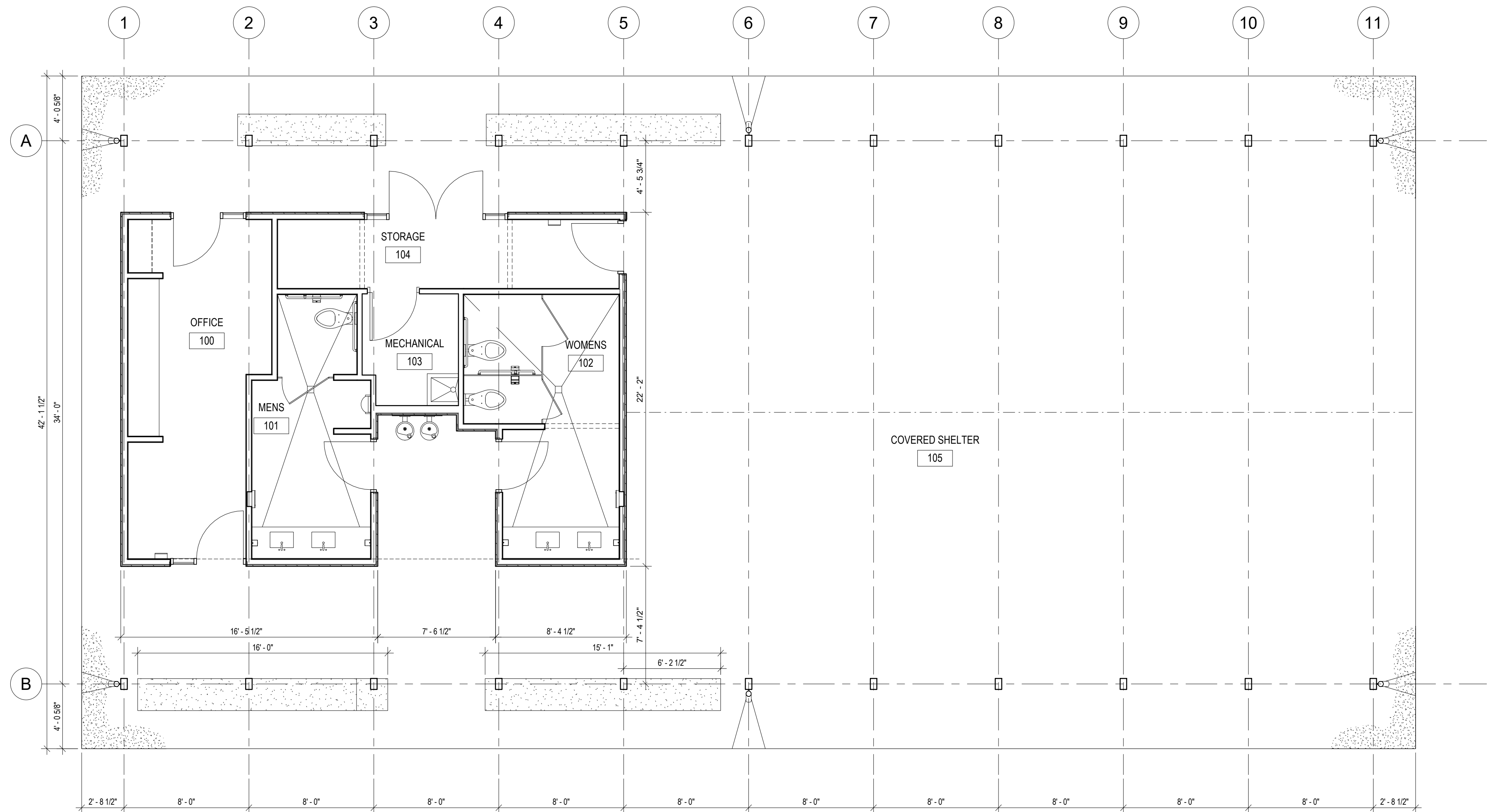
Testing Cost: Site Contractor is responsible for cost of testing.

3. This plan must be approved by the Town of Clayton prior to construction of any street, water, storm drainage or other site improvements on this plan.
4. All improvements, Standards and Specifications or NCDOT, as applicable.
5. Disturbed area is greater than 1 acre and formal Sedimentation & Erosion Control plan approval is required as a condition of plan approval. Minimum plan approval is required for all projects approved Erosion & Sedimentation Control Plan should be regarded as minimum requirements; additional measures should be put in place as needed to insure that no sediment is released from the site.
6. The General Contractor is responsible for installing and maintaining all measures necessary to ensure that all sediment is contained on-site.
7. Omitted.
8. Stormwater detention and nutrient management has previously been approved and addressed.
9. The General Contractor shall be responsible for obtaining all permits due on this site prior to setting of taps or meters. Contact the Town of Clayton for payment information.
10. Contractor shall make arrangements with the local utility authority for connection to existing mains. Do NOT connect to existing mains without permission of the Town of Clayton.
11. Water meters supplied by contractors shall contain encoder register and module for radio transmitted meter reading per the Town of Clayton Standard.
12. The installed electrical services, location of pad-mounted transformer if needed and to coordinate electrical temporary service, contact Public Utilities at the Town of Clayton.
13. The relocation of existing utilities will be at the cost of the General Contractor. The Town will not accept responsibility for relocation of existing utilities. Any relocation or modification of underground services, nor will the Town absorb the cost for pavement patching, damages to landscaping or borings to existing structures.
14. Contractor shall be responsible for all work zone traffic control in or adjacent to ROW. All signs, pavement markings and other traffic control devices shall conform to the Manual on Uniform Traffic Control Devices, 2003 Edition as published by the Federal Highway Administration.
15. Fire Protection water supply system including fire hydrants, shall be installed and in service prior to recording the subdivision, or, if no subdivision is involved, shall be installed prior to the placing of combustible materials in the construction of building structures. If phased coordination is required, the fire protection shall be installed prior to the construction of building structures.
16. Fire department vehicular access to all structures under construction shall be provided at all times. In areas where ground surfaces are soft or likely to become soft, hard all weather surface roads shall be provided and maintained.
17. Omitted.
18. Commercial property Address Numbers shall be a minimum of ten (10) inches in height with a position to the public right-of-way. Address numbers shall be contrast with their background and shall be Arabic style numbers.
19. Address Numbers must be posted on the front of the structure nearest to the main entrance in a position to the public right-of-way and unobstructed from the street or road fronting the property. Any change or deviation from this plan, prior to or during construction, will cause addressing and/or street names to be re-evaluated with possible subsequent change.
20. The survey shall include field survey performance and a true line SURVEYING, P.C. reference horizontal datum is NAD 83, reference vertical datum is NAVD 88.
21. The survey shall include all dimensions and all elevations and all construction drawings before beginning construction. If discrepancies are found, cause construction and consult the architect and civil site engineer for resolution.
22. Omitted.
23. All HVAC equipment shall be screened from the view of all public street rights-of-way for their entire length along those streets, except for necessary access.
24. For gas installation of gas services, contact Public Utilities.
25. The customer is required to provide an outside lockable disconnect.
26. The customer is required to provide a signed copy of the permit to install.
27. Call NC One Call Center at (800) 632-4494 before digging to locate existing utilities.
28. If overhead primary electric lines are present, mature tree height shall not exceed 15 feet.
29. All overhead primary electric lines and structures must be located in a conspicuously visible, easily located and easily accessible during construction. This includes approved construction plans, approved erosion control plans, encroachment agreements, driveway permits, water/sewer permits, etc.



REVISIONS	
FILE NO.: 2019-010	
HORZ. SCALE:	1"=60'
VERT. SCALE:	N/A

D-04



1 FIRST FLOOR PLAN
A101 1/4" = 1'-0"

HUFFMAN ARCHITECTS
632 PERSHING ROAD
RALEIGH, NORTH CAROLINA 27608
P 919.417.2388
WWW.HUFFMANARCH.COM

JOHNSON COUNTY YMCA SHELTER

CLAYTON, NC
YMCA OF THE
TRIANGLE

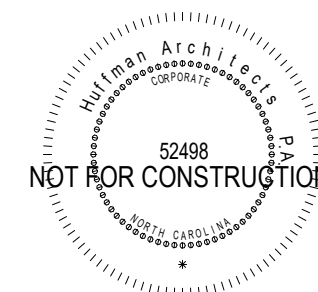
CONSULTANTS

CIVIL
STOCKS ENGINEERING
601 EAST WASHINGTON STREET, RASHEIGH, NC 27855
(252) 459-8196 T

STRUCTURAL
LYSAGHT & ASSOCIATES
120 ST. MARY'S STREET, RALEIGH, NC 27605
919.833.0465 T

MECHANICAL, ELECTRICAL & PLUMBING
PROGRESSIVE DESIGN COLLABORATIVE
2001 KENNESAW ROAD, RALEIGH, NC 27615
(919) 750-3993 T

SEALS



PROJECT INFORMATION

PROJECT NO.: 1923
PHASE: SITE PLAN
DATE: 12.2.2019
DRAWN BY: DGH
CHECKED BY: DGH

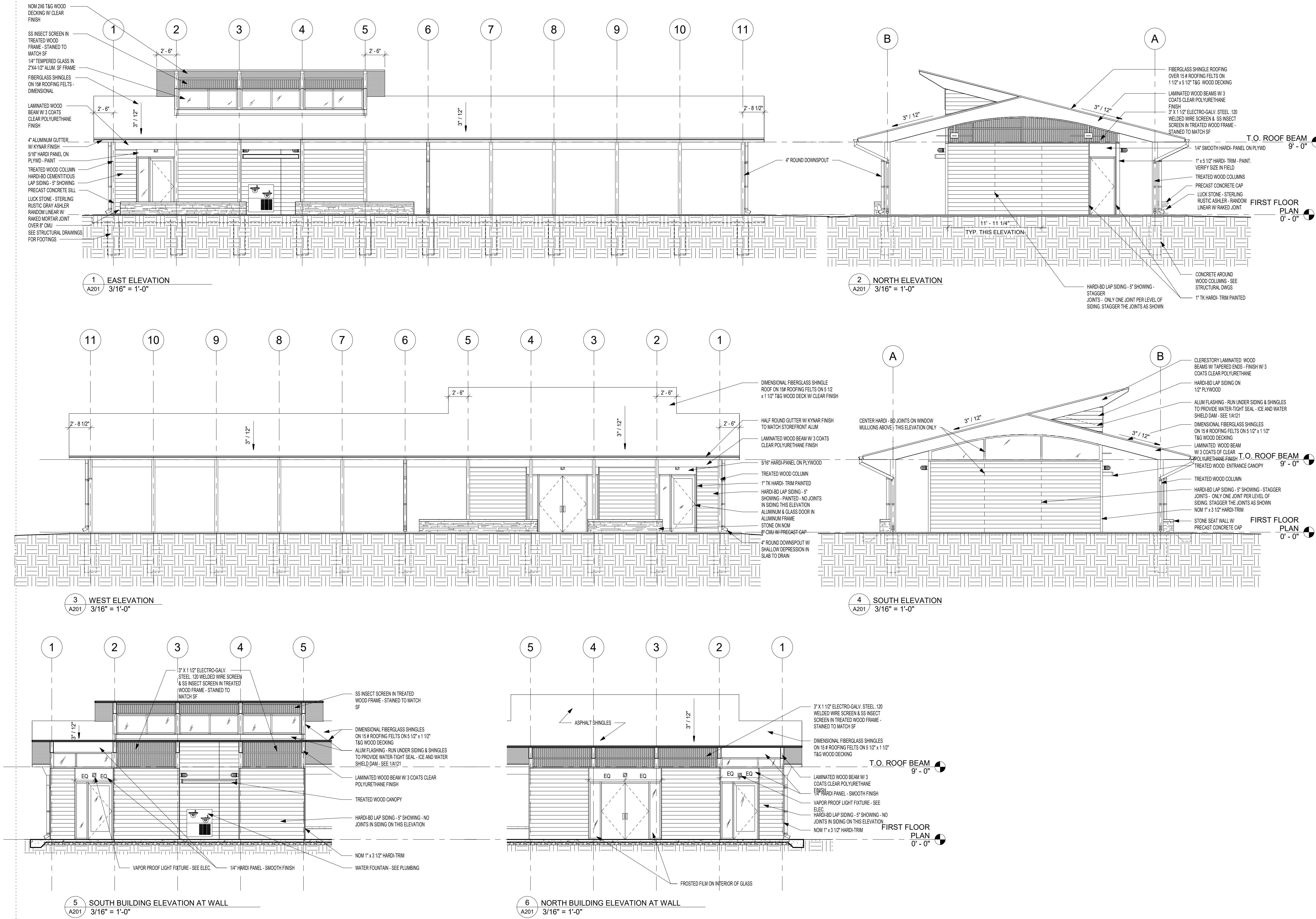
REVISIONS

NO.	DESCRIPTION	DATE
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SHEET INFORMATION

A101

FLOOR PLAN



HUFFMAN ARCHITECTS
632 PERSHING ROAD
RALEIGH, NORTH CAROLINA 27608
P 919.417.2188
WWW.HUFFMANARCH.COM

JOHNSON COUNTY YMCA SHELTER

CLAYTON, NC
YMCA OF THE TRIANGLE

CONSULTANTS

CIVIL
STOCKS ENGINEERING
601 EAST WASHINGTON STREET, WAKEFORD, NC 27858
(919) 499-8196 T

STRUCTURAL
LYSAGHT & ASSOCIATES
120 ST. MARY'S STREET, RALEIGH, NC 27605
919.833.0465 T

MECHANICAL, ELECTRICAL & PLUMBING
PROGRESSIVE DESIGN COLLABORATIVE
2901 KENILWORTH ROAD, RALEIGH, NC 27615
(919) 796-9885 T

SEALS

52498
NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT NO.: 1923
PHASE: SITE PLAN
DATE: 12.2.2019
DRAWN BY: DGH
CHECKED BY: DGH

REVISIONS

NO.	DESCRIPTION	DATE
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SHEET INFORMATION

A201

EXTERIOR ELEVATIONS



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

Planning Board
December 17, 2019

STAFF REPORT

Application Number: 2019-155-SP
Project Name: Johnston County YMCA Major Site Plan

TAG #: 05G03008B

Applicant: YMCA of the Triangle

Owner: YMCA of the Triangle

Location: Located off Amelia Church Road

Project Planner: Haley Hogg, Planner II

Public Noticing:

- Sign posted prior to September 13, 2019
- Neighborhood meeting held on September 18, 2019

REQUEST: The applicant is requesting major site plan approval to develop four soccer fields, parking, and a shelter with restrooms on a portion of the subject property.

SITE DATA:

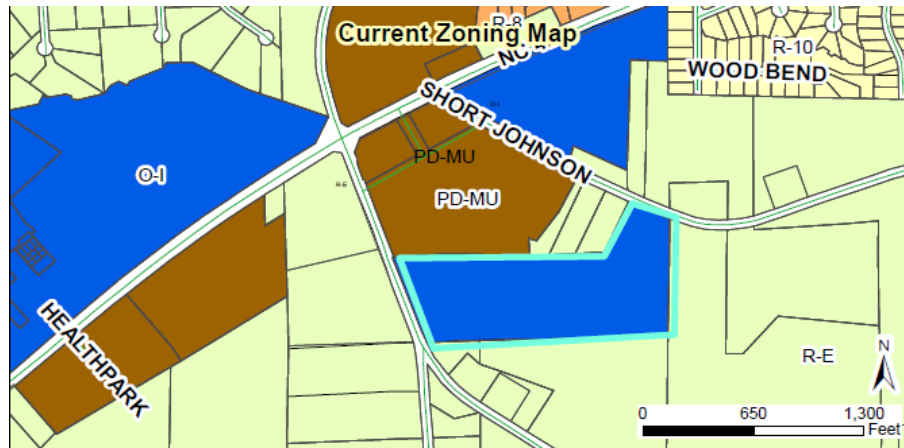
Acreage: 19.98 acres

Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Planned Development Mixed Use (PD-MU)	Apartments (Amelia Station)
South	Residential-Estate (R-E)	Single-family residential
East	Residential-Estate (R-E)	Single-family residential
West	Residential-Estate (R-E)	Single-family residential

**DEVELOPMENT DATA:**

Proposed Uses:	Fitness/Recreation Center
Buildings:	1 building
Number of Stories:	1 story
Impervious Surface:	10.4%
Required Parking:	1 space per 200 SF + 1 space per 3 stadium seats
Proposed Parking:	164 spaces; 6 handicap spaces included
Access/Streets:	Accessed via Amelia Church Road

STAFF ANALYSIS:**Overview**

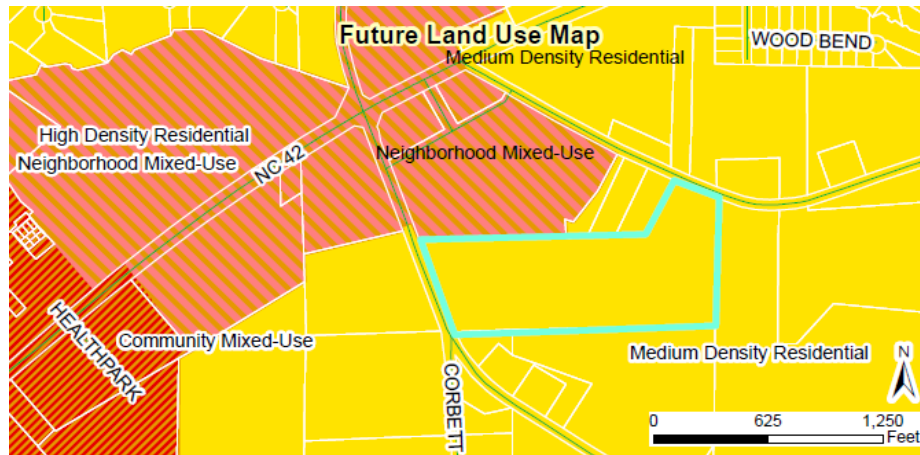
The applicant is requesting major site plan approval for the development of a 3400 square foot shelter, which will include an office, storage, and restrooms. Four soccer fields and parking is also proposed on the property. This will serve as the YMCA property for Johnston County. The property is zoned Office-Institutional (O-I) which permits the use of Fitness/Recreation Center. At this time, only a portion of the site will be developed. The remainder of the tract may be expanded upon by the YMCA in the future. At the time of any expansion, a major modification to this application will be required to obtain approvals. The proposed private drive within the development will

extend to the east in the future to serve any future expansion and provide secondary access via Short Johnston Road.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The proposed site plan is consistent with the comprehensive plan 2040, which designates this land as medium density residential.



- **Unified Development Code**

The proposed development meets all requirements of the Unified Development Code (UDC).

Landscaping and Screening

Landscaping will be provided throughout the property to ensure that the 20% lot interior landscape requirements are met. The applicant proposes to utilize existing woods along the southern property line to meet the requirements of the class b landscaping buffer. Additional plantings are provided to the north to meet all buffer requirements.

Multi-Modal Access

Sidewalk is proposed along Amelia Church Road, which will connect north to existing sidewalk at the Amelia Station Apartments. Sidewalk connections from Amelia Church Road will be provided to connect internally to the site, to provide pedestrian access to all soccer fields and the shelter to and from the parking spaces.

Garbage / Recycling

A dumpster is not proposed for this site; instead roll-outs will be utilized.

Architecture/Design

The shelter will consist of hardiboard siding, and the building will include a shingle roof as well as treated wood columns.

CONSIDERATIONS:

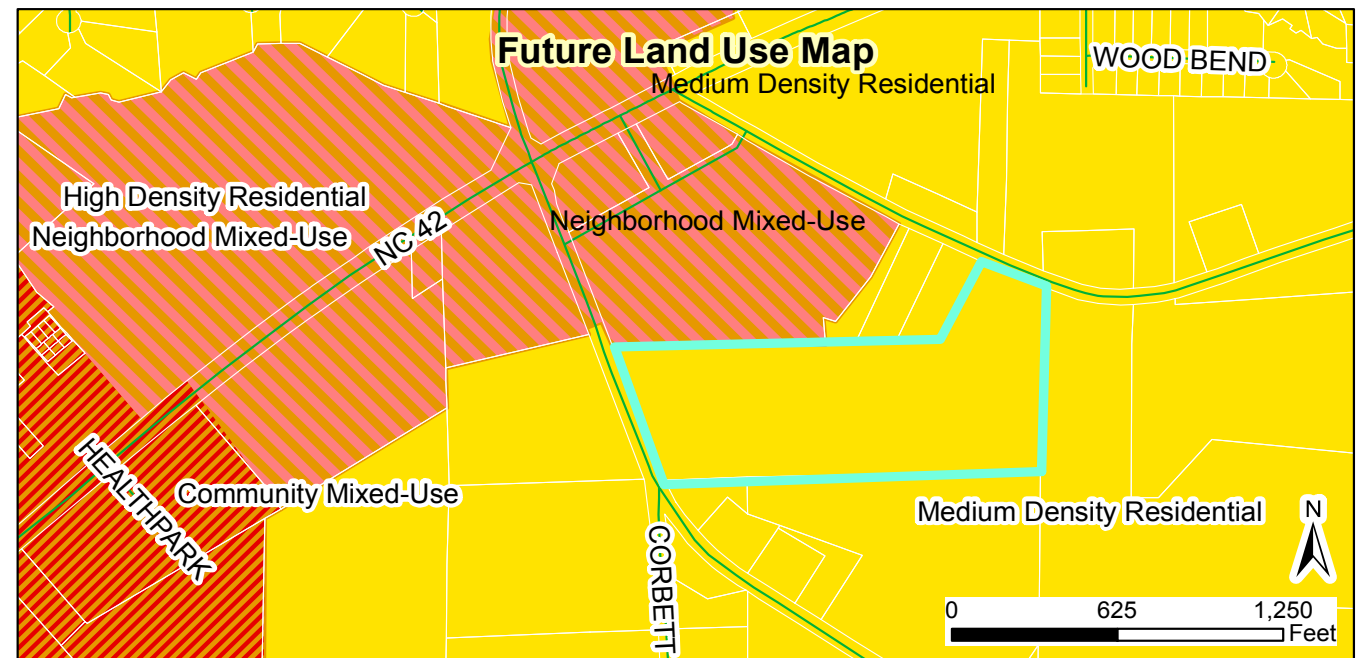
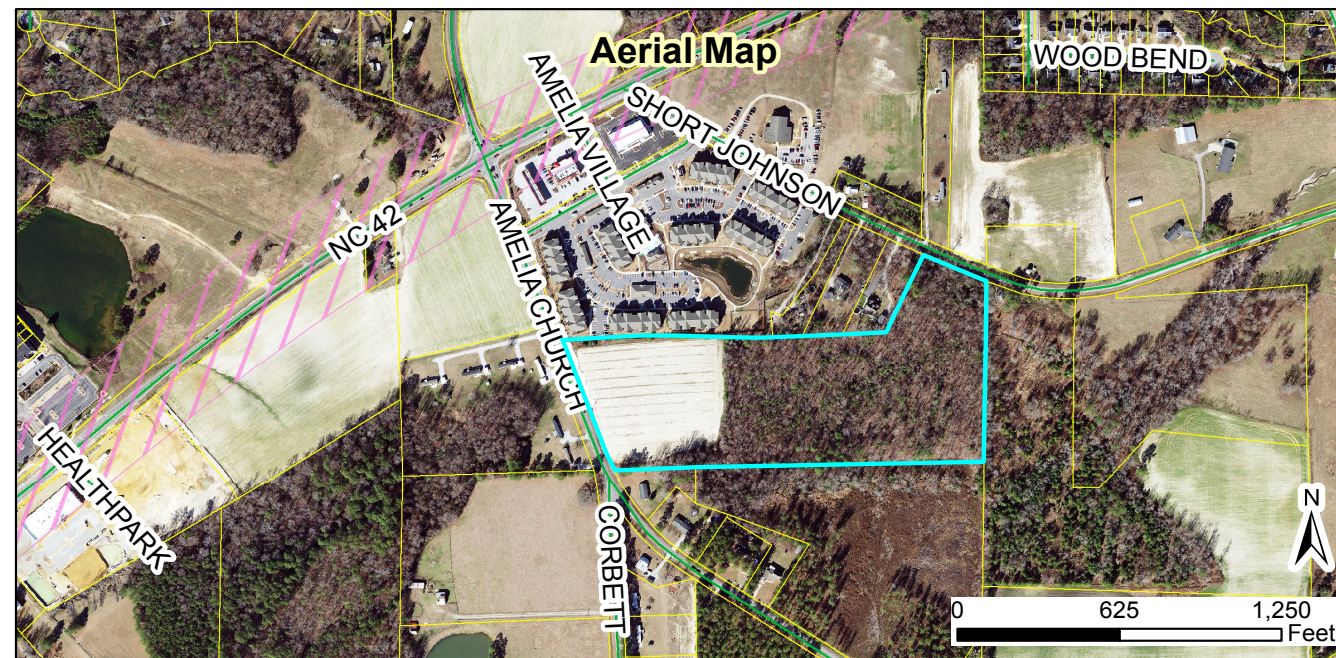
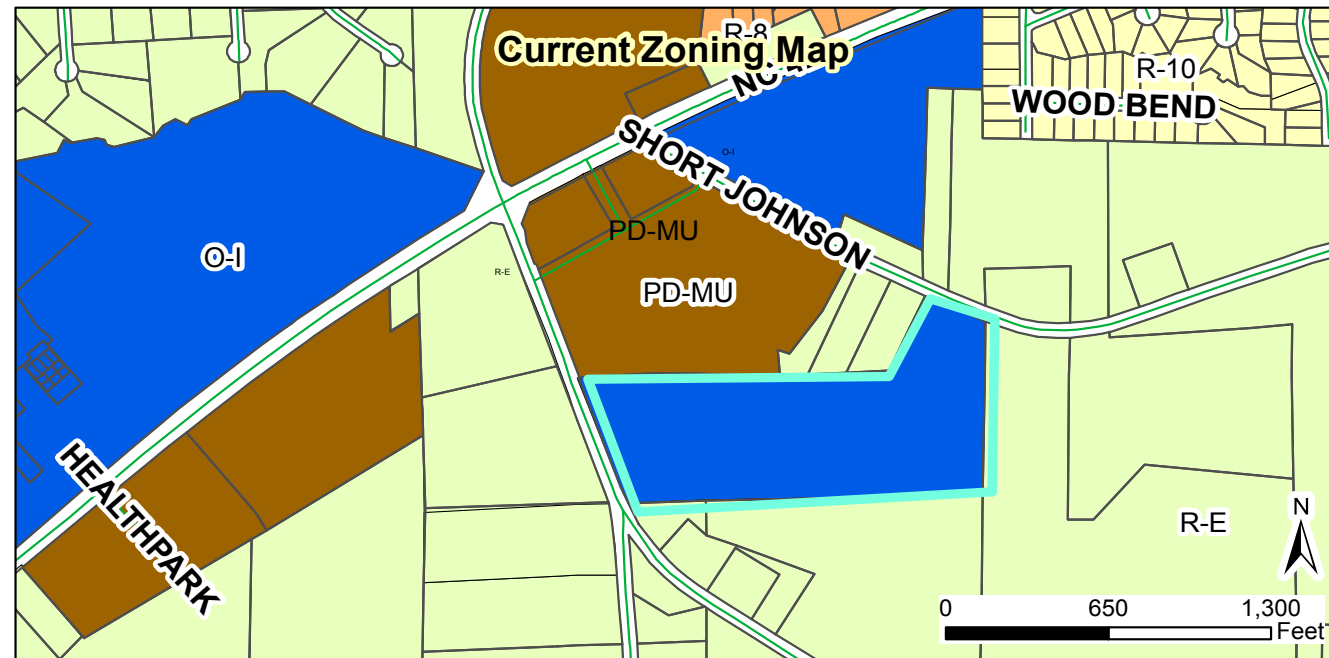
- The Planning Board shall make a final decision regarding Major Site Plans.

RECOMMENDATION:

Staff recommends approval of the Major Site Plan.

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 3) Site Plan
- 4) Neighborhood Meeting Materials



Johnston County YMCA Major Site Plan
2019-155-SP
Request to develop soccer fields and a shelter
 Applicant: YMCA of the Triangle
 Property Owners: YMCA of the Triangle
 Tag #: 05G03008B

Staff Report Map



08/29/19

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

Legend

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-155-SP - Johnston County YMCA\Maps\Staff Report Map - 2019-155-SP.mxd



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

MAJOR SITE PLAN APPLICATION

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: IRON WOOD Developers

Acreage of Property: 4.46 Zoning District: F-2

County Tag #: 051050174 NC Pin #: 167700-39-0281

Address/Location: Not Assigned Parcel between Moti i Speedway

Existing Use: VACANT Proposed Use: GRainFULS Warehouse

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: Alsey Gilbert

Mailing Address: 442 1/2 E. Main St Clayton NC 27520

Phone Number: 919-553-5104 Fax: _____

Contact Person: Alsey or Norwood

Email Address: alsey.gilbert@gmail.com

OFFICE USE ONLY

Date Received: 9/3/19 Amount Paid: \$ File Number: 2019-194-SP

PROPERTY OWNER INFORMATION

Name: Ironi Wood, Developer
Mailing Address: 442 1/2 E. Main St Clayton NC 27520
Phone Number: 919-553-5104 Fax: _____
Email Address: alsygilbert@gmail.com

EXPLANATION OF PROJECT

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

What Ware house "shipping & receiving for Grifols Pharmaceuticals
Project to have approximately 10 employees. Wastewater will
be based on 10 employees

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) <i>on landscaping</i>
☒		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. <i>in house</i>
☒	☐	Provide the location, size and orientation of freestanding signs.

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

CONCEPTUAL ENGINEERING PLANS

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

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

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

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

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

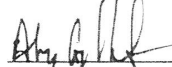
Provided		
Yes	N/A	
☐	☒	Conceptual Lighting Plan
☐	☒	Identify the light source and provide a detail of the fixture.
☐		Identify the proposed height of fixtures.

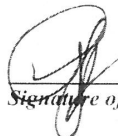
ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

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


 Print Name


 Signature of Applicant

9/3/19
 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

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: GRIFFIN IRONWOOD Developers Date: 9/3/19

Applicant Name: Alsey Gilbert

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: 8/26/19
- ☒ 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: _____

Alsey J. Gilbert PLS

442 ½ East Main ST
Clayton N.C. 27520
Email: alseygilbert@ymail.com
Phone 919-553-5104
Fax: 919-553-3663
October 10th 2019

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of the proposed site plan of the vacant parcel located at 8050 US Hwy 70 Bus. West. This is the property located between the existing Mati Energy and Speedway Buildings. Proposed site plan is to develop a 40000sf building. Per Town of Clayton Regulations, a neighborhood meeting will be held at 6:00 pm October 21st at the Horne Building located at 442 ½ East Main Street Clayton NC to discuss this change and we look forward to meeting with you then. This project is scheduled to be heard at public meeting on the following date or dates.

October 28th 2019 Planning Board

Thank You



Alsey J. Gilbert PLS 3701

ADJACENT PROPERTY OWNERS LIST

Project Name: Ironwood LLC

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.

[illegible]

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: IRONWOOD Dev Date of Mailing: 9/30/15
Date of Meeting: 10/21/15 Time of Meeting: 6:00
Location of Meeting: Home Bldg

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: Alsey Gilbert Signature: [Signature]

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

No Attendance

RECEIVED

DEC 06 2015

TOWN OF CLAYTON
PLANNING DEPARTMENT

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

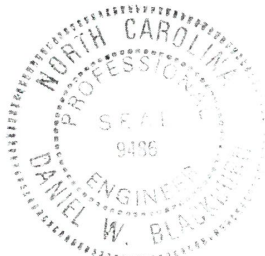
Alternative Parking Plan
Ironwood Development
Clayton, NC
October 23, 2019
Revised November 15, 2019

RECEIVED

NOV 19 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT

Ironwood Developers
442 1/2 East Main Street
Clayton, NC 27520



Daniel W. Blackburn
11/15/2019

Blackburn Consulting Engineering F-0219
305 East Main Street
Clayton, NC 27520
919-553-2900
dblackburn@mindspring.com

The proposed development of site 167700-39-0281 is for a 39,960 square foot building. The building will provide 39,166 square feet of warehouse space and 794 square feet of office space. It will be used as a distribution warehouse and the projected number of employees is 6.

The Town of Clayton UDO specifies one parking space per 200 square feet of office space and 1 space per 1000 square feet of warehouse. This is a requirement of 43 spaces. This number is excessive given the actual proposed use of this building and the number of employees. This is not proposed to be a wholesale warehouse but is proposed as a distribution warehouse. There is little need for visitor or customer parking.

The adjacent property at 167700-39-0520 has an existing 29,000 square foot building. This building is used by Motti Drink Company as a manufacturing and distribution warehouse. The business has 9 employees and a total of 21 parking spaces. That is one space per employee plus one additional space per 2417 square feet of floor space.

The proposed building has 39,960 square feet of floor area with 6 employees. There are 29 proposed parking spaces. This is one space per employee plus one additional space per 1738 square feet of floor space.

The Town of Clayton UDO does not alter the parking requirement between wholesaling and a distribution warehouse. Other municipalities in the area have a reduction in parking requirements for a distribution warehouse. As shown in the attached documents, both the City of Raleigh and Town of Holly Springs have requirements for one space per 3000 square feet of distribution warehouse. Using that rate, the required spaces for the warehouse would be 13 spaces in addition to the 4 spaces for the office resulting in a total of 17 spaces. The number of spaces shown on the proposed site plan is 29. This is equivalent to one space per 1600 square feet of warehouse.

The proposed 29 spaces shown on the site plan exceeds the anticipated need for the actual use, exceeds that provided by the comparable existing warehouse and is approximately twice that required by other municipalities.

USE CATEGORY Specific Use	Vehicle Parking (min)	Short-Term Bicycle Parking (min)	Long-Term Bicycle Parking (min)
OVERNIGHT LODGING, EXCEPT AS LISTED BELOW:	1 space per room or bedroom	None	1 space per 20 rooms or bedrooms, minimum 4
Hostel	1 space per 10 beds, minimum of 2 spaces	1 space per 20 beds, minimum 4	1 space per 10 beds
PARKING	None	None	None
PASSENGER TERMINAL	1 space per 200 SF of waiting floor area plus 1 per 2 employees	1 space per 5,000 SF of gross floor area	1 space per 2,500 SF of gross floor area
PERSONAL SERVICE	1 space per 400 SF of gross floor area	1 space per 5,000 SF of gross floor area, minimum 4	None
RESTAURANT/BAR	1 space per 150 SF of gross floor area or 1 space per 5 seats, whichever is greater	1 space per 50,000 SF of gross floor area, minimum 4	1 space per 25,000 SF of gross floor area, minimum 4
RETAIL SALES, EXCEPT AS LISTED BELOW:	1 space per 300 SF of gross floor area plus 1 space for every 600 square feet of outdoor display area	1 space per 5,000 SF of gross floor area, minimum 4	None
Food truck	None	None	None
VEHICLE SALES/RENTAL	1 space per 1,000 SF of gross floor area or 1 space for every 4,500 square feet of vehicle display area, whichever is greater	None	None
INDUSTRIAL			
HEAVY INDUSTRIAL	1 per 600 SF of office space + 1 per 3,000 SF of additional indoor area	None	1 space per 40,000 SF of gross floor area, minimum 4
LIGHT INDUSTRIAL	1 per 600 SF of office space + 1 per 3,000 SF of additional indoor area	None	1 space per 40,000 SF of gross floor area, minimum 4
LIGHT MANUFACTURING	1 per 600 SF of office space + 1 per 3,000 SF of additional indoor area	None	1 space per 40,000 SF of gross floor area, minimum 4
RESEARCH & DEVELOPMENT	1 per 600 SF of office space + 1 per 3,000 SF of additional indoor area	None	1 space per 40,000 SF of gross floor area, minimum 4
SELF-SERVICE STORAGE	1 space per 100 storage units	None	None
VEHICLE SERVICE	1 space per 600 SF of gross floor area	None	1 space per 40,000 SF of gross floor area, minimum 4
WAREHOUSE & DISTRIBUTION	1 per 600 SF office space + 1 per 3,000 SF of additional indoor area	None	1 space per 40,000 SF of gross floor area, minimum 4
WASTE-RELATED SERVICE	1 per 600 SF of office space + 1 per 3,000 SF of additional indoor area	None	1 space per 40,000 SF of gross floor area, minimum 4
WHOLESALE TRADE	1 per 600 SF office space + 1 per 3,000 SF of additional indoor area	None	1 space per 40,000 SF of gross floor area, minimum 4
OPEN			
AGRICULTURE	None	None	None
RESOURCE EXTRACTION	1 per 2 employees, minimum 4	None	None

Section 7.04
Off-Street Parking Regulations

→ Distribution, Warehouse, Or Similar Use	One (1) <i>parking space</i> for each three thousand (3,000) square feet of <i>gross floor area</i> . If, in addition, there is space devoted to <i>office</i> , retail or other uses specified elsewhere in these regulations, parking required for such additional use shall also be provided. [Supplement #6 Ordinance #05-05 not Adopted by Town Council]
Self-storage (Mini) Warehouse	Five (5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> devoted to <i>office</i> space, plus one (1) <i>parking space</i> per resident / manager, plus one (1) <i>parking space</i> for each thirty (30) storage units. Required <i>off-street parking spaces</i> shall not be utilized as rental or leased spaces.
Wholesale Use	One and one-quarter (1.25) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> .
<u>Miscellaneous</u>	Three and one half (3.5) <i>parking spaces</i> for each one-thousand (1000) square feet of <i>gross floor area</i> .
Artificial Lake	If, in addition to the <i>artificial lake</i> , there is space devoted to <i>office</i> , retail, park or other <i>uses</i> specified elsewhere in these regulations, parking required for such additional <i>use</i> shall also be provided.
Bed & Breakfast	Two (2) <i>parking spaces</i> for the <i>dwelling unit</i> , plus one (1) <i>parking space</i> per guest room, plus one (1) <i>parking space</i> per employee.
Boarding House	One (1) <i>parking space</i> for each two (2) beds.
Bus Station	Two (2) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Cemetery	<i>Parking spaces</i> shall be provided for any crematory or funeral home on the <i>lot</i> .
Clinic: Medical, Dental or Optometrists	Five (5) <i>parking spaces</i> per one-thousand (1000) square feet of <i>gross floor area</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Cottage Business / Residential	Zero (0) additional <i>parking spaces</i> beyond that required for the <i>dwelling unit</i> .
Cottage School	Zero (0) additional <i>parking spaces</i> beyond that required for the <i>dwelling unit</i> .



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

November 26, 2019

Alsey Gilbert
442 ½ E. Main St.
Clayton, NC 27520
Alseygilbert@ymail.com

Re: 2019-194-SP Ironwood Developers

Mr. Gilbert,

The project listed above has received Certification from the Technical Review Committee on November 26, 2019. The project will now proceed to the following meeting:

Planning Board: Tuesday December 17th at 6:00pm

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

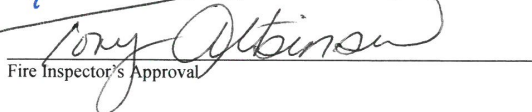
Staff Approval:


Project Manager's Approval

11/27/19
Date

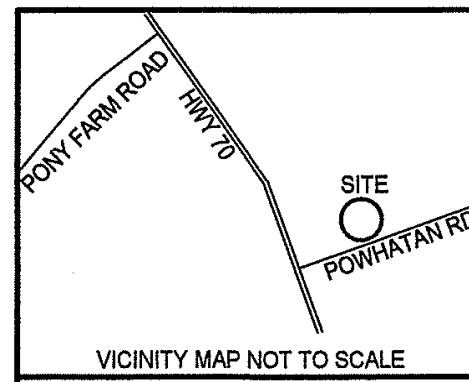

Department of Engineering Approval

11/27/19
Date


Fire Inspector's Approval

27 Nov 2019
Date

Updated February 2019



IRONWOOD DEVELOPMENT

MAJOR SITE PLAN: 2019-194-SP

INDEX:

1 EXISTING CONDITIONS SURVEY

2 SITE PLAN

3 GRADING PLAN

4 STORMWATER PLAN

5 LANDSCAPING

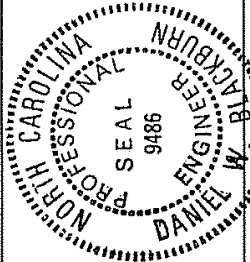
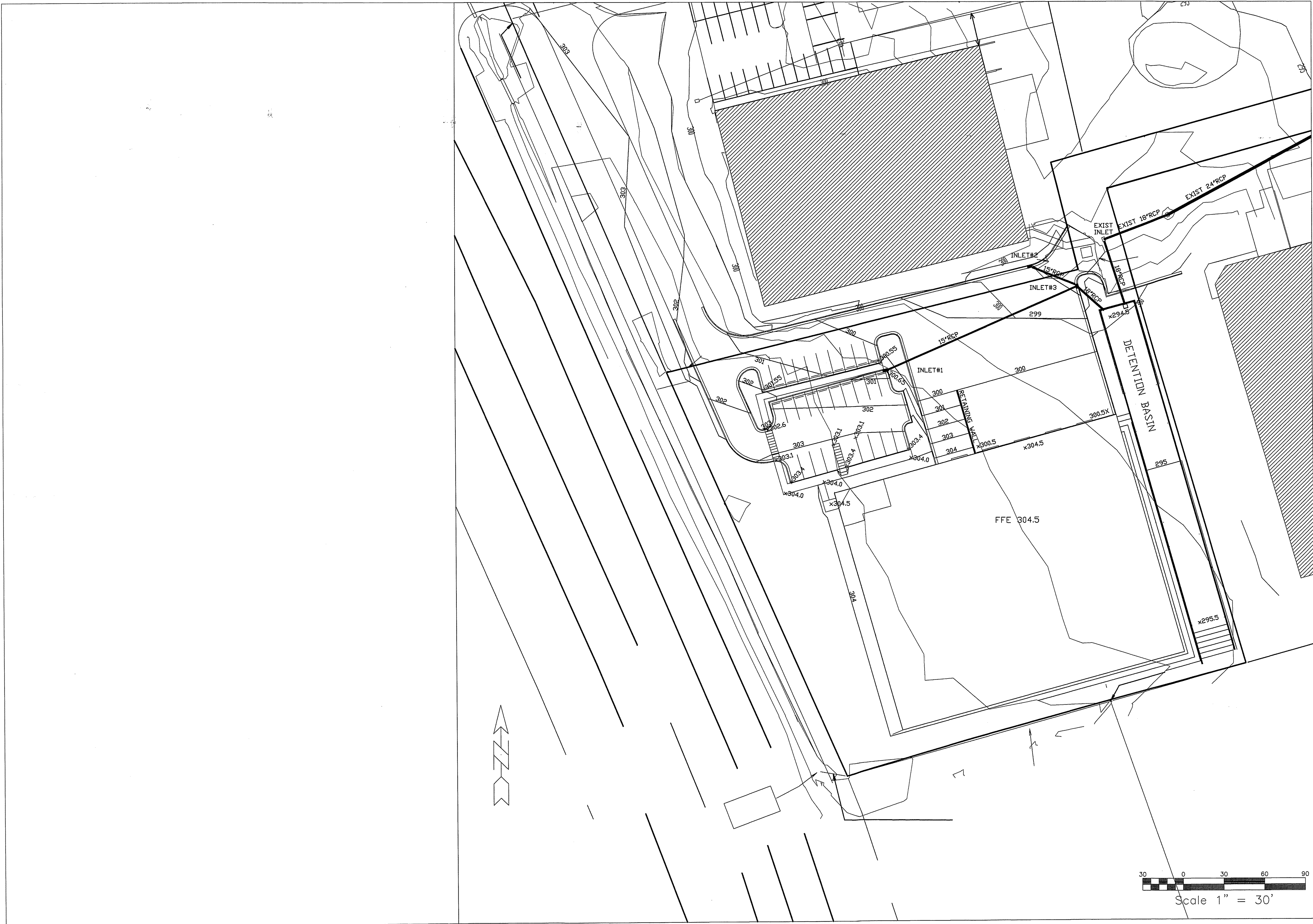
6 UTILITY PLAN

A1 BUILDING PLAN (LAYOUT)

A2 BUILDING ELEVATIONS

ENGINEERING BY:
BLACKBURN CONSULTING ENGINEERING
305 EAST MAIN STREET
CLAYTON NC 27520

ALISEY J. GILBERT PLS
442 12 EAST MAIN ST.
CLAYTON NC 27520
PHONE 919-853-4104
FAX 919-853-3693



BLACKBURN CONSULTING ENGINEERING F-0219
305 EAST MAIN STREET
CLAYTON, NC 27520
(919) 553-2900 FAX (919) 553-7298

GRADING PLAN

IRONWOOD SITE

REVISIONS:
10/04/2019

SCALE:
1"=30'

DRAWN BY:
DWB

DATE:

PROJECT NO.
J-670

SHEET

3

OF 5

Dw Blackburn
10/14/19

STORMWATER CALCULATIONS

Ironwood Site Plan

Site Stormwater Total

Total Site Area:	4.46 ac =	194083 sf
Imperviousness	2.03 ac =	88291 sf
Grass	1.99 ac =	86696 sf
Resource Conservation Area (Wetlands)	0.44 ac =	19408 sf

Type of Land Cover

Area (ac)	TN export Coeff	TN export from use
Resource Conservation Area	0.44	0.26
Common Open Space	1.99	2.39
Imperviousness	2.03	40.54
		Project Total
		43.19

Nitrogen Calculation

Gross export	43.2 #/yr	9.69 #/ac/yr	<10	OK
Required buydown	(9.69-3.6)*(4.46)*30yrs = \$14,848			

Flow Attenuation

Flow attenuation is provided at the proposed detention basin. The basin has vertical side slopes on 3 sides in the form of segmented block walls. The other end has a 4:1 slope for maintenance access. The bottom has 1 foot of fall to prevent puddles between storms. The maximum elevation of water surface for the 100-yr storm is Elev.297.32.

From HydroCad Calculations (Measured at existing Inlet)

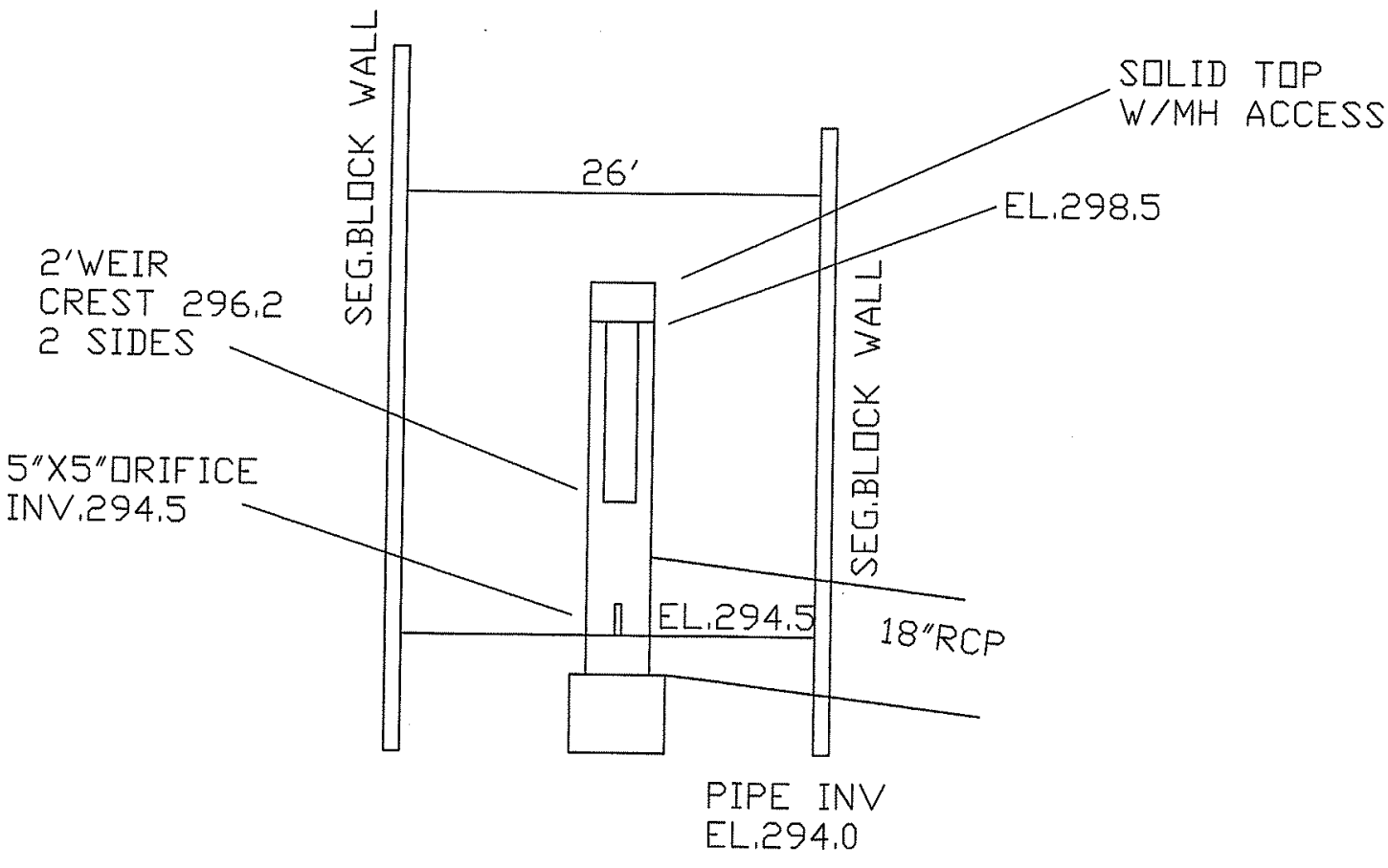
Storm	Existing Discharge (cfs)	Attenuated Discharge (cfs)
1-yr	3.02	3.03
2-yr	4.84	3.67
5-yr	8.10	6.95
10-yr	10.86	9.78
25-yr	15.22	13.57
50-yr	18.85	16.55
100-yr	22.71	18.93

DRAINAGE TABLE

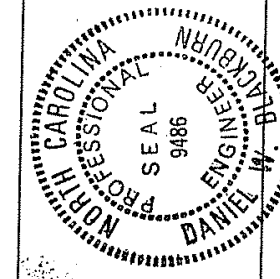
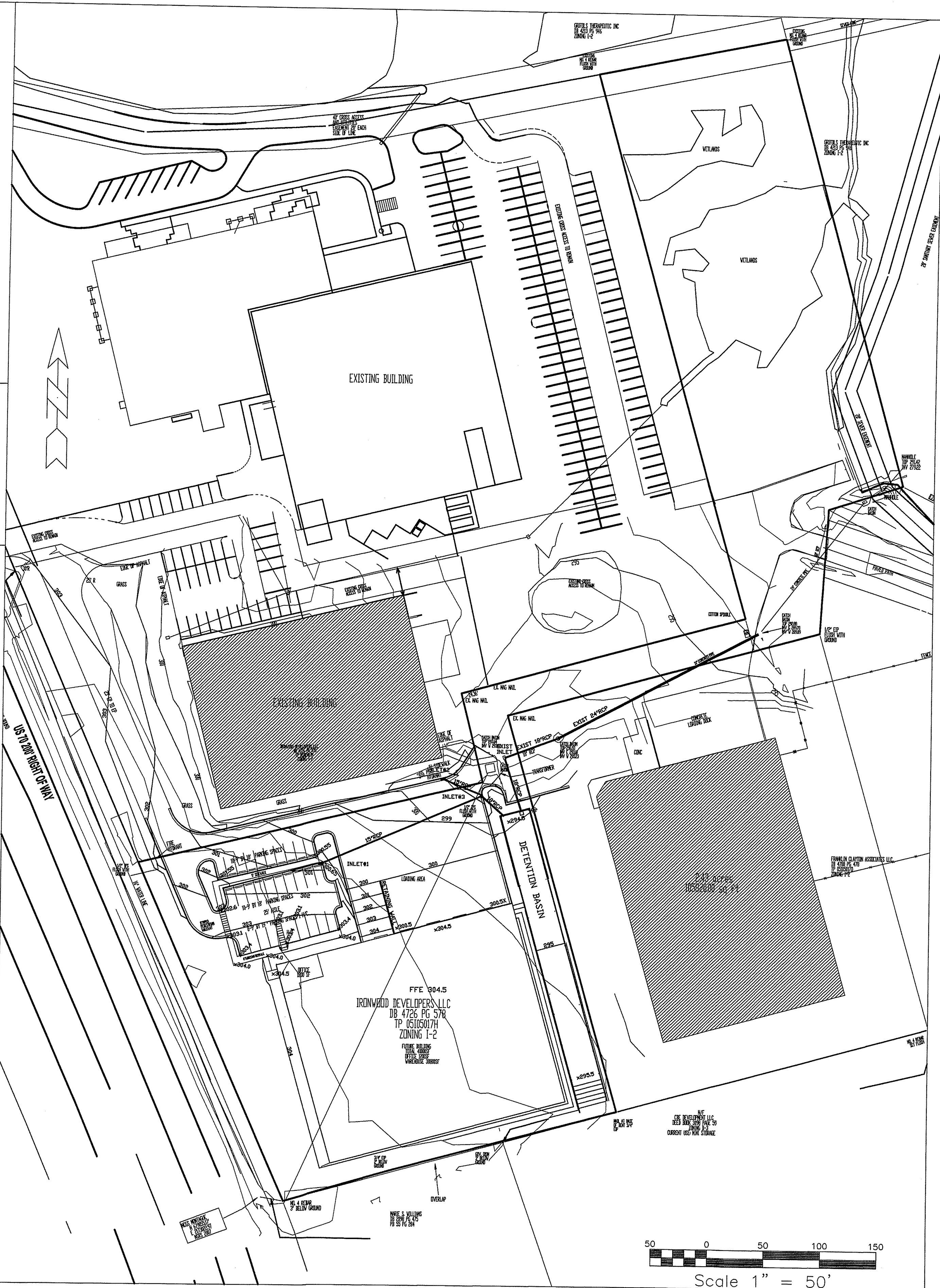
Storm Drainage Table

Inlet	DA (sf)	DA (ac)	Imperv (sf)	C	I(25) (in/hr)	Q(25) (cfs)	Grade (Elev)	Invert In (Elev)	Invert Out (Elev)	Culvert (ft)	Length (ft)	Slope	HW (ft)	HW/D	H (ft)	Backwater (Elev)	Freeboard (ft)
1	22088	0.51	8020	0.49	8.45	2.1	300.85	-	297.9	15	152	1.18%	0.82	0.66	0.19	297.70	2.66
2	21382	0.49	0.90	0.90	8.45	3.7	298.50	-	295.5	15	34	0.88%	1.19	0.95	0.24	297.75	0.35
3	4665.00	0.11	0.90	0.90	8.45	8.4	298.40	295.2	295.0	18	26	1.15%	1.9	1.26	0.51	297.5	0.39
3	Sum	1.11	0.90	0.90	8.45	8.4	298.40	295.2	295.0	18	26	1.15%	1.9	1.26	0.51	297.5	0.39

DETENTION BASIN PROFILE DETAILS



DETENTION BASIN HAS VERTICAL SIDE WALLS (SEGMENTED BLOCK WALLS) WIDTH OF BASIN IS 26'



BLACKBURN CONSULTING ENGINEERING F-0219
305 EAST MAIN STREET
CLAYTON, NC 27520
(919) 553-2900 FAX: (919) 553-7298

STORMWATER PLAN
IRONWOOD SITE

REVISIONS:
10/04/2019

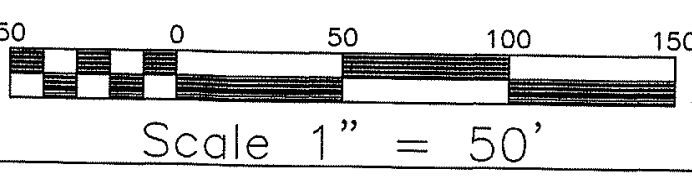
SCALE:
1"=50'

DRAWN BY:
DWB

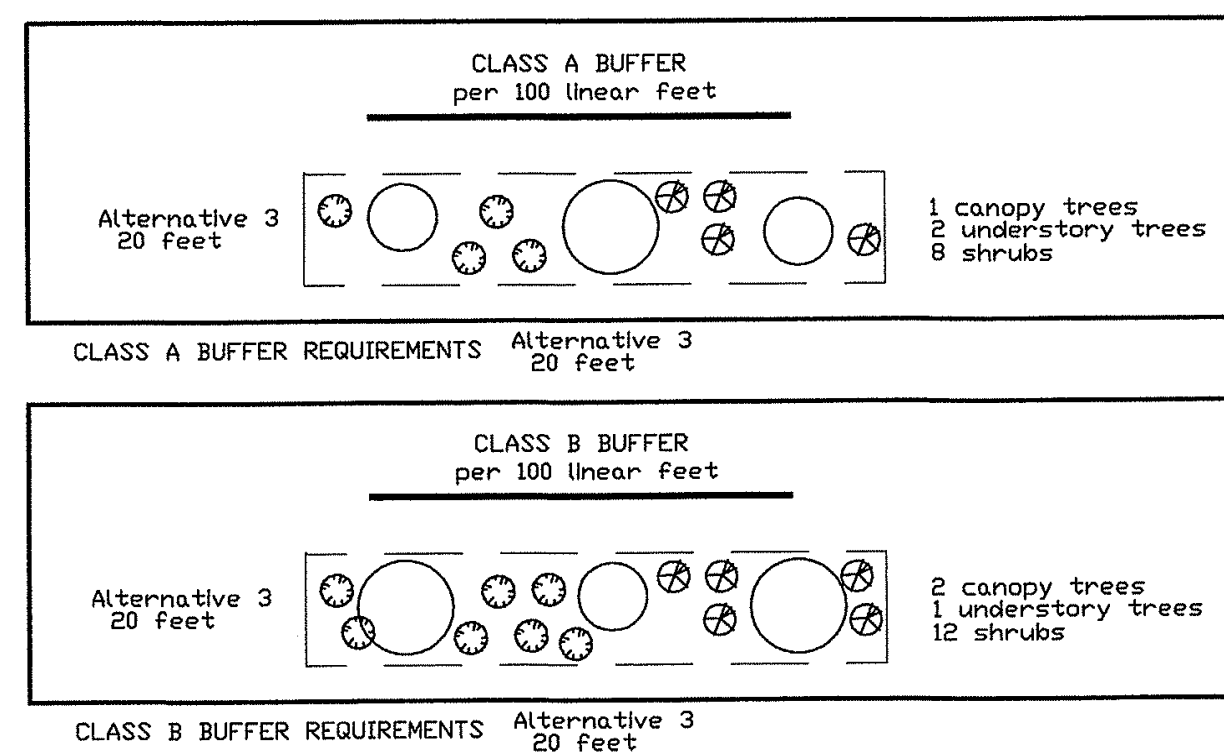
DATE:

PROJECT NO.
J-670

SHEET
4
OF 5



Dw Blackburn
10/14/19



<u>SITE DATA</u>	
PROPOSED USE:	WAREHOUSE
TOTAL LOT ACREAGE:	4.46 AC (194,082.70 SF)
BUILDING SITE ACREAGE:	2.42 AC. (105,339 SF)
ZONING DISTRICT:	I-2

The area identified as wetland is proposed to be utilized to meet the balance of the 20% requirement.

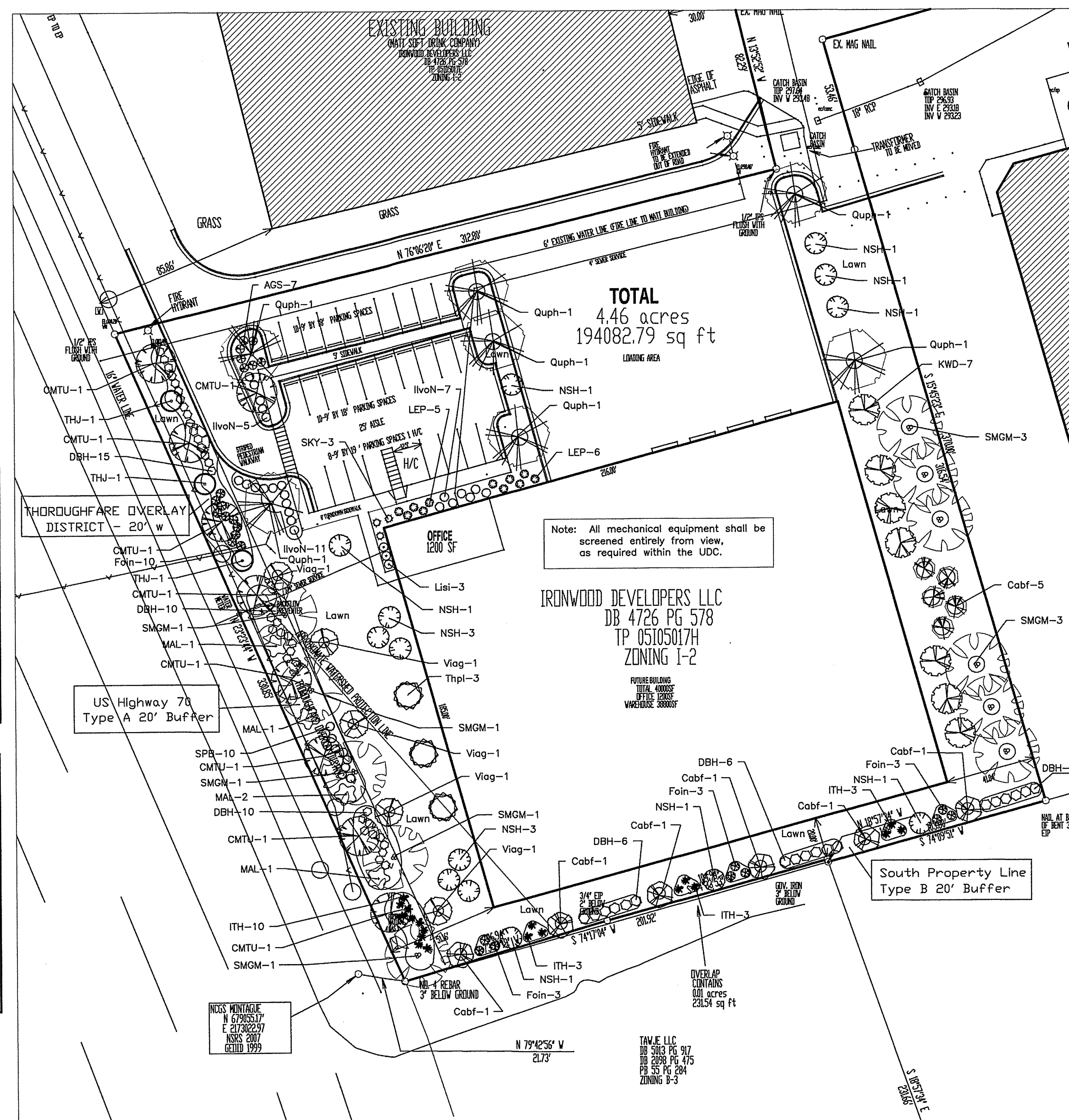
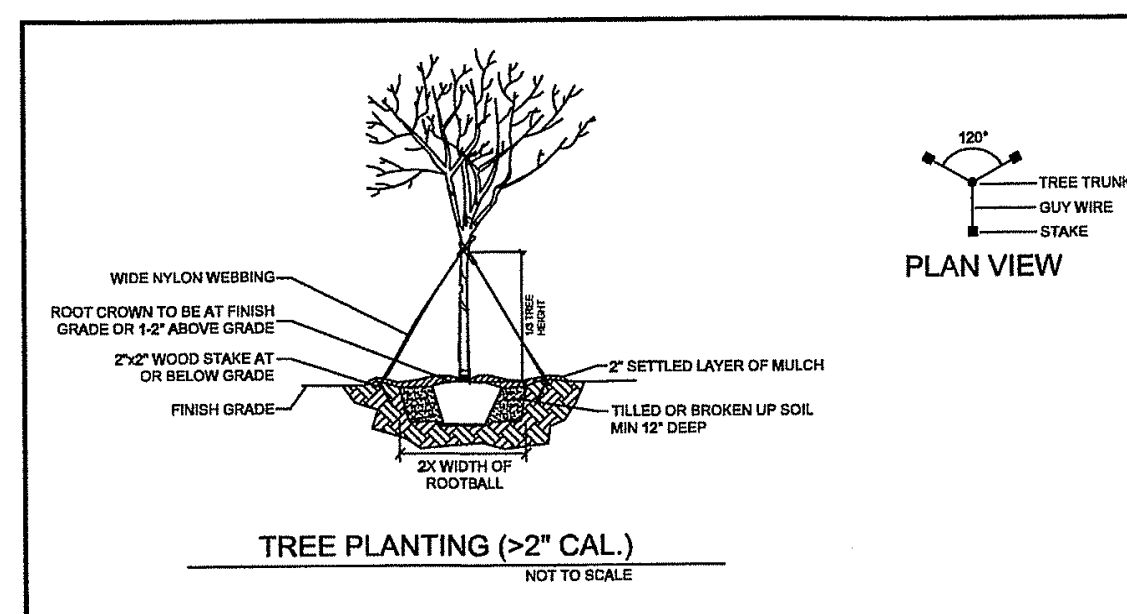
US Highway 70	330.85 lf
1 canopy trees req./40 ft	Trees provided = 8

<u>THOROUGHFARE OVERLAY DISTRICT</u>	330.85 lf x 20 ft w = 6,617 sf
per 1000 sf	
2 canopy/1000 sf = 13 req.	13 canopy trees prov.
10 shrubs / 1000 sf = 66 req.	66 shrubs prov.

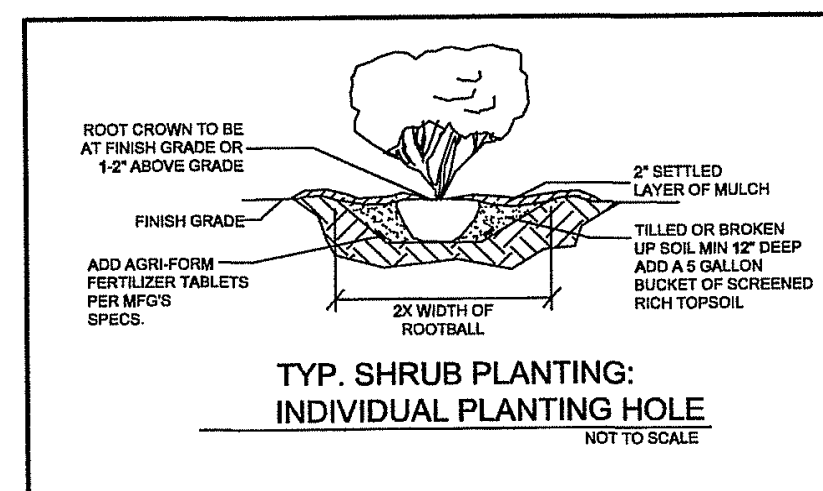
US Highway 70 Type A 20' Buffer	330.85 lf
1 canopy trees req./100ft	3 canopy trees provided
2 understory trees req./100ft	7 understory trees provided
8 shrubs req./100ft	26 shrubs provided

South Property Line	Type B 20' Buffer	306.76 lf
2 canopy trees req./100ft		6 canopy trees provided
1 understory trees req./100ft		3 understory trees provided
12 shrubs req./100ft		36 shrubs provided

- General Planting Notes:
1. Mulch all new plant beds with 2" designer brown hardwood mulch.
2. Warranty plantings for 1 year period following completion.
3. Prepare plant beds by removing grass, add 6" of 50% topsoil/organic matter blended soil to beds, till and rake smooth. Remove large clods, roots, etc.
4. New lawn areas to be drought resistant tall fescue.
5. All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material. This system shall include a rain sensor.
6. 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.
7. Plant quantities shall be checked for accuracy by the Landscape Contractor prior to construction. Notify LA if discrepancies are found.



SCALE: 1" = 30'



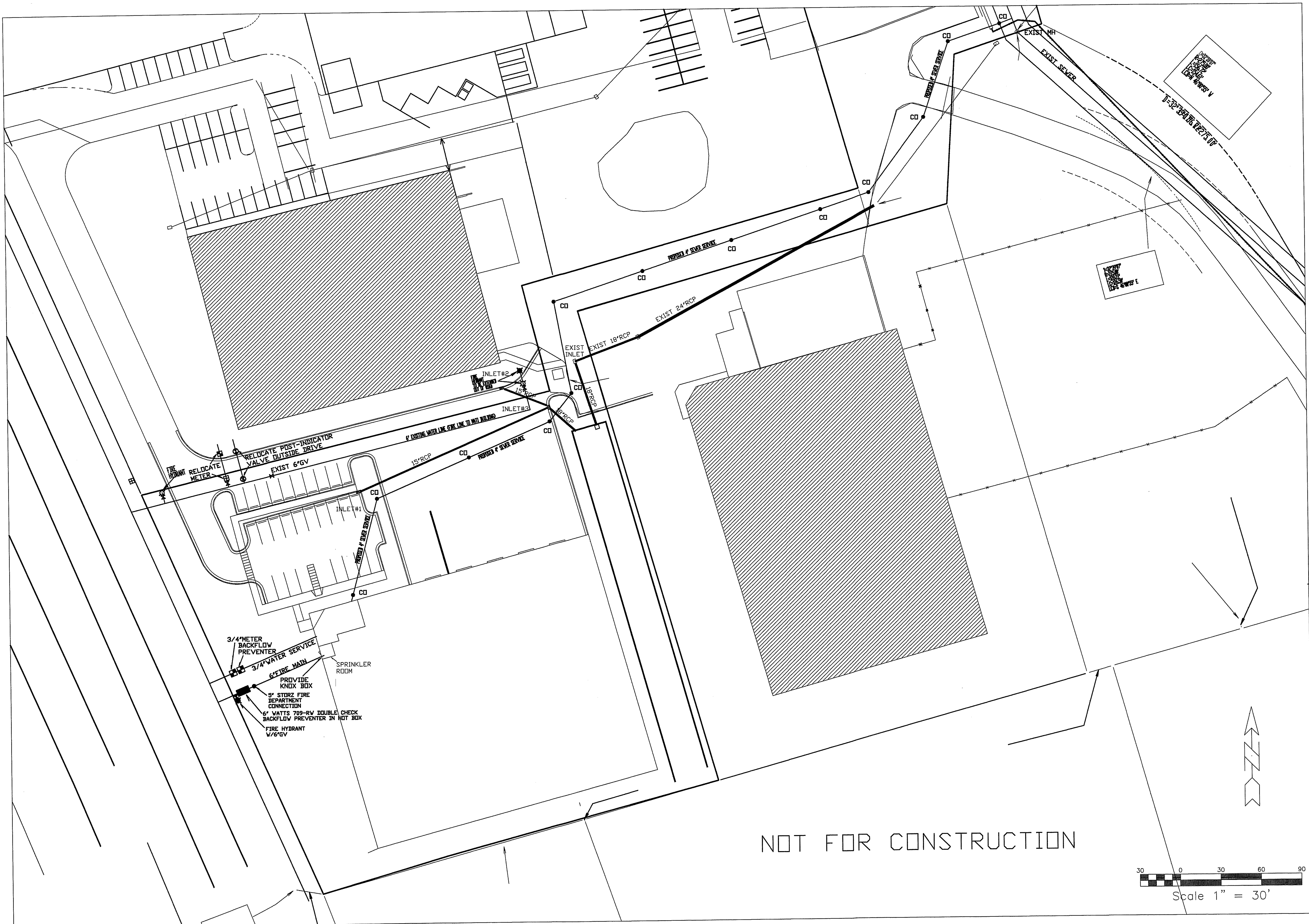
Plant Type	Symbol	Code Name	Quantity	Common Name	Scientific Name	Planting Size
Canopy Trees		CMTU	9	Dark Pink Grape Myrtle, single trunk	Lagerstroemia 'Tuscarora', single trunk	2 1/2"-Cal
		COB	11	Upright Hornbeam	Carpinus betulus 'Fastiglata'	2 1/2"-Cal
		SMCM	11	Sugar Maple	Acer saccharum 'Green Mountain'	2 1/2"-Cal
		QUph	7	Willow oak	Quercus phellos	2 1/2"-Cal
		THPl	3	Green Giant arbovitae	Thuja plicata 'Green Giant'	2 1/2"-Cal
		NSH	14	Nellie Stevens Holly	Ilex x 'Nellie Stevens'	1 1/2"-Cal
Understory Trees		Viag	5	Chaste tree	Vitex agnus-castus	1 1/2"-Cal
		KWD	7	Kousa Dogwood	Cornus kousa	1 1/2"-Cal
		MAL	4	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	1 1/2"-Cal
		THJ	3	Emerald Arborvitae	Thuja occidentalis 'Emerald'	1 1/2"-Cal
		Foin	19	Lynwood Gold Forsythia	Forsythia x intermedia 'Lynwood Gold'	20-22" apd.
		IlvaN	23	Dwarf yaupon	Ilex vomitoria 'Nana'	18" spd
Shrubs		Lisi	3	Sunshine ligustrum	Ligustrum sinense 'Sunshine'	18" spd
		SPB	10	Bridalwreath Spirea	Spiraea prunifolia 'Bridalwreath'	18" spd
		SKY	3	Sky Pencil Holly	Ilex crenata 'Sky Pencil'	4' ht
		LEP	11	Crimson Fire Lorepetalum	Lorepetalum chinense, 'Crimson Fire'	18" spd
		DBH	54	Dwarf Burford Holly	Ilex cornuta, 'Burfordii Nana'	36" ht.
		AGS	7	Radiance Abelia	Abelia grandiflora 'Radiance'	18" spd
		JTH	19	Virginia Sweetspire	Itsea virginica 'Henry's Garnet'	20-22" apd.

Landscape Plan
FOR
IRONWOOD DEVELOPERS, LLC
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

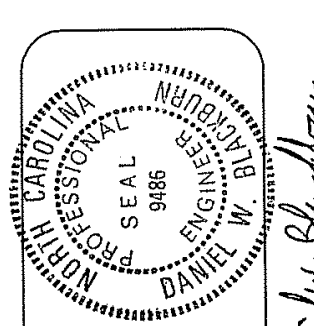
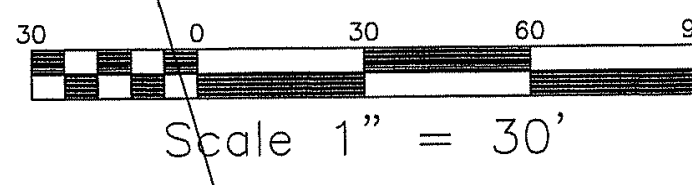
Clayton Narron, Landscape Architect
312 South Fourth St., Smithfield, NC 27577
Tele: 919-464-9329

Revision: 11/18/19

Job:	Date: 10/3/19	Revision: 10/24/19
File:	Drawn: rcn	Sheet: SH1 OF 1



NOT FOR CONSTRUCTION



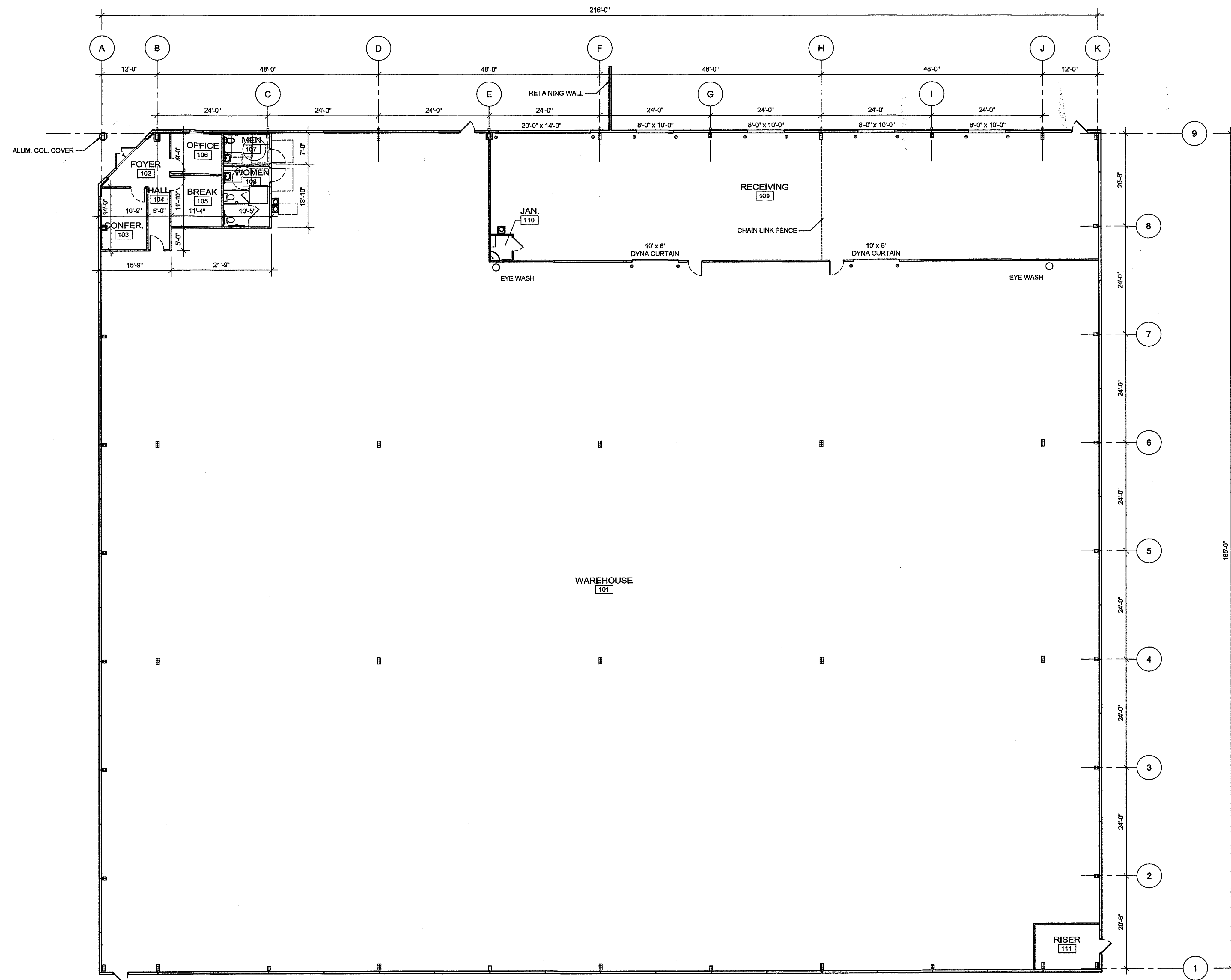
BLACKBURN CONSULTING ENGINEERING F-0219
305 EAST MAIN STREET
CLAYTON, NC 27520
(919) 553-2900 FAX (919) 553-7298

UTILITY PLAN
IRONWOOD SITE

REVISIONS:
11/15/2019
SCALE:
1"=30'
DRAWN BY:
DWB
DATE:
10/23/2019
PROJECT NO.
J-670

SHEET
6
OF 6

David H. Blackburn
11/15/2019



OVERALL FLOOR PLAN

3/32" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

IRONWOOD WAREHOUSE

US HWY 70
CLAYTON, NC 27520



Project Consultants



STRUCTURAL
NEVILLE ENGINEERING
AUGUSTUS NEVILLE, PE
100-B CULBRETH RD.
CHAPEL HILL, NC 27516
TEL: (919) 740-3427

☒ For Construction
☐ Not for Construction
☐ Review Set
☐ Bid Set

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Issue Date: 09/06/19

Plot Date:

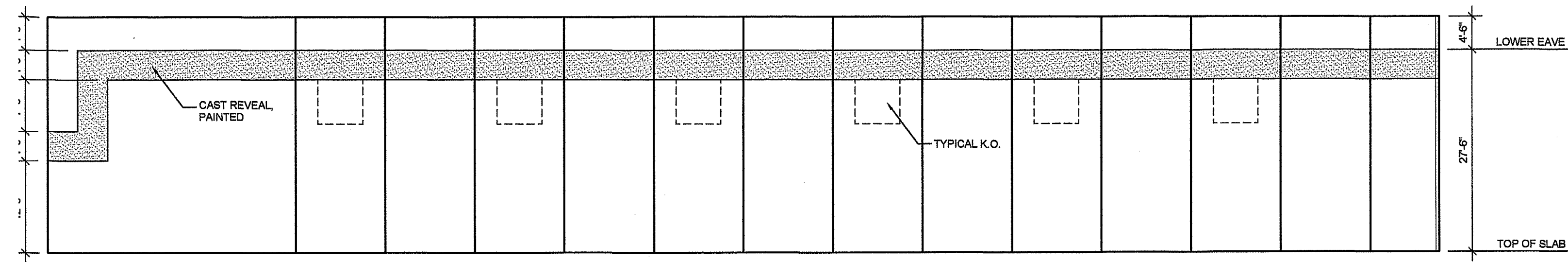
Revisions

Mark	Date	Description

Drawing No.
A1
of

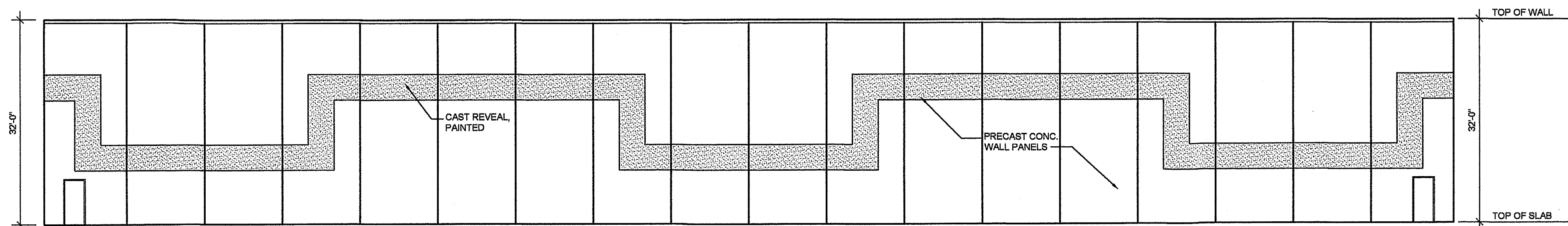
ARCHITECT

RON W. WEBB
1659 W. HANRAHAN RD.
AYDEN, NC. 28513
TEL: (252) 531-2711



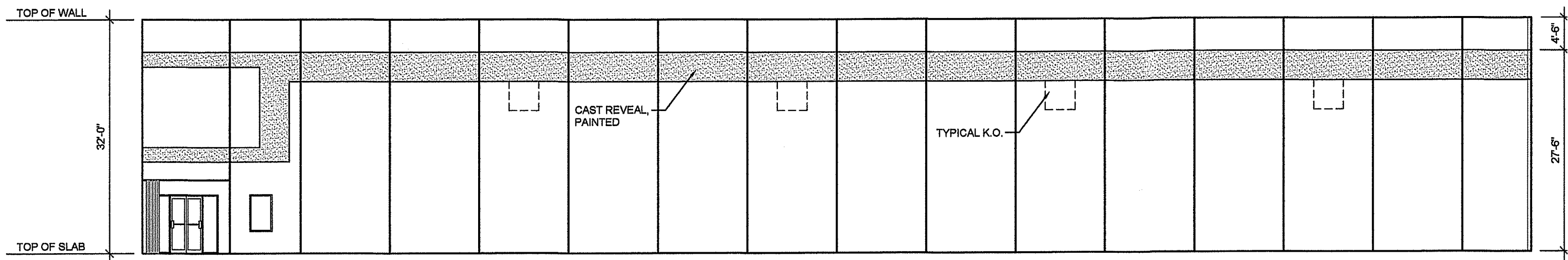
RIGHT SIDE ELEVATION

3/32" = 1'-0"



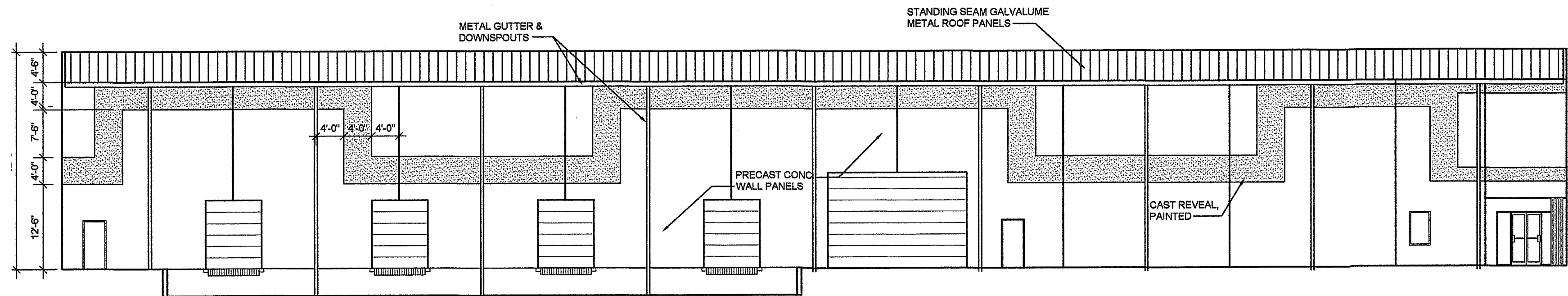
REAR ELEVATION

3/32" = 1'-0"



LEFT SIDE ELEVATION

3/32" = 1'-0"



FRONT ELEVATION

3/32" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

IRONWOOD WAREHOUSE

US HWY 70
CLAYTON, NC 27520



STEPHENSON
GENERAL CONTRACTORS
SINCE 1973

Project Consultants



CONSULTING ENGINEERS
555 FAYETTEVILLE STREET, SUITE 201
RALEIGH, NC 27601 | 919-719-3475
WWW.KPGNC.COM | NC FIRM # C-3824

STRUCTURAL

NEVILLE ENGINEERING

AUGUSTUS NEVILLE, PE
100-B CULBRETH RD.
CHAPEL HILL, NC 27516
TEL: (919) 740-3427

- ☒ For Construction
☐ Not for Construction

- ☐ Review Set
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Issue Date: 09/06/19

Plot Date:

Revisions

Mark	Date	Description

ELEVATIONS

Drawing No.

A2

of

ARCHITECT

RON W. WEBB
1659 W. HANRAHAN RD.
AYDEN, NC. 28513
TEL: (252) 531-2711



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
December 17, 2019

STAFF REPORT

Application Number: 2019-194-SP
Project Name: Ironwood Developers Major Site Plan

Tag #: 05105017H

Location: Off US HWY 70 BUS, north of Powhatan Road

Applicant: Ironwood Developers

Owner: Ironwood Developers

Project Planner: Jeff Caines, Planner

Public Noticing Dates:

- **Neighborhood Meeting:** October 21, 2019
- **Sign Posted:** December 4, 2019

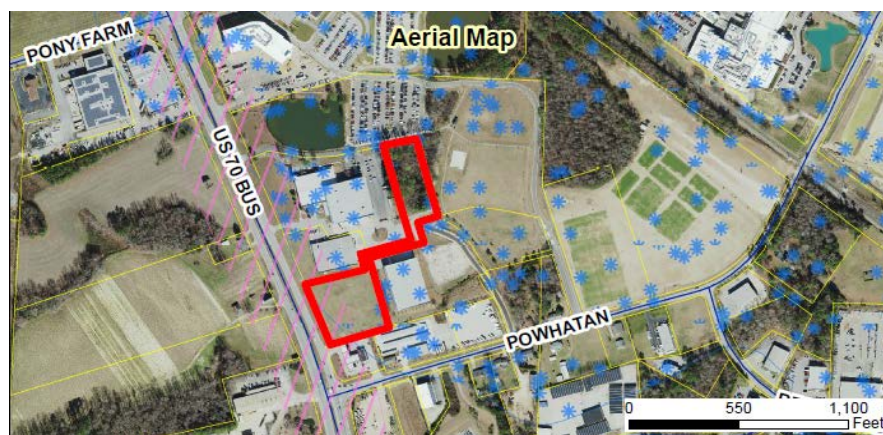
REQUEST: Construct a warehouse for shipping and receiving as part of Grifols Pharmaceuticals.

SITE DATA:

Acreage: 4.46 acres

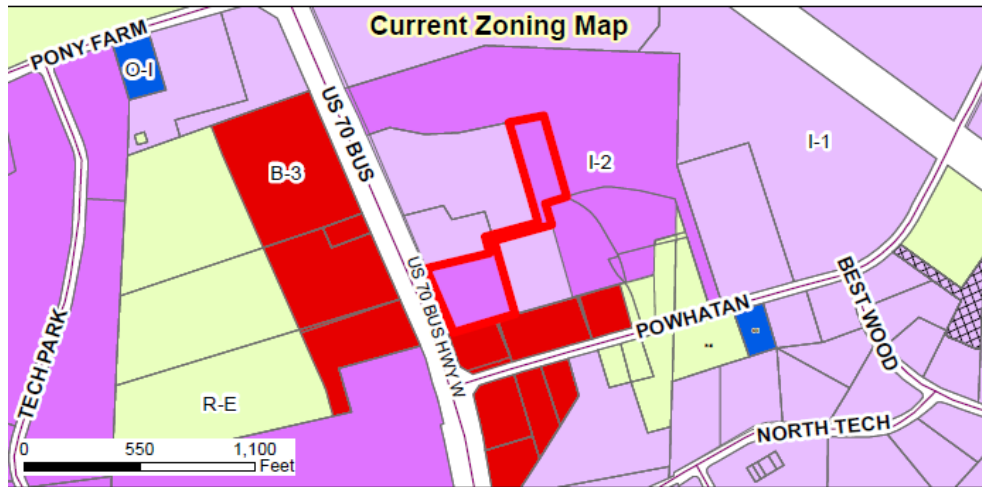
Zoning: Heavy Industrial (I-2)

Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Light Industrial (I-1)	Mati Drink Company
South	Highway-Business (B-3)	Gas Station
East	Light Industrial (I-1)	Warehouse
West	Highway-Business (B-3)	Vacant

**DEVELOPMENT DATA:**

Proposed Uses: Warehouse for Shipping and Receiving

Buildings: 1 proposed building, approximately 40,000 sq. ft.

Impervious Surface: 53% proposed

Required Parking: 44 Parking Spaces (1 space/1,000 sq. ft. plus 1 space per 200 sq. ft. of office space)

Proposed Parking: 29 spaces, including 1 handicap space

Access/Streets: Access will be off US HWY 70 BUS via a joint public access connection point with the property to the north (Mati Drink Company)

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting major site plan approval for the construction of a 40,000 square foot warehouse for shipping and receiving purposes. This major site plan will be reviewed by the Planning Board for final approval.

The existing site is currently vacant and is zoned -Industrial Heavy (I-2). There are other warehouse buildings currently surrounding the site on adjacent parcels. The use of a warehouse in the property's zoning district is permitted outright and is compatible with the surrounding land uses.

Parking

The proposed parking will consist of paved surface with curb and gutter as well as the required landscape islands. The applicant did submit an Alternative Parking Plan to allow for a modification to the minimum parking requirements. This plan's format is consistent with Section 155.401(C)(4). The applicant submitted parking data, prepared and sealed by a registered engineer in the State of North Carolina, and has illustrated that the standards of this section do not accurately apply to this specific development. A copy of the Alternative Parking Plan is included as an attachment to this staff report.

Staff has reviewed the Alternative Parking Plan and concur with the applicant's justification to reduce the required number of parking spaces from the original 42 spaces to 29 parking spaces. The applicant has submitted an Alternative Parking Plan stating that there will be approximately 6 employees at this location. In addition, applicant has submitted parking codes from both Holly Springs and Raleigh stating that Warehouse & Distribution have a parking ratio of 1 space per every 3,000 sf. Staff finds that with only 6 proposed employee, support can be made to reduce the parking requirement in this specific case. However, the final decision for an Alternative Parking Plans are reviewed and approved by the Planning Board.

Landscaping and Buffering

The development is proposing a Class "A" Landscape Buffer along the frontage of Highway 70-Business. The development is also proposing a Class "B" landscape buffer along the southern property line. The development has meet the 20% landscape requirement for the rest of the site. In addition all mechanical units will be screened from vied.

Access/Streets/Sidewalk

Traffic to this site will be through a shared public access road with the Mati Drink Company, heading north, connecting to US HWY 70-BUS, minimizing access and congestion points. No sidewalks are proposed along US HWY 70-BUS; however, internal sidewalks are proposed within the parking lot area leading to the proposed building. Fee-in-lieu of sidewalk along the property's frontage of US HWY 70 BUS will be required prior to issuance of building permits.

Trash Collection

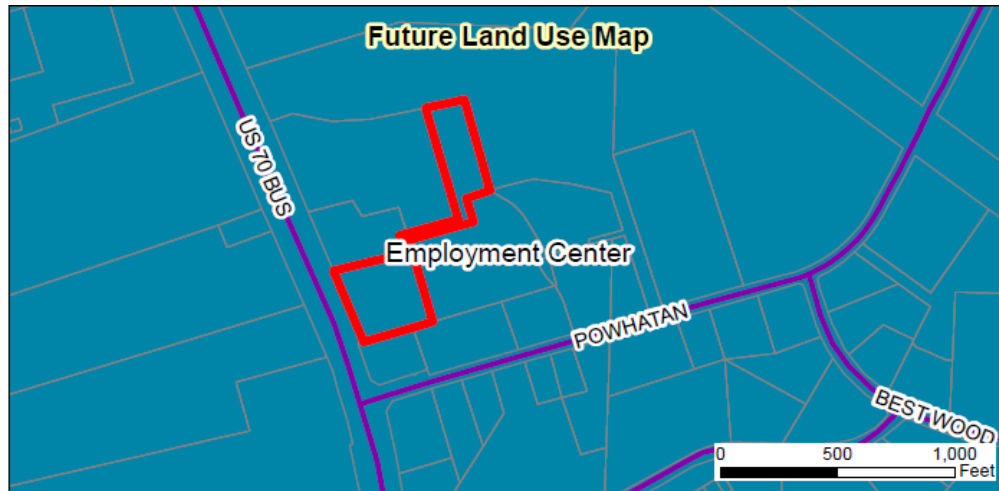
A dumpster is not proposed for this site. No trash collection is proposed, as there is not an active office on-site.

Architecture/Design

The warehouse will be constructed of a precast concrete wall panels set in place for the perimeter walls. There are additional architectural features including metal roof panels along the front elevation and a cast reveal painted stripe surrounding the entire building. The overall height of the building is proposed at 32-feet.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
The Future Land Use Map designates these properties as Employment Center, which is located along a major transportation corridor (e.g., US HWY 70-BUS) and has adequate levels of infrastructure in place for this type of development. Uses encouraged in the Employment Center include industrial warehouse, such as this type of development. The proposed plan is consistent with this designation, as it is surrounded with similar Comprehensive Plan designations.
- **Unified Development Code**
The site plan meets all applicable requirements of the Unified Development Code.



CONSIDERATIONS

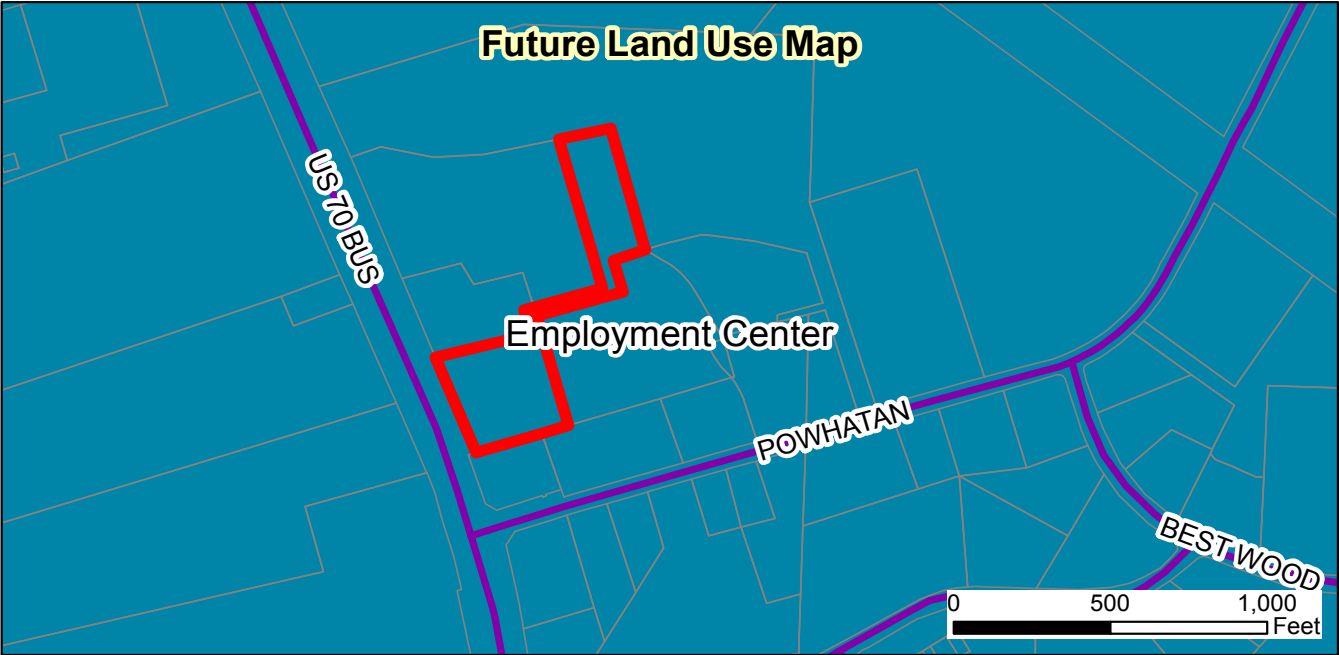
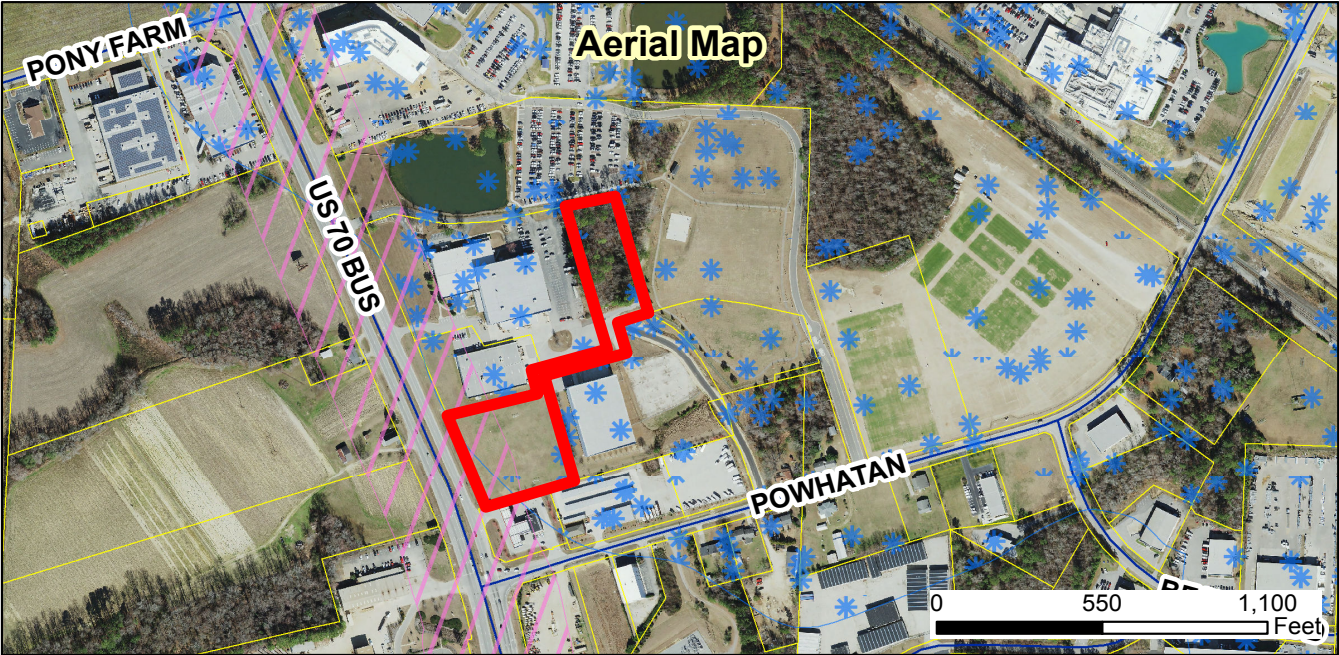
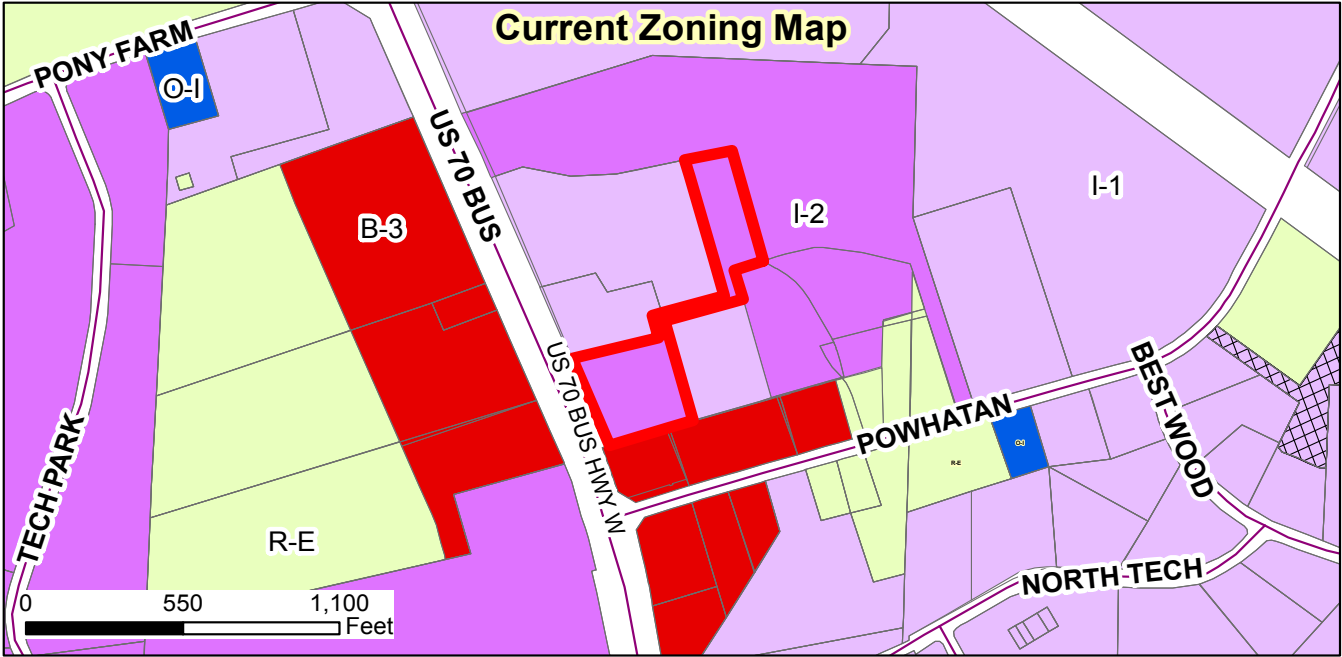
- The Planning Board makes the final decision on major site plan applications.

STAFF RECOMMENDATION

- Staff recommends approval of the major site plan request 2019-194-SP.

ATTACHMENTS:

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



Ironwood Developers
2019-194-SP
Request: Develop Additional Building

Applicant: Ironwood Developers
 Property Owner: Ironwood Developers
 Tag #: 05I05017H

Staff Report Map



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-194-SP - Ironwood Developers\Staff Report Maps\Staff Report Map - 2019-194-SP - Ironwood Developers.mxd

Legend

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

12/4/19
 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

ORDINANCE AMENDMENT APPLICATION

Pursuant to Article 7, Section 155.703 of the Unified Development Code, the Town Council, Board of Adjustment, Planning Board, Planning Director, or the general public may petition the Town Council to amend the Code of Ordinances.

Application Fee: TBD

Advertisement Fee: \$100.00

All fees are due when the application is submitted.

AMENDMENT INFORMATION

Project Name: Access / Sidewalk Ordinance Amendment

Existing title of Code Section(s): General Development Standards- Access

Code Section Number(s): 155.400 Access

APPLICANT/CONTACT INFORMATION

Applicant: Town of Clayton Planning Department

Mailing Address: PO Box 879 Clayton, NC 27520

Phone Number: 919-553-5002

Fax: _____

Contact Person: Haley Hogg, Planner II & Samantha Wullenwaber, Planning Director

Email Address: hhogg@townofclaytonnc.org & swullenwaber@townofclaytonnc.org

DESCRIPTION OF REQUESTED CHANGES

Please provide a general justification of the requested ordinance amendment. Attach additional sheets if necessary.

Update the requirements for access points for residential subdivisions and multi-family developments to ensure adequate access for emergency vehicles including fire, police, and EMS. Additionally, the amendment specifies the requirements of sidewalks and when sidewalk development vs. fee-in-lieu is appropriate.

FOR OFFICE USE ONLY

Date Received: 12-2-19

Amount Paid: NO Fee -

File Number: 2019-243

Town initiated

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany this application for it to be deemed complete.

To be completed by the applicant:			For staff use only:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☐				
2. Review Fee and Advertisement Fee	☐				
3. Completed application	☒				
4. A bound strikethrough/underline copy of the Code section(s) proposed for revision	☒				
5. A bound "clean" copy of the Code section(s) proposed for revision	☒				

APPROVAL CRITERIA

All applications for Ordinance Amendment must address the following criteria:

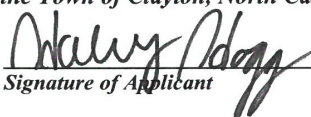
1. The extent to which the proposed text amendment is consistent with the remainder of the chapter, including specifically, any purpose and intent statements.
The proposed text amendment is consistent with the remainder of the chapter, including any purpose and intent statements.
2. The extent to which the proposed text amendment represents a new idea not considered in the existing chapter, or represents a revision necessitated by changing circumstances over time.
The proposed amendment does not represent a new idea not considered in the existing chapter, but does represent a revision necessitated to ensure adequate vehicular and pedestrian access is provided.
3. Whether or not the proposed text amendment corrects an error in the chapter.
The text amendment does not correct an error in the chapter.
4. Whether or not the proposed text amendment revises the chapter to comply with state or federal statutes or case law.
The proposed amendment is not proposed to comply with state or federal statutes or case law.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Code of Ordinances 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.

Haley Hogg

Print Name



Signature of Applicant

12/2/19

Date

ARTICLE 4: GENERAL DEVELOPMENT STANDARDS

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§ 155.400 ACCESS

(A) PURPOSE AND INTENT

It is the intent of this Section to establish procedures and design standards for driveways and access points to promote efficiency and safety of the connecting street system, support operations of the surrounding pedestrian and bicycle network, ensure safe roadway access to all parcels and lots, and promote a vibrant and attractive streetscape character. These procedures and standards are intended to preserve and enhance the character of the community, and protect the health, safety and general welfare of Clayton's residents.

(B) ACCESS

For the purposes of this section, access means the point or points of ingress and egress from a development or parcel to the existing right-of-way network.

(C) **ACCESS REQUIRED**

- (1) Except as provided in paragraph(c)(2) below, no principal building, structure, or use may be erected or established on any lot which does not abut at least 30 feet on a street that is publicly-dedicated and maintained by the Town or the North Carolina Department Of Transportation.
- (2) The Planning Director may authorize, in specific situations, alternative driveway access when:
 - (a) The effect of such application would be to deprive the parcel of reasonable access; or
 - (b) The size, configuration, or lack of frontage makes alternatives infeasible.
 - (c) At a minimum, entrances and exits, except those associated with a single-family residential use, shall be subject to the dimensional standards provided in Table 4-1 below.

TABLE 4-1 –DIMENSIONAL STANDARDS OF ACCESS WAYS

Min. Entrance/Exit Width	Feet ⁽¹⁾
One-Way	15
Two-Way without median	25 (35 maximum)
Two-way with median	40 ⁽²⁾
Right Turn Radius ⁽³⁾	
Minimum	25
Maximum	30
Notes:	
1.	All entrances and exits are subject to approval by the Town of Clayton and/or NCDOT. Widths exceeding these standards may be approved by the Planning Director or Town Engineer, depending on the use.
2.	Width excludes median. 20 foot unobstructed pavement required on both sides of median, excluding landscape islands.
3.	Measured on side of driveway exposed to entry or exit by right turning vehicles.

(D) **COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS**

- (3) Prior to beginning any construction, permits necessary to connect to the right-of-way network of the town or state shall be secured. Driveway connections to individual residences are generally excluded from this requirement, but may be necessary if a safety concern is identified.
- (4) Failure to secure necessary permits prior to construction may result in the removal of the driveways and/or denial of access at that location.

- (5) A Certificate of Occupancy shall not be issued until the access requirements of this chapter have been met.

(E) **ACCESS TO RESIDENTIAL SUBDIVISIONS**

- (1) When a residential subdivision borders on or contains a major thoroughfare, direct driveway access from lots within the subdivision onto the thoroughfare shall not be permitted.
- (2) In order to accommodate emergency and service vehicles, the following standards shall apply:
- (a) Any residential subdivision of greater than 30 lots shall include at least two separate and constructed access points. ~~The second access may consist of an existing or future street connection to an adjacent development.~~
- ~~(b) Any residential subdivision of greater than 75 lots shall include at least two access points. The second access may consist of a street connection to an existing adjacent development.~~
- ~~(c) No more than 75 certificates of occupancy may be issued within the subdivision until the required secondary access has been constructed or bonded for construction.~~
- ~~(b) Residential subdivisions of 250 or more lots shall provide at least three separate and constructed access points. Where three or more access points are required, the Town Council may waive the requirement for immediate construction of more than two access points, provided that subdivision phasing and design illustrates the additional required connections.~~
- ~~(c) All required access points shall be placed at a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between access points.~~
- ~~(d) Street stub-outs to adjacent undeveloped properties shall be provided as deemed appropriate. Stub-outs to adjacent undeveloped properties shall not count towards the minimum number of required access points. All stub-outs shall be constructed to the property line.~~
- ~~(e) Street connections shall be made to existing stub-outs on adjacent developed properties. These street connections may count towards the minimum number of required access points.~~
- ~~(f) All required access points outlined in this section shall be constructed prior to plat recordation of the phase in which the access points are located.~~

~~(3) A waiver (see § 155.706(1)(7)) of these standards may be allowed by the Town Council during approval of the preliminary subdivision plat only where limited frontage, natural features (slope, topography), or similar circumstances preclude the required connections and there is no substantial impact noted regarding emergency service delivery.~~

(F) MULTI-FAMILY RESIDENTIAL DEVELOPMENTS

- (a) Multi-Family projects having more than 100 dwelling units shall provide at least two separate and constructed access points. Required access points shall be constructed prior to issuance of the first Certificate of Occupancy for the phase in which they are located.
- (b) When two access roads are required, they shall be placed at a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight light between access points.

~~(F)~~(G) RESIDENTIAL DRIVEWAY STANDARDS

Residential driveway access to and from streets shall be constructed in accordance with Town standards as outlined below:

(1) Design

The standard residential driveway access for the Town shall be a "ramp" type driveway section. Ramp-type driveways shall be constructed in accordance with Town standards and specifications as outlined in the Town's *Engineering Design Manual*.

(2) Width

The width of a residential driveway shall be no less than ten feet and no more than 24 feet. When two residential driveways coincide along a property line, the maximum width of both driveways combined shall not exceed 24 feet.

(3) Number

The number of driveway access points servicing a residential lot should be limited to one. In no instance shall there be more than two residential driveway access points servicing the lot.

(4) Setbacks

- (a) Residential driveways shall be spaced at least 20 feet from any other driveway on the same lot.
- (b) Driveways shall be no closer than three and one-half feet to any lot line, except where two residential driveways coincide along the same lot line.

- (c) The minimum corner clearance from the curb line or edge of pavement of intersecting streets shall be at least 20 feet from the point of tangency of the radius curvature, or 20 feet from the intersection of right-of-way lines, whichever is greater.
- (d) The radius of the driveway shall not encroach on the minimum corner clearance.

~~(G)~~(H) NON-RESIDENTIAL DRIVEWAY STANDARDS

(1) **Design**

Non-residential driveway access to and from streets shall be constructed in accordance with the standards and specifications provided in the manual, *Policy on Street and Driveway Access to North Carolina Highways*, as adopted and amended by NCDOT.

(2) **Number**

- (a) For any development, the number of driveway access points may be restricted where it is necessary for purposes of decreasing traffic congestion or hazards. These restrictions may include required common access points.
- (b) Approval of driveway access between a lot and the right-of-way at an interval less than those specified by the *Policy on Street and Driveway Access to North Carolina Highways* manual, as adopted and amended by NCDOT, may be granted only by review and recommendation of the Town Engineer and NCDOT.

(3) **Outparcels**

Outparcels shall take access from within the development, where possible.

~~(H)~~(I) CROSS ACCESS CONNECTIONS

- (1) Internal driveway connections to adjacent existing or future development shall be provided for residential and commercial development, and clearly identified. All driveway connections shall be constructed and stubbed to the property line, and future development of adjacent property shall complete a connection to any existing stub.
- (2) Access easements may be required to ensure outparcels or adjacent developments have adequate access if ownership patterns change.

~~(3) — The Planning Board or Town Council may waive the requirement for a driveway connection required above in those cases where unusual topography or site conditions would render such a connection or easement of no benefit to adjoining properties.~~

~~(H)~~(J) SHARED ACCESS

A shared access easement may be required between adjacent lots fronting on ~~a thoroughfare~~ in order to minimize the total number of access points along those streets and to facilitate traffic flow between lots.

~~(H)~~(K) **CLOSURE OR RELOCATION OF EXISTING ACCESS POINTS**

- (1) The Planning Board or Town Council, in conjunction with NCDOT, shall have the authority to require the closure or relocation of existing access points where multiple access points to the site are available.
- (2) The Planning Board or Town Council may approve the closure of driveway access in those cases where adjoining parcels are subsequently developed with a residential use.

~~(K)~~(L) **VISIBILITY AT INTERSECTIONS**

- (1) On a corner lot, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of 30 inches and ten feet in a triangular area formed by a diagonal line between two points on the right-of-way lines, 20 feet from where they intersect.
- (2) Adequate sight distance should be provided at all driveway access points and shall be in accordance with the standards provided in the manual, *Policy on Street and Driveway Access to North Carolina Highways*, as adopted and amended by the NCDOT.

~~(L)~~(M) **THOROUGHFARE OVERLAY DISTRICT**

In addition to the standards set forth in this Section, driveways to be constructed within a Thoroughfare Overlay District are subject to the additional standards set forth in § 155.204(A).

(N) **SIDEWALKS**

- (1) All sidewalks associated with a residential subdivision shall be required as outlined in Article 6 of this chapter.
- (2) All residential and non-residential development projects not associated with a residential subdivision shall be required to install sidewalks and curb-and-gutter along all property lines with road frontage. If there is no existing sidewalk within 300' of the proposed development project, a fee-in-lieu of sidewalk may be accepted.
- (3) If fee-in-lieu of sidewalk is made, an Engineer's estimate for fee-in-lieu shall be provided to the Town's Engineering department for review. Fee-in-lieu shall be paid for sidewalks prior to issuance of building permits.
- (4) Sidewalks shall be installed prior to issuance of a Certificate of Occupancy for the development.

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2013-09-03, passed 9-3-13)

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§ 155.400 ACCESS

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For the purposes of this section, access means the point or points of ingress and egress from a development or parcel to the existing right-of-way network.

(C) **ACCESS REQUIRED**

- (1) Except as provided in paragraph(c)(2) below, no principal building, structure, or use may be erected or established on any lot which does not abut at least 30 feet on a street that is publicly-dedicated and maintained by the Town or the North Carolina Department Of Transportation.
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(J) **SHARED ACCESS**

A shared access easement may be required between adjacent lots fronting on a thoroughfare in order to minimize the total number of access points along those streets and to facilitate traffic flow between lots.

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- (1) On a corner lot, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of 30 inches and ten feet in a triangular area formed by a diagonal line between two points on the right-of-way lines, 20 feet from where they intersect.

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 - (2) All residential and non-residential development projects not associated with a residential subdivision shall be required to install sidewalks and curb-and-gutter along all property lines with road frontage. If there is no existing sidewalk within 300' of the proposed development project, a fee-in-lieu of sidewalk may be accepted.
 - (3) If fee-in-lieu of sidewalk is made, an Engineer's estimate for fee-in-lieu shall be provided to the Town's Engineering department for review. Fee-in-lieu shall be paid for sidewalks prior to issuance of building permits.
- (4) Sidewalks shall be installed prior to issuance of a Certificate of Occupancy for the development. (Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2013-09-03, passed 9-3-13)



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

*Planning Board
December 17, 2019
Town Council
January 6, 2020*

STAFF REPORT

Application Number: 2019-243-OA

Project Name: Access & Sidewalk Ordinance Amendment

Applicant: Town of Clayton

Public Noticing:

- Newspaper ad to be published December 25, 2019 & January 1, 2020

REQUEST: Request to amend the Unified Development Code Title XV, §155.400. This amendment seeks to clarify the general development standards for residential and non-residential development. The amendment includes access points clarification, sidewalk, and fee-in-lieu clarification among other items.

SECTIONS PROPOSED FOR AMENDMENT:

The following sections of Title XV, Chapter 155 and their general description are proposed for amendment:

- 400- Access

STAFF ANALYSIS AND COMMENTARY:

Overview

This ordinance amendment modifies Section 400 of the Unified Development Code which pertains to general development standards. The primary proposed changes are outlined in detail below:

Access to Residential Subdivisions

1. Number of Access Points

Staff is proposing to amend the requirement for the minimum number of access points for residential subdivisions for safety purposes. These proposed changes have been discussed internally among the Planning, Engineering, Public Services, Police, Inspections, and Fire departments.

At this time the Fire Department enforces the access requirements of Appendix D of the North Carolina State Fire Code for residential subdivisions, which requires all subdivisions over 30 lots to include at least two separate and constructed access points. The UDC's current language contradicts this requirement as it currently allows the secondary access to be provided in the form of a stub-out or future connection to adjacent parcels. Staff is proposing to modify the requirement to better match the Fire Code requirement.

The proposed ordinance amendment is slightly more stringent than the Fire Code. As currently written, the fire code allows at times the number of access points to be reduced if individual units have sprinkler systems installed. While this addresses the concern of fire, it still does not address the issue of access for other emergency services such as EMS and Police. For this reason staff is proposing the recommended number of access points be required regardless of whether or not sprinkler systems are installed within individual units. This means that any subdivision over 30 lots would be required to have two constructed access points serving the development.

These changes are proposed for safety reasons. If a subdivision is constructed with only one access point there is a risk that if that access point is blocked for any reason then emergency services would not be able to get to residents within the development. The proposed changes are to ensure that adequate access for emergency services (fire, EMS, and police) is provided for residences. This also allows for looping of utility lines which is necessary for water quality and flow. Looping water lines instead of creating dead ends helps water quality and pressure.

2. Separation Requirement

The language proposed regarding separation requirements of access points also matches the language of the Fire Code. This separation requirement is currently being enforced for residential subdivisions. Staff proposing to add the separation requirements to the UDC as well for uniformity.

The minimum separation distance is determined by taking the diagonal linear distance of the development and dividing it in half. The result is the minimum distance required between access points. This ensures that access points are not located too close to one another so that there is always a way of entering/exiting a development.

3. Waivers

This ordinance amendment proposes the removal of the language regarding waivers for required access points. The Fire Code does not permit waivers. In instances that the UDC may be stricter regarding access points, a variance process would be more appropriate when there is a unique hardship as it is a quasi-judicial process which requires evidence and specific Findings to be met.

4. Timing of Construction

Staff is proposing that the required access points be constructed prior to plat recordation of the phase in which the access points are located.

Access to Multi-Family Developments

The UDC does not currently specify access requirements for multi-family residential developments. This would include apartment developments primarily, but may also include townhomes that are built to multi-family building code standards. The proposed required number of access points is based upon the Fire Code, which is already being enforced by the Town's Fire department. As with the modifications for residential subdivisions, the proposed ordinance amendment would not allow a reduction in the number of required access points regardless

of whether or not the buildings have sprinkler systems installed. These access points would be required to be constructed prior to issuance of the first CO in the phase in which they are located.

Sidewalks

The UDC does not currently have clear standards in regards to the requirements of sidewalk and situations in which fee-in-lieu of sidewalk is appropriate. The amendment proposed pertains only to residential and non-residential developments not associated with major subdivisions, as major subdivisions are subject to separate requirements in Section 6 of the UDC. The proposed ordinance amendment clarifies that sidewalks and curb-and-gutter are required along all property lines with road frontage for developments. In instances where there is no existing sidewalk within 300', fee-in-lieu may be paid instead prior to issuance of building permits.

Approval Criteria:

- **Consistency with remainder of the Chapter**
The request is consistent with the remainder of Chapter 155.

- **Novelty of the request**
The request does not represent novel changes to the Code. The code currently outlines requirements for access points and sidewalks. The modifications are simply updating the access point requirements to better match the Fire Code and the sidewalks to provide additional clarification.

CONSIDERATIONS

- The Planning Board shall make a recommendation to Town Council. The Town Council shall make a final decision regarding revisions to the Town Code.

STAFF RECOMMENDATION:

Staff is recommending approval of the proposed amendment.

ATTACHMENTS:

- 1) Application
- 2) Draft Ordinance Amendment, in strikethrough/underline
- 3) Draft Ordinance- Clean Copy