Town of Clayton
Town of Clayton Planning Board Agenda
Monday, August 26, 2019 @ 6:00 PM
Town Council Chambers

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

a. Clayton Planning Board - 22 Jul 2019 - Minutes

POTENTIAL ACTION: Approve or deny July 22, 2019 Planning Board Minutes

4. PUBLIC HEARINGS

a. 2019-42-CUP Horne Memorial UMC Expansion **(Quasi-Judicial)**
NC PIN: 166913-02-4512 / 16617-02-2220 / 166917-02-1222
Tag # 05015059 / 05016040 / 05016041
Location: 121 E. Second Street / 135 E. Horne Street
Application - 2018-42-CUP - Horne Memorial
Newspaper Ad - 2019-42-CUP - Horne Memorial UMC Expansion
Adjacent Property Letter - 2019-37-SP & 2019-42-CUP - Horne Memorial UMC Expansion

POTENTIAL ACTION: Continue to September 23, 2019 Planning Board meeting

b. 2019-37-SP Horne Memorial UMC Expansion
NC PIN: 166913-02-4512 / 16617-02-2220 / 166917-02-1222
Tag # 05015059 / 05016040 / 05016041
Location: 121 E. Second Street / 135 E. Horne Street
Application - 2019-37-SP - Horne Memorial UMC Expansion - Maj. Site Plan

POTENTIAL ACTION: Continue to September 23, 2019 Planning Board meeting

c. 2019-140-CUP Iglesia de Dios Primeros Frutos Conditional Use Permit **(Quasi-Judicial)**
NC PIN: 165811-67-4218
Tag # 05H03197G
Location: Corner of Barber Mill Rd./Dairy Rd.
Application - 2019-140-CUP - Iglesia de Dios Primeros Frutos
Owner's Consent - 2019-140-CUP - Iglesia de Dios Primeros Frutos
Newspaper Ad - 2019-140-CUP - Iglesia de Dios Primeros Frutos CUP
Adjacent Property Letter - 2019-140-CUP - Iglesia de Dios Primeros Frutos

CUP
Neighborhood Meeting Materials - 2019-140-CUP and 2019-141-SP - Iglesia de Dios Primeros Frutos
Staff Report - 2019-140-CUP Iglesia de Dios Primeros Frutos CUP
Staff Report Map - 2019-140-CUP 2019-141-SP - Iglesia de Dios Primeros Frutos SP and CUP

POTENTIAL ACTION: Approve/Deny 2019-140-CUP Iglesia de Dios Primeros Frutos Conditional Use Permit

5. NEW BUSINESS

a. 2019-141-SP Iglesia de Dios Primeros Frutos, Major Site Plan
NC PIN: 165811-67-4218
Tag # 05H03197G
Location: Corner of Barber Mill Rd./Dairy Rd.
Application - 2019-141-SP - Iglesia de Dios Primeros Frutos
Owner's Consent Form - 2019-141-SP - Iglesia de Dios Primeros Frutos
Neighborhood Meeting Materials - 2019-140-CUP and 2019-141-SP - Iglesia de Dios Primeros Frutos
TRC Certification - 2019-141-SP Iglesia De Dios
Signed & Sealed Survey - 2019-141-SP Iglesia de Dios Primeros Frutos
Staff Report - 2019-141-SP - Iglesia de Dios Primeros Frutos SP
Staff Report Map - 2019-140-CUP 2019-141-SP - Iglesia de Dios Primeros Frutos SP and CUP
2nd Submittal Site Plan - 2019-141-SP Iglesia De Dios

POTENTIAL ACTION: Approve/Deny 2019-141-SP Iglesia de Dios Primeros Frutos, Major Site Plan

b. 2019-126-SP Smithfield's Chicken & BBQ, Major Site Plan
NC PIN: 166806-29-6435 / 166806-29-6441 / 166806-29-6375 / 166806-29-6288
Tag # 05008001 / 05008002 / 05008006 / 05008003
Location: 10414 US Hwy 70 Bus
Application - 2019-126-SP - Clayton Smithfield's BBQ SP
Neighborhood Meeting Materials - 2019-126-SP - Clayton Smithfield's Chicken BBQ Major Site Plan
TRC Certification-2019-126-SP Smithfield's Chicken n' BAR B Q
3rd Submittal Site Plan 2019-126-SP Smithfield Chiken n' BAR B Q
Staff Report - 2019-126-SP - Smithfield's BBQ SP
Staff Report Map - 2019-126-SP - Clayton's Chicken & BBQ Major Site Plan

POTENTIAL ACTION: Approve/Deny 2019-126-SP Smithfield's Chicken & BBQ, Major Site Plan

c. 2019-128-SP Lot B6 Moss Creek Office, Major Site Plan
NC PIN: 165801-19-8443
Tag # 05G02058O
Location: Corner of Pinecroft Drive / Guy Road; Lot 6 of Moss Creek Village
Application-2019-128-SP-Moss Creek Village Business Park
Owner's Consent- 2019-128-SP-Lot B-6 Moss Creek Village Business Park

Neighborhood Meeting Materials - 2019-128-SP - Lot B6 Moss Creek Office
TRC Certification Letter 2019-128-SP Lot B6 Moss Creek Village
2nd Submittal Site Plan 2019-128-SP Lot B6 Moss Creek Village
Staff Report - 2019-128-SP - Lot B6 Moss Creek SP
Staff Report Map - 2019-128-SP - Moss Creek Major Site Plan

POTENTIAL ACTION: Approve/Deny 2019-128-SP Lot B6 Moss Creek Office, Major Site Plan

d. 2019-125-SP NC Hwy 42 W Medical Office, Major Site Plan
NC PIN: 165801-27-5123 / 16580127-4160
Tag # 05G02039M / 05G02039N
Location: Located off Butternut Lane and Hwy 42 W
Application-2019-125-SP-NC HWY 42 W Medical Office Lease Space
Owner's Consent Form-2019-125-SP-NC HWY 42 W Medical Office Lease Space
Neighborhood Meeting Materials - 2019-125-SP - NC HWY 42 Medical Office Major Site Plan
TRC Certification Letter-2019-125-SP NC Hwy 42W Medical Office Lease Space
3rd Submittal Site Plan -2019-125-SP NC HWY 42-W MEDICALT
Staff Report - 2019-125-SP - NC HWY 42 W Medical Office SP
Staff Report Map - 2019-125-SP - NC HWY 42 W Medical Office Major Site Plan

POTENTIAL ACTION: Approve/Deny 2019-125-SP NC Hwy 42 W Medical Office, Major Site Plan

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN

Town Of Clayton
Planning Board Minutes
Monday, July 22, 2019 @ 6:00 PM
Town Council Chambers

BOARD MEMBERS PRESENT:
Andria Merritt
Ross Benson
Stephen Powers
James Lipscomb
Marty Bizzell
Bob Ahlert
Frank Price
James Moore
George "Bucky" Coats

STAFF PRESENT:
Samantha Wullenwaber, Planning Director
Haley Hogg, Planner
Damiere Powell, Planner
Bob Satterfield, Council Member
Merrick Parrot, Town Attorney
Chrissy Freeman, Clerk to the Board

MEMBERS ABSENT:

1 CALL TO ORDER

a)

Bob Ahlert called the meeting to order at 6:00 p.m.

2 ADJUSTMENT OF THE AGENDA

a)

There were no adjustments to the agenda.

3 APPROVAL OF MINUTES

a)

Correction made under item (a) 2019-118-RZ 412 W. Stallings Rezoning. Board Member James Lipscomb asked to be recused from this project. Mr. Lipscomb was inadvertently added under the list of names under the motion as "In favor". Mr. Lipscomb was removed from that list.

ACTION: June 24, 2019 Planning Board Minutes approved with correction.

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

4 PUBLIC HEARINGS

a) 2019-138-VAR 110 W. Front Street Variance **(Quasi-Judicial)**
NC PIN: 166913-03-5562
Tag #: 05031012
Location: 110 West Front Street

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

Planner Damiere Powell presented this item. The applicant is requesting a variance from the following code sections: 155.203 (K) (2) (a) Minimum Setbacks. The requirement is Central-Business (B-1) Zoning and District Minimum Setback requirements are side, 30 feet abutting residential and rear 30 feet, abutting residential. The variance request is from the side and rear setback requirements from abutting properties, which contain residential uses. This would allow the property to be developed with the standard 0-foot side and rear setback for the B-1 Zoning District.

Board Member Marty Bizzell asked staff if they know what the setbacks were in the past when the Red and White building was there. Planning Director Samantha Wullenwaber stated no, and that it was a small property, there was not much you could do with this property. Board Member Stephen Powers asked with the 0 clearance what is the distance from the lot line to the house on the east and north sides? Mr. Powell stated five to ten feet. There were no further questions for staff.

Applicant Tony Johnson was present. He stated they have addressed the Findings of Facts and would like to address some of the issues. When it was the Red and White building it took 100 % of that property right up to the property line. This is in the downtown overlay district and B-1 Zoning. Normally in that zoning, it would be allowed to be built to the property line. However, being surrounded on both sides by R-6 properties makes this a unique situation. The lot is 50 ft wide and if they were required to maintain the 30 ft set back it would reduce the lot from 100% to 30 % of the lot line. The B-1 zoning does allow a 0 setback. He is looking for the Town to allow them to have a build-able lot to this location. There were no questions for the applicant.

Board Member Price commented that the building that was there was years ago. After the Red and White closed it was condemned and was demolished. Any use would be better than the state it is in. Board Member Bizzell what he has seen and according the applicant it does appear that the original setback was 0. This applied to the first Finding of Facts.

The Board went through the remaining Findings of Facts.

ACTION: Approve 2019-138-VAR 110 W. Front Street Variance

Motion: Board Member Coats
Second: Board Member Lipscomb

Vote: Unanimous

b) 2019-59-CUP New Trinity Missionary Baptist Church Conditional Use Permit **(Quasi-Judicial)**
NC PIN: 165916-93-7641
Tag #: 05019025
Location: 115 Robertson Street

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

Planner Damiere Powell presented this item. This request is running concurrent with a Variance and Major Site Plan. The applicant is requesting a Conditional Use Permit for the demolition of the existing church and construction of a new church. The property has been split zoned, with a portion of the property which fronts Main Street zoned Central-Business (B-1) and the other portion zoned Neighborhood-Business (B-2). The (B-1) portion of the site is located within the Downtown Overlay District. The proposed church use shall only be located along the portion of the property that is zoned B-2. This request is running concurrently with Major Site Plan 2019-57-SP and Variance 2019-58-VAR. This request is also consistent with the UDC and Surrounding Land Uses. Staff recommends conditions that are listed within the staff report.

Applicant Michael Sims was present and available for questions. There were no questions for the applicant.

The Planning Board Members read through the Findings of Facts.

ACTION: Approve the request with the conditions as noted within the staff report.

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

c) 2019-58-VAR New Trinity Missionary Baptist Church Variance **(Quasi-Judicial)**
NC PIN: 165916-93-7641
Tag #: 05019025
Location: 115 Robertson Street

Planning Director Samantha Wullenwaber went over the process of why the Variance needs to be heard even though the Conditional Use was approved. Clerk to the Board Chrissy Freeman gave the affirmation.

Planner Damiere Powell presented this item. The applicant is requesting a variance from nonresidential building setback requirements outlined in 155.203 (K) (2) (a). The UDC sets dimensional standards for the setbacks of

nonresidential buildings in each zoning district. This request is for a reduction of the minimum rear setback distance from the abutting residential property to 14 feet. Mr. Powell stated that the applicant has addressed the Findings of Facts. Planning Board Member Andria Merritt asked about the current setback, 17 feet, was that correct? Mr. Powell stated he was not sure. Ms. Merritt was just questioning the difference and how much of a difference it would make at 14 feet. Ms. Wullenwaber stated it will be the location of the building. The setback will be in a different location of where the church is located now. Where the church is now will be the parking. Ms. Merritt stated that what is there is not conforming to the current setbacks. Mr. Powell added that there is existing landscaping that does screen from the residential property.

The applicant Michael Sims was present and available for questions. He stated a variance would be based on a need not a want. He stated that Clayton has grown and in the next ten years it will double. The growth of the church continually grows along with the Town. There were no questions for the applicant.

The Board went over the Findings of Facts.

ACTION: Approve the request with the conditions presented by staff.

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

5 NEW BUSINESS

a) 2019-57-SP New Trinity Missionary Baptist Church Major Site Plan
NC PIN: 165916-93-7641
Tag #: 05019025
Location: 115 Robertson Street

Planner Damiere Powell presented this item. This request is running concurrently with a Conditional Use Permit 2019-59-CUP and Variance 2019-58-VAR. The applicant has proposed improvement to this Major Site Plan including sidewalks, landscaping and additional parking. There will be a shared parking agreement to meet their parking demand... There were no questions for staff.

The applicant Michael Sims was present and available for questions. Mr. Sims stated the parking will be used for local events for Clayton and they do not charge. This will provide more access to the events in Clayton.

There were no questions for the applicant.

ACTION: Approve the request with the conditions presented by staff.

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

b) 2019-89-SP Shoppes at Glen Laurel Major Site Plan
NC PIN: 167900-20-7014
Tag #: 05I04004
Location: Lot 6 of NC Hwy 42 Mixed Use Master Plan; located adjacent to Pine at Glen Laurel Apartments

Planner Haley Hogg presented this item. The applicant is request for a major site plan to develop a 6,451 square foot commercial building. The proposed use will include retail uses and a restaurant with outdoor seating. The property is located upon lot 6 of the NC Hwy 42 Mixed Use Master Plan Planned Development. The applicant is proposing two hammerhead parking lots to serve as off-street parking for the proposed uses. The two parking lots do meet UDC requirements. Additional parking is provided on-street along Briarcliff Drive in front of the building. They will be providing a 10 foot greenway along the frontage of the property on Briarcliff Drive, connecting from McKenzie Ridge Drive to the apartment complex to the east. The greenway will also connect to internal sidewalk around the building, including a sidewalk connecting to the proposed outdoor restaurant seating. This request is consistent with the Comprehensive Plan 2040. Staff recommends approval. There were no questions for staff.

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

ACTION: **Approve 2019-89-SP Shoppes at Glen Laurel Major Site Plan**

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

c) 2019-142-RZ Lots 8 & 9 Southern Regional Rezoning
NC PIN: 167800-03-3444 / 167800-03-5248
Tag #: 05I05001G / 05I05001H
Location: 8801 Us Hwy 70 Bus

Planner Damiere Powell presented this item. The request is to rezone from Highway Business (B-3) to Industrial-Light (I-1). The properties are currently vacant and age surrounded by properties with commercial, industrial, and vacant land uses. This request is consistent with the Comprehensive Plan 2040 and Surrounding Land Uses. The applicant has addressed Approval Criteria and staff recommends approval. There were no questions for staff.

Applicant Alley Gilbert was present and available questions. There were no questions for the applicant.

ACTION: Approve recommendation to Town Council

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

d) 2019-143-RZ Rose Street Commercial Development Rezoning
NC PIN: 166811-56-3724 / 166811-56-5964 / 166811-57-4090 / 166811-57-3084
Tag #: 05001024 / 05001048B / 05001049 / 05001050
Location: 9811 Us Hwy 70 Bus

Planner Damiere Powell presented this item. The request is to rezone the three abutting properties from Residential R-8 to Highway Business B-3. The properties are currently single-family residential and are generally surrounded by properties with single-family residential and commercial land uses. This request is consistent with the Comprehensive Plan 2040 and Surrounding Land Uses. The applicant has addressed Approval Criteria and staff recommends approval. There were no questions for staff.

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

ACTION: Recommendation to the Town Council to approve the request.

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

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

7 ADJOURN

a)

With there being nothing further, the meeting was adjourned at 6:56 p.m.

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

_____
Robert J. Ahlert, 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

CONDITIONAL USE PERMIT APPLICATION COVER SHEET

Name of Project: Horne Memorial UMC Expansion **Date:** March 1, 2019

Applicant Name: Don Curry

The following checklist to be completed by applicant:

[✔] Pre-Application Meeting on: 2018-10-14

[✔] Review fee

[✔] Advertisement Fee

[✔] Associated site plan (separate application required for major site plans, must be submitted concurrently)

11 copies of the following:

[✔] Completed Application

[✔] Owner's Consent Form

[✔] Adjacent Property Owner's List

[✔] Neighborhood Meeting Notice Letter (1 copy)

[✔] Set of stamped, addressed, empty envelopes for adjacent property owner notification

If required following Pre-Application Meeting:

[✔] Wastewater Allocation Request Form

[✔] Signed/sealed Traffic Impact Analysis (2 copies)

RECEIVED APR 11 2019 TOWN OF CLAYTON PLANNING DEPARTMENT

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

CONDITIONAL USE PERMIT APPLICATION

Application Fee: $400.00
Advertisement Fee: $200.00

☒ **New Conditional Use Permit** ☐ **Major Modification to an approved CUP**
Permit Modified: _____

SITE INFORMATION

Name of Project: Horne Memorial UMC Expansion

Acreage of Property: 1.40 ac **Zoning District:** Town of Clayton O&I, R6

County Tag #: 05015059, 05016040, 05016041 **NC Pin #:** 166913-02-4512, 16617-02-2220, 166917-02-1222

Address/Location: 121 E. Second St. and 135 E. Horne St., Clayton, NC

Existing Use: Church & Vacant **Proposed Use:** Same

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

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

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

APPLICANT INFORMATION

Applicant: The Curry Engineering Group, PLLC
Mailing Address: 205 S. Fuquay Ave., Fuquay-Varina, NC 27526
Phone Number: 919.552.0849 **Fax:** 919.552.2043
Contact Person: Don Curry
Email Address: don@curryeng.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORAMTION

Name: Horne Memorial Methodist Church / Bryan Blake: Building Program Lead

Mailing Address: PO Box 475, Clayton, NC 27528

Phone Number: 919-219-9607 **Fax:** n/a

Email Address: bblake@mckimcreed.com

EXPLANATION OF PROJECT

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

The proposed conditional use consists of a church building expansion into the remainder of the property. The proposed use excludes everything in O&I with the exception of the church and its accessory uses. This also includes the proposed playground as an accessoary church use and accompanying restroom and storage facility on the currently vacant parcel which is zoned R6.

REQUIRED FINDINGS OF FACT

Section 155.710(G) of the Unified Land Development Code requires applications for a Conditional Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

1. That the application will not materially endanger the public health or safety if located where proposed and ultimately developed according to the plans as submitted.

   The proposed building expansion will not in any way present a danger or otherwise nuisance to the public or public health. The proposed use matches the existing use of the property and utilizes existing infrastructure. The proposed playground and associated building on the R-6 parcel is likewise consistent with current zoning allowances and is an allowable accessory use for the church, replacing what currently exists on the church parcel.

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances and other applicable regulations.

The proposed building expansion and associated improvements will conform to the Town Code of Ordinances with the exception of the items identified on the variance application.

3. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The proposed use provides an expansion of a worship venue in the Town's downtown core, providing an asset to neighboring properties and potentially increasing surrounding property values. The expansion also takes otherwise underutilized property and makes it more useful for the community.

4. That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

The proposed church expansion is consistent with Town policies and provides a consistent look for the downtown corridor.
The character of the existing architecture will be expanded in this project providing an asset for the community.
This is likewise the case with the accessory use as well, replacing current facilities with the proposed facilities as shown.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Board of Adjustment of the Town of Clayton to approve the subject Conditional Use. 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.

Donald L. Carroll		4/11/19
Print Name	*Signature of Applicant*	*Date*

Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, August 26th, 2019, at 6:00PM in the Town Council Chambers in Town Hall located at 111 East Second Street to consider the following:

- **2019-42-CUP Horne Memorial UMC Expansion – Request for a Conditional Use Permit to expand an existing church at parcel number 166913-02-4512, and to provide an accessory playground and shelter at parcel number 166917-02-2220. The church property is addressed 121 East Second Street. Per Town of Clayton UDC, a Conditional Use Permit is required to operate a church in the O-I Zoning District.**

During an evidentiary hearing, the Planning Board must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. This is an open meeting and interested persons are invited to attend.

Damiere Powell, Planner
919-553-5002

_____

The Johnstonian Newspaper

Please advertise on the following dates:
August 14, 2019
August 21, 2019

Dates are the two Wednesdays prior to the hearing

Affidavit of publication required.

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

August 2, 2019

NOTICE

SUBJECT:	**Project:**	2019-37-SP Horne Memorial UMC Expansion
		2019-42-CUP Horne Memorial UMC Expansion
	Address:	121 East Second Street Clayton, NC 27520
	PIN #:	166913-02-4512; 166917-02-2220; 166917-02-1222
	Applicant:	The Curry Engineering Group, PLLC

Dear Clayton Area Property Owner:

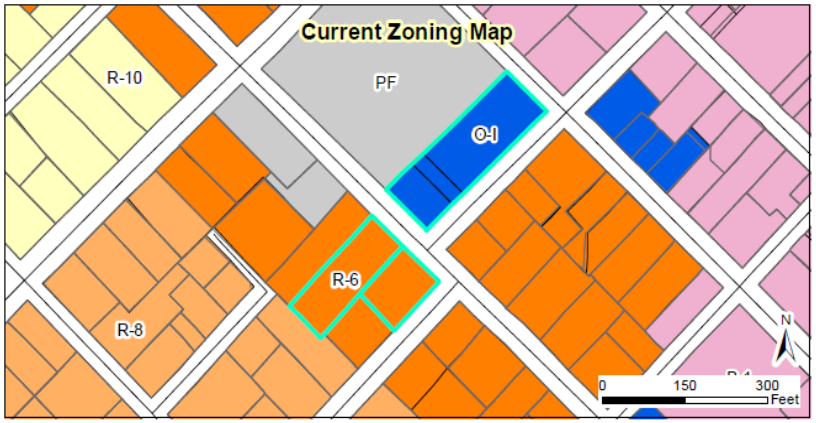
Notice is hereby given that the Clayton Planning Board will hold an evidentiary hearing on ***Monday, August, 26, 2019 at 6:00 PM*** at Town Hall, 111 E Second Street, to consider the above referenced Major Site Plan and Conditional Use Permit applications. The applicant is requesting issuance of a Conditional Use Permit to expand the existing church use on parcel 166913-02-4512, and for the development of a playground and shelter as accessory uses to the church on parcel 166917-02-2220. Per the Unified Development Code, the use of a church is only permitted in the Office-Institutional (O-I) and Residential-6 (R-6) zoning districts through the issuance of a Conditional Use Permit. The associated Major Site Plan application shows the proposed expansion of the church as well as the playground site. Please see the map on the back of this letter.

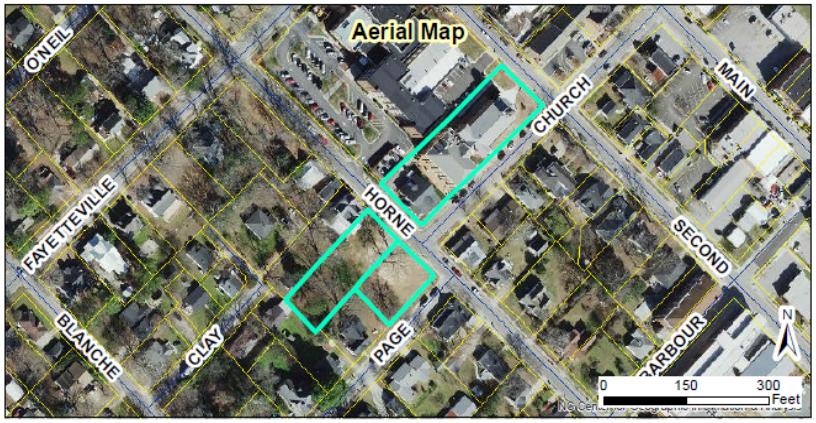
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request. You are invited to attend this meeting. During an evidentiary hearing, the Planning Board must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. This is an open meeting and interested persons are invited to attend.

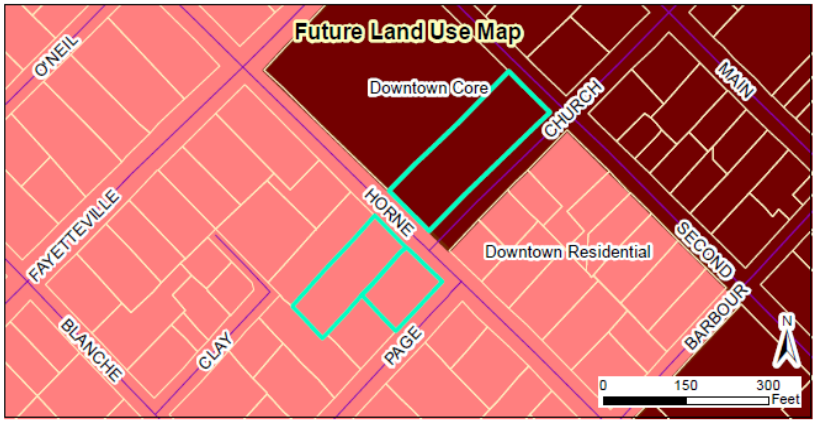
If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at dpowell@townofclaytonnc.org.

Sincerely,

Haley Hogg, AICP, CZO
Planner II







2019-37-SP Horne Memorial UMC Expansion
Request: Building expansion and development of a playground

Applicant: Don Curry, The Curry Engineering Group, PLLC
Property Owners: Horne Memorial Methodist Church / Bryan Blake: Building Program Lead
Parcel ID:166913-02-4512 / 16617-02-2220 / 166917-02-1222
Tag #: 05015059 / 05016040 / 05016041

Staff Report Map

03/06/2019
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-37-SP - Horne Memorial UMC Expansion\Map\Staff Report Maps - 2019-37-SP - Horne Memorial UMC Expansion.mxd

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

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: Horne Memorial UMC Expansion **Date:** March 1, 2019

Applicant Name: Don Curry

The following checklist to be completed by applicant:

[✔] Pre-Application Meeting on: 2018-10-14

[✔] Review fee

[✔] Copy of plan sets in PDF on USB

11 copies of the following:

[✔] Completed Application

[✔] Owner's Consent Form

[✔] Adjacent Property Owner's List

[✔] Wastewater Allocation Request Form

[✔] Neighborhood Meeting Notice Letter (1 copy)

[✔] Stormwater Management Statement

[✔] Signed/Sealed Traffic Impact Analysis (if applicable)

11 copies of the plan set which includes the following:

[✔] Cover Sheet

[✔] Existing Conditions Sheet

[✔] Lighting Plan Sheet

[✔] Site Plan Sheet

[✔] Landscaping Plan Sheet

[✔] Preliminary Grading Plan Sheet

[✔] Preliminary Engineering Plan Sheet

[✔] Signed & Sealed Boundary Survey

[✔] Architectural Elevations Sheet

RECEIVED
MAR 01 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

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: Horne Memorial UMC Expansion

Acreage of Property: 1.40 ac **Zoning District:** Town of Clayton

County Tag #: 05015059, 05016040, 05016041 **NC Pin #:** 166913-02-4512, 166617-02-2220, 166917-02-1222

Address/Location: 121 E 2nd Street and 135 E Horne Street, Clayton

Existing Use: Church and Vacant **Proposed Use:** Church

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

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

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

APPLICANT INFORMATION

Applicant: The Curry Engineering Group, PLLC
Mailing Address: 205 S Fuquay Avenue, Fuquay-Varina, NC 27526
Phone Number: 919.552.0849 **Fax:** 919.552.2043
Contact Person: Don Curry
Email Address: don@curryeng.com

OFFICE USE ONLY

Date Received: 3-1-19 Amount Paid: $510 File Number: 2019-37-SP

CK #507
cred. card $3.00

PROPERTY OWNER INFORMATION

Name: Horne Memorial Methodist Church / Bryan Blake: Building Program Lead

Mailing Address: PO Box 475, Clayton, NC 27528

Phone Number: 919-219-9607 **Fax:** n/a

Email Address: bblake@mckimcreed.com

EXPLANATION OF PROJECT

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

This project consists of 2 major components: (1) building expansion on main property and (2) playground for the preschool program with restrooms, storage, and parking lot on adjacent property. The proposed building expansion consists of a variance and conditional use permit in addition to the major site plan application. This project was reviewed with staff in a pre-app meeting on October 14, 2018.

The church has taken much time in meeting with adjacent property owners in an effort to be sensitive to their potential concerns with this expansion.

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

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

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

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

PLAN ELEMENTS AND GRAPHIC DATA

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

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

SURVEY

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

EXISTING CONDITIONS SHEET

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

SITE PLAN

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

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

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

Other site plan elements:

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

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

CONCEPTUAL ENGINEERING PLANS

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

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

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

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

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

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

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

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

DONALD L. CURRY JR
Print Name

Signature of Applicant

3/1/19
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: Horne Memorial UMC Expansion **Address or PIN #:** 166913-02-4512

AGENT/APPLICANT INFORMATION:

Don Curry
(Name - type, print clearly)

205 S. Fuquay Ave.
(Address)
Fuquay-Varina, NC 27526
(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***):

Variance
Conditional Use
Major Site Plan Submittal

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:

THOMAS M. PATTON BRYAN BLAKE
(Name - type, print clearly) BUILDING TEAM LEAD
TRUSTEE-VICE-CHAIR
(Owner's Signature)

121 EAST SECOND STREET
(Address)
CLAYTON, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Jennifer V. Blake, a Notary Public for the above State and County, this the 28th day of February, 20 19

SEAL

JENNIFER V. BLAKE NOTARY PUBLIC JOHNSTON COUNTY, NC

Jennifer V. Blake
Notary Public

My Commission Expires: 09/18/2022

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

CONDITIONAL USE PERMIT APPLICATION COVER SHEET

Name of Project: Iglesia de Dios Primeros Frutos **Date:** July 1, 2019

Applicant Name: Dosan Corporation

The following checklist to be completed by applicant:

[✔] Pre-Application Meeting on: June 5, 2019

[✔] Review fee

[✔] Advertisement Fee

[✔] Associated site plan (separate application required for major site plans, must be submitted concurrently)

11 copies of the following:

[✔] Completed Application

[✔] Owner's Consent Form

[✔] Adjacent Property Owner's List

[✔] Neighborhood Meeting Notice Letter (1 copy) *Per Town of Clayton instructions, neighborhood meeting to be held after submittal.

[✔] Set of stamped, addressed, empty envelopes for adjacent property owner notification

If required following Pre-Application Meeting:

[ ] Wastewater Allocation Request Form

[ ] Signed/sealed Traffic Impact Analysis (2 copies)

RECEIVED
JUL - 1 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

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

CONDITIONAL USE PERMIT APPLICATION

Application Fee: $400.00
Advertisement Fee: $200.00

☑ **New Conditional Use Permit** ☐ **Major Modification to an approved CUP**
Permit Modified: _____

SITE INFORMATION

Name of Project: Iglesia de Dios Primeros Frutos

Acreage of Property: 1.49 **Zoning District:** R-10

County Tag #: 05H03197G **NC Pin #:** 165811-67-4218

Address/Location: Corner of: Barber Mill Road & Dairy Road, Clayton, NC 27520

Existing Use: Clear Lot **Proposed Use:** Church

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: Dosan Corporation

Mailing Address: 270 Unionville Indian Trail Road, W.; Suite D; Indian Trail NC 28079

Phone Number: (704) 807-0007 **Fax:** (704) 821-0577

Contact Person: Jose M. Dominguez

Email Address: jdominguez@dosancorp.com

OFFICE USE ONLY

Date Received: _____ Amount Paid: 600.00 File Number: 2019-140-CUP

RECEIVED
JUL - 1 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

PROPERTY OWNER INFORAMTION

Name: Pastor Orlando Rivera

Mailing Address: 500 Ohara St.; Clayton, NC

Phone Number: (919) 601-9911 **Fax:** (919) 366-6443

Email Address: lando53river@gmail.com

EXPLANATION OF PROJECT

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

To establish and build a new church on this applications plot.

REQUIRED FINDINGS OF FACT

Section 155.710(G) of the Unified Land Development Code requires applications for a Conditional Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

1. That the application will not materially endanger the public health or safety if located where proposed and ultimately developed according to the plans as submitted.

Construction of building for a Church. The applicant is not aware of any public health or safety issues with the construction or establishment of a new house of worship.

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances and other applicable regulations.

The applicant is aware that all of the necessary permits, applications, forms, and architectural plans have been submitted to the Town of Clayton for review and approval related to the construction of a new church as proposed.

3. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The applicant is aware that all of the necessary permits, applications, forms, and architectural plans have been submitted to the Town of Clayton for review and approval related to the construction of a new church as proposed; and that no substantial injury of value to the adjoining or abutting property; nor will the construction and habitation of the newly constructed church will be detrimental to the use or development of adjacent properties or other neighborhood uses.

4. That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

The applicant is aware that all of the necessary permits, applications, forms, and architectural plans have been submitted to the Town of Clayton for review and approval related to the construction of a new church as proposed; and that adopted plans will not adversely affect the policies of the Town of Clayton, or violate the character of the existing standards for development of the adjacent properties.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Board of Adjustment of the Town of Clayton to approve the subject Conditional Use. 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.

Jose Dominguez	Jose Dominguez	
Print Name	***Signature of Applicant***	***Date***

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

OWNER'S CONSENT FORM

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

Project Name: Iglesia de Dios Primeros Frutos **Address or PIN #:** 165811
Barber Mill Road & Dairy Road, Clayton, NC 27520

AGENT/APPLICANT INFORMATION:

Dosan Corporation
(Name - type, print clearly)

270 Unionville Indian Trail Road, W.; Suite D
(Address)
Indian Trail, NC 28079
(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***):

Conditional Use Permit
Zoning Compliance Permits
Site Plan
Building Permits

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:

Pastor Orlando Rivera
(Name - type, print clearly)

500 Ohara Street
(Address)
Clayton, NC 27520
(City, State, Zip)

(Owner's Signature)

STATE OF NC
COUNTY OF Wake

MATTHEW BLINSON
My Commission Expires
NOTARY
PUBLIC
05-13-23
JOHNSTON COUNTY, NC

Sworn and subscribed before me Matthew Blinson, a Notary Public for the above State and County, this the 6 day of June, 20 19.

SEAL

Notary Public

My Commission Expires: 05/13/23

April 2019

10 of 10

Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, August 26th, 2019, at 6:00PM in the Town Council Chambers in Town Hall located at 111 East Second Street to consider the following:

- **2019-140-CUP Iglesia de Dios Primeros Frutos- Request for a Conditional Use Permit to develop a church at the corner of Barber Mill Rd/Dairy Road; TAG # 05H03197G. Per Town of Clayton UDC, a Conditional Use Permit is required to operate a church in the R-10 Zoning District.**

During an evidentiary hearing, the Planning Board must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. This is an open meeting and interested persons are invited to attend.

Haley Hogg, Planner II
919-553-5002

_____

The Johnstonian Newspaper

Please advertise on the following dates:
August 14, 2019
August 21, 2019

Dates are the two Wednesdays prior to the hearing

Affidavit of publication required.

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

August 9, 2019

NOTICE

SUBJECT: **Project:** 2019-140-CUP Iglesia de Dios Primeros Frutos Conditional Use Permit

Location: Corner of Barber Mill Road and Dairy Road

Tag #: 05H03197G

Applicant: Dosan Corporation

Dear Clayton Area Property Owner:

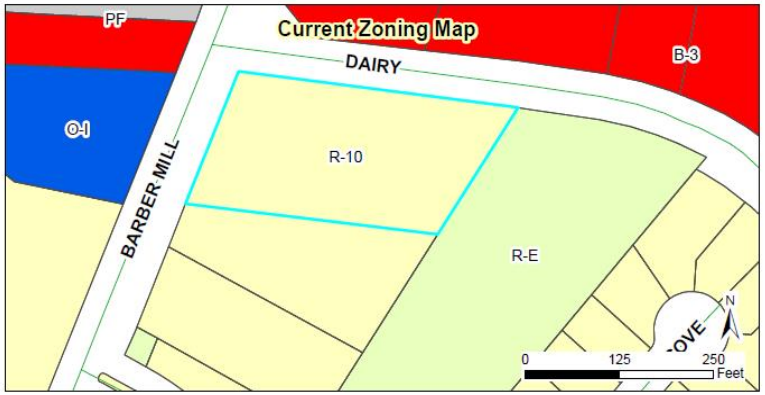
Notice is hereby given that the Clayton Planning Board will hold an evidentiary hearing on ***Monday, August 26, 2019 at 6:00 PM*** at Town Hall, 111 E Second Street, to consider the above referenced Conditional Use Permit application. The applicant is requesting issuance of a Conditional Use Permit to develop the use of a church on the subject property. Per the Unified Development Code, the use of a church is only permitted in this zoning district (Residential-10) via issuance of a Conditional Use Permit. A major site plan application is running concurrently with this project (2019-141-SP). Please see the map on the back of this letter.

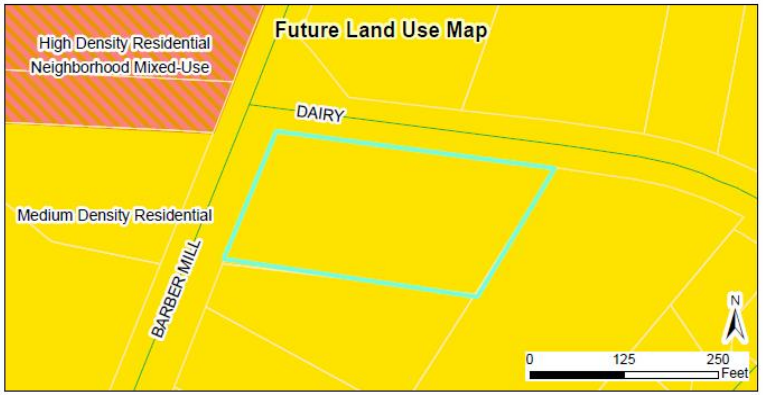
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request. You are invited to attend this meeting. During an evidentiary hearing, the Planning Board must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. This is an open meeting and interested persons are invited to attend.

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

Sincerely,

Haley Hogg, AICP, CZO
Planner II





2019-141-SP & 2019-140-CUP
Iglesia de Dios Primeros Frutos
Major Site Plan & Conditional Use Permit
Request to develop a 7,650 SF church on the property

Applicant: Dosan Corporation
Property Owners: Orlando Rivera
Tag #: 05H03197G

Staff Report Map

07/11/19
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality to the data represented here.

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-104-SP - Edwards Electronic Systems, Inc\Staff Report Maps\Staff Report Map - 2019-140-CUP 2019-141-SP - Iglesia de Dios Primeros Frutos SP and CUP.mxd

Dosan Corp.
GENERAL CONTRACTORS

270 Unionville Indian Trail Road, W.; Suite D
Indian Trail, NC 28079
Phone: (704) 234-0324
Fax: (704) 821-0577
info@dosancorp.com

July 15, 2019

Received by:
Town of Clayton
7/10/19

Dear Clayton Area Property Owner:

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

Meeting Date: August 9, 2019 Meeting Time: 6:00 PM

Meeting Location: corner of Barber Mill Road & Dairy Road, Clayton, NC

Type of Application: Major Site Plan Application and Conditional Use Permit

Project/proposal property address: Barber Mill Road & Dairy Road, Clayton, NC 27520

Description of project/proposal: Construction of a Church and Parking Lot

Iglesia de Dios Primeros Frutos

Upcoming public meetings for this application (Planning Board and/or Town Council): August 26, 2019

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

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

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

If you have any questions prior to or after this meeting, you may contact us at ***704-807-0007*** . You may also contact the Planning Department at 919-553-5002.

Sincerely,

Jose Dominguez

Cc: Town of Clayton Planning Department

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Dosan Corporation Date of Mailing: 08/09/2019

Date of Meeting: June 3, 2019 Time of Meeting: 6:00 PM

Location of Meeting: Corner of: Barber Mill Road & Dairy Road, Clayton, NC 27520

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

Printed Name: Jose M. Dominguez Signature: Jose M Dominguez

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.*

We were there at the meeting location from 6:00 pm to 7:05 pm and nobody of the adjacent property owner listed shown up at the meeting location, only people belonging to iglesia de Dios primeros frutos attended to the meeting. Attached is the attendance list

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Iglesia de Dios Primeros Frutos

Application: Dosan Corporation

Location/Date: Corner of: Barber Mill Road & Dairy Road, Clayton, NC 27520 08/09/2019

	NAME	ADDRESS
1	Pastor Orlando E. Rivera	1400 Hundell Marin Dr. Wendell 27591
2	Elizabeth Rivera	1400 Hundell Marin Dr. Wendell 27591
3	Marcelo Rios	160 Pay day Lane Clayton N.C
4	[illegible]	2863 woodside Dr. clayton, N.C
5	Elena Galacio Romero	1009 Cove Cir Clayton, N.C.
6	[illegible]	2863 Woodside Dr. clayton, N.C. 27520
7	Hercules Barriola	Dosan Corp
8	Jose Dominguez	Dosan Corp
9	Timoteo Antonio Hernandez	2801 McKinnon DR
10	Elizabeth perez.	2801 McKinnon DR
11	Juan Fernandez	113 Chori Rd.
12	Ana Ulez	113 Chori rd. Smithfield. N.C.
13	Gedeon Munder	430 S Smith St clayton NC
14	Jose. Omar. Martinez	47. Dennis WAY CLAYTON. N.C
15	Onilso Rolluro	519 Fayetteville ST. Knightdale NC 27545
16		
17		
18		
19		
20		

Received:
8/12/2019

ADJACENT PROPERTY OWNERS LIST

Project Name: Iglesia de Dios Primeros Frutos

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
165811-67-6167	Glennie Rea Corp	P.O.Box 607 Selma, NC 27576
165811-67-3154	Betty Sherron	5366 Barber Mill Road, Clayton, NC 27520
165807-67-6588	Herman A. Mitchiner	427 Barbour St., Clayton, NC 27520
165807-67-4650	Folden W. Lee III	5400 Barber Mill Road, Clayton, NC 27520
165811-57-9483	Gypsy W. Rowland	8145 Lakista Point Ln, Garner, NC 27529
165811-57-9203	MTR Properties LLC	P.O.Box 934, Clayton, NC 27528

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
August 26, 2019

STAFF REPORT

Application Number: 2019-140-CUP
Project Name: Iglesia de Dios Primeros Frutos Conditional Use Permit

Tag #: 05H03197G
Applicant: Dosan Corporation
Overlay: None
Owner: Orlando Rivera
Location: Corner of Barber Mill Rd/Dairy Rd
Project Planner: Haley Hogg, Planner II

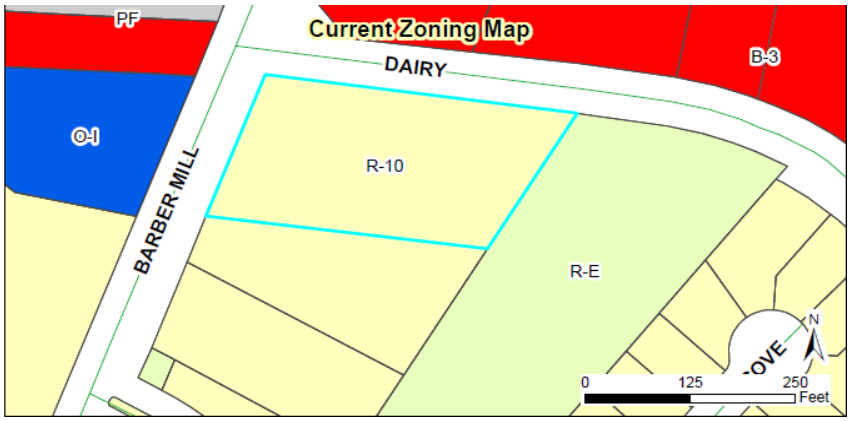
Public Noticing:
- Sign posted prior to August 16, 2019
- Neighborhood Meeting held August 9, 2019
- Newspaper Ad published August 14, 2019 & August 21, 2019
- Adjacent Property Owner Letter sent August 9, 2019

REQUEST: The applicant is requesting conditional use permit approval to develop the use of a church on the subject property. This application is running concurrently with 2019-141-SP.

SITE DATA:
Acreage: 1.42 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway-Business (B-3)	Vacant
South	Residential-10 (R-10)	Single-Family Residential
East	Residential-Estate (R-E)	Single-Family Residential
West	Office-Institutional (O-I)	Single-Family Residential



DEVELOPMENT DATA:

Proposed Uses:	Church (160 seats)
Buildings:	1 building- 7,650 SF
Impervious Surface:	50% (50% maximum permitted for R-10 zoning)
Required Parking:	1 space/3 seats= 54 spaces (2 handicap spaces)
Proposed Parking:	54 spaces (including 3 handicap spaces)
Access/Streets:	The site will have one access point off Dairy Road.

STAFF ANALYSIS:

Overview

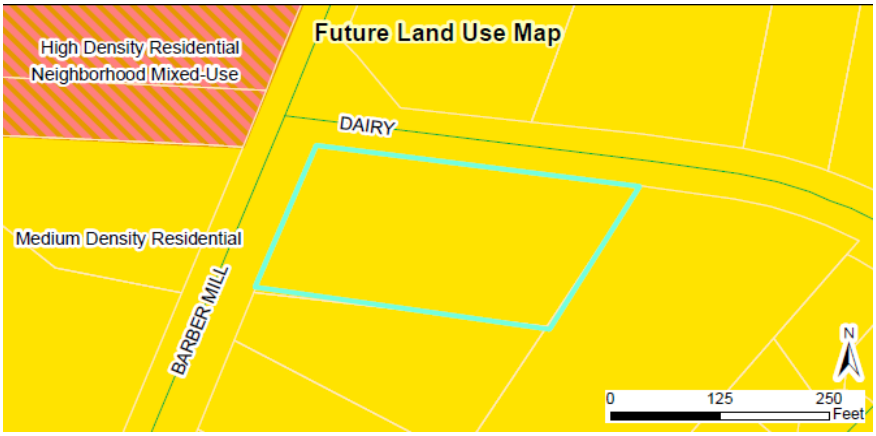
The applicant is requesting issuance of a Conditional Use Permit to develop the use of a church on the subject property. Per UDC requirements, the use of a church is only permitted in the Residential-10 (R-10) zoning district with issuance of a conditional use permit. A major site plan (2019-141-SP) is running concurrently with this request to develop a 7,650 SF church on the subject property.

History
In 2016, a Conditional Use Permit for this development was approved by the Board of Adjustment. An associated major site plan was also approved. These applications have since expired, resulting in the applicant being required to apply for a new Conditional Use Permit and Major Site Plan for the development of a church on this property. Per UDC requirements, a Major Site Plan expires 2 years following approval and a Conditional Use Permit expires 1 year following approval.

Associated Site Plan
The specifications of the associated major site plan for this development are outlined in the staff report for 2019-141-SP.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
  This property is designated as "Medium Density Residential" in the Future Land Use Map. The proposed use is consistent with the comprehensive plan 2040. This designation typically provides a transition from more suburban areas of Town to more heavily developed areas. A use such as a church is a low-intensity use that does provide a better transition between higher density and lower density developments.



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

CONSIDERATIONS:

- The Planning Board shall make a final decision regarding Conditional Use Permits.
- The applicant shall address and meet all Findings of Fact for a Conditional Use Permit as outlined in the Unified Development Code. These Findings, along with the applicant's responses and staff's commentary, are outlined below.

FINDINGS OF FACT:

1. ***That the application will not materially endanger the public health or safety if located where proposed and ultimately developed according to the plans as submitted.***

- **Applicant Response:** "Construction of building for a church. The applicant is not aware of any public health or safety issues with the construction or establishment of a new house of worship."
- **Staff Commentary:** The application is consistent with the future land use map, which designates the land as high density residential. This use typically serves as a transition between lower density residential uses and commercial uses such as neighborhood services.

2. ***That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances and other applicable regulations.***

- **Applicant Response:** "The applicant is aware that all of the necessary permits, applications, forms, and architectural plans have been submitted to the Town of Clayton for review and approval related to the construction of a new church as proposed."
- **Staff Commentary:** The applicant did submit this site plan and conditional use permit in 2016 and received approval at that time from the Board of Adjustment. It is worth noting that previous approvals do not guarantee approval of these applications. These resubmittals are treated as new applications and are not entitled to approval based upon previous decisions. However, the site plan does meet all requirements of the Unified Development Code and the proposed use is consistent with the comprehensive plan 2040.

3. ***That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.***

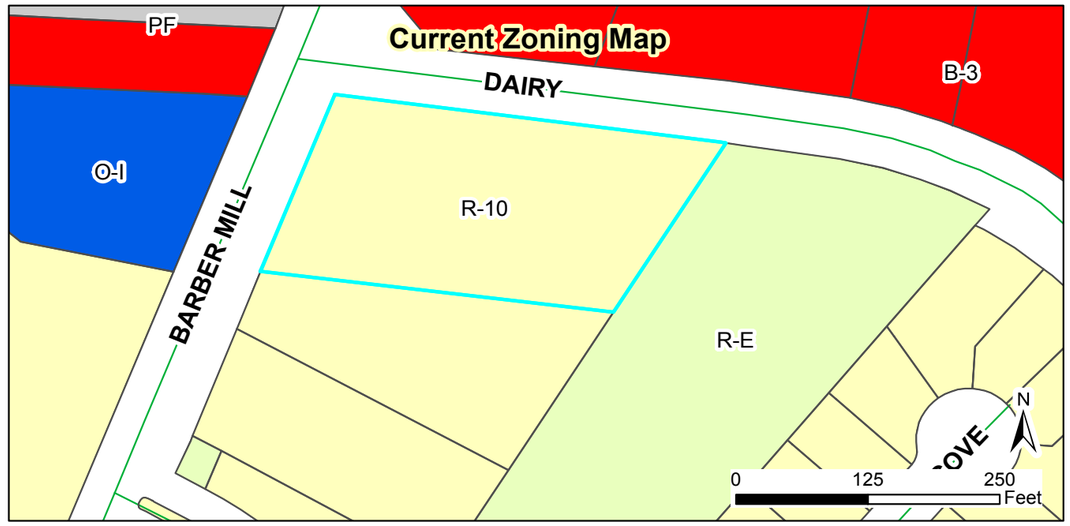
- **Applicant Response:** "The applicant is aware that all of the necessary permits, applications, forms, and architectural plans have been submitted to the Town of Clayton for review and approval related to the construction of a new church as proposed; and that no substantial injury of value to the adjoining or abutting property; nor will the construction and habitation of the newly constructed church will be detrimental to the use or development of adjacent properties or other neighborhood uses."
- **Staff Commentary:** The proposed use of a church is consistent with the future land use map, which designates this land as medium density residential. Medium density residential may include neighborhood serving commercial uses, and typically provides a transition between lower and higher density residential uses.

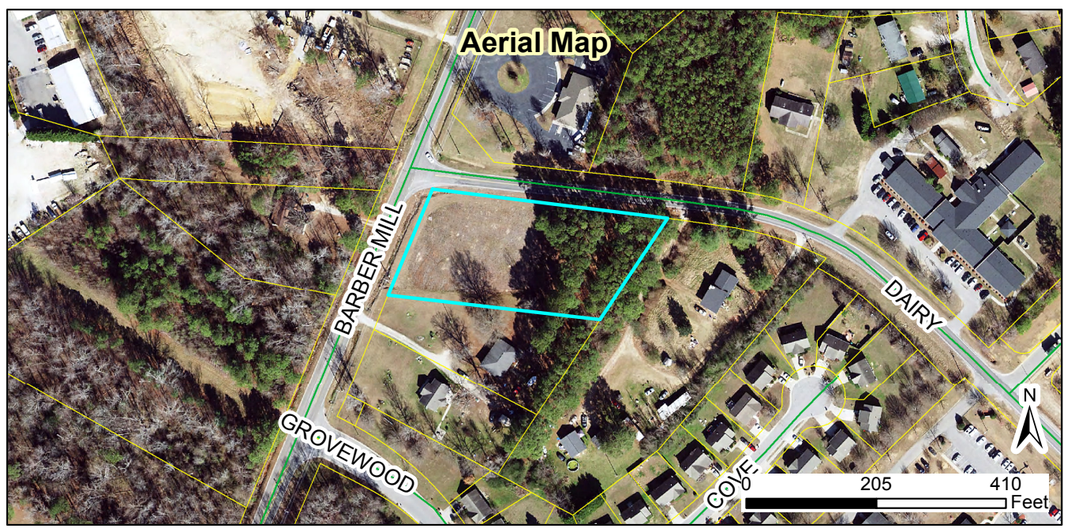
4. ***That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.***

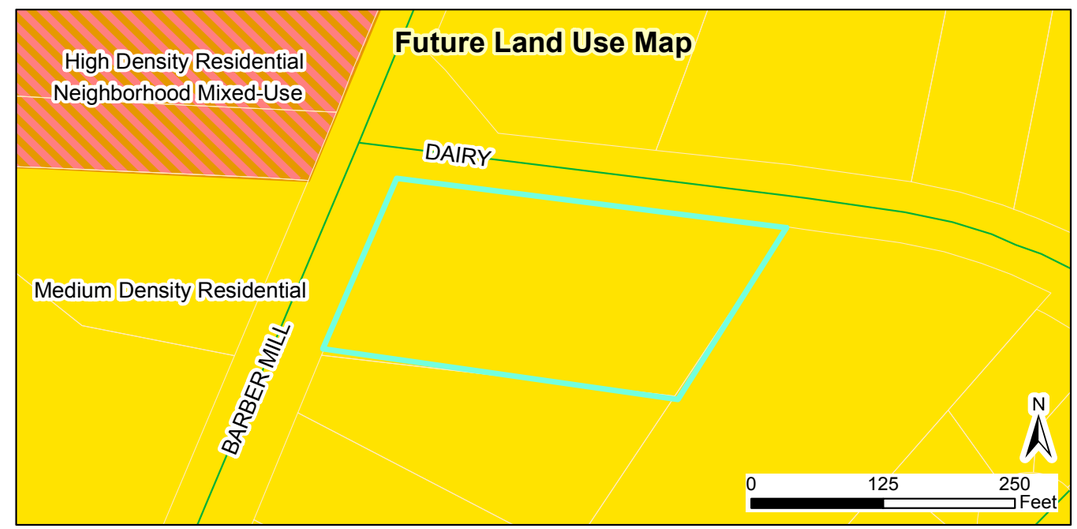
- **Applicant Response:** "The applicant is aware that all of the necessary permits, applications, forms, and architectural plans have been submitted to the Town of Clayton for review and approval related to the construction of a new church as proposed; and that the adopted plans will not adversely affect the policies of the Town of Clayton, or violate the character of the existing standards for development of the adjacent property."
- **Staff Commentary:** The proposed use is consistent the adopted plans of the Town, and the proposed associated site plan conforms with all requirements of the Unified Development Code.

ATTACHMENTS:

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







2019-141-SP & 2019-140-CUP
Iglesia de Dios Primeros Frutos
Major Site Plan & Conditional Use Permit
Request to develop a 7,650 SF church on the property

Applicant: Dosan Corporation
Property Owners: Orlando Rivera
Tag #: 05H03197G

Staff Report Map

07/11/19

Produced by: TOC Planning

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

Legend

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-104-SP - Edwards Electronic Systems, Inc\Staff Report Maps\Staff Report Map - 2019-140-CUP 2019-141-SP - Iglesia de Dios Primeros Frutos SP and CUP.mxd

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

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: Iglesia de Dios Primeros Frutos **Date:** July 1, 2019

Applicant Name: Dosan Corporation

The following checklist to be completed by applicant:

[✔] Pre-Application Meeting on: June 5, 2019

[✔] Review fee

[✔] Copy of plan sets in PDF on USB

11 copies of the following:

[✔] Completed Application

[✔] Owner's Consent Form

[✔] Adjacent Property Owner's List

[ ] Wastewater Allocation Request Form

[✔] Neighborhood Meeting Notice Letter (1 copy)

[✔] Stormwater Management Statement

[ ] Signed/Sealed Traffic Impact Analysis (if applicable)

11 copies of the plan set which includes the following:

[✔] Cover Sheet

[✔] Existing Conditions Sheet

[✔] Lighting Plan Sheet

[✔] Site Plan Sheet

[✔] Landscaping Plan Sheet

[✔] Preliminary Grading Plan Sheet

[✔] Preliminary Engineering Plan Sheet

[✔] Signed & Sealed Boundary Survey

[✔] Architectural Elevations Sheet

RECEIVED
JUL - 1 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

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: Iglesia de Dios Primeros Frutos

Acreage of Property: 1.42 **Zoning District:** R-10

County Tag #: 05H03197G **NC Pin #:** 165811-67-4218

Address/Location: Corner of: Barber Mill Road & Dairy Road, Clayton, NC 27520

Existing Use: Clear Lot **Proposed Use:** Church

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: Dosan Corporation

Mailing Address: 270 Unionville Indian Trail Road, W.; Suite D

Phone Number: 704 - 807 - 0007 **Fax:** 704 - 821 - 0577

Contact Person: Jose M. Dominguez

Email Address: jdominguez@dosancorp.com

OFFICE USE ONLY

Date Received: RECEIVED JUL - 1 2019 TOWN OF CLAYTON PLANNING DEPARTMENT

Amount Paid: $510

File Number: 2019-141-SP

PROPERTY OWNER INFORMATION

Name: Pastor Orlando Rivera

Mailing Address: 500 Ohara St.; Clayton, NC

Phone Number: (919) 601-9911 **Fax:** (919) 366-6443

Email Address: lando53river@gmail.com

EXPLANATION OF PROJECT

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

Construction of a new +/- 7,650 square foot building for the use of a church with associated parking lot and utilities.

Offsite improvements include new public sidewalk along property frontage and one driveway connection to Dairy Road.

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

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

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

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

PLAN ELEMENTS AND GRAPHIC DATA

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

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

SURVEY

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

EXISTING CONDITIONS SHEET

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

SITE PLAN

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

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

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

Other site plan elements:

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

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

CONCEPTUAL ENGINEERING PLANS

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

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

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

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

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

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

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

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

Jose M. Dominguez	Jose Dominguez Digitally signed by Jose Dominguez DN: cn=Jose Dominguez, o=Dosan Corp, ou, email=jdominguez@dosancorp.com, c=US Date: 2019.06.19 16:18:08 -04'00'	
Print Name	***Signature of Applicant***	***Date***

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

OWNER'S CONSENT FORM

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

Project Name: Iglesia de Dios Primeros Frutos **Address or PIN #:** 165811
Barber Mill Road & Dairy Road, Clayton, NC 27520

AGENT/APPLICANT INFORMATION:

Dosan Corporation
(Name - type, print clearly)

270 Unionville Indian Trail Road, W.; Suite D
(Address)
Indian Trail, NC 28079
(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***):

Conditional Use Permit
Zoning Compliance Permits
Site Plan
Building Permits

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:

Pastor Orlando Rivera
(Name - type, print clearly)

(Owner's Signature)

500 Ohara Street
(Address)
Clayton, NC 27520
(City, State, Zip)

MATTHEW BLINSON
My Commission Expires
NOTARY
PUBLIC
05-13-23
JOHNSTON COUNTY, NC

STATE OF NC
COUNTY OF Wake

Sworn and subscribed before me Matthew Blinson, a Notary Public for the above State and County this the 6 day of June, 2019.

SEAL

Notary Public

My Commission Expires: 05/13/23

April 2019

10 of 10

Dosan Corp.
GENERAL CONTRACTORS

270 Unionville Indian Trail Road, W.; Suite D
Indian Trail, NC 28079
Phone: (704) 234-0324
Fax: (704) 821-0577
info@dosancorp.com

July 15, 2019

Received by:
Town of Clayton
7/10/19

Dear Clayton Area Property Owner:

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

Meeting Date: August 9, 2019 Meeting Time: 6:00 PM

Meeting Location: corner of Barber Mill Road & Dairy Road, Clayton, NC

Type of Application: Major Site Plan Application and Conditional Use Permit

Project/proposal property address: Barber Mill Road & Dairy Road, Clayton, NC 27520

Description of project/proposal: Construction of a Church and Parking Lot

Iglesia de Dios Primeros Frutos

Upcoming public meetings for this application (Planning Board and/or Town Council): August 26, 2019

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

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

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

If you have any questions prior to or after this meeting, you may contact us at ***704-807-0007*** . You may also contact the Planning Department at 919-553-5002.

Sincerely,

Jose Dominguez

Cc: Town of Clayton Planning Department

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Dosan Corporation Date of Mailing: 08/09/2019

Date of Meeting: June 3, 2019 Time of Meeting: 6:00 PM

Location of Meeting: Corner of: Barber Mill Road & Dairy Road, Clayton, NC 27520

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

Printed Name: Jose M. Dominguez Signature: Jose M Dominguez

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.*

We were there at the meeting location from 6:00 pm to 7:05 pm and nobody of the adjacent property owner listed shown up at the meeting location, only people belonging to iglesia de Dios primeros frutos attended to the meeting. Attached is the attendance list

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Iglesia de Dios Primeros Frutos

Application: Dosan Corporation

Location/Date: Corner of: Barber Mill Road & Dairy Road, Clayton, NC 27520 08/09/2019

	NAME	ADDRESS
1	Pastor Cleland E. Rivera	1400 Hundell Marin Dr. Wendell 27591
2	Elizabeth Rivera	1400 Hundell Marin Dr. Wendell 27591
3	Marcelo Rios	160 Pay day Lane Clayton N.C
4	[illegible]	2863 woodside Dr. clayton, N.C
5	Elena Galacio Romero	1009 Cove Cir Clayton, N.C.
6	[illegible]	2863 Woodside Dr. clayton, N.C. 27520
7	Hercules Barriola	Dosan Corp
8	Jose Dominguez	Dosan Corp
9	Timoteo Antonio Hernandez	2801 McKinnon DR
10	Elizabeth perez.	2801 McKinnon DR
11	Juan Fernandez	113 Chori Rd.
12	Ana Ulez	113 Chori rd. Smithfield. N.C.
13	Gedeon Munder	430 S Smith St clayton NC
14	Jose. Omar. Martinez	47. Dennis WAY CLAYTON. N.C
15	Onilso Rolluro	519 Fayetteville ST. Knightdale NC 27545
16		
17		
18		
19		
20		

Received:
8/12/2019

ADJACENT PROPERTY OWNERS LIST

Project Name: Iglesia de Dios Primeros Frutos

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
165811-67-6167	Glennie Rea Corp	P.O.Box 607 Selma, NC 27576
165811-67-3154	Betty Sherron	5366 Barber Mill Road, Clayton, NC 27520
165807-67-6588	Herman A. Mitchiner	427 Barbour St., Clayton, NC 27520
165807-67-4650	Folden W. Lee III	5400 Barber Mill Road, Clayton, NC 27520
165811-57-9483	Gypsy W. Rowland	8145 Lakista Point Ln, Garner, NC 27529
165811-57-9203	MTR Properties LLC	P.O.Box 934, Clayton, NC 27528

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

August 9, 2019

Dosan Corporation C/O Jose Dominguez
270 Unionville Indian Trail Road, W.; Suite D
jdominguez@dosancorp.com

Mr. Dominguez,

The Major Site Plan project for 2019-141-SP Iglesia de Dios Primeros Frutos has received Certification from the Technical Review Committee on August 9, 2019. The project will now proceed to the following meeting:

Planning Board: Monday August 26, 2019 at 6:00pm (will run concurrent with 2019-140-CUP)

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

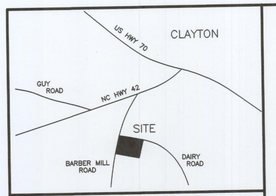
Staff Approval:

Project Manager's Approval — Date: 8/9/19

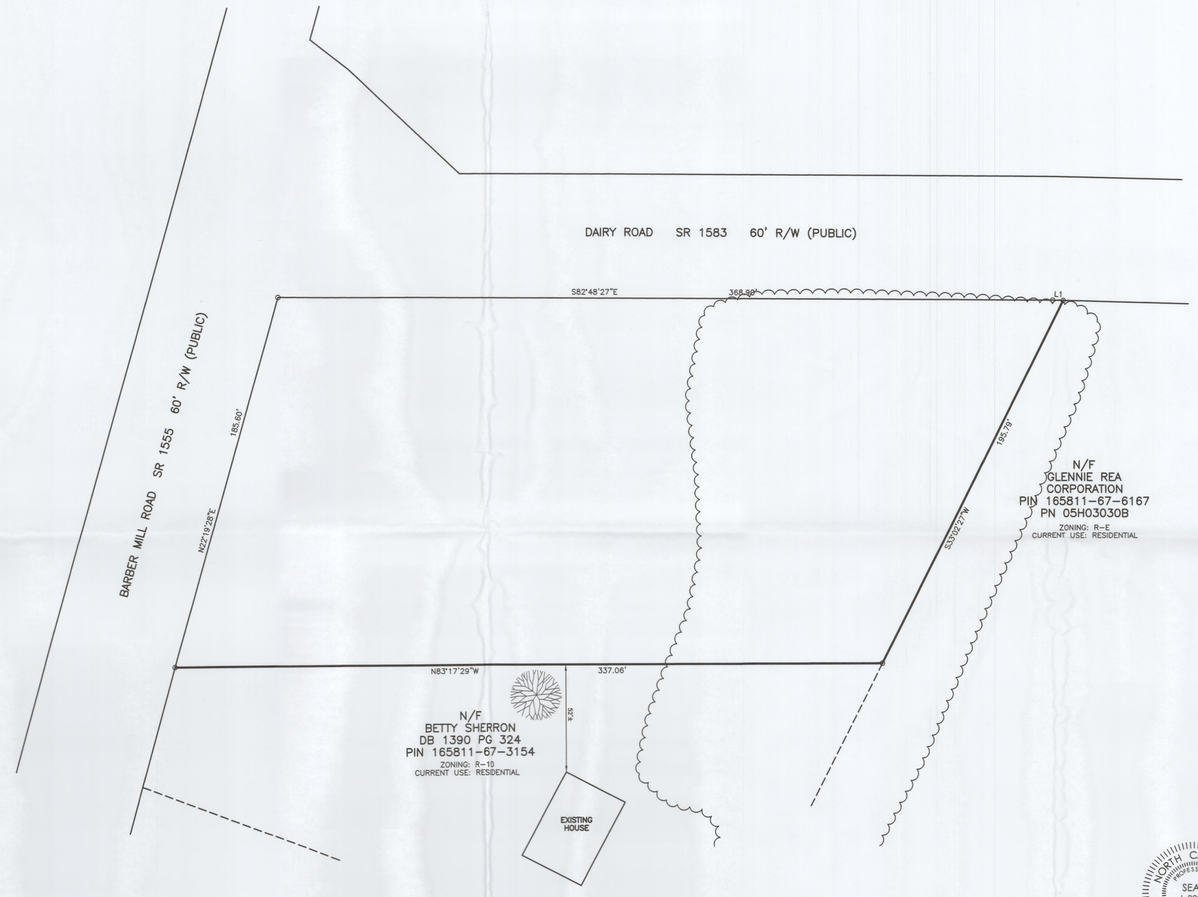
Department of Engineering Approval — Date: 8/9/19

Fire Inspector's Approval — Date: 09 Aug 2019

2019



VICINITY MAP (NOT TO SCALE)



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

BOUNDARY SURVEY
FOR

IGLESIA de DIOS PRIMEROS FRUTOS

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MAY 3, 2016

LINE	BEARING	DISTANCE
L1	S81°28'09"E	5.06'

0 30 60 90
SCALE: 1" = 30'

SURVEYED BY:
DRAWN BY: MIKE
CHECKED BY:
DRAWING NAME: SITEPLAN.DWG
SURVEY DATE:
JOB NO. 1844.004

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com
C-1859

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

Planning Board
August 26, 2019

STAFF REPORT

Application Number: 2019-141-SP
Project Name: Iglesia de Dios Primeros Frutos, Major Site Plan

Tag #: 05H03197G
Applicant: Dosan Corporation
Overlay: None
Owner: Orlando Rivera
Location: Corner of Barber Mill Rd/Dairy Rd
Project Planner: Haley Hogg, Planner II

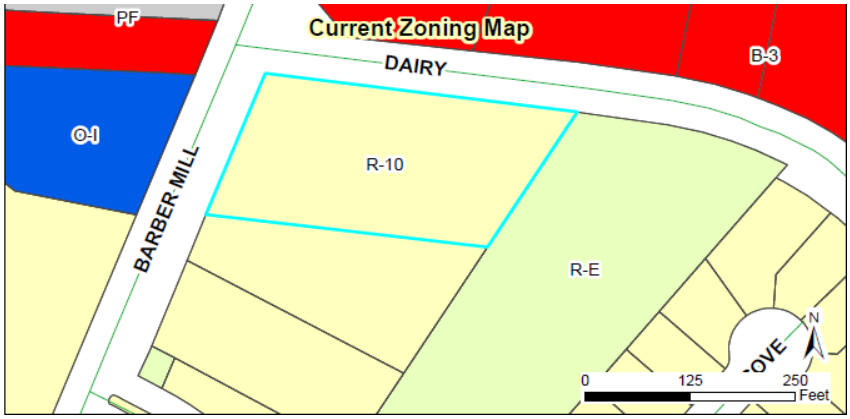
Public Noticing:
- Sign posted prior to August 16, 2019
- Neighborhood Meeting held August 9, 2019

REQUEST: The applicant is requesting major site plan approval to develop a 7,650 SF church on the subject property.

SITE DATA:
Acreage: 1.42 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway-Business (B-3)	Vacant
South	Residential-10 (R-10)	Single-Family Residential
East	Residential-Estate (R-E)	Single-Family Residential
West	Office-Institutional (O-I)	Single-Family Residential



DEVELOPMENT DATA:

Proposed Uses:	Church (160 seats)
Buildings:	1 building- 7,650 SF
Impervious Surface:	50% (50% maximum permitted for R-10 zoning)
Required Parking:	1 space/3 seats= 54 spaces (2 handicap spaces)
Proposed Parking:	54 spaces (including 3 handicap spaces)
Access/Streets:	The site will have one access off Dairy Road. This will be a two-way driveway.

STAFF ANALYSIS:

Overview

The applicant is requesting major site plan approval to develop a 7,650 SF church on the subject property. A Conditional Use Permit (2019-140-CUP) is running concurrently with this major site plan application. Major Site Plan approval is contingent upon approval of the associated Conditional Use Permit.

The property is located at the corner of Barber Mill Rd and Dairy Rd. It is zoned Residential-10 and is currently vacant. The church would be accessed via Dairy Road. Sidewalk is proposed along both Dairy Rd and Barber Mill Rd as a part of this application. This sidewalk will connect internally to the site to provide pedestrian access to the building. The applicant is proposing to provide the required number of parking spaces, along with two bike racks that are required within the UDC.

History
In 2016, a major site plan and conditional use permit were approved for the use of a church on this property. The proposed development is the same one that was submitted in 2016 and approved by the Planning Board and Board of Adjustment. The applicant was required to resubmit the materials for review due to the site plan and conditional use permit expiring. Per UDC requirements, a Major Site Plan expires 2 years following approval and a Conditional Use Permit expires 1 year following approval. The only modifications to the proposed site plan is the shifting of some parking spaces and sidewalk. The landscaping and other site elements remain the same.

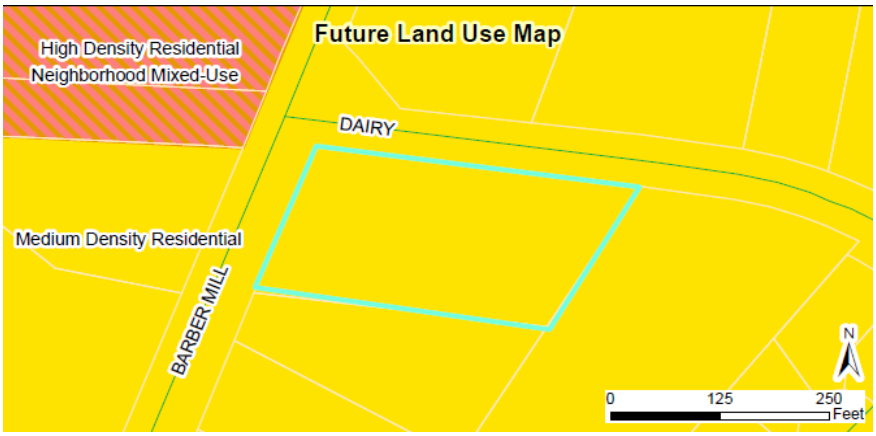
Landscaping and Screening
The property meets all requirements of the UDC in regards to landscaping and screening. The applicant is providing a required Class "A" landscape buffer along Dairy Rd and Barber Mill Rd. Internal landscaping requirements of 20% have also been met. Additionally, a Class "C" landscape buffer is provided along residential uses abutting the parking area.

Garbage / Recycling
A dumpster is not proposed. The church will utilize roll-outs for trash collection.

Architecture/Design
The proposed building will consist of board & batten siding, with stone features at the entrance and along the base of the building. The building is consistent on all four sides. The elevations have not been altered from what was originally approved in 2016.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
  This property is designated as "Medium Density Residential" in the Future Land Use Map. The proposed use is consistent with the comprehensive plan 2040. This designation typically includes uses that serve as a transition between higher density and lower density development.



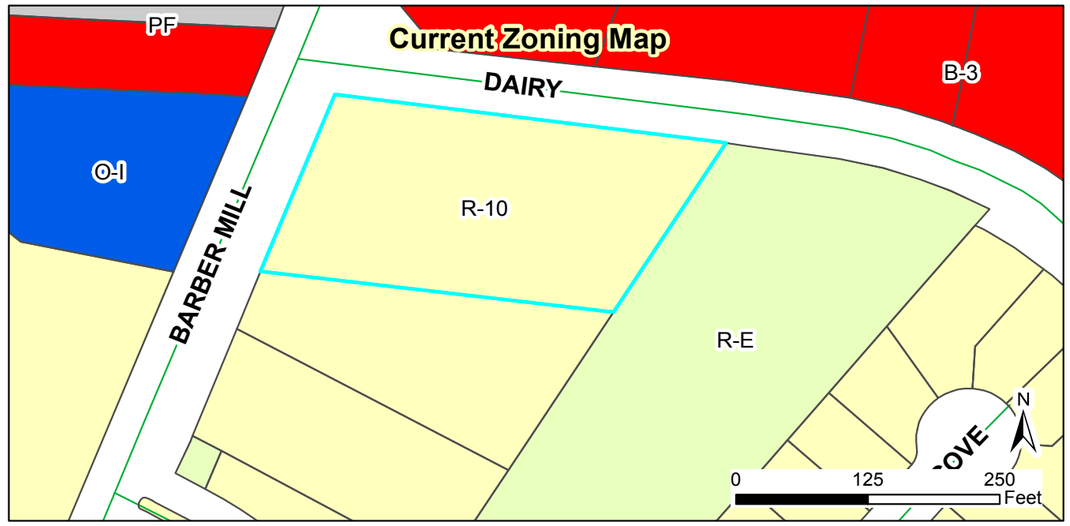
- **Unified Development Code**
  The proposed development meets all requirements of the Unified Development Code (UDC).

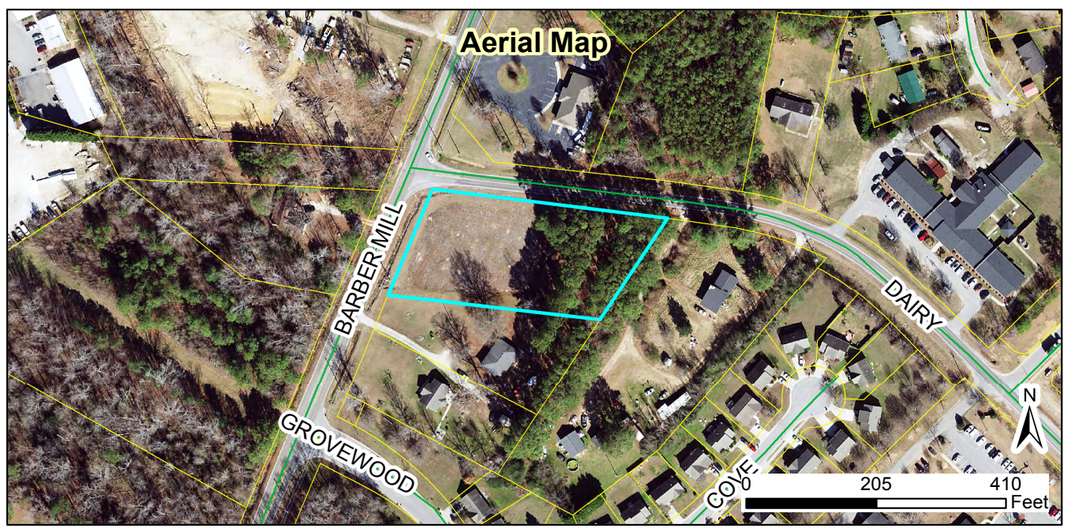
CONSIDERATIONS:

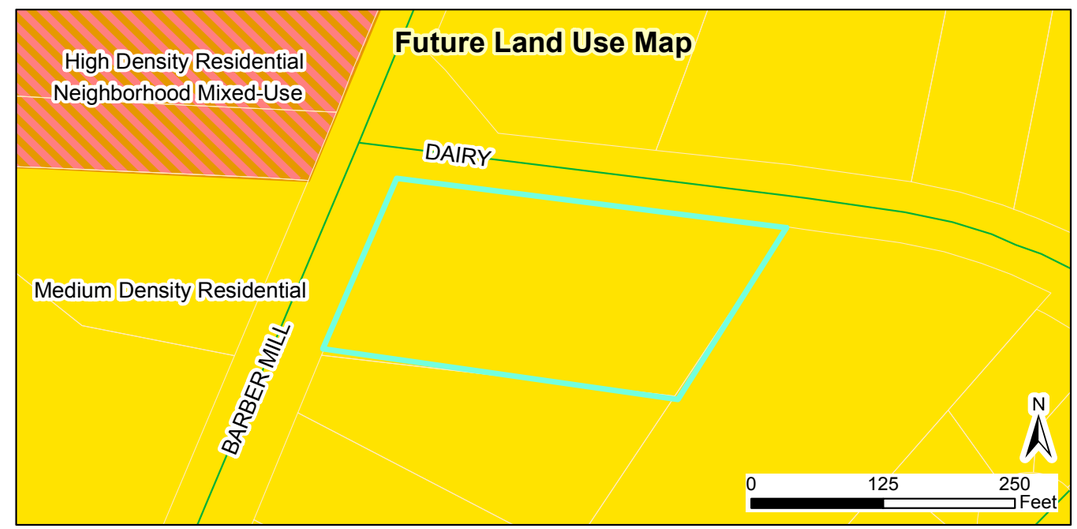
- The Planning Board shall make a final decision regarding Major Site Plans.

ATTACHMENTS:

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







2019-141-SP & 2019-140-CUP
Iglesia de Dios Primeros Frutos
Major Site Plan & Conditional Use Permit
Request to develop a 7,650 SF church on the property

Applicant: Dosan Corporation
Property Owners: Orlando Rivera
Tag #: 05H03197G

Staff Report Map

07/11/19

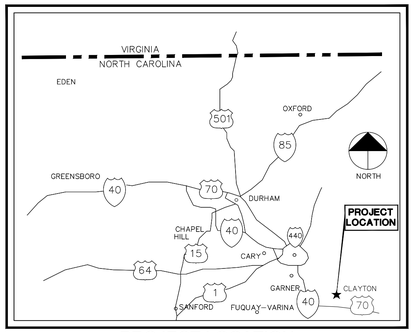
Produced by: TOC Planning

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

Legend

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-104-SP - Edwards Electronic Systems, Inc\Staff Report Maps\Staff Report Map - 2019-140-CUP 2019-141-SP - Iglesia de Dios Primeros Frutos SP and CUP.mxd



PROJECT LOCATION

NTS

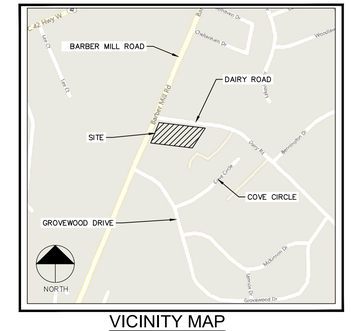
MAJOR SITE PLAN

IGLESIA DE DIOS PRIMEROS FRUTOS

BARBER MILL ROAD & DAIRY ROAD CLAYTON, NC

PIN NO.: 165811-67-4218

TOWN OF CLAYTON CASE NO.: 2019-141-SP & 2019-140-CUP



VICINITY MAP

1"=500'

Received by :
TOC
August 2, 2019

Sheet List Table	
Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-0.2	BOUNDARY SURVEY
C-1.0	EXISTING CONDITIONS
C-1.1	DEMOLITION PLAN
C-3.0	SITE PLAN
C-4.0	GRADING & DRAINAGE PLAN
C-5.0	UTILITY PLAN
LP01.00	LANDSCAPE PLAN
LP02.00	LANDSCAPE DETAILS
A-1	ARCHITECTURAL ELEVATIONS

PROJECT OWNER AND CONSULTANTS

APPLICANT

DOSAN CORPORATION
270 UNIONVILLE INDIAN TRAIL ROAD, W., SUITE D
UNIONVILLE, NORTH CAROLINA, 28110
704-807-0007
JDOMINGUEZ@DOSANCORP.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES INC.
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NORTH CAROLINA 27601
TEL: 919-677-2000
JORDAN.BREWER@KIMLEY-HORN.COM

ARCHITECT

TONY JOHNSON ARCHITECT
2008 ELIZABETH COURT
CLAYTON, NORTH CAROLINA 27520
TEL: 919-550-7717
TLJARCH@AOL.COM

SURVEYOR

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, NORTH CAROLINA 27520
TEL: 919-359-0428
CURK@TRUELINESURVEYING.COM

LANDSCAPE ARCHITECT

TALMAGE "MARK" HALL, ASLA
100 DOVE COURT
CLAYTON, NORTH CAROLINA 27520
TEL: 919-810-8408
TALMAGEMARK@GMAIL.COM

No.	REVISIONS	DATE	BY

Kimley»Horn

NC LICENCE #: F-0102

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

KHA PROJECT	015057000
DATE	07/01/2019
SCALE	AS SHOWN
DESIGNED BY	DS
DRAWN BY	DS
CHECKED BY	WJB

IGLESIA DE DIOS PRIMEROS FRUTOS

PREPARED FOR

DOSAN CORP.

CLAYTON NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 039196 ENGINEER WILLIAM JORDAN BREWER

7/31/19

COVER SHEET

SHEET NUMBER

C-0.0

Plotted By:Suarez, Daniel Sheet Set:IGLESIA DE DIOS PRIMEROS FRUTOS Layout:C-0.0 COVER SHEET July 30, 2019 02:15:52pm K:\NRD_LDEV\015057000 Iglesia de dios\08 cad files\plansheets\C-0.0 COVER SHEET.dwg

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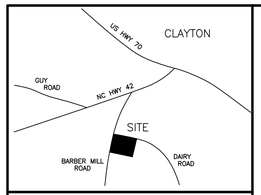

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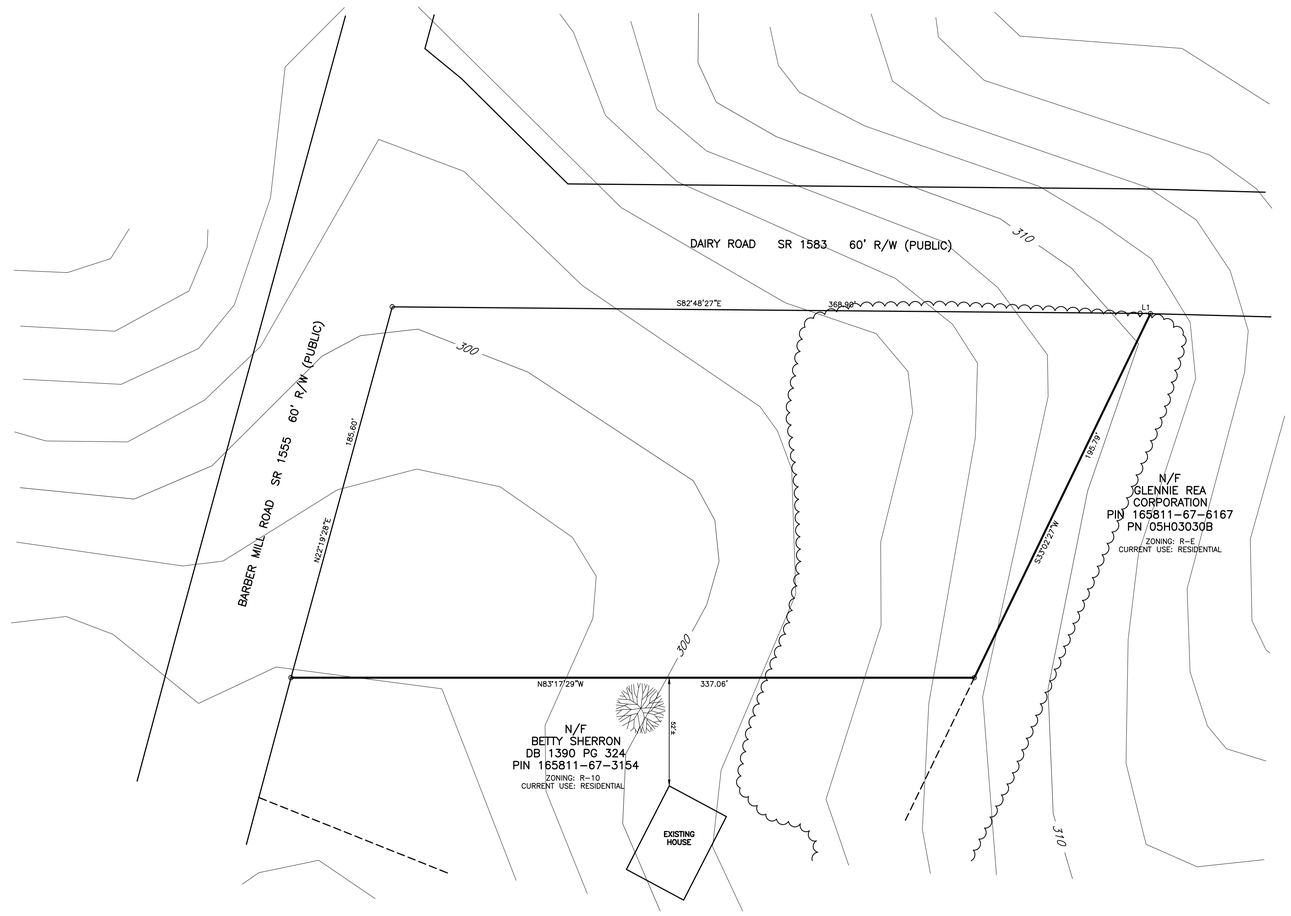
DATUM/EPOCH: NAD '83/2011



IGLESIA de DIOS PRIMEROS FRUTOS

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MAY 3, 2016

C-0.2

LINE	BEARING	DISTANCE
L1	S81°28'09"E	5.06'

0 30 60 90
SCALE: 1" = 30'

7/31/19

SURVEYED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME:
SURVEY DATE:
JOB NO.

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
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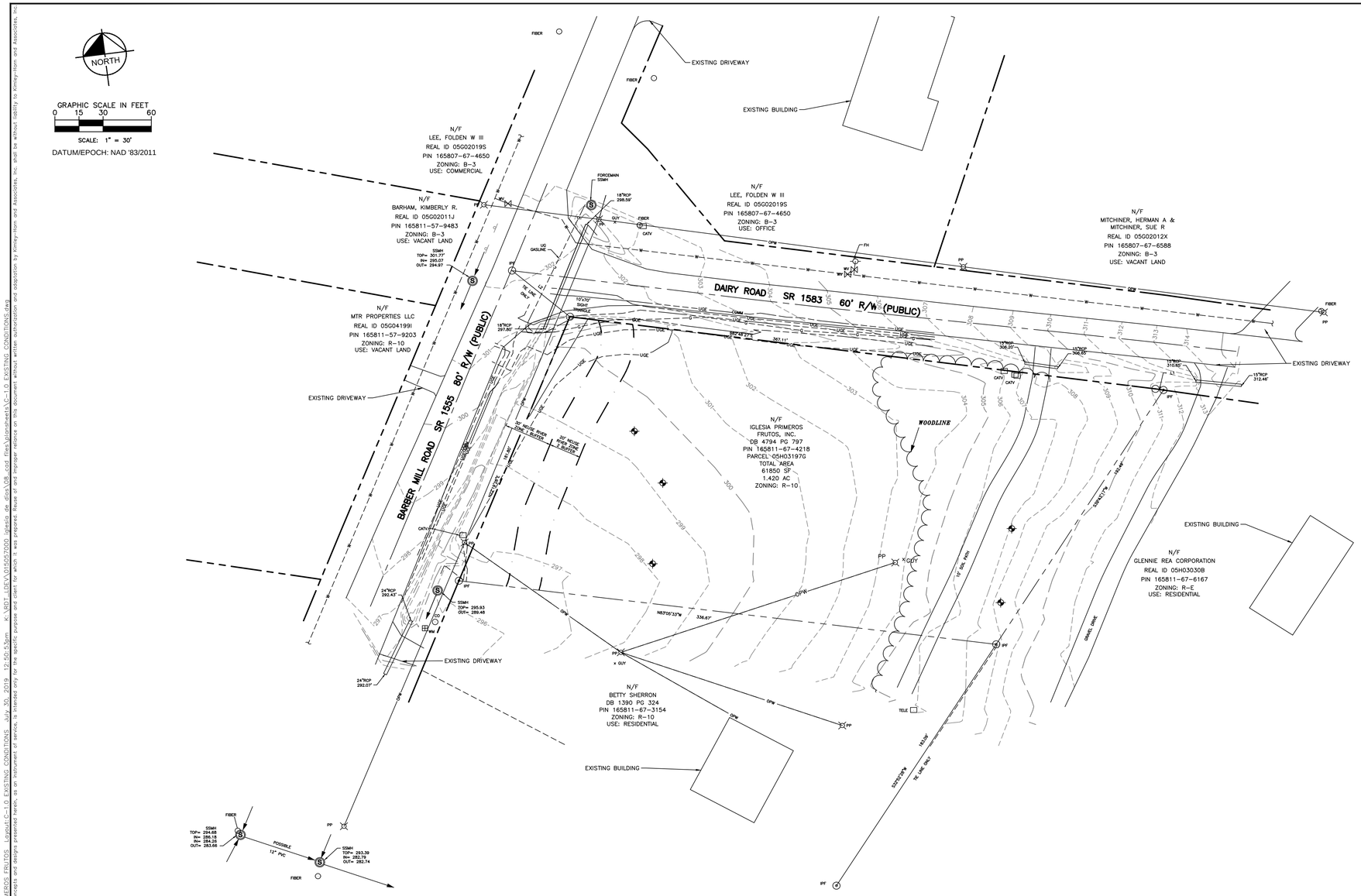

EXISTING CONDITIONS LEGEND

— 300 —	EXISTING CONTOUR
CO	CLEAN-OUT
WM	WATER METER
WV	WATER VALVE
ELEC	ELECTRICAL BOX
PP	POWER POLE
TELE	TELEPHONE BOX
CATV	CABLE TELEVISION BOX
FH	FIRE HYDRANT
IPF	IRON PIN FOUND
	PROPERTY/ROW LINE
OPW	OVERHEAD POWER
S	SANITARY SEWER MANHOLE AND FLOW DIRECTION ARROW
	TREE LINE
	EDGE OF PAVEMENT
	GRAVEL DRIVE OR SOIL PATH
	ROAD CENTER LINE
W	WATER LINE
G	GAS LINE
	STORM PIPE
UGE	ELECTRICAL/COMMUNICATION LINE
	GEOTECHNICAL TESTS SOIL BORINGS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN OF CLAYTON, JOHNSTON COUNTY, AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SURVEY NOTE:

ALL EXISTING SITE AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON SURVEY PROVIDED BY TRUE LINE SURVEYING, P.C. 205 WEST MAIN STREET, CLAYTON, NORTH CAROLINA 27520 ON 06/21/2017

No.	REVISIONS	DATE	BY

Kimley»Horn
NC LICENCE #: F-0102
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

KHA PROJECT	015057000
DATE	07/01/2019
SCALE	AS SHOWN
DESIGNED BY	DS
DRAWN BY	DS
CHECKED BY	WJB

IGLESIA DE DIOS PRIMEROS FRUTOS

PREPARED FOR

DOSAN CORP.

CLAYTON NORTH CAROLINA

7/31/19

EXISTING CONDITIONS

SHEET NUMBER

C-1.0

Plotted By:Suarez, Daniel Sheet Set:IGLESIA DE DIOS PRIMEROS FRUTOS Layout:C-1.0 EXISTING CONDITIONS July 30, 2019 12:50:33pm K:\CLT_LDEV\015057000 iglesia de dios\06 civil files\plansheets\C-1.0 EXISTING CONDITIONS.dwg
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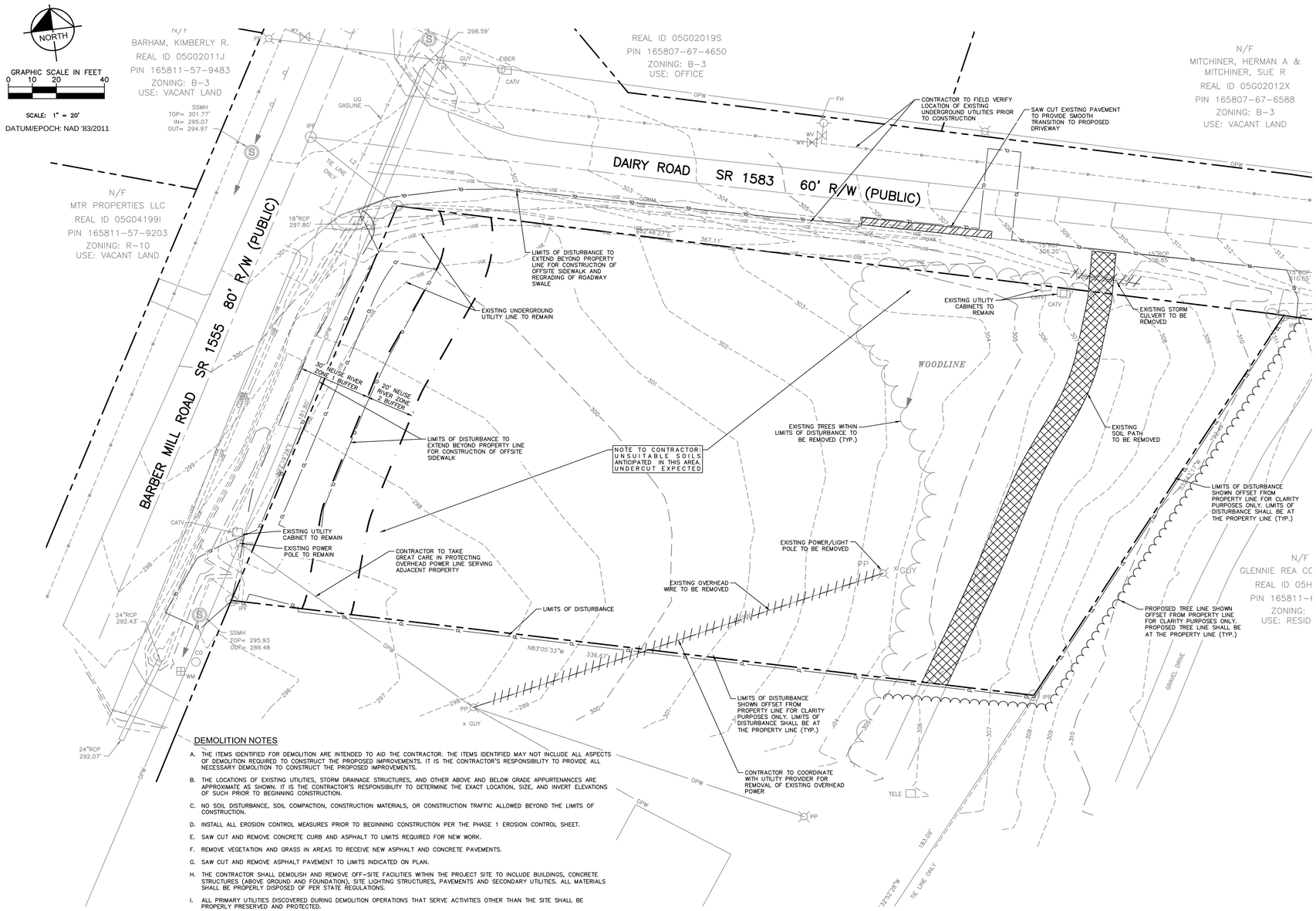

DEMOLITION LEGEND

- LIMITS OF DISTURBANCE
- PAVEMENT SAWCUT
- EXISTING SOIL TO BE REMOVED
- UTILITY TO BE REMOVED
- EXISTING CONTOUR
- CLEAN-OUT
- WATER METER
- WATER VALVE
- ELECTRICAL BOX
- POWER POLE
- TELEPHONE BOX
- CABLE TELEVISION BOX
- FIRE HYDRANT
- IRON POINT FOUND
- PROPERTY/ROW LINE
- OVERHEAD POWER
- SANITARY SEWER MANHOLE AND FLOW DIRECTION ARROW
- TREE LINE
- EDGE OF PAVEMENT
- GRAVEL DRIVE OR SOIL PATH
- ROAD CENTER LINE
- WATER LINE
- GAS LINE
- STORM PIPE
- ELECTRICAL/COMMUNCATION LINE

DEMOLITION NOTES

A. THE ITEMS IDENTIFIED FOR DEMOLITION ARE INTENDED TO AID THE CONTRACTOR. THE ITEMS IDENTIFIED MAY NOT INCLUDE ALL ASPECTS OF DEMOLITION REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY DEMOLITION TO CONSTRUCT THE PROPOSED IMPROVEMENTS.

B. THE LOCATIONS OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES, AND OTHER ABOVE AND BELOW GRADE APPURTENANCES ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, AND INVERT ELEVATIONS OF SUCH PRIOR TO BEGINNING CONSTRUCTION.

C. NO SOIL DISTURBANCE, SOIL COMPACTION, CONSTRUCTION MATERIALS, OR CONSTRUCTION TRAFFIC ALLOWED BEYOND THE LIMITS OF CONSTRUCTION.

D. INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION PER THE PHASE 1 EROSION CONTROL SHEET.

E. SAW CUT AND REMOVE CONCRETE CURB AND ASPHALT TO LIMITS REQUIRED FOR NEW WORK.

F. REMOVE VEGETATION AND GRASS IN AREAS TO RECEIVE NEW ASPHALT AND CONCRETE PAVEMENTS.

G. SAW CUT AND REMOVE ASPHALT PAVEMENT TO LIMITS INDICATED ON PLAN.

H. THE CONTRACTOR SHALL DEMOLISH AND REMOVE OFF-SITE FACILITIES WITHIN THE PROJECT SITE TO INCLUDE BUILDINGS, CONCRETE STRUCTURES (ABOVE GROUND AND FOUNDATION), SITE LIGHTING STRUCTURES, PAVEMENTS AND SECONDARY UTILITIES. ALL MATERIALS SHALL BE PROPERLY DISPOSED OF PER STATE REGULATIONS.

I. ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.

J. ALL EXISTING SERVICES ENCOUNTERED SERVING BUILDINGS TO BE DEMOLISHED ARE TO BE REMOVED (INCLUDING SANITARY, GAS, AND DOMESTIC WATER SERVICES). THEY SHALL BE REMOVED AS INDICATED ON THE PLANS.

K. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE DEVELOPER AND ENGINEER ANY UNFORESEEN OR ADVERSE CONDITIONS, INCLUDING UNCHARTED UTILITIES, DISCOVERED DURING DEMOLITION OPERATIONS.

Know what's below. Call before you dig.

DISTURBED AREA:1.54 ACRES

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN OF CLAYTON, JOHNSTON COUNTY, AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SURVEY NOTE:

ALL EXISTING SITE AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON SURVEY PROVIDED BY TRUE LINE SURVEYING, P.C. 205 WEST MAIN STREET, CLAYTON, NORTH CAROLINA 27520 ON 06/21/2017

No.	REVISIONS	DATE	BY

Kimley»Horn
NC LICENCE #: F-0102
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KHA PROJECT	015057000
DATE	07/01/2019
SCALE	AS SHOWN
DESIGNED BY	DS
DRAWN BY	DS
CHECKED BY	WJB

IGLESIA DE DIOS PRIMEROS FRUTOS

PREPARED FOR

DOSAN CORP.

CLAYTON NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 039196 ENGINEER WILLIAM JOSEPH BRAGUN
7/31/19

DEMOLITION PLAN

SHEET NUMBER

C-1.1

Drafted By: Suarez, Daniel Sheet: Set:IGLESIA DE DIOS PRIMEROS FRUTOS Layout:C-1.1 DEMOLITION PLAN July 30, 2019 12:57:06pm K:\RDU-LDEV\015057000 iglesia de dios\08 cad files\plansheets\C-1.1 DEMOLITION PLAN.dwg
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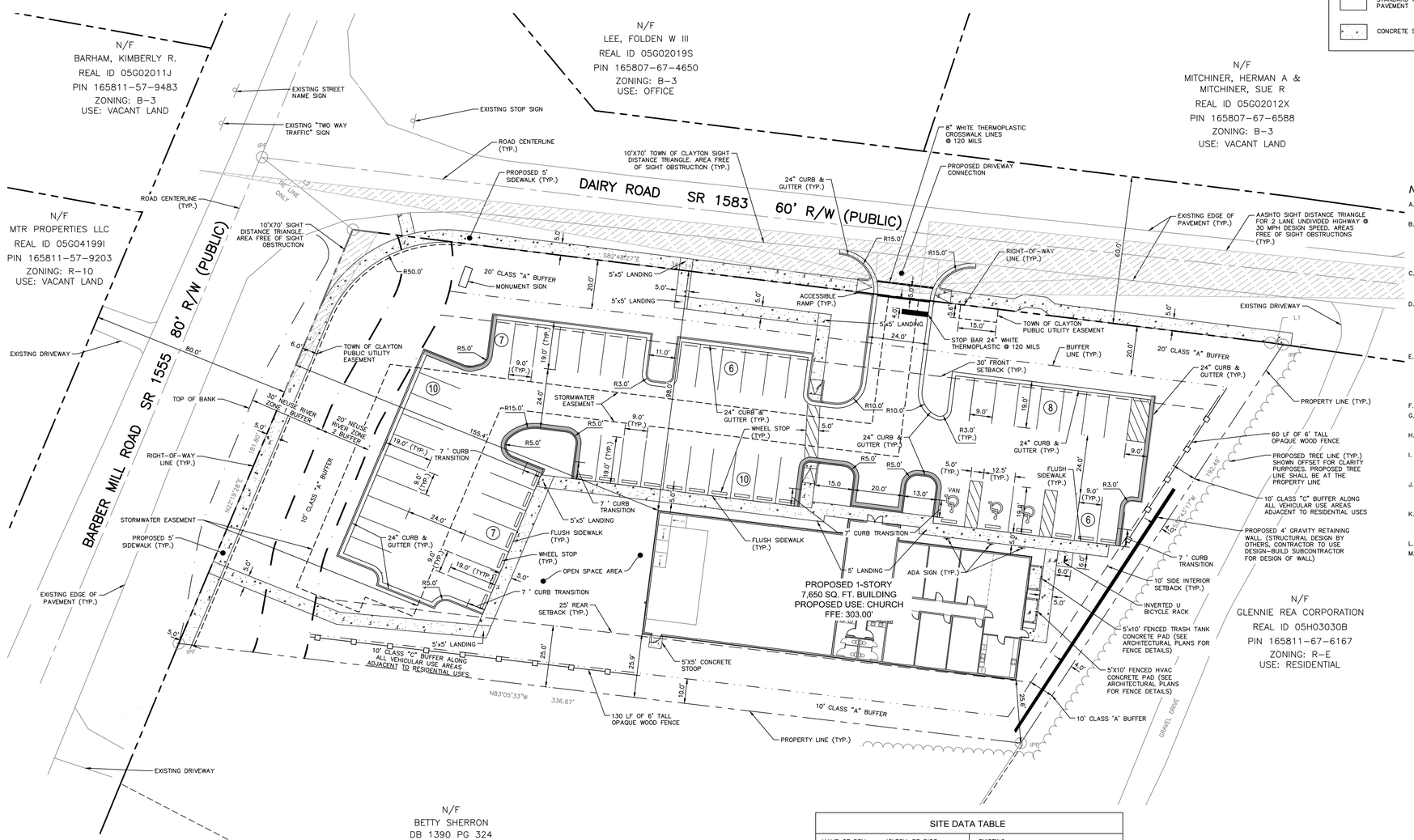


PAVEMENT LEGEND

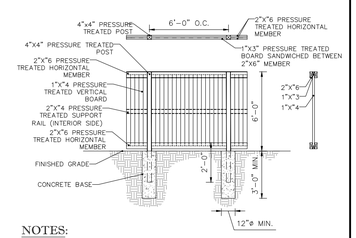
- STANDARD ASPHALT PAVEMENT
- CONCRETE SIDEWALK

SITE LEGEND

- HANDICAP PARKING STALL
- PROPERTY LINE
- BUILDING SETBACK LINE
- BUFFER LINE
- CURB AND GUTTER
- SPILL CURB AND GUTTER
- SIGN (SEE PLAN)
- PARKING SPACE COUNTER
- ACCESSIBLE RAMP
- SIGHT DISTANCE TRIANGLE

NOTES:

A. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST TOWN OF CLAYTON AND NCDOT STANDARDS AND SPECIFICATIONS.
B. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL LAND DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
C. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADII DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADII TO BE 3' MINIMUM UNLESS OTHERWISE NOTED.
D. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.) OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
E. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY PROVIDER FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
F. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
G. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
H. ACCESSIBLE RAMPS, SIGNAGE AND STRIPING TO CONFORM TO FEDERAL, STATE AND LOCAL ACCESSIBILITY AND M.U.T.C.D GUIDELINES.
I. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.
J. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING STORMWATER STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
K. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
L. REFER TO SITE DETAILS FOR CONCRETE SIDEWALK JOINT DETAILS.
M. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES.



NOTES:
1. ALL LUMBER TO BE PRESSURE TREATED.
2. USE 6"x6" POSTS AT ALL CORNERS (ANGLE POINTS).
3. LOCATION: ALL AREAS WHERE PARKING LOTS ABUT RESIDENTIAL USES.

6' TALL OPAQUE WOOD FENCE DETAIL
NOT TO SCALE

SITE DATA TABLE

NAME OF DEV DEVELOPMENT:	IGLESIA DE DIOS PRIMEROS FRUTOS	EXISTING BLDG. SF.:	0.00 SQ. FT
PARCEL ID (TAG NUMBER):	165811-67-4218 PARCEL 05H03197G	PROPOSED BLDG. SF.:	7,650 SQ. FT
PROPERTY SIZE:	1.42 ACRES/ 61,855 SQ. FT.	FLOOR AREA RATIO:	7,650/61,855 = 0.124
PROPERTY LOCATION:	TOWN OF CLAYTON	BLDG. COVERAGE:	7,650/61,855 = 0.124
EXIST./PROP. ZONING DISTRICT:	R-10/R-10	PERVIOUS SURFACE:	30,927.5 SQ. FT. (50.0%)
OVERLAY:	NONE	IMPERVIOUS SURFACE:	30,927.5 SQ. FT. (50.0%)
EXISTING USE:	VACANT LAND	BUILDING HEIGHT:	1-STORY/20 FT.
PROPOSED USE:	CHURCH (160 SANCTUARY SEATS)		

SETBACKS

FRONT	30 FEET
SIDE INTERIOR	10 FEET
SIDE STREET	20 FEET
REAR	25 FEET

PARKING DATA TABLE

TYPE	REQUIRED	PROPOSED
PARKING SPACES	CHURCH: 1 SPACE PER 3 SEATS (160 SEATS) =54 SPACES	54 SPACES
HANDICAP SPACES	1 PER 25 PARKING SPACES = 3 HC REQUIRED	3 SPACES
HANDICAP VAN SPACES	1 OUT OF 6 ACCESSIBLE SPACES (MINIMUM 1) = 1 HC VAN REQUIRED	1 SPACE
BIKE SPACES	CHURCH: 1 SPACE	2 SPACES
LOADING SPACES	CHURCH: 0 SPACE	0 SPACES

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KHA PROJECT 015057000
DATE 07/01/2019
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DESIGNED BY DS
DRAWN BY DS
CHECKED BY WJB

IGLESIA DE DIOS PRIMEROS FRUTOS

PREPARED FOR
DOSAN CORP.

CLAYTON NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 039196 ENGINEER WILLIAM JORDAN BELLER
7/31/19

SITE PLAN

SHEET NUMBER
C-3.0

Notice By Sources: Daniel Sheet Set:IGLESIA DE DIOS PRIMEROS FRUTOS Layout:C-3.0 SITE PLAN July 30, 2019 12:51:32pm K:\RDU_LDS\FILES\015057000 Iglesia de dios\05 cad files\plansheets\C-3.0 SITE PLAN.dwg
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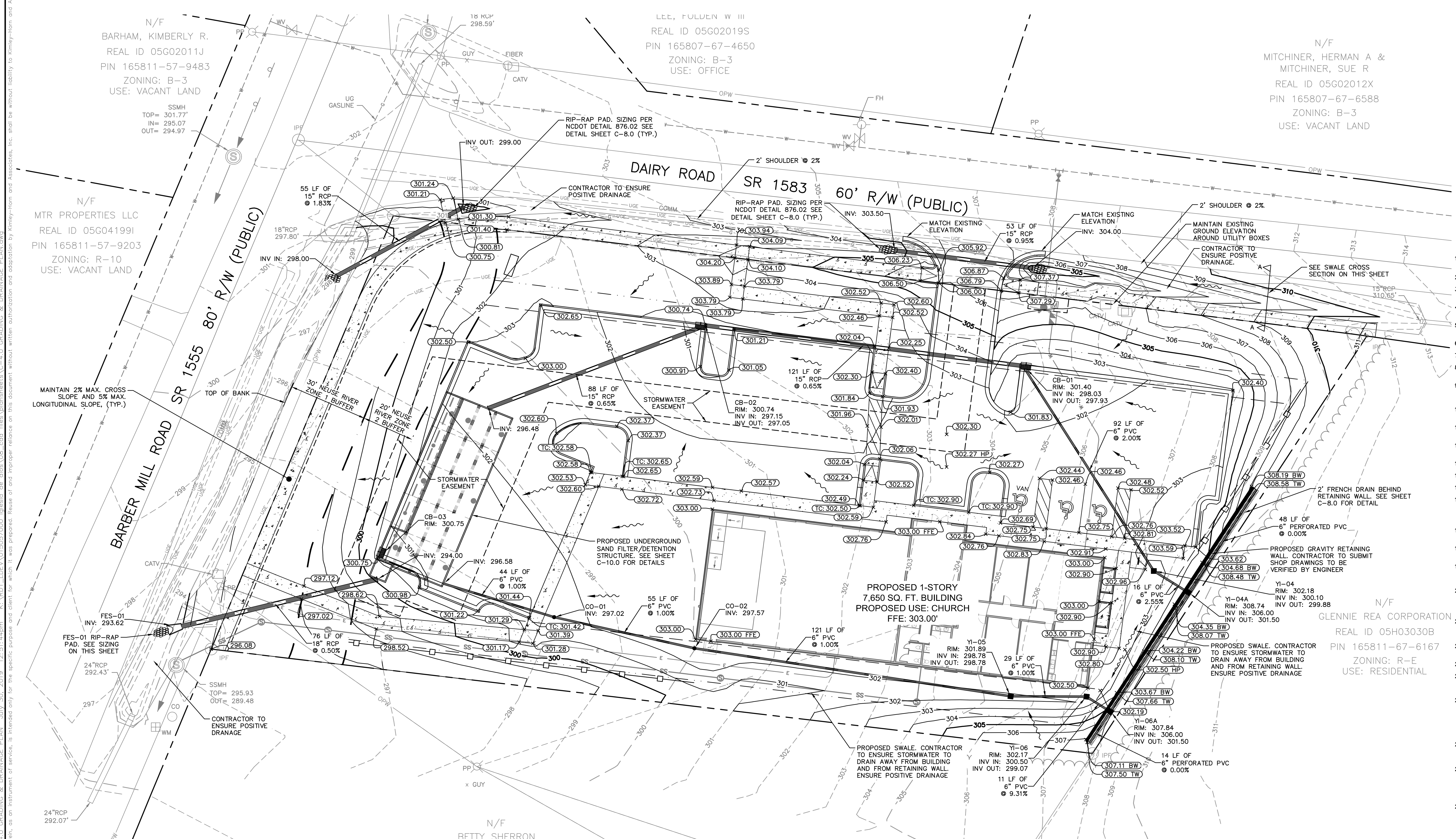

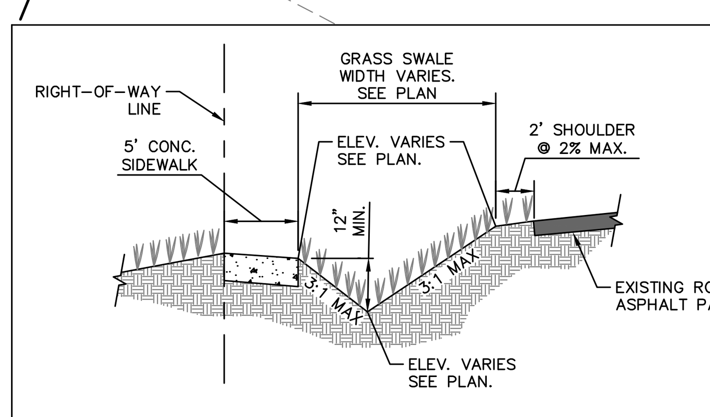

SWALE CROSS SECTION A-A

NOT TO SCALE

GRADING AND DRAINAGE LEGEND

	PROPOSED STORM PIPE
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
CL	LIMITS OF CONSTRUCTION
343	PROPOSED CONTOUR
343	EXISTING CONTOUR
	FLOW ARROW
300.00	SPOT ELEVATION (FINISHED GRADE)
TC: 300.00	TOP OF CURB SPOT ELEVATION (FINISHED GRADE)
300.00 BW	SPOT ELEVATION (GRADE ELEVATION AT LOW SIDE OF WALL)
300.00 TW	SPOT ELEVATION (GRADE ELEVATION AT HIGH SIDE OF WALL)
300.00 HP	SPOT ELEVATION (FINISHED GRADE HIGH POINT)
	PROPOSED RIP RAP
	PROPOSED FLARED END SECTION

GRADING NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF CLAYTON, AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
4. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
6. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
7. ALL FILL TO BE COMPACTED PER THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
8. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS TO MATCH EXISTING GRADE.
9. THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
10. CONTRACTOR SHALL INSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
11. ANY GRADING, BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS SUBJECT TO A FINE.
12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
13. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4-6 INCHES OF TOPSOIL.
14. CONTRACTOR SHALL GRASS DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
17. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
18. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND ELEVATIONS.
19. ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
20. ALL FOUNDATION AND UTILITY EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNIAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATTER SHALL BE REMOVED, BACKFILLED AND COMPACTED WITH SUITABLE MATERIAL AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE AT CONTRACTOR'S EXPENSE.
21. GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE LIP FOR CATCH BASINS.
22. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
23. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
24. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED IN THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
25. ALL PAVEMENT SUB GRADES SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 98 PERCENT OF ASTM D-698 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. FILL SHALL BE PLACED AND COMPACTED IN MAXIMUM 8" LIFTS. IN AREAS WHERE ROCK IS ENCOUNTERED AT FINAL SUB GRADE ELEVATION, THE EXPOSED ROCK SHALL BE TOPPED WITH A LEVELING COURSE OF SANDY CLAY OR CLAYEY SAND (P.I. BETWEEN 4 AND 15) AS NEEDED TO PROVIDE A SMOOTH SURFACE FOR PAVING.
26. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
27. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE TESTING LABORATORY AND THE PAYMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
28. THE LOCATIONS OF STORM SEWER STRUCTURES SHOWN ON THESE PLANS (AND PROVIDED IN ASSOCIATED CADD FILES) ARE APPROXIMATE. THE CONTRACTOR SHALL STAKE ALL CURB INLET STRUCTURES SUCH THAT INLET TOPS ALIGN HORIZONTALLY WITH PROPOSED FINISHED GRADE (PER DETAIL, IF PROVIDED). WHERE PROPOSED STORM SEWERS TIE TO EXISTING STRUCTURES, PIPES, ETC., THE CONTRACTOR SHALL FIELD ADJUST PROPOSED STORM SEWERS TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.

FES-01 RIP-RAP PAD		
ENTRY WIDTH	4.5	FT
LENGTH	6.0	FT
EXIT WIDTH	7.5	FT
MINIMUM THICKNESS	12	IN
MINIMUM STONE DIAMETER	3	IN
STONE FILLING CLASS	A	

NOTE

BUILDING'S ROOF DRAIN TO FLOW OVERLAND. SEE ARCHITECTURAL PLANS FOR LOCATION OF DOWN SPOUTS

IMPERVIOUS SURFACE

TOTAL SITE AREA: 1.42 ACRES
EXISTING: 0.00 ACRES (0.00%)
PROPOSED: 0.71 ACRES (50.0%)

Know what's below. Call before you dig.

DISTURBED AREA: 1.54 ACRES

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IGLESIA DE DIOS PRIMEROS FRUTOS

PREPARED FOR
DOSAN CORP.

CLAYTON NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 039196 ENGINEER W. JORDAN BREWER 7/31/19

GRADING & DRAINAGE PLAN

SHEET NUMBER
C-4.0

Plotted By: Suarez, Daniel Sheet Set: IGLESIA DE DIOS PRIMEROS FRUTOS Layout: C-4.0 GRADING & DRAINAGE PLAN July 30, 2019 12:51:44pm K:\RDT_LDEV\015057000 iglesia de dios\08_cad files\plansheets\C-4.0 GRADING & DRAINAGE PLAN.dwg
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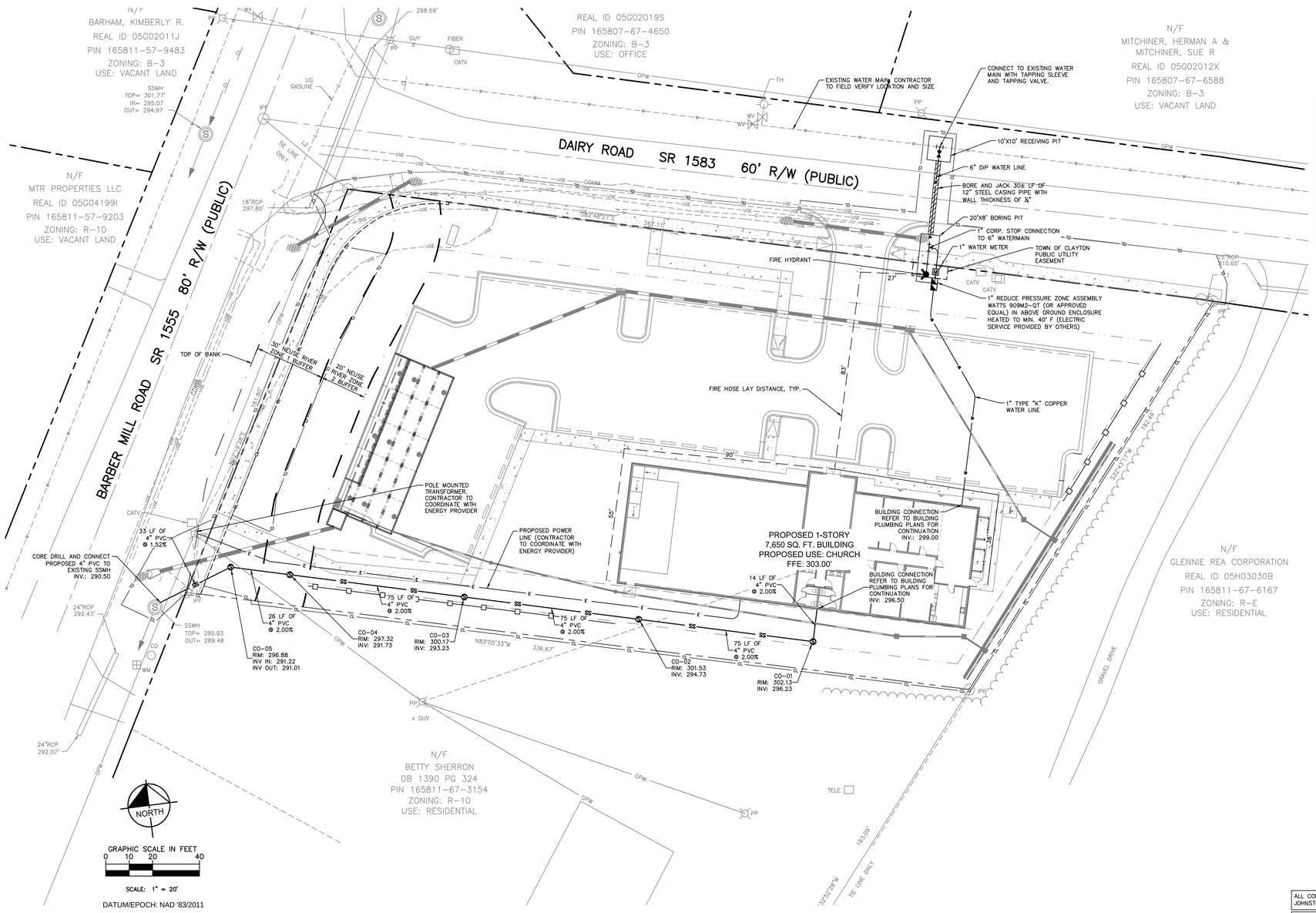

UTILITIES LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- BUILDING SETBACK LINE
- BUFFER LINE
- PROPOSED WATER LINE
- PROPOSED STORMWATER PIPE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED WATER BACKFLOW PREVENTER
- PROPOSED SANITARY SEWER CLEAN-OUT

UTILITY NOTES:

REFER TO NOTES ON SHEET C-0.1 – GENERAL NOTES

Know what's below. Call before you dig.

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KHA PROJECT	015057000
DATE	07/01/2019
SCALE	AS SHOWN
DESIGNED BY	DS
DRAWN BY	DS
CHECKED BY	WJB

IGLESIA DE DIOS PRIMEROS FRUTOS

PREPARED FOR

DOSAN CORP.

CLAYTON NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 039196 ENGINEER JORDAN BRINKLEY

7/31/19

UTILITY PLAN

SHEET NUMBER

C-5.0

Plotted By:Suarez, Daniel Sheet Set:IGLESIA DE DIOS PRIMEROS FRUTOS Layout:C-5.0 UTILITY PLAN July 30, 2019 01:01:34pm K:\RDT_LDEV\015057000 iglesia de dios\06 cad files\plansheet\C-5.0 UTILITIES PLAN.dwg
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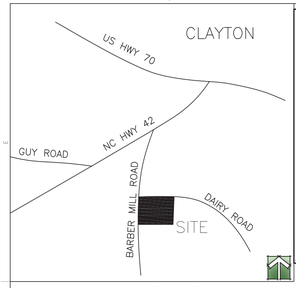
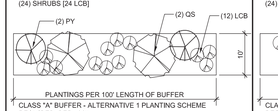


VICINITY MAP

TOTAL LENGTH OF CLASS "A" BUFFER : 182 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(4) CANOPY TREES [4 QS]
(4) UNDERSTORY TREE [4 PY]
(24) SHRUBS [24 LCB]

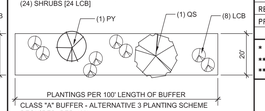


CLASS "A" BUFFER - ALTERNATIVE 1 PLANTING SCHEME
REQUIRED PER 100':
(2) CANOPY TREES
(2) UNDERSTORY TREES
(12) SHRUBS

NOTE:
LAYOUT IS ILLUSTRATIVE ONLY
SEE PLAN FOR ACTUAL LAYOUT

CLASS "A" BUFFER
ALTERNATIVE 1
FOR BARBER MILL ROAD

TOTAL LENGTH OF CLASS "A" BUFFER : 300 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(3) CANOPY TREES [3 QS]
(3) UNDERSTORY TREE 3 PY]
(24) SHRUBS [24 LCB]



CLASS "A" BUFFER - ALTERNATIVE 3 PLANTING SCHEME
REQUIRED PER 100':
(1) CANOPY TREES
(1) UNDERSTORY TREE
(8) SHRUBS

NOTE:
LAYOUT IS ILLUSTRATIVE ONLY
SEE PLAN FOR ACTUAL LAYOUT

CLASS "A" BUFFER
ALTERNATIVE 3
FOR DAIRY ROAD

LANDSCAPE CALCULATION*

TOTAL AREA OF LOT:	63,096 SQ.FT.	PLANT TYPE	REQUIRED**	PROPOSED***
20% OF LOT AREA:	12,619 SQ.FT.	CANOPY TREE	13	33
REQUIRED LANDSCAPE AREA:	12,619 SQ.FT.	UNDERSTORY TREE	13	14
PROPOSED LANDSCAPE AREA:	±13,000 SQ.FT.***	SHRUBS	26	219

* AS PER SECTION 155 402 (D) OF THE UNIFIED DEVELOPMENT CODE
** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA
*** PROPOSED TOTAL INCLUDES BUFFER AND STREETYARD PLANTINGS

Landscape Data

LANDSCAPE REQUIREMENTS

TOTAL AREA OF LOT: 63,096 SQ.FT.
20% OF LOT AREA: 12,619 SQ.FT.
PLANTINGS REQUIRED: 13 CANOPY TREES, 13 UNDERSTORY TREES, 26 SHRUBS
PLANTINGS PROVIDED: 33 CANOPY TREES, 14 UNDERSTORY TREES, 219 SHRUBS

BUFFERS PROVIDED: WEST PROPERTY LINE ALONG BARBER MILL ROAD – TYPE "A"
NORTH PROPERTY LINE ALONG DAIRY ROAD – TYPE "A"
SOUTH PROPERTY LINE – TYPE "C"
EAST PROPERTY LINE – TYPE "A"

BUFFER TYPES: SEE BUFFER DETAILS/DIAGRAMS THIS SHEET

STREET TREES: ALONG PROPERTY LINES ABUTTING BARBER MILL ROAD AND DAIRY ROAD

STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACE A MAXIMUM OF 50 FEET APART).

2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED NO LESS THAN FIVE FEET OR MORE THAN 15 FEET FROM THE BACK OF THE SIDEWALK.

3. SPECIES SELECTION SHALL COMPLY WITH TOWN OF CLAYTON APPROVED LIST.

100 DOVE CT
CLAYTON, NC 27520
919.810.8408
TALMAGE "MARK" HALL, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
talmagemark@gmail.com

Landscape Notes

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.

3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.

4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

5. ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEEDED OR SODDED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.

6. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. ALL PLANTING BEDS, SAUCERS, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 3-4 INCHES OF TRIPLE SHREDDED HARDWOOD MULCH.

8. PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "V" CUT ALONG ITS BORDER WITH SODDED OR SEEDED AREAS.

9. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.

10. GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.

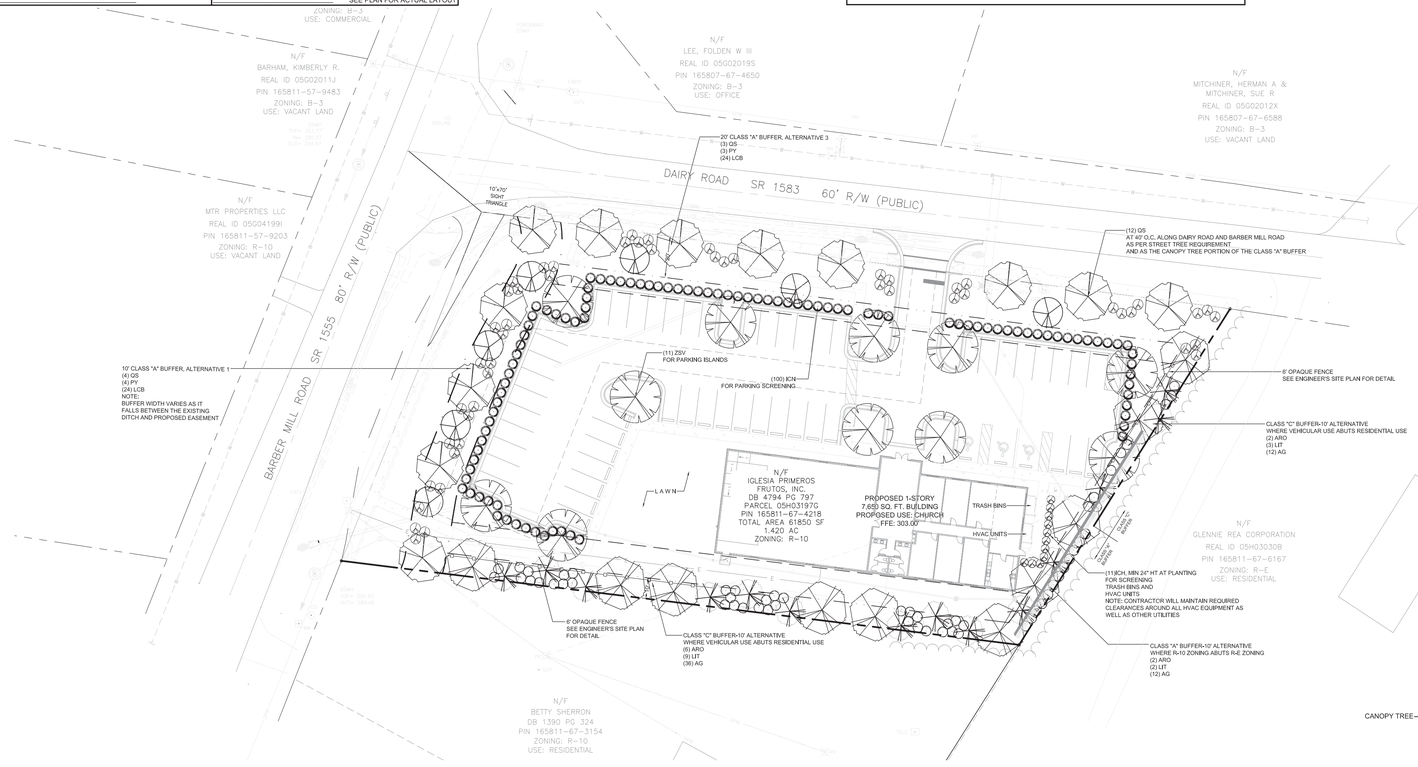
11. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND ENUMERATED ON THIS SHEET UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.

12. AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOXED AND CLIPPED HEDGEROWS.

13. 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

14. 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.

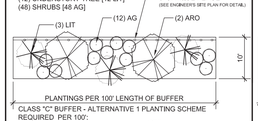
15. AS PER UDC SECTION 155.402(g)(4)(a), ALL ROOF, GROUND AND WALL MOUNTED MECHANICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, AIR HANDLING EQUIPMENT, VENTS, COMPRESSORS, DUCT WORK, TRANSFORMERS AND ELEVATOR EQUIPMENT WILL BE SCREENED FROM VIEW.



Plant Symbol Key

- CANOPY TREE: QS
- CANOPY TREE: ZSV
- CANOPY TREE: ARO
- UNDERSTORY TREE: PY
- UNDERSTORY TREE: LIT
- SHRUB: LCB
- SHRUB: AG
- SHRUB: ICN

TOTAL LENGTH OF CLASS "C" BUFFER : 386 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(8) CANOPY TREES [8 ARO]
(12) UNDERSTORY TREE [12 LIT]
(48) SHRUBS [48 AG]

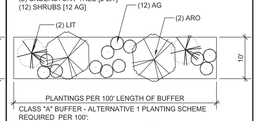


CLASS "C" BUFFER - ALTERNATIVE 1 PLANTING SCHEME
REQUIRED PER 100':
(2) CANOPY TREES
(3) UNDERSTORY TREES
(12) SHRUBS

NOTE:
LAYOUT IS ILLUSTRATIVE ONLY
SEE PLAN FOR ACTUAL LAYOUT

CLASS "C" BUFFER
ALTERNATIVE 1
WHERE VEHICULAR USE IS
ADJACENT TO RESIDENTIAL USE

TOTAL LENGTH OF CLASS "A" BUFFER : 50 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(2) CANOPY TREES [2 ARO]
(2) UNDERSTORY TREE [2 LIT]
(12) SHRUBS [12 AG]



CLASS "A" BUFFER - ALTERNATIVE 1 PLANTING SCHEME
REQUIRED PER 100':
(2) CANOPY TREES
(2) UNDERSTORY TREES
(12) SHRUBS

NOTE:
LAYOUT IS ILLUSTRATIVE ONLY
SEE PLAN FOR ACTUAL LAYOUT

CLASS "A" BUFFER
ALTERNATIVE 1
WHERE R-10 ZONING IS
ADJACENT TO R-E ZONING

Plant List

PLANT LIST

ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
C A N O P Y T R E E S (CANOPY TREES = 33, INCLUDES TREES USED FOR SCREENING/BUFFERS AND STREET TREES)								
ARO	10	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	8' MIN.	-	B & B	BUFFER TREES
QS	12	QUERCUS SHUMARDII	SHUMARD OAK	2.5"	8' MIN.	-	B & B	STREET/BUFFER TREES
ZSV	11	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5"	8' MIN.	-	B & B	INTERIOR LANDSCAPE/PARKING
U N D E R S T O R Y T R E E S (UNDERSTORY TREES = 21, INCLUDES TREES USED FOR SCREENING/BUFFERS)								
LIT	14	LAGERSTROEMIA INDICA 'TUSKEGEE'	TUSKEGEE CRAPE MYRTLE	-	6' MIN.	-	CONT/B&B	BUFFER PLANTINGS
PY	7	PRUNUS X YEDOSHINO	YOSHINO CHERRY	-	6' MIN.	-	CONT/B&B	BUFFER PLANTINGS
S H R U B S (TOTAL SHRUBS = 219, INCLUDES SHRUBS USED FOR SCREENING/BUFFERS)								
AG	60	ABELIA X. GRANDIFLORA	ABELIA	-	24" MIN.	-	5 GAL. MIN.	INTERIOR LANDSCAPE
ICN	100	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	-	24" MIN.	-	5 GAL. MIN.	PARKING BUFFER
ICH	11	ILEX CRENATA 'HETZII'	HETZII HOLLY	-	36" MIN.	-	5 GAL. MIN.	HVAC/TRASH SCREENING
LCB	48	LOROPETALUM CHINENSIS 'BURGUNDY'	BURGUNDY LOROPETALUM	-	24" MIN.	-	5 GAL. MIN.	BUFFER PLANTING
LAWN AREAS: SEEDED WITH TARHEEL II TALL FESCUE (NOTE: OWNER MAY SUBSTITUTE BERMUDA, CENTIPEDE OR ZOYSIA SOD AS DESIRED)								

1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCY
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGN-BUILD IRRIGATION PLAN FOR THIS PROJECT TO THE OWNER FOR REVIEW AND ACCEPTANCE. REFER TO SHEET LS2.00 FOR IRRIGATION DIRECTIVES

TYPICAL BUFFER SECTION
NOTE: SECTION IS FOR ILLUSTRATIVE PURPOSES ONLY

LANDSCAPE PLAN

SCALE: 1" = 30'

MAJOR SITE PLAN PLAN
IGLESIA de DIOS PRIMEROS FRUTOS
Barber Mill Road & Dairy Road
Clayton, North Carolina, 27520

NOTE: THIS SEAL AND SIGNATURE APPLIES ONLY TO THE LANDSCAPE PLAN, LANDSCAPE DETAILS AND LANDSCAPE NOTES
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

		DATE
PROJECT:	MAJOR PLAN PLAN	06.2019
ISSUE:	SITE PLAN SUBMITTAL	06.28.2019
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REVISIONS:	TRC COMMENTS	08.02.2019
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DRAWN BY:	TMH	
CHECKED BY:	TMH	
CONTENT:	LANDSCAPE PLAN	
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LP01.00

T.O.C. PROJECT NO: 2019-141-SP

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LANDSCAPE WORK SPECIFICATIONS

SCOPE OF WORK: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK OF THIS SECTION INCLUDING INSTALLATION OF TREES, SHRUBS, GROUND COVERS, PERENNIALS, SOD, SEEDING, MULCH, AND APPURTENANCES.

JOB CONDITIONS: ATTENTION SHALL BE DIRECTED TO THE LOCATION OF ACTIVE UTILITIES WITHIN THE LIMITS OF WORK. BEFORE COMMENCING ANY WORK REQUIRED BY THE CONTRACT, THE CONTRACTOR SHALL LOCATE ALL UTILITIES. SUBSURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM THE WORK COVERED BY THE CONTRACT.

MATERIALS AND WORK: THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR HIS AGENT. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

PLANT MATERIALS: ALL MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IF FIELD GROWN, NATURALLY SHAPED, AND WELL-BRANCHED; FULL FOLIAGED WHEN IN LEAF WITH HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS OR THEIR EGGS, AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT LOCALE. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY.

PLANT SIZE: SPECIFIED SIZES INDICATE MINIMUM ALLOWABLE SIZES AT PLANTING. WHERE CONTAINER AND SIZE ARE INDICATED FOR A SINGLE SPECIES, BOTH REQUIREMENTS MUST BE MET.

PLANT HANDLING & STORAGE: PLANTS AND THEIR ROOT SYSTEMS SHALL BE ADEQUATELY PROTECTED FROM DRYING OUT AT ALL TIMES. PLANT MATERIALS SHALL BE WATERED PRIOR TO TRANSPORT AND KEPT MOIST PRIOR TO PLANTING. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE KEPT IN THE SHADE AND WELL-WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.

BALLED & BURLAPPED PLANTS SHALL BE LIFTED FROM THE BOTTOM ONLY, NOT BY STEMS OR TRUNKS.

CARE SHALL BE TAKEN WHEN REMOVING THE CONTAINER FROM CONTAINER-GROWN PLANTS SO AS NOT TO INJURE THE PLANT'S ROOTS.

SUBSTITUTIONS: IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT AVAILABLE, A WRITTEN PROPOSAL FOR USE OF A SIMILARLY-SIZED AND TYPE OF PLANT AND CORRESPONDING COST ADJUSTMENT WILL BE CONSIDERED. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

BACKFILL MATERIAL: NATIVE SOIL SHALL NOT BE USED FOR BACKFILL BUT IS ACCEPTABLE FOR CONSTRUCTION OF REQUIRED SAUCERS AROUND PLANTS. THE REMAINDER OF UNUSED NATIVE SOIL SHALL BE HAULED AWAY FROM THE SITE. BACKFILL MATERIAL SHALL BE A BLENDED SOIL MATERIAL AND SHALL BE CONSIST OF 40% COMPOST, 35% SAND, AND 25% CLAY. THE COMPOST SHALL A TURKEY COMPOST BEARING THE U.S. COUNCIL SEAL OF ASSURANCE. THE SAND SHALL BE OBTAINED FROM A SAND QUARRY AND FREE OF ALL VIABLE WEED SEED. OTHER CONDITIONS OF THE BACKFILL SHALL BE AS FOLLOWS:

MAXIMUM SOLUBLE SALTS:	350 PPM
RELATIVE DENSITY:	25%-60%, LOOSE
RELATIVE PERMEABILITY:	2.5-10 IN./HR.
PLASTIC INDEX:	4-10
PH RANGE:	6.0-6.8

BACKFILL MATERIAL SHALL BE TESTED AND TEST RESULTS SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.

PLANT FERTILIZER: SHALL BE A COMPLETE FERTILIZER, OF WHICH 50% OF THE NITROGEN IS DERIVED FROM NATURAL ORGANIC SOURCES OR UREAFORM. IT SHALL CONTAIN BY PERCENTAGE THE FOLLOWING: 10% NITROGEN, 10% PHOSPHORIC ACID, AND 10% POTASH. IT SHALL BE DELIVERED IN UNOPENED, LABELED CONTAINERS AND STORED IN A WEATHERPROOF PLACE.

WATER: SHALL BE FURNISHED BY THE OWNER.

PLANT MATERIAL INSTALLATION: MATERIALS SHALL ONLY BE PLANTED DURING PERIODS OF SUITABLE WEATHER CONDITIONS.

THE OWNER SHALL BE NOTIFIED OF SUBSURFACE CONDITIONS THAT WOULD PROVE DETRIMENTAL TO PLANT SURVIVAL OR GROWTH. ALTERNATE LOCATIONS FOR MATERIAL SHALL BE DETERMINED BY THE CONTRACTOR AND LANDSCAPE ARCHITECT.

ALL TREES AND SHRUBS SHALL BE PLANTED IN INDIVIDUAL HOLES. THE SIDES AND BOTTOM OF HOLES SHALL BE SCARIFIED PRIOR TO PLANTING. BACKFILL WITH THE SOIL MIXTURE SPECIFIED ON THE DRAWINGS. BACKFILLING SHALL BE ACCOMPLISHED IN LIFTS TO ENSURE ELIMINATION OF ALL AIR POCKETS. ALL PLANTS SHALL BE POSITIONED TO PLACE MOST ATTRACTIVE SIDE TO VIEW AND IN A PLUMB POSITION.

INSTALL 6 FT. DIAMETER SAUCERS MADE OF SOIL AROUND LARGE TREES AND 4 FT. DIAMETER SAUCERS AROUND SMALL TREES.

IMMEDIATELY FOLLOWING PLANTING, PLANTS SHALL BE MULCHED. WHERE PLANTS ARE PLANTED IN GROUPS, THE AREA ABOUT THE PLANT AS WELL AS THE AREA BETWEEN PLANTS SHALL BE COVERED WITH MULCH. PLANTS SHALL BE THOROUGHLY WATERED FOLLOWING MULCHING.

STAKE ALL TREES IN ACCORDANCE WITH THE DRAWINGS.

PRUNING SHALL BE LIMITED TO THE REMOVAL OF INJURED BRANCHES AND TWIGS. USE CLEAN AND SHARP PRUNING TOOLS.

SIDEWALKS AND PAVEMENTS SHALL BE KEPT CLEAN DURING PROGRESS OF INSTALLATION WORK.

PLANTING BEHIND SEGMENTAL RETAINING WALLS: CONTRACTOR SHALL EXERCISE EXTREME CARE IN THE INSTALLATION OF PROPOSED TREES AND SHRUBS BEHIND SEGMENTAL RETAINING WALLS. CONTRACTOR SHALL PROCEED WITH CAUTION WHEN EXCAVATING SO AS NOT TO TEAR OR REMOVE SECTIONS OF THE GEOGRID FABRIC THAT IS TYPICALLY LOCATED 18 TO 24 INCHES BELOW FINISHED GRADE. PENETRATION OF THE GEOGRID IS PERMITTED TO PLANT INDIVIDUAL TREES OR LARGE SHRUBS AS NECESSARY; HOWEVER, EXCAVATION OF THE PLANTING HOLE AND PERFORATION OF THE GEOGRID FABRIC SHALL BE ACCOMPLISHED USING AN AUGER OR BY HAND-CUTTING THE FABRIC FOLLOWING EXCAVATION BY A BACKHOE WITH A SMOOTH-EDGE BUCKET.

MAINTENANCE OF PLANT MATERIALS: PLANT MATERIALS SHALL BE MAINTAINED FOLLOWING PLANTING AND UNTIL FINAL ACCEPTANCE IS GRANTED BY THE OWNER. MAINTENANCE SHALL CONSIST OF WATERING, WEEDING, PRUNING, MULCHING, ADJUSTMENT OF GUYING, RESTORATION OF PLANT POSITION OR SAUCERS, AND SPRAYING IF NECESSARY. FINAL ACCEPTANCE FOR SEGMENTS OF THE CONTRACT WORK MAY BE GRANTED BY THE OWNER.

THE CONTRACTOR SHALL PROTECT PLANTED AREAS WITH STAKES AND FLAGGING TO LIMIT DAMAGE.

SIDEWALKS AND PAVEMENTS SHALL BE KEPT CLEAN WHEN MAINTENANCE OPERATIONS ARE IN PROGRESS.

ALL INSTALLED MATERIALS SHALL BE IN ACCEPTABLE CONDITION WHEN CONTRACTOR APPLIES FOR PAYMENT.

INSPECTION AND ACCEPTANCE OF WORK: UPON 48 HOURS ADVANCE NOTICE, THE LANDSCAPE ARCHITECT SHALL INSPECT ALL WORK FOR ACCEPTANCE. THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE SHALL TERMINATE AT THE DATE OF ACCEPTANCE OF EACH SEGMENT OF WORK, UPON THE DATE OF ACCEPTANCE, THE GUARANTEE PERIOD SHALL COMMENCE.

GUARANTEE: THE CONTRACTOR SHALL GUARANTEE TO PROVIDE TO THE OWNER THRIVING PLANT MATERIALS TO INCLUDE TREES, SHRUBS, AND GROUND COVERS FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE. ADDITIONALLY, THE CONTRACTOR SHALL GUARANTEE TO THE OWNER THRIVING PERENNIALS, ANNUALS, WELL-ESTABLISHED SEEDED AREAS, AND WELL-ROOTED SODDED AREAS FOR A PERIOD OF 90 DAYS FOLLOWING FINAL ACCEPTANCE. THE GUARANTEES ARE SUBJECT TO THE FOLLOWING CONDITIONS:

THE OWNER IS RESPONSIBLE FOR PROPER WATERING OF PLANT MATERIALS, SEEDED AREAS, AND SODDED AREAS FOLLOWING FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN INSTRUCTIONS SPECIFYING THE RATES AND EXTENT OF WATERING REQUIRED. THE CONTRACTOR SHALL MAKE MONTHLY INSPECTIONS FOR A PERIOD, OF (1) YEAR AT NO EXTRA COST TO THE OWNER, TO DETERMINE WHAT CHANGES, IF ANY, SHOULD BE MADE TO THE WATERING PROGRAM. ANY RECOMMENDATIONS SHALL BE SUBMITTED TO THE OWNER IN WRITING.

DAMAGE CAUSED TO PLANT MATERIALS FROM ACTS OF NATURE, VANDALISM, EROSION, OR MALICIOUS ACTS WILL VOID THE GUARANTEE FOR ANY EFFECTED MATERIALS.

DAMAGE TO PLANT MATERIALS CAUSED BY DISEASE INCLUDING BROWN PATCH IN TURF GRASSES EXCLUDE ANY EFFECTED MATERIALS FROM THE GUARANTEE.

PLANT MATERIAL REPLACEMENT: THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL PLANTS NOT IN THRIVING CONDITION AS DETERMINED BY THE OWNER DURING AND AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE OF ALL REPLACED PLANTS SHALL EXTEND FOR AN ADDITIONAL 30 CALENDAR DAYS.

TURF MATERIALS: MATERIALS REQUIRED FOR SEEDING AND OR SODDING SHALL CONFORM TO THE FOLLOWING.

FERTILIZER: SHALL BE A TURFGRADE, HIGH PHOSPHORUS FERTILIZER, IN WHICH 1/2 TO 3/4 OF THE NITROGEN IS SLOWLY AVAILABLE. IT SHALL CONTAIN BY PERCENTAGE THE FOLLOWING: 18% NITROGEN, 24% PHOSPHORIC ACID, AND 10% POTASH. IT SHALL BE DELIVERED IN UNOPENED, LABELED CONTAINERS AND STORED IN A WEATHERPROOF PLACE.

LIME: SHALL BE NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES WITH A MINIMUM OF 30% MAGNESIUM CARBONATES IN A PELLETIZED FORM.

ANTI-EROSION MULCH: SHALL BE CLEAN, SEED-FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.

GRASS SEED: SHALL BE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY "OFFICIAL SEED ANALYSTS OF NORTH AMERICA". PROVIDE TYPE OR MIXTURE COMPOSED OF SPECIES AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

SOD: SHALL BE FRESHLY CUT, DROUGHT-RESISTANT SOD, FREE OF OBJECTIONABLE BROADLEAF OR GRASSY WEEDS. PROVIDE TYPE AS SPECIFIED BELOW.

PREPARATION OF TURF AREAS: PRIOR TO SEEDING OR SOD INSTALLATION, VERIFY THAT ALL TRENCHING AND OTHER LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED.

ALL DISTURBED AREAS SHALL BE DRESSED TO TYPICAL SECTIONS AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. REMOVE FROM THE SITE ALL TEMPORARY SEEDING OR STABILIZATION MEASURES.

ALL AREAS TO RECEIVE SEED OR SOD SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE:

REMOVE ANY UNDESIRABLE VEGETATION OR DEBRIS.

APPLY LIMESTONE ACCORDING TO SOIL TEST RECOMMENDATION OR AT A RATE OF 4000 LBS. PER ACRE.

RIP THE AREA TO A MINIMUM DEPTH OF 4 TO 6 INCHES.

REMOVE ALL LOOSE ROCKS, ROOTS, AND OTHER DEBRIS AND PULVERIZE THE TOP 2 INCHES OF LOOSENED SOIL TO PROVIDE A SMOOTH AND UNIFORM SURFACE.

APPLY TURFGRADE FERTILIZER IN A MANNER THAT ENSURES UNIFORM DISTRIBUTION. FERTILIZER SHALL BE APPLIED AT A RATE THAT PROVIDES 5 LBS. OF PHOSPHORUS PER 1000 S.F., LIGHTLY MIX WITH SOIL AND SMOOTH SURFACE.

SODDING: APPLY DROUGHT-RESISTANT, TURF-TYPE FESCUE SOD (E.G. "REBEL III", "BONANZA", "CONFEDERATE", ETC.) IN THE FOLLOWING MANNER:

SOD SHALL BE PLACED ON A SMOOTH, EVEN SURFACE CONFORMING TO FINISH GRADE REQUIREMENTS. FINISH GRADE SHALL BE 1 INCH BELOW SURFACES OF ADJACENT SIDEWALKS AND CURBING. SOIL SHALL BE WATERED BEFORE SOD IS LAID. ALL SOD SHALL BE CUT BY AN APPROVED MECHANICAL SOD CUTTER. UNDER NO CIRCUMSTANCES SHALL ANY SODDING WORK BE DONE UNLESS WEATHER AND SOIL CONDITIONS ARE SUITABLE.

HANDLING OF SOD SHALL BE DONE IN A MANNER AS TO PREVENT TEARING, BREAKING, DRYING, OR OTHER DAMAGE.

SOD SHALL BE INSTALLED ON-SITE IN NOT MORE THAN 72 HOURS AFTER CUTTING. IF THE SOD IS NOT INSTALLED WITHIN 48 HOURS AFTER CUTTING, IT SHALL BE UNSTACKED OR UNROLLED, PLACED IN SHADE, AND KEPT MOIST UNTIL INSTALLATION.

LAY SOD PARALLEL TO THE DIRECTION OF THE SLOPE AND IN A MANNER WHICH WILL PERMIT JOINTS TO ALTERNATE.

FIT SOD PIECES TOGETHER TIGHTLY SO THAT NO JOINT IS VISIBLE, AND TAMP SOD FIRMLY AND EVENLY BY HAND.

AFTER SODDING IS COMPLETE AND APPROVED BY LANDSCAPE ARCHITECT, SODDED AREAS SHALL BE ROLLED WITH A 200 LB. ROLLER.

WATER SODDED AREAS IMMEDIATELY AFTER FINAL ROLLING WITH A FINE SPRAY TO A DEPTH OF 4 INCHES. KEEP ALL SODDED AREAS CONTINUOUSLY MOIST THEREAFTER UNTIL 30 CALENDAR DAYS FOLLOWING INSTALLATION. USE FINE SPRAY NOZZLES ONLY.

INSPECT AND MAINTAIN SODDED AREAS AND MAKE NECESSARY REPAIRS DURING THE SPECIFIED GUARANTEE PERIOD. IF 60% OR MORE OF SODDED AREAS FAIL TO BECOME ROOTED, THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, WILL REPEAT THE ENTIRE PROCESS WITH NEW SOD MATERIALS.

SEEDING: APPLY TURF-TYPE SEED MIXTURE (E.G. "CONFEDERATE" FESCUE MIXTURE, "TRI-BLEND", ETC.) AT A RATE OF 6 LBS. PER 1000 S.F. KENTUCKY 31 TALL FESCUE IS UNACCEPTABLE.

CULTIPACK SEEDED AREAS AND APPLY ANTI-EROSION MULCH AT A RATE OF 2 TONS PER ACRE.

INSPECT AND MAINTAIN SEEDED AREAS AND MAKE NECESSARY REPAIRS DURING THE SPECIFIED GUARANTEE PERIOD. IF 60% OR MORE OF SEEDED AREAS FAIL TO BECOME ESTABLISHED, THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, WILL REPEAT THE ENTIRE PROCESS FOR ESTABLISHMENT OF A SUITABLE TURFGRASS.

LANDSCAPE WORK SPECIFICATIONS | 6
SCALE: NTS

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC., LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.

3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.

4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

5. ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEEDED OR SODDED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.

6. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. ALL PLANTING BEDS, SAUCERS, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 3-4 INCHES OF TRIPLE SHREDDED HARDWOOD MULCH.

8. PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "V" CUT ALONG ITS BORDER WITH SODDED OR SEEDED AREAS.

9. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.

10. GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.

11. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND ENUMERATED ON THIS SHEET UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.

12. AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOXED AND CLIPPED HEDGEROWS.

13. 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

14. ALL HVAC AND MECHANICAL EQUIPMENT WILL BE SCREENED WITH LANDSCAPING OR DECORATIVE FENCING

LANDSCAPE NOTES | 5
SCALE: NTS

NOTES

1. THE PLANTING PROCES IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

2. FOR SINGLE STEM TREES, DO NOT SUPPLY TREES WITH MULTIPLE LEADERS, ONLY PROVIDE TREES WITH A SINGLE LEADER. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS AND TO INSURE COMPLIANCE WITH SIGHT DISTANCE STANDARDS.

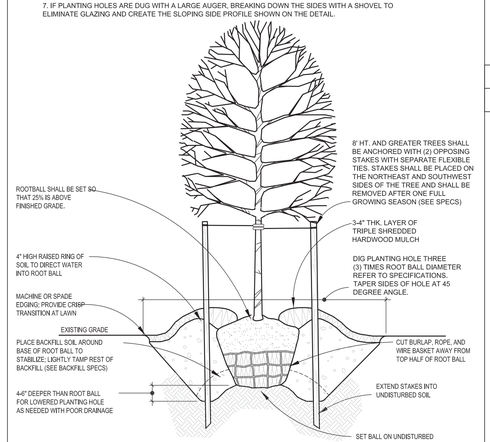
3. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

4. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.

5. FOR CONTAINER-GROWN TREES, SET THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

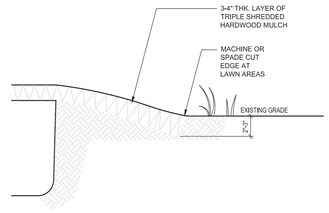
6. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

7. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.

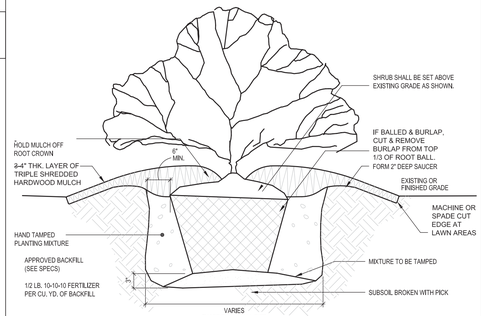


*FOR BOTH CANOPY OR UNDERSTORY STREES

* TYPICAL TREE INSTALLATION | 4
SCALE: NTS



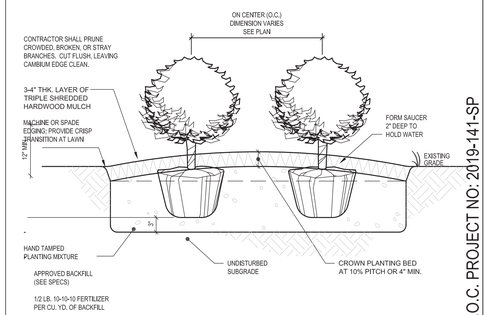
BED EDGING | 1
SCALE: NTS



*FOR BOTH CONTAINER OR B&B SHRUBS

*TYPICAL SHRUB INSTALLATION | 2
SCALE: NTS

NOTE:



MASSING PLANT INSTALLATION | 3
SCALE: NTS

LANDSCAPE DETAILS

T.O.C. PROJECT NO: 2019-141-SP

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100 DOVE CT
CLAYTON, NC 27520
919.810.8408

TALMAGE "MARK" HALL, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
talmagemark@gmail.com

MAJOR SITE PLAN
IGLESIA de DIOS PRIMEROS FRUTOS
Barber Mill Road & Dairy Road
Clayton, North Carolina, 27520

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 874 TALMAGE MARK HALL
Talmage Mark Hall, ASLA

NOTE: THIS SEAL AND SIGNATURE APPLIES ONLY TO THE LANDSCAPE PLAN, LANDSCAPE DETAILS AND LANDSCAPE NOTES

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

		DATE
PROJECT:	MAJOR PLAN PLAN	06.2019
ISSUE:	SITE PLAN SUBMITTAL	06.28.2019
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REVISIONS:	TRC COMMENTS	08.02.2019
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DRAWN BY:	TMH	
CHECKED BY:	TMH	
CONTENT:	LANDSCAPE DETAILS	
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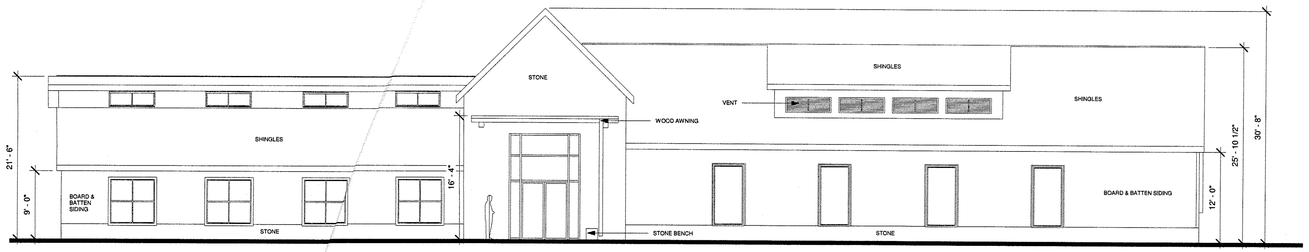
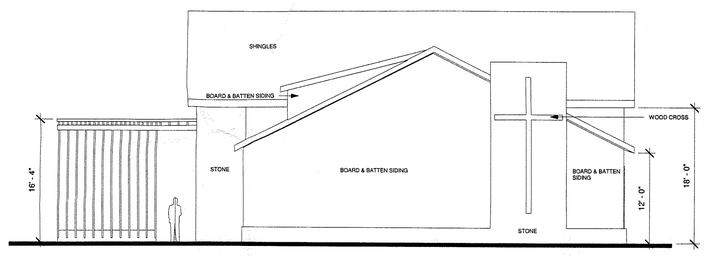
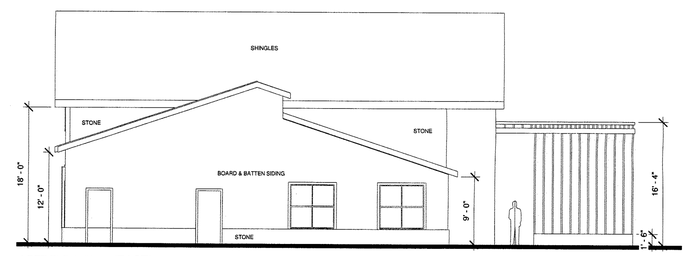
LP02.00



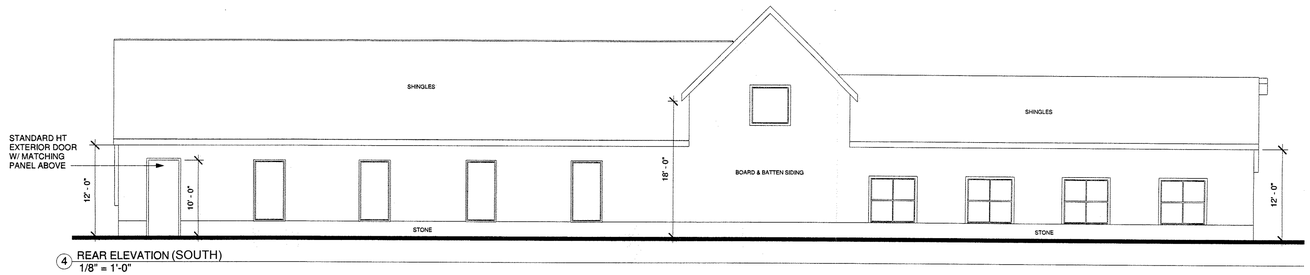
1 FRONT ELEVATION (NORTH)
1/8" = 1'-0"



2 RIGHT ELEVATION (WEST)
1/8" = 1'-0"



3 LEFT ELEVATION (EAST)
1/8" = 1'-0"



4 REAR ELEVATION (SOUTH)
1/8" = 1'-0"

PRELIMINARY

REVISIONS

IGLESIA DE DIOS PRIMEROS FRUTOS
DAIRY ROAD, CLAYTON, NC

919-550-7717
TLJARCH@AOL.COM
2008 ELIZABETH COURT
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

TONY JOHNSON ARCHITECT

DATE 11.21.16

SHEET A-1

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

MAJOR SITE PLAN APPLICATION

Application Fee: $500.00 + $5 per acre

☑ **New Major Site Plan** ☐ **Major Modification to an approved site plan**
Permit Modified: _____

SITE INFORMATION

Name of Project: Clayton Smithfield's Chicken 'n BAR-B-Q

Acreage of Property: 0.91 Acres **Zoning District:** B-3

County Tag #: 05008001, 05008002, 05008006, 05008003 **NC Pin #:** 166806-29-6435, 166806-29-6441, 166806-29-6375, 166806-29-6288

Address/Location: 10414 US Highway 70 Business, Clayton, NC 27520

Existing Use: Restaurant **Proposed Use:** Restaurant

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

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

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

APPLICANT INFORMATION

Applicant: Enoch Engineers, PA

Mailing Address: 1403 NC Highway 50 South

Phone Number: 919-894-7765 **Fax:** 919-894-8190

Contact Person: Fleet Temple

Email Address: fleet@enochengineers.com

OFFICE USE ONLY

RECEIVED
JUL 15 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

Date Received: _____ Amount Paid: _____ File Number: 2019-126-SP

PROPERTY OWNER INFORAMTION

Name: Clayton 001, LLC

Mailing Address: P.O. Box 979 Cary, NC 27512

Phone Number: 919-934-5012 **Fax:** 919-934-9536

Email Address: lewstarling@dwlslaw.com

EXPLANATION OF PROJECT

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

Demolish existing restaurant/parking/site and build new restaurant/parking/site

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

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

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

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

PLAN ELEMENTS AND GRAPHIC DATA

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

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

SURVEY

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

EXISTING CONDITIONS SHEET

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

SITE PLAN

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

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

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

Other site plan elements:

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

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

CONCEPTUAL ENGINEERING PLANS

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

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

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

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

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

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

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

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

Fleet Temple
Print Name

Signature of Applicant

06.25.2019
Date

RECEIVED
JUN 28 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

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: Clayton Smithfield's Chicken 'n BAR-B-Q **Address or PIN #:** 166806-29-6435

AGENT/APPLICANT INFORMATION:

Fleet Temple/Enoch Engineers, P.A.
(Name - type, print clearly)

1403 NC Highway 50 S
(Address)
Benson, NC 27504
(City, State, Zip)

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

Major Site Plan Approval

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:

Gregory A. Moore
(Name - type, print clearly)

405 E. Market Street
(Address)

Gregory A. Moore
(Owner's Signature)

Smithfield, NC 27577
(City, State, Zip)

STATE OF NC
COUNTY OF WAKE

Sworn and subscribed before me Russell E. Meinert, a Notary Public for the above State and County, this the 13th day of June, 20 19.

SEAL

Notary Public

My Commission Expires: 11-09-23

RUSSELL E. MEINERT NOTARY PUBLIC WAKE COUNTY, NC

July 2018

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

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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: Clayton Smithfield's Chicken 'n BAR-B-Q **Address or PIN #:** 166806-29-6441, 166806-29-6375, 166806-29-6288

AGENT/APPLICANT INFORMATION:

Fleet Temple/Enoch Engineers, P.A.
(Name - type, print clearly)

1403 NC Highway 50 S
(Address)
Benson, NC 27504
(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*):

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OWNER AUTHORIZATION:

Brookie G. Hackney & Becky Y. Gordon
(Name - type, print clearly)

133 Plantation Circle S
(Address)

Brookie G Hackney
(Owner's Signature)

Ponte Vedra Beach, FL 32082
(City, State, Zip)

STATE OF New York
COUNTY OF Jefferson

Sworn and subscribed before me Brookie Hackney, a Notary Public for the above State and County, this the 18 day of July, 2019.

SEAL

MINDY L WHITMORE
Notary Public, State of New York
No. 01WH6073163
Qualified In Jefferson County
Commission Expires April 15, 2022

Mindy L. Whitmore
Notary Public

My Commission Expires: 4/15/2022

July 2018

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

OWNER'S CONSENT FORM

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

Project Name: Clayton Smithfield's Chicken 'n BAR-B-Q **Address or PIN #:** 166806-29-6441, 166806-29-6375, 166806-29-6288

AGENT/APPLICANT INFORMATION:

Fleet Temple/Enoch Engineers, P.A.
(Name - type, print clearly)

1403 NC Highway 50 S
(Address)
Benson, NC 27504
(City, State, Zip)

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

Major Site Plan Approval

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:

Brookie G. Hackney & Becky Y. Gordon
(Name - type, print clearly)

Becky Y. Gordon
(Owner's Signature)

133 Plantation Circle S
(Address)

Ponte Vedra Beach, FL 32082
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Jose B Lantigua, a Notary Public for the above State and County, this the 25 day of July, 2019.

SEAL

JOSE B. LANTIGUA NOTARY PUBLIC WAKE COUNTY, NC

Notary Public

My Commission Expires: 4-12-2022

July 2018

Date: 8-1-19

CLAYTON 001, LLC

We, Brookie G. Hackney & Becky Y. Gordon, hereby give our consent to Clayton LLC, 001 to submit a draft erosion and sedimentation control plan and to conduct the anticipated land disturbing activity for Clayton Smithfield's Chicken 'n BAR-B-Q, Town of Clayton, Johnston County, NC.

NCPIN: 166806-29-6441, 166806-29-6375, 166806-29-6288

Should any other information be needed please contact me at 434-546-2322

Sincerely,

Brookie G. Hackney Date

Becky Y. Gordon 8-1-19

Becky Y. Gordon Date

I, Rae R. Boyd, a Notary Public of the County of Johnston State of North Carolina, hereby certify that Becky Y. Gordon (only) appeared personally before me this day and being duly sworn acknowledged that the above form was executed by him.

Witness my hand and notarial seal, this 1st day of August, 2019

Rae R. Boyd

Notary

Seal RAE R. BOYD NOTARY PUBLIC JOHNSTON COUNTY, NC My Comm. Exp. 7-12-23

My commission expires July 12, 2023

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

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Fleet Temple/Enoch Engineers, P.A.
(Name - type, print clearly)

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(Address)
Benson, NC 27504
(City, State, Zip)

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(Name - type, print clearly)

Brookie G Hackney
(Owner's Signature)

133 Plantation Circle S
(Address)

Ponte Vedra Beach, FL 32082
(City, State, Zip)

STATE OF New York
COUNTY OF Jefferson

Sworn and subscribed before me Brookie Hackney, a Notary Public for the above State and County, this the 18 day of July, 2019.

SEAL

MINDY L WHITMORE
Notary Public, State of New York
No. 01WH6073163
Qualified In Jefferson County
Commission Expires April 15, 2022

Mindy L. Whitmore
Notary Public

My Commission Expires: 4/15/2022

July 2018

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
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Fleet Temple/Enoch Engineers, P.A.
(Name - type, print clearly)

1403 NC Highway 50 S
(Address)
Benson, NC 27504
(City, State, Zip)

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(Name - type, print clearly)

Becky Y. Gordon
(Owner's Signature)

133 Plantation Circle S
(Address)

Ponte Vedra Beach, FL 32082
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Jose B Lantigua, a Notary Public for the above State and County, this the 25 day of July, 2019.

SEAL

JOSE B. LANTIGUA NOTARY PUBLIC WAKE COUNTY, NC

Notary Public

My Commission Expires: 4-12-2022

July 2018

Date: 8-1-19

CLAYTON 001, LLC

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Should any other information be needed please contact me at 434-546-2322

Sincerely,

Brookie G. Hackney Date

Becky Y. Gordon 8-1-19

Becky Y. Gordon Date

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Witness my hand and notarial seal, this 1st day of August, 2019

Rae R. Boyd

Notary

Seal RAE R. BOYD NOTARY PUBLIC JOHNSTON COUNTY, NC My Comm. Exp. 7-12-23

My commission expires July 12, 2023

Enoch Engineers, P.A.

Joe E. Godwin Sr., P.E., P.L.S.

Consulting Engineers & Surveyors

1403 NC Hwy 50 South

Benson, NC 27504

Phone: (919) 894-5731
(919) 894-7765

Fax: (919) 894-8190

Email: general@enochengineers.com

August 2, 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 land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: August 13, 2019 Meeting Time: 6:00 p.m.

Meeting Location: Clayton Center - York Room, 111 E. 2nd St. Clayton, NC 27528

Type of Application: Major Site Plan

Project/proposal property address: 10414 US Highway 70 Business
Clayton, NC 27528

Upcoming public meetings for this application: Planning Board - August 26, 2019

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:
1. A copy of the project application.
2. A schedule of all upcoming public meetings for the application.
3. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
4. A map, drawing, or other depiction of the proposed land use change or development proposal.

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

If you have any questions prior to or after this meeting, you may contact us at ***919-894-7765.*** You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Fleet Temple, PE
Enoch Engineers, PA

Cc: Town of Clayton Planning Department

RECEIVED
JUN 28 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Clayton Smithfield's Chicken 'n BAR-B-Q Major Site Plan

Date of Mailing: July 30, 2019

Date of Meeting: August 13, 2019 Time of Meeting: 6:00 p.m.

Location of Meeting: Clayton Center - 111 E. 2nd St. Clayton, NC 27520

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

Printed Name: PETER E MORFLEET TEMPLE 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.*

STEVE FERRELL (BECKY GORDON HUSBAND) ATTENDED IN ORDER TO SEE THE SITE PLAN & BUILDING DESIGN. NO ISSUES WERE RAISED. HE COMMENTED THAT THE NEW BUILDING/SITE WOULD LOOK NICE.

NO CHANGES WERE MADE TO THE APPLICATION

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Clayton Smithfield's Chicken 'n BAR-B-Q

Application: Major Site Plan

Location/Date: Clayton Center - August 13, 2019

	NAME	ADDRESS
1	Steve Ferrell	111 Hardy St Clayton, NC 27520
2		
3		
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9		
10		
11		
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13		
14		
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19		
20		

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton Smithfield's Chicken 'n BAR-B-Q

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
166806-29-8512	Charles B. Gordon	309 E. Main Street
166806-29-7288	Charles B. Gordon	10376 US Highway 70 Business
166806-29-8201	Charles B. Gordon	10368 US Highway 70 Business
166805-29-2511	Blondell Johnson	706 Fernwood Drive
166805-29-4508	J&M Properties, LLC	12295 NC 39 Highway Zebulon, NC 27597
166805-29-4520	J&M Properties, LLC	12295 NC 39 Highway Zebulon, NC 27597
166806-29-5533	J&M Properties, LLC	12295 NC 39 Highway Zebulon, NC 27597
166806-29-6742	Heritage Court Apartments	P.O. Box 450233 Atlanta, GA 31145
166806-29-6441	Brookie G. Hackney & Becky Y. Gordon	133 Plantation Cir S, Ponte Vedra Beach, FL 32082
166806-29-6375	Brookie G. Hackney & Becky Y. Gordon	133 Plantation Cir S, Ponte Vedra Beach, FL 32082
166806-29-6288	Brookie G. Hackney & Becky Y. Gordon	133 Plantation Cir S, Ponte Vedra Beach, FL 32082

RECEIVED
JUN 28 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

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

August 9, 2019

Enoch Engineers, PA/Fleet Temple
1403 NC Hwy 50 South
Fleet@enochengineers.com

Mr. Temple,

The project for 2019-126-SP Clayton Smithfield's Chicken n' BAR B Q has received Certification from the Technical Review Committee on August 9, 2019. The project will now proceed to the following meeting:

Planning Board: Monday August 26, 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 — Date: 8/9/19

Department of Engineering Approval — Date: 8/9/19

Fire Inspector's Approval — Date: 09 AUG 2019

2019

Received By:
Town of Clayton
8/8/19

PROJECT #: 2019-126-SP
MAJOR SITE PLAN FOR:

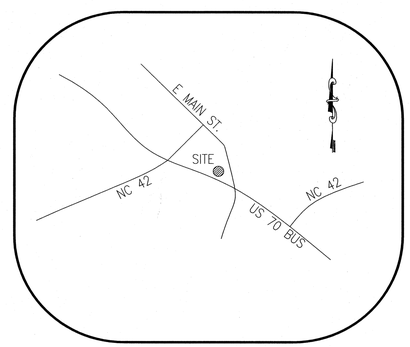
CLAYTON SMITHFIELD'S CHICKEN 'N BAR-B-Q

OWNER / DEVELOPER:

CLAYTON 001, LLC
P.O. BOX 979
CARY, NC 27512

SHEET INDEX

S-1	COVER SHEET
S-2	EXISTING CONDITIONS
S-3	DEMOLITION PLAN
S-4	SITE PLAN
S-5	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
S-6	UTILITY PLAN
S-7	LANDSCAPE PLAN
S-8	LANDSCAPE DETAILS
S-9	DETAILS
S-10	DETAILS



ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT
BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

Enoch Engineers, P.A.
CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
E-mail: general@enochengineers.com
N.C. Firm License #C-2061

DESIGNED BY:

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 044441 PETER E. NORFLEET TEMPLE
08/08/2019

PETER E. NORFLEET TEMPLE — DATE

DATE: June 25, 2019
PROJECT NO.: 4987
REVISED: 07-31-2019: TRC COMMENTS
08-08-2019: TRC COMMENTS

EE PROJECT: 4987
S - 1
OF 10

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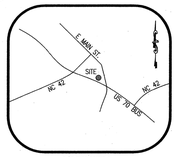


VICINITY
NTS

SURVEYOR'S DECLARATION TO WHOM IT MAY CONCERN

THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED. A NORTH CAROLINA LICENSED ATTORNEY AT LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATIONS OF EASEMENTS, ANY CEMETERIES OR FAMILY BURYING GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THE SURVEYOR BY PRESENT OWNERS AT THE TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY NATURE IS ASSUMED BY THE SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN SUCH AS: CEMETERIES, FAMILY BURYING GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIAL, etc.

SURVEY NOTATION

EIS	*EXISTING IRON STAKE*
EISD	*EXISTING IRON STAKE DISTURBED*
SIS	*SET IRON STAKE*
R/W	*RIGHT-OF-WAY*
CP	*COMPUTED POINT*
WM	*WATER METER*
UP	*UTILITY POLE*
OHPL	*OVERHEAD POWERLINE*

GENERAL NOTES:

1. AREA MEASUREMENTS CALCULATED BY COORDINATE METHOD.
2. ALL MEASUREMENTS ARE HORIZONTAL GROUND MEASUREMENTS UNLESS STATED OTHERWISE.
3. EXISTING MONUMENTATION WAS FOUND AT PROPERTY CORNERS AS SHOWN.
4. NO TITLE SEARCH HAS BEEN PERFORMED ON THIS PROPERTY BY THIS OFFICE.
5. NO RECOVERABLE NCGS MONUMENTATION EXISTS WITHIN 2000 FEET OF THIS SITE.
6. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING DRAINAGE EASEMENT ON PRIVATE PROPERTY.
7. IRON STAKES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

I, JASON E. GODWIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE; PAGE REFS); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES (DRAWN FROM INFORMATION FOUND IN MAP BOOK SEE; PAGE REFS; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 25TH DAY OF JULY A.D., 2019.

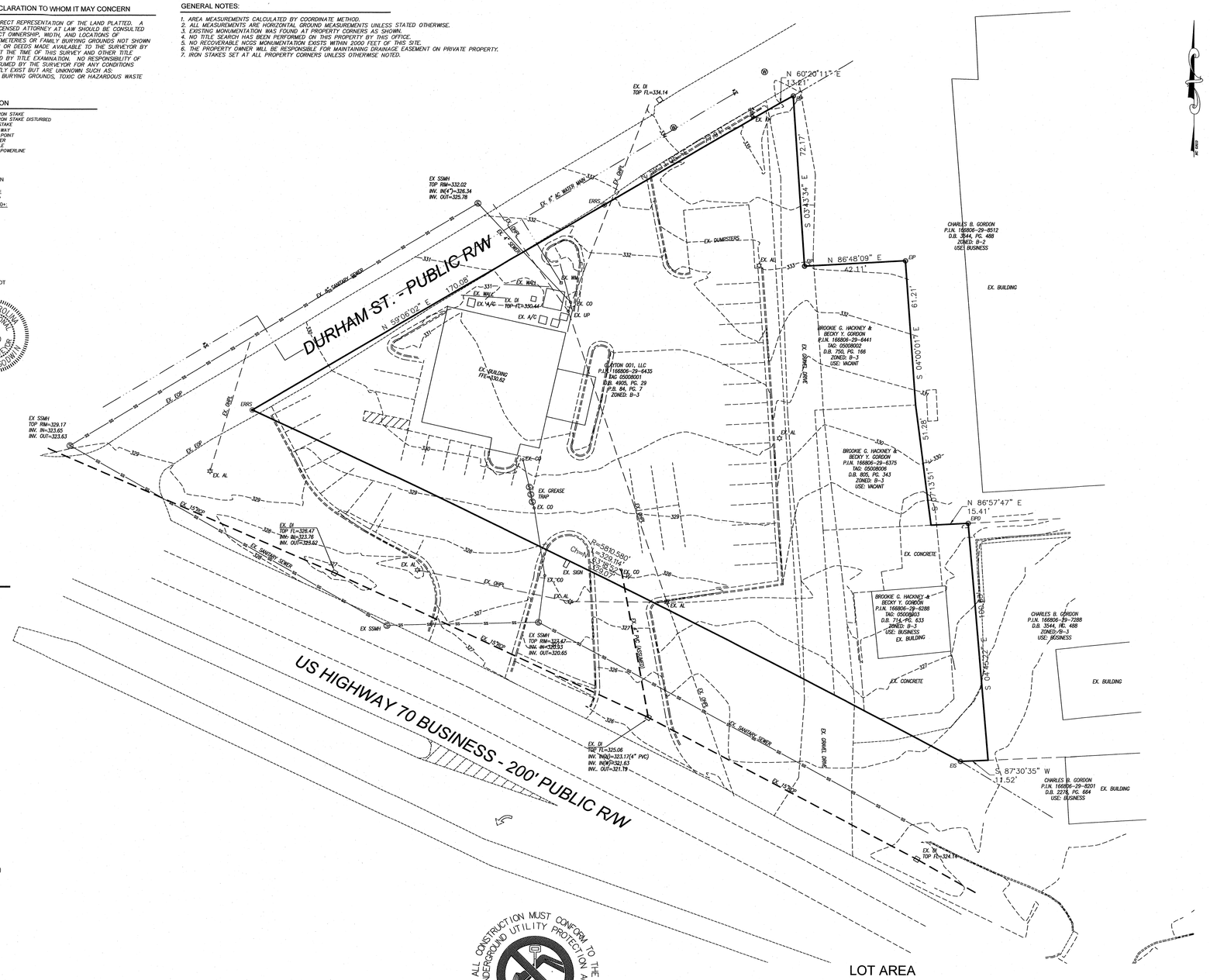
JASON E. GODWIN — L-5080 REGISTRATION NUMBER

I, JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR NO. L-5080, CERTIFY;

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;

JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR
NO. L-5080

NORTH CAROLINA PROFESSIONAL SEAL L-5080 LAND SURVEYOR JASON E. GODWIN



SITE DATA

DEVELOPER:	CLAYTON 001, LLC PO BOX 979 CARY, NC 27512
PROPERTY ADDRESS:	10414 US HWY 70 BUS CLAYTON, NC 27520
OWNER:	CLAYTON 001, LLC PO BOX 979 CARY, NC 27512
ZONED:	B-3
EXISTING BUILDING SQUARE FOOTAGE:	3,051SF

SETBACKS

FRONT	–	40'
SIDE	–	10'
REAR	–	20'

P.I.N.:	166806-29-6435 166806-29-6441 166806-29-6375 166806-29-6288
TAG:	05008001 05008002 05008006 05008003
LOT AREA:	0.91 ACRES (39,527SF)
EXISTING IMPERVIOUS:	28,662SF (EXCLUDES HWY 70 R/W)
EXISTING IMPERVIOUS %:	28,662SF/39,527 = 72.5%

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

LOT AREA
0.91 AC.
39,527 SF

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH CAROLINA PROFESSIONAL SEAL 5080 ENGINEER JASON E. GODWIN 07/31/2019

Enoch Engineers, P.A.
CONSULTING ENGINEERS & SURVEYORS
1493 NC Highway 96 North, Smithfield, NC 27577
Phone: (919) 934-7505 Fax: (919) 934-4170
E-mail: general@enochengineers.com
NC Firm License #C-2061

PLAN INFORMATION:	
DESIGNED BY: EEE, PA	HORIZONTAL SCALE: 1"=20'
DRAWN BY: EEE, PA	VERTICAL SCALE:
CHECKED BY: FT	DATE CREATED: 06-25-2019
SURVEY INFORMATION:	

Revisions
07-31-2019: TRC COMMENTS

LOCATION:
10414 US HWY 70 BUS
CLAYTON, NC 27520
CLAYTON TOWNSHIP
JOHNSTON COUNTY

PROPERTY DEVELOPER(S):
CLAYTON 001, LLC
PO BOX 979
CARY, NC 27512

EXISTING CONDITIONS FOR CLAYTON SMITHFIELD'S CHICKEN 'N BAR-B-Q

EE PROJECT: 4987

S - 2
of 10

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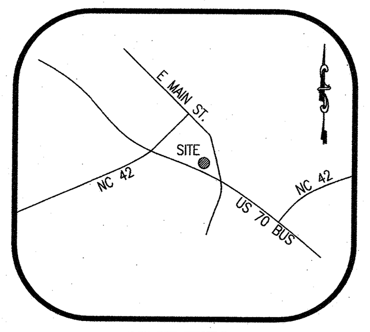
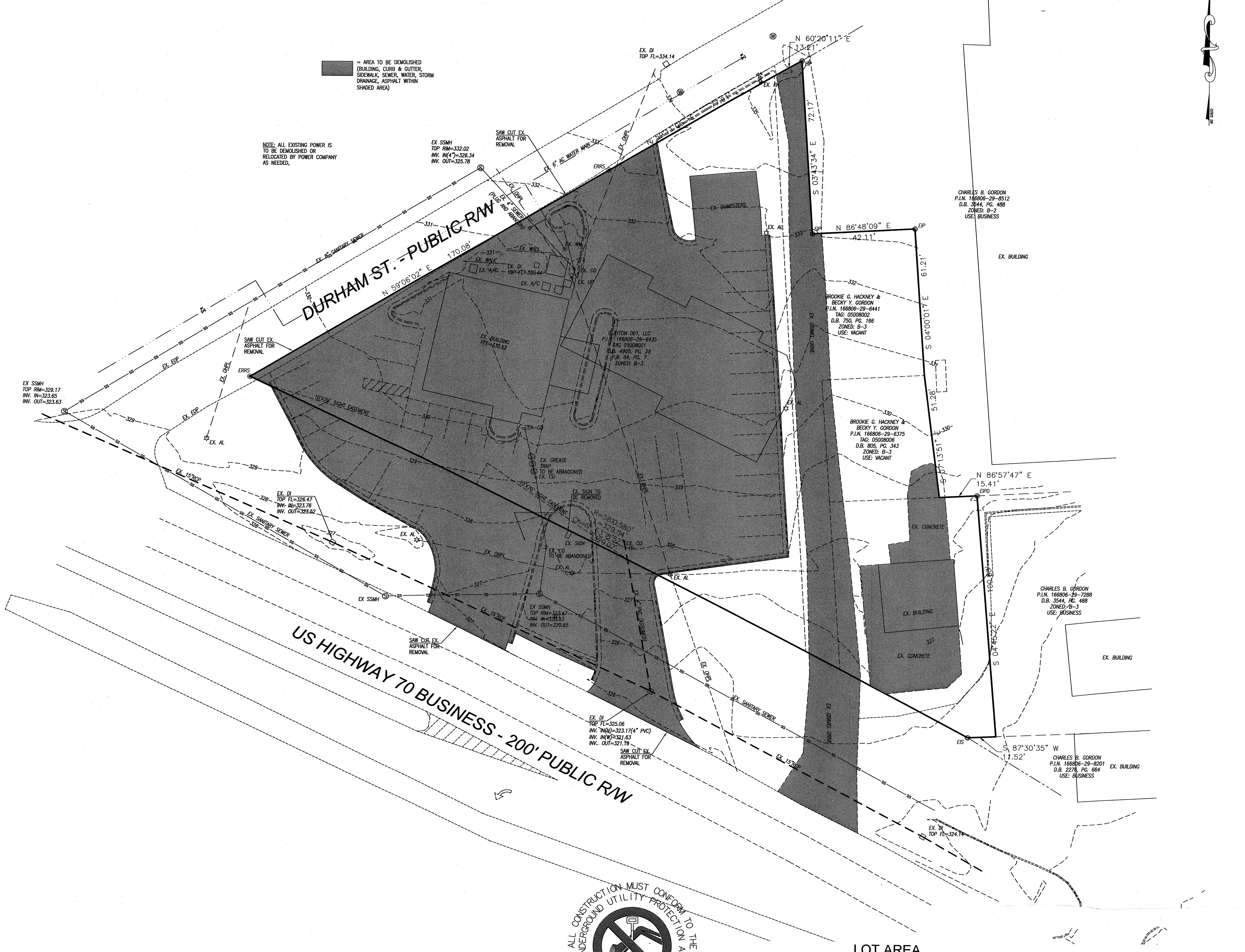


VICINITY
NTS

= AREA TO BE DEMOLISHED (BUILDING, CURB & GUTTER, SIDEWALK, SEWER, WATER, STORM DRAINAGE, ASPHALT WITHIN SHADED AREA)

NOTE: ALL EXISTING POWER IS TO BE DEMOLISHED OR RELOCATED BY POWER COMPANY AS NEEDED.



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1-800-632-4949

LOT AREA
0.91 AC.
39,527 SF

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SEAL:

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024401 PETER E. NORFLEET TEMPLE 07.31.2019

Enoch Engineers, P.A.
Consulting Engineers & Surveyors
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
E-mail: general@enochengineers.com
NC Firm License #C-2061

Revisions	PLAN INFORMATION:	
07-31-2019: TRC COMMENTS	DESIGNED BY: EE, PA	HORIZONTAL SCALE: 1"=20'
	DRAWN BY: EE, PA	VERTICAL SCALE: ~
	CHECKED BY: FT	DATE CREATED: 06-25-2019
	SURVEY INFORMATION:	

DEMOLITION PLAN FOR CLAYTON SMITHFIELD'S CHICKEN 'N BAR-B-Q

LOCATION:
10414 US HWY 70 BUS
CLAYTON, NC 27528
CLAYTON TOWNSHIP
JOHNSTON COUNTY

PROPERTY DEVELOPER(S):
CLAYTON 001, LLC
PO BOX 979
CARY, NC 27512

EE PROJECT: 4987

S - 3
of 10

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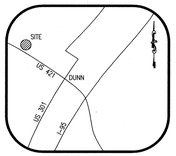
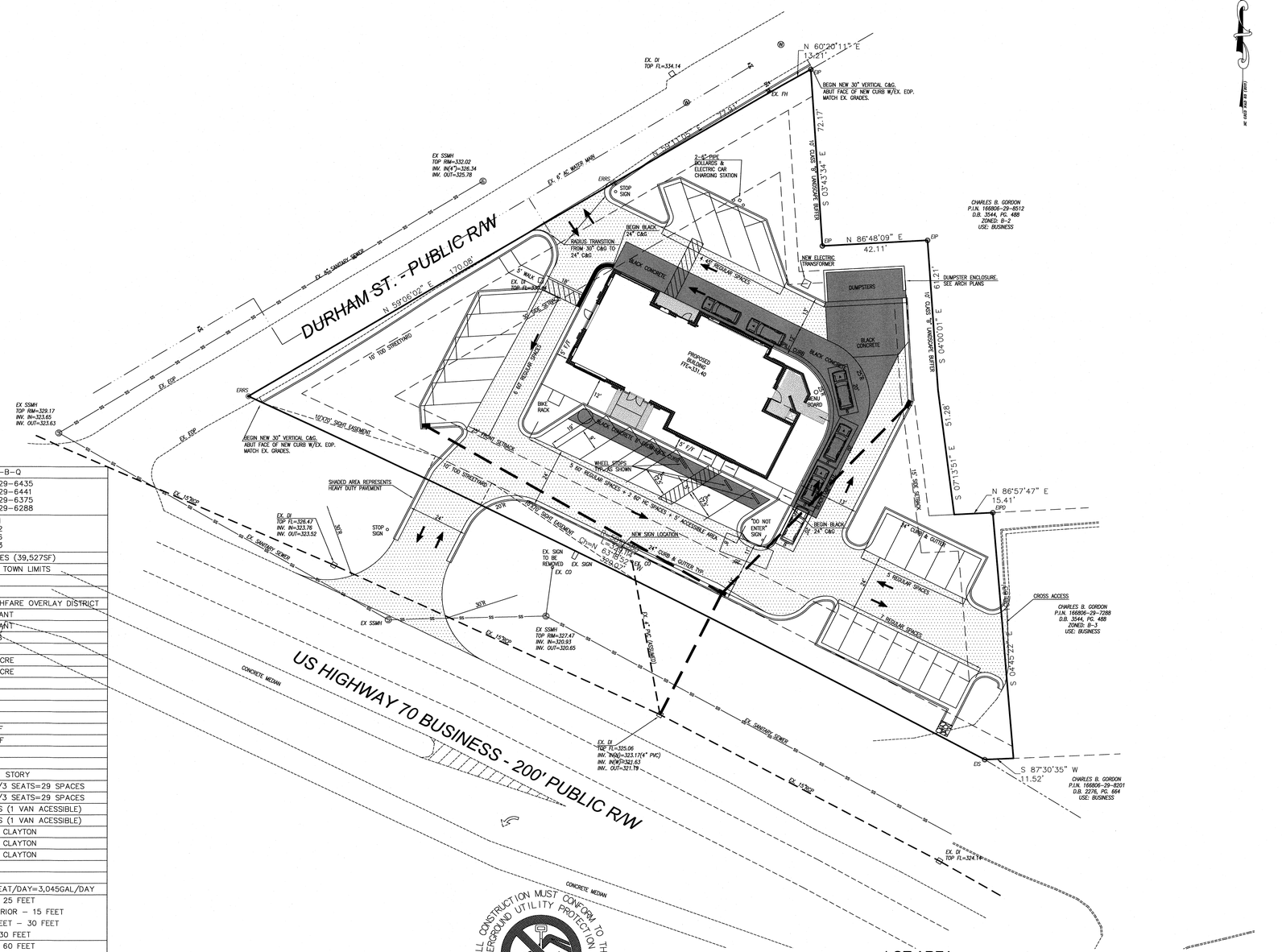


VICINITY
NTS



SITE DATA TABLE

PROJECT NAME: CLAYTON SMITHFIELD'S CHICKEN 'N BAR-B-Q	
PARCEL IDENTIFICATION NUMBERS:	166806-29-6435 166806-29-6441 166806-29-6375 166806-29-6288
TAG NUMBERS:	05008001 05008002 05008006 05008003
PROPERTY SIZE:	0.91 ACRES (39,527SF)
PROPERTY LOCATION:	CLAYTON TOWN LIMITS
EXISTING ZONING DISTRICT:	B-3
PROPOSED ZONING DISTRICT:	N/A
OVERLAY:	THOROUGHFARE OVERLAY DISTRICT
EXISTING USE:	RESTAURANT
PROPOSED USE:	RESTAURANT
NUMBER OF SEATS:	87 SEATS
NUMBER OF HOUSING UNITS PROPOSED:	N/A
EXISTING DENSITY:	1 UNIT/ACRE
PROPOSED DENSITY:	1 UNIT/ACRE
EXISTING INTENSITY:	3,051 SF
PROPOSED INTENSITY:	3842 SF
FLOOR AREA RATIO:	0.097
BUILDING COVERAGE:	9.7%
PERVIOUS SURFACE AREA:	12,893 SF
IMPERVIOUS SURFACE AREA:	26,634 SF
PROPOSED IMPERVIOUS SURFACE COVERAGE:	67.4%
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	75%
BUILDING HEIGHT:	24'-8", 1 STORY
REQUIRED PARKING:	1 SPACE/3 SEATS=29 SPACES
PROPOSED PARKING:	1 SPACE/3 SEATS=29 SPACES
REQUIRED HANDICAP ACCESSIBLE PARKING:	2 SPACES (1 VAN ACESSIBLE)
PROPOSED HANDICAP ACCESSIBLE PARKING:	2 SPACES (1 VAN ACESSIBLE)
ELECTRIC PROVIDER:	TOWN OF CLAYTON
WATER PROVIDER:	TOWN OF CLAYTON
SEWER PROVIDER:	TOWN OF CLAYTON
REQUIRED BIKE RACK PARKING:	1 RACK
PROVIDED BIKE RACK PARKING:	1 RACK
PROPOSED WASTEWATER ALLOCATION:	35GAL/SEAT/DAY=3,045GAL/DAY
REQUIRED SETBACKS:	FRONT – 25 FEET SIDE INTERIOR – 15 FEET SIDE STREET – 30 FEET REAR – 30 FEET
PROPOSED SETBACKS:	FRONT – 60 FEET SIDE INTERIOR –51 FEET SIDE STREET – 30 FEET REAR – N/A

NOTE: A RECOMBINATION WILL BE COMPLETED FOR THE PARCELS INCLUDED IN THIS SITE PLAN FOLLOWING BOARD APPROVAL OF THE SITE PLAN.

NOTE: NEW SIGN WILL BE REQUIRED TO OBTAIN A SIGN PERMIT FROM THE TOWN OF CLAYTON. SIGN LOCATION AND DESIGN WILL BE REVIEWED AT THAT TIME AND WILL BE APPROVED IN ACCORDANCE WITH THE UDC'S SIGN DESIGN REQUIREMENTS.

LOT AREA
0.91 AC.
39,527 SF

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 019681 ERIC E. PAYNE
08.08.2019

Enoch Engineers, P.A.
CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7002 Fax: (919) 894-1950
E-mail: general@enochengineers.com
NC Firm License #C-2061

PLAN INFORMATION:	
DESIGNED BY: EEE, PA	HORIZONTAL SCALE: 1"=20'
DRAWN BY: EEE, PA	VERTICAL SCALE: N/A
CHECKED BY: FT	DATE CREATED: 06-25-2019
SURVEY INFORMATION:	

Revisions
07-31-2019: TRC COMMENTS
08-08-2019: TRC COMMENTS

LOCATION:
10414 US HWY 70 BUS
CLAYTON, NC 27528
CLAYTON TOWNSHIP
JOHNSTON COUNTY

PROPERTY DEVELOPER(S):
CLAYTON 001, LLC
P.O. BOX 1679
CARY, NC 27512

SITE PLAN FOR CLAYTON SMITHFIELD'S CHICKEN 'N BAR-B-Q

EE PROJECT: 4987

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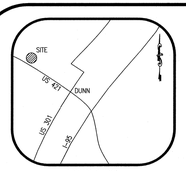

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1) Ground Stabilization*

Site Area Description	Stabilization Time Frame	Stabilization Time Frame Exceptions
* Perimeter dikes, swales, ditches and slopes	7 days	None
* High Quality Water (HQW) Zones	7 days	None
* Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and 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)

* "Extensions of time may be approved by the permitting authority based on weather or other site-specific conditions that make compliance impracticable." (Section II.B(2)(b))

CONSTRUCTION SEQUENCE

1) INSTALL THE TEMPORARY CONSTRUCTION ENTRANCE.
2) INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLANS.
3) DEMOLISH EXISTING BUILDING, CURB & GUTTER, AND ASPHALT AREA AS SHOWN ON DEMOLITION PLAN
4) GRADE SITE.
5) GRASS AREAS THAT WILL NOT BE DISTURBED.
6) INSTALL UTILITIES.
7) PLACE BASE-COURSE IN DRIVES.
8) SEED AND MULCH ALL AREAS TO PROVIDE PERMANENT GROUNDCOVER WITHIN 14 WORKING DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING, AND WITHIN 14 WORKING DAYS OR 90 CALENDAR DAYS, WHICHEVER PERIOD IS SHORTER, FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
9) MAINTAIN ALL TEMPORARY MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10) NO SEDIMENT OR EROSION CONTROL MEASURES ARE TO BE REMOVED UNTIL THE SITE IS STABILIZED

NOTIFICATION OF COMBINED SELF-MONITORING AND SELF-INSPECTION FORM:

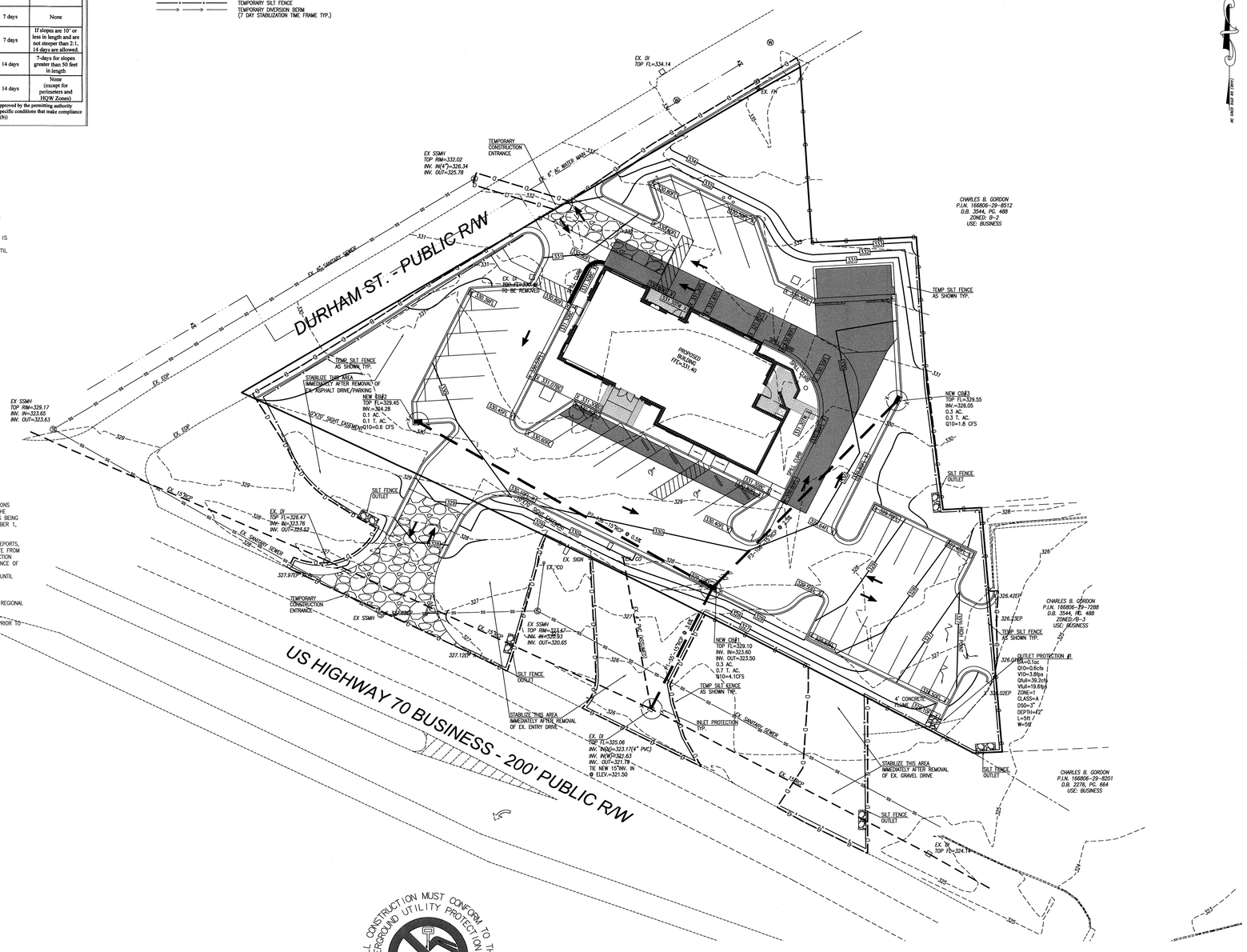
THE SEDIMENTATION POLLUTION CONTROL ACT WAS AMENDED IN 2006 TO REQUIRE THAT PERSONS RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES INSPECT A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. RULES DETAILING THE DOCUMENTATION OF THESE INSPECTIONS TOOK EFFECT OCTOBER 1, 2010.

TO SIMPLIFY DOCUMENTATION OF SELF-INSPECTION REPORTS AND NPDES SELF-MONITORING REPORTS, DWQ AND DEMLR DEVELOPED A COMBINED FORM. THE SELF-INSPECTION PROGRAM IS SEPARATE FROM THE WEEKLY SELF-MONITORING PROGRAM OF THE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES. THE FOCUS OF THE SELF-INSPECTION REPORT IS THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES ACCORDING TO THE APPROVED PLAN. THE INSPECTIONS SHOULD BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. THE FORM CAN BE ACCESSED AT: HTTP://PORTAL.NCDENR.ORG/WEB/LR/EROSION

IF YOU HAVE QUESTIONS OR CANNOT ACCESS THE FORM, PLEASE CONTACT THE FAYETTEVILLE REGIONAL OFFICE AT (910) 433-3300.

NOTE: A SEPARATE EROSION CONTROL PERMIT WILL BE REQUIRED FOR EACH INDIVIDUAL LOT PRIOR TO LAND DISTURBANCE .

---100---	EXISTING CONTOUR
X 100.00	EXISTING SPOT ELEVATION
X 100.00	FINISH GRADE SPOT ELEVATION
100	FINISH GRADE CONTOUR
—D—D—	LIMITS OF DISTURBED AREA (1.1 ACRES)
	TEMPORARY SILT FENCE
	TEMPORARY DIVERSION BERM (7 DAY STABILIZATION TIME FRAME TYP.)



ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024441 EDWARD E. EPLER
06.05.2019

Enoch Engineers, P.A.
CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-2000 Fax: (919) 894-3869
Email: general@enochengineers.com
NC Firm License #C-2061

PLAN INFORMATION:
DESIGNED BY: EEE, PA
DRAWN BY: EEE, PA
CHECKED BY: FT
SURVEY INFORMATION:
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE:
DATE CREATED: 06-25-2019

Revisions
07-31-2019: TRC COMMENTS
08-08-2019: TRC COMMENTS

LOCATION:
10414 US HWY 70 BUS
CLAYTON, NC 27528
JOHNSTON COUNTY
CLAYTON TOWNSHIP

PROPERTY DEVELOPER(S):
CLAYTON 001, LLC
PO BOX 979
CARY, NC 27512

GRADING, DRAINAGE, AND EROSION CONTROL PLAN FOR CLAYTON SMITHFIELD'S CHICKEN 'N BAR-B-Q

EE PROJECT: 4987

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GREASE TRAP ABANDONMENT

1. EXISTING GREASE INTERCEPTOR TO BE ABANDONED MUST BE PUMPED TO REMOVE ANY AND ALL WASTE. PUMPING MUST BE PERFORMED BY A LICENSED WASTE HAULER, AND DOCUMENTATION SHALL BE POSTED ON SITE OR MADE AVAILABLE FOR VERIFICATION DURING THE ABANDONMENT INSPECTION.
2. THE TOP COVER OVER THE GREASE INTERCEPTOR SHALL BE CRUSHED INTO THE EMPTY TANK OR REMOVED.
3. THE GREASE INTERCEPTOR SHALL BE BACK FILLED NO HIGHER THAN THE TOP VERTICAL EDGES OF THE TANK WITH FILL MATERIAL LESS THAN 3 INCHES IN DIAMETER AND FREE OF ORGANIC AND CONSTRUCTION DEBRIS. EXAMPLES: SAND, SANDY LOAM, PEA GRAVEL, CRUSHED LIMESTONE BASE, CLEAN CLASS III SOILS. CLAY SOILS SHOULD BE AVOIDED DUE TO THER HIGH SHRINK/SWELL CHARCTERISTICS.

BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Enoch Engineers, P.A.
CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-1000 Fax: (919) 894-1000
E-mail: general@enochengineers.com
NC Firm License #C-2061

PLAN INFORMATION:	
DESIGNED BY: EIE, PA	HORIZONTAL SCALE: 1"=20'
DRAWN BY: EIE, PA	VERTICAL SCALE:
CHECKED BY: FT	DATE CREATED: 08-25-2019
SURVEY INFORMATION:	

Revisions
07-31-2019: TRC COMMENTS
08-08-2019: TRC COMMENTS

LOCATION:
10414 US HWY 70 BUS
CLAYTON, NC 27528
CLAYTON TOWNSHIP
JOHNSTON COUNTY

PROPERTY DEVELOPER(S):
CLAYTON 001, LLC
PO BOX 979
CARY, NC 27512

UTILITY PLAN FOR CLAYTON SMITHFIELD'S CHICKEN 'N BAR-B-Q

EE PROJECT: 4987

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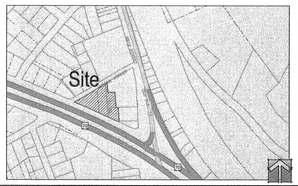


Vicinity Map

Landscape Notes

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.

3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.

4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

5. ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEEDED OR SODDED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.

6. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. ALL PLANTING BEDS, SAUCERS, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 3-4 INCHES OF TRIPLE SHREDDED HARDWOOD MULCH.

8. PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "V" CUT ALONG ITS BORDER WITH SODDED OR SEEDED AREAS.

9. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.

10. GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.

11. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND ENUMERATED ON THIS SHEET UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.

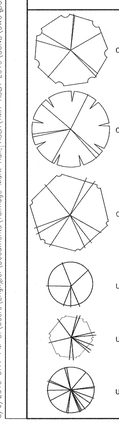
12. AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOXED AND CLIPPED HEDGEROWS.

13. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION BY THE DEVELOPMENT'S H.O.A. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.

14. 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.

15. AS PER UDC SECTION 155.402(b)(4)(a), ALL ROOF, GROUND AND WALL MOUNTED MECHANICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, AIR HANDLING EQUIPMENT, VENTS, COMPRESSORS, DUCT WORK, TRANSFORMERS AND ELEVATOR EQUIPMENT WILL BE SCREENED FROM VIEW.

Plant Symbol Key



Plant List

PLANT LIST

QUAN	KEY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
CANOPY TREES: 24 TOTAL						
4	ARO	Acer rubrum 'October Brilliance'	October Brilliance Red Maple	2 1/2" Cal.	8' Min.	Buffer Plantings
10	QS	Quercus shumardii	Shumard Oak	2 1/2" Cal.	8' Min.	Street Tree Plantings
10	ZSG	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 1/2" Cal.	8' Min.	Tree Coverage, Terminal Island Plantings
UNDERSTORY TREES: 25 TOTAL						
6	CCF	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" Cal.	6' Min.	Buffer Plantings
8	LIT	Lagerstroemia indica x fauriei 'Tuskeegee'	Tuskegee Crape Myrtle	2" Cal.	6' Min.	Tree Coverage Multi-stem, 3-5 stems
11	MGL	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	2" Cal.	6' Min.	T.O.D. Overlay Plantings
SHRUBS: 180 TOTAL						
40	AG	Abelia Grandiflora	Abelia	-	12" Min.	Buffer Plantings
98	ICN	Ilex Cornuta 'Needle Point'	Needle Point Holly	-	24" Min.	Parking Screening, Hedge Form, T.O.D. Overlay
8	IG	Ilex Glabra	Inkberry Holly	-	24" Min.	Dumpster Screening
25	LCZ	Loropetalum chinense rubrum 'Zhuzhou Fuchsia'	Zhuzhou Fuchsia Loropetalum	-	18" Min.	T.O.D. Overlay Plantings

STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACE A MAXIMUM OF 50 FEET APART).

2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED NO LESS THAN FIVE FEET OR MORE THAN 15 FEET FROM THE BACK OF THE SIDEWALK.

3. SPECIES SELECTION SHALL COMPLY WITH TOWN OF CLAYTON APPROVED LIST.

LANDSCAPE CALCULATION*

			PLANT TYPE	REQUIRED**	PROPOSED***
TOTAL AREA OF LOT:	39,527 SQ.FT.				
20% OF LOT AREA:	7,905 SQ.FT.		CANOPY TREE	8	24
REQUIRED LANDSCAPE AREA:	7,905 SQ.FT.		UNDERSTORY TREE	8	25
PROPOSED LANDSCAPE AREA:	10,386 SQ.FT.***		SHRUBS	16	180

* AS PER SECTION 155 402 (D) OF THE UNIFIED DEVELOPMENT CODE
** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA
*** PROPOSED TOTAL INCLUDES BUFFER PLANTINGS

Landscape Data

LANDSCAPE REQUIREMENTS

TOTAL AREA OF LOT: 39,527 SQ.FT.
20% OF LOT AREA: 7,905 SQ.FT.
PLANTINGS REQUIRED: 8 CANOPY TREES, 8 UNDERSTORY TREES, 16 SHRUBS
PLANTINGS PROVIDED: 24 CANOPY TREES, 25 UNDERSTORY TREES, 40 SHRUBS

BUFFERS REQUIRED/PROVIDED: EAST PROPERTY LINE – TYPE "B", ALT #1

BUFFER TYPES: TYPE "B", ALTERNATES 1. SEE BUFFER DETAIL/DIAGRAM THIS SHEET FOR REQUIRED PLANTINGS PER 100 LIN FT OF "B" BUFFER

STREET TREES: (4) CANOPY TREES ALONG DURHAM STREET AT 40' O.C.
(6) CANOPY TREES ALONG STREET "A" AT 40' O.C.

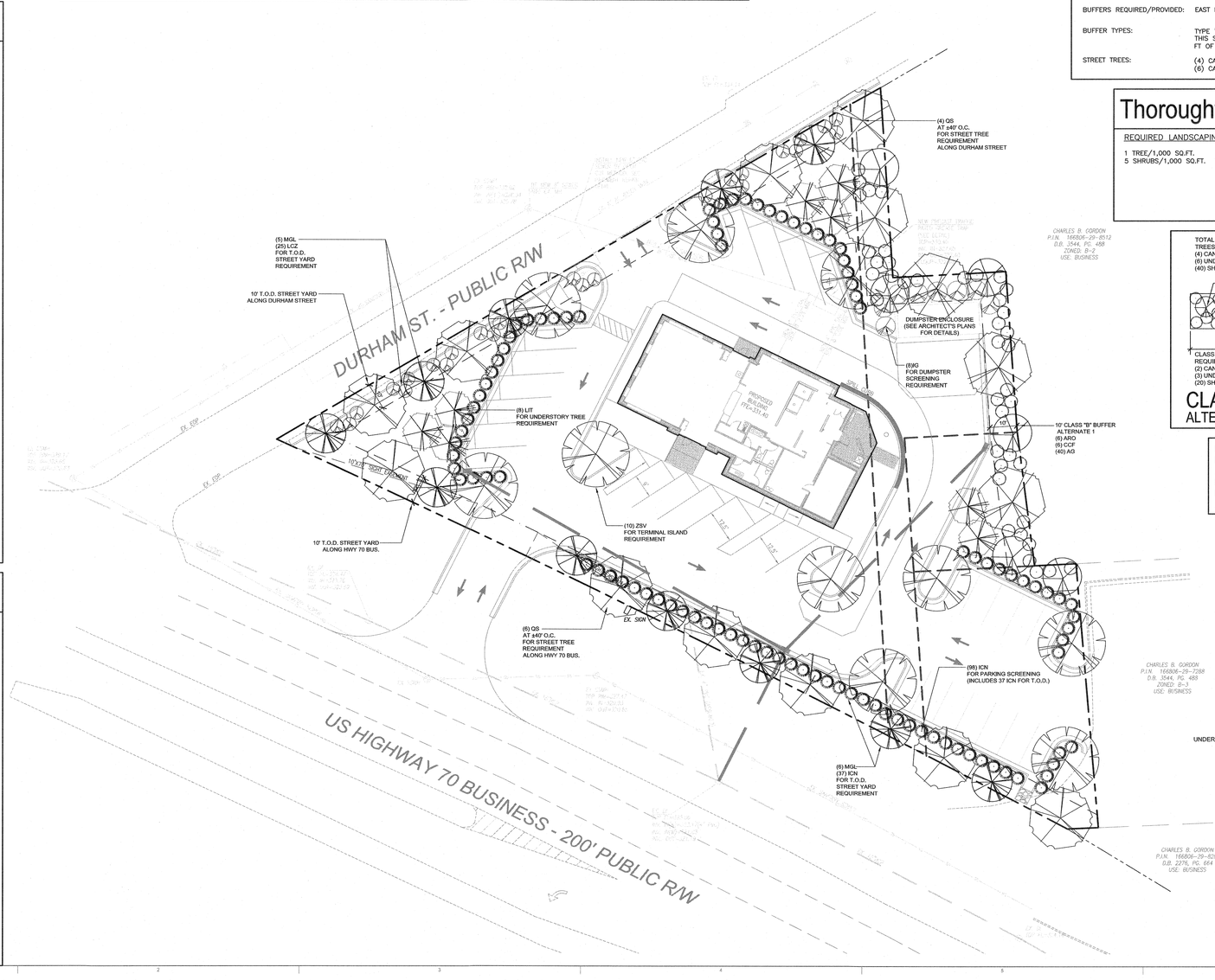
Thoroughfare Overlay District

REQUIRED LANDSCAPING:
1 TREE/1,000 SQ.FT.
5 SHRUBS/1,000 SQ.FT.

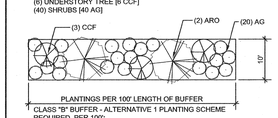
CALCULATIONS:

US HWY 70 BUSINESS
LENGTH OF FRONTAGE: 304'
304'(L)X20'(W): 6,080 SQ.FT.
REQUIRED PLANTINGS: 6 TREES/30 SHRUBS

DURHAM STREET
LENGTH OF FRONTAGE: 229'
229'(L)X20'(W): 4,580 SQ.FT.
REQUIRED PLANTINGS: 5 TREES/25 SHRUBS



TOTAL LENGTH OF CLASS "B", ALTERNATIVE 1 BUFFER: 203 LN.FT.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(4) CANOPY TREES [4 ARO]
(6) UNDERSTORY TREE [6 CCF]
(40) SHRUBS [40 AG]

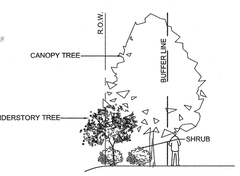


CLASS "B" BUFFER - ALTERNATIVE 1 PLANTING SCHEME
REQUIRED PER 100':
(2) CANOPY TREES
(3) UNDERSTORY TREES
(20) SHRUBS

NOTE:
LAYOUT IS ILLUSTRATIVE ONLY
SEE PLAN FOR ACTUAL LAYOUT

CLASS "B" BUFFER
ALTERNATIVE 1

NOTE:
PLANT MATERIAL TO BE FIELD ADJUSTED AS NEEDED TO AVOID CONFLICTS WITH EXISTING OR PROPOSED UTILITIES, DRAINAGE STRUCTURES AND DEVICES AS WELL AS WATERWAYS



TYPICAL BUFFER SECTION
NOTE: SECTION IS FOR ILLUSTRATIVE PURPOSES ONLY

LANDSCAPE PLAN

20' 10' 0 20' 40'
SCALE: 1" = 20'

100 DOVE CT
CLAYTON, NC 27520
919.810.8408
TALMAGE "MARK" HALL, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
talmagemark@gmail.com

LANDSCAPE PLAN FOR SMITHFIELD'S CHICKEN 'N BAR-B-Q
CLAYTON, NORTH CAROLINA
CLAYTON 001, LLC

NORTH CAROLINA LANDSCAPE ARCHITECT 874 TALMAGE MARK HALL, ASLA

NOTE: THIS SEAL AND SIGNATURE APPLIES ONLY TO THE LANDSCAPE PLAN, LANDSCAPE DETAILS AND LANDSCAPE NOTES

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

		DATE
PROJECT:	.	07.2019
ISSUE:	LANDSCAPE PLAN	08.02.2019
	.	.
	.	.
	.	.
REVISIONS:	TRC COMMENTS	08.02.2019
	TRC COMMENTS	08.09.2019
	.	.
	.	.
	.	.
	.	.
DRAWN BY:	TMH	
CHECKED BY:	TMH	
CONTENT:	LANDSCAPE PLAN	

S-7

TOWN OF CLAYTON PROJECT NO: 2019-126-SP

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LANDSCAPE WORK SPECIFICATIONS

SCOPE OF WORK: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK OF THIS SECTION INCLUDING INSTALLATION OF TREES, SHRUBS, GROUND COVERS, PERENNIALS, SOD, SEEDING, MULCH, AND APPURTENANCES.

JOB CONDITIONS: ATTENTION SHALL BE DIRECTED TO THE LOCATION OF ACTIVE UTILITIES WITHIN THE LIMITS OF WORK. BEFORE COMMENCING ANY WORK REQUIRED BY THE CONTRACT, THE CONTRACTOR SHALL LOCATE ALL UTILITIES, SUBSURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM THE WORK COVERED BY THE CONTRACT.

MATERIALS AND WORK: THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR HIS AGENT. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

PLANT MATERIALS: ALL MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IF FIELD GROWN, NATURALLY SHAPED, AND WELL-BRANCHED; FULL FOLIAGED WHEN IN LEAF WITH HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS OR THEIR EGGS, AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT LOCALE. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY.

PLANT SIZE: SPECIFIED SIZES INDICATE MINIMUM ALLOWABLE SIZES AT PLANTING. WHERE CONTAINER AND SIZE ARE INDICATED FOR A SINGLE SPECIES, BOTH REQUIREMENTS MUST BE MET.

PLANT HANDLING & STORAGE: PLANTS AND THEIR ROOT SYSTEMS SHALL BE ADEQUATELY PROTECTED FROM DRYING OUT AT ALL TIMES. PLANT MATERIALS SHALL BE WATERED PRIOR TO TRANSPORT AND KEPT MOIST PRIOR TO PLANTING. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE KEPT IN THE SHADE AND WELL-WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.

BALLED & BURLAPPED PLANTS SHALL BE LIFTED FROM THE BOTTOM ONLY, NOT BY STEMS OR TRUNKS.

CARE SHALL BE TAKEN WHEN REMOVING THE CONTAINER FROM CONTAINER-GROWN PLANTS SO AS NOT TO INJURE THE PLANT'S ROOTS.

SUBSTITUTIONS: IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT AVAILABLE, A WRITTEN PROPOSAL FOR USE OF A SIMILARLY-SIZED AND TYPE OF PLANT AND CORRESPONDING COST ADJUSTMENT WILL BE CONSIDERED. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

BACKFILL MATERIAL: NATIVE SOIL SHALL NOT BE USED FOR BACKFILL BUT IS ACCEPTABLE FOR CONSTRUCTION OF REQUIRED SAUCERS AROUND PLANTS. THE REMAINDER OF UNUSED NATIVE SOIL SHALL BE HAULED AWAY FROM THE SITE. BACKFILL MATERIAL SHALL BE A BLENDED SOIL MATERIAL AND SHALL BE CONSIST OF 40% COMPOST, 35% SAND, AND 25% CLAY. THE COMPOST SHALL A TURKEY COMPOST BEARING THE U.S. COUNCIL SEAL OF ASSURANCE. THE SAND SHALL BE OBTAINED FROM A SAND QUARRY AND FREE OF ALL VIABLE WEED SEED. OTHER CONDITIONS OF THE BACKFILL SHALL BE AS FOLLOWS:

MAXIMUM SOLUBLE SALTS:	350 PPM
RELATIVE DENSITY:	25%-50%, LOOSE
RELATIVE PERMEABILITY:	2.5-10 IN./HR.
PLASTIC INDEX:	4-10
PH RANGE:	6.0-6.8

BACKFILL MATERIAL SHALL BE TESTED AND TEST RESULTS SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.

PLANT FERTILIZER: SHALL BE A COMPLETE FERTILIZER, OF WHICH 50% OF THE NITROGEN IS DERIVED FROM NATURAL ORGANIC SOURCES OR UREAFORM. IT SHALL CONTAIN BY PERCENTAGE THE FOLLOWING: 10% NITROGEN, 10% PHOSPHORIC ACID, AND 10% POTASH. IT SHALL BE DELIVERED IN UNOPENED, LABELED CONTAINERS AND STORED IN A WEATHERPROOF PLACE.

WATER: SHALL BE FURNISHED BY THE OWNER.

PLANT MATERIAL INSTALLATION: MATERIALS SHALL ONLY BE PLANTED DURING PERIODS OF SUITABLE WEATHER CONDITIONS.

THE OWNER SHALL BE NOTIFIED OF SUBSURFACE CONDITIONS THAT WOULD PROVE DETRIMENTAL TO PLANT SURVIVAL OR GROWTH. ALTERNATE LOCATIONS FOR MATERIAL SHALL BE DETERMINED BY THE CONTRACTOR AND LANDSCAPE ARCHITECT.

ALL TREES AND SHRUBS SHALL BE PLANTED IN INDIVIDUAL HOLES. THE SIDES AND BOTTOM OF HOLES SHALL BE SCARIFIED PRIOR TO PLANTING. BACKFILL WITH THE SOIL MIXTURE SPECIFIED ON THE DRAWINGS. BACKFILLING SHALL BE ACCOMPLISHED IN LIFTS TO ENSURE ELIMINATION OF ALL AIR POCKETS. ALL PLANTS SHALL BE POSITIONED TO PLACE MOST ATTRACTIVE SIDE TO VIEW AND IN A PLUMB POSITION.

INSTALL 6 FT. DIAMETER SAUCERS MADE OF SOIL AROUND LARGE TREES AND 4 FT. DIAMETER SAUCERS AROUND SMALL TREES.

IMMEDIATELY FOLLOWING PLANTING, PLANTS SHALL BE MULCHED. WHERE PLANTS ARE PLANTED IN GROUPS, THE AREA ABOUT THE PLANT AS WELL AS THE AREA BETWEEN PLANTS SHALL BE COVERED WITH MULCH. PLANTS SHALL BE THOROUGHLY WATERED FOLLOWING MULCHING.

STAKE ALL TREES IN ACCORDANCE WITH THE DRAWINGS.

PRUNING SHALL BE LIMITED TO THE REMOVAL OF INJURED BRANCHES AND TWIGS. USE CLEAN AND SHARP PRUNING TOOLS.

SIDEWALKS AND PAVEMENTS SHALL BE KEPT CLEAN DURING PROGRESS OF INSTALLATION WORK.

PLANTING BEHIND SEGMENTAL RETAINING WALLS: CONTRACTOR SHALL EXERCISE EXTREME CARE IN THE INSTALLATION OF PROPOSED TREES AND SHRUBS BEHIND SEGMENTAL RETAINING WALLS. CONTRACTOR SHALL PROCEED WITH CAUTION WHEN EXCAVATING SO AS NOT TO TEAR OR REMOVE SECTIONS OF THE GEOGRID FABRIC THAT IS TYPICALLY LOCATED 18 TO 24 INCHES BELOW FINISHED GRADE. PENETRATION OF THE GEOGRID IS PERMITTED TO PLANT INDIVIDUAL TREES OR LARGE SHRUBS AS NECESSARY; HOWEVER, EXCAVATION OF THE PLANTING HOLE AND PERFORATION OF THE GEOGRID FABRIC SHALL BE ACCOMPLISHED USING AN AUGER OR BY HAND-CUTTING THE FABRIC FOLLOWING EXCAVATION BY A BACKHOE WITH A SMOOTH-EDGE BUCKET.

MAINTENANCE OF PLANT MATERIALS: PLANT MATERIALS SHALL BE MAINTAINED FOLLOWING PLANTING AND UNTIL FINAL ACCEPTANCE IS GRANTED BY THE OWNER. MAINTENANCE SHALL CONSIST OF WATERING, WEEDING, PRUNING, MULCHING, ADJUSTMENT OF GUYING, RESTORATION OF PLANT POSITION OR SAUCERS, AND SPRAYING IF NECESSARY. FINAL ACCEPTANCE FOR SEGMENTS OF THE CONTRACT WORK MAY BE GRANTED BY THE OWNER.

THE CONTRACTOR SHALL PROTECT PLANTED AREAS WITH STAKES AND FLAGGING TO LIMIT DAMAGE.

SIDEWALKS AND PAVEMENTS SHALL BE KEPT CLEAN WHEN MAINTENANCE OPERATIONS ARE IN PROGRESS.

ALL INSTALLED MATERIALS SHALL BE IN ACCEPTABLE CONDITION WHEN CONTRACTOR APPLIES FOR PAYMENT.

INSPECTION AND ACCEPTANCE OF WORK: UPON 48 HOURS ADVANCE NOTICE, THE LANDSCAPE ARCHITECT SHALL INSPECT ALL WORK FOR ACCEPTANCE. THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE SHALL TERMINATE AT THE DATE OF ACCEPTANCE OF EACH SEGMENT OF WORK. UPON THE DATE OF ACCEPTANCE, THE GUARANTEE PERIOD SHALL COMMENCE.

GUARANTEE: THE CONTRACTOR SHALL GUARANTEE TO PROVIDE TO THE OWNER THRIVING PLANT MATERIALS TO INCLUDE TREES, SHRUBS, AND GROUND COVERS FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE. ADDITIONALLY, THE CONTRACTOR SHALL GUARANTEE TO THE OWNER THRIVING PERENNIALS, ANNUALS, WELL-ESTABLISHED SEEDED AREAS, AND WELL-ROOTED SODDED AREAS FOR A PERIOD OF 90 DAYS FOLLOWING FINAL ACCEPTANCE. THE GUARANTEES ARE SUBJECT TO THE FOLLOWING CONDITIONS:

THE OWNER IS RESPONSIBLE FOR PROPER WATERING OF PLANT MATERIALS, SEEDED AREAS, AND SODDED AREAS FOLLOWING FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN INSTRUCTIONS SPECIFYING THE RATES AND EXTENT OF WATERING REQUIRED. THE CONTRACTOR SHALL MAKE MONTHLY INSPECTIONS FOR A PERIOD, OF (1) YEAR AT NO EXTRA COST TO THE OWNER, TO DETERMINE WHAT CHANGES, IF ANY, SHOULD BE MADE TO THE WATERING PROGRAM. ANY RECOMMENDATIONS SHALL BE SUBMITTED TO THE OWNER IN WRITING.

DAMAGE CAUSED TO PLANT MATERIALS FROM ACTS OF NATURE, VANDALISM, EROSION, OR MALICIOUS ACTS WILL VOID THE GUARANTEE FOR ANY EFFECTED MATERIALS.

DAMAGE TO PLANT MATERIALS CAUSED BY DISEASE INCLUDING BROWN PATCH IN TURF GRASSES EXCLUDE ANY EFFECTED MATERIALS FROM THE GUARANTEE.

PLANT MATERIAL REPLACEMENT: THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL PLANTS NOT IN THRIVING CONDITION AS DETERMINED BY THE OWNER DURING AND AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE OF ALL REPLACED PLANTS SHALL EXTEND FOR AN ADDITIONAL 30 CALENDAR DAYS.

TURF MATERIALS: MATERIALS REQUIRED FOR SEEDING AND OR SODDING SHALL CONFORM TO THE FOLLOWING:

FERTILIZER: SHALL BE A TURFGRADE, HIGH PHOSPHORUS FERTILIZER, IN WHICH 12 TO 34 OF THE NITROGEN IS SLOWLY AVAILABLE. IT SHALL CONTAIN BY PERCENTAGE THE FOLLOWING: 18% NITROGEN, 24% PHOSPHORIC ACID, AND 10% POTASH. IT SHALL BE DELIVERED IN UNOPENED, LABELED CONTAINERS AND STORED IN A WEATHERPROOF PLACE.

LIME: SHALL BE NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES WITH A MINIMUM OF 30% MAGNESIUM CARBONATES IN A PELLETIZED FORM.

ANTI-EROSION MULCH: SHALL BE CLEAN, SEED-FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.

GRASS SEED: SHALL BE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY "OFFICIAL SEED ANALYSTS OF NORTH AMERICA". PROVIDE TYPE OR MIXTURE COMPOSED OF SPECIES AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

SOD: SHALL BE FRESHLY CUT, DROUGHT-RESISTANT SOD, FREE OF OBJECTIONABLE BROADLEAF OR GRASSY WEEDS. PROVIDE TYPE AS SPECIFIED BELOW.

PREPARATION OF TURF AREAS: PRIOR TO SEEDING OR SOD INSTALLATION, VERIFY THAT ALL TRENCHING AND OTHER LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED.

ALL DISTURBED AREAS SHALL BE DRESSED TO TYPICAL SECTIONS AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. REMOVE FROM THE SITE ALL TEMPORARY SEEDING OR STABILIZATION MEASURES.

ALL AREAS TO RECEIVE SEED OR SOD SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE:

REMOVE ANY UNDESIRABLE VEGETATION OR DEBRIS.

APPLY LIMESTONE ACCORDING TO SOIL TEST RECOMMENDATION OR AT A RATE OF 4000 LBS. PER ACRE.

RIP THE AREA TO A MINIMUM DEPTH OF 4 TO 6 INCHES.

REMOVE ALL LOOSE ROCKS, ROOTS, AND OTHER DEBRIS AND PULVERIZE THE TOP 2 INCHES OF LOOSENED SOIL TO PROVIDE A SMOOTH AND UNIFORM SURFACE.

APPLY TURFGRADE FERTILIZER IN A MANNER THAT ENSURES UNIFORM DISTRIBUTION. FERTILIZER SHALL BE APPLIED AT A RATE THAT PROVIDES 5 LBS. OF PHOSPHORUS PER 1000 S.F. LIGHTLY MIX WITH SOIL AND SMOOTH SURFACE.

SODDING: APPLY DROUGHT-RESISTANT, TURF-TYPE FESCUE SOD (E.G. "REBEL III", "BONANZA", "CONFEDERATE", ETC.) IN THE FOLLOWING MANNER:

SOD SHALL BE PLACED ON A SMOOTH, EVEN SURFACE CONFORMING TO FINISH GRADE REQUIREMENTS. FINISH GRADE SHALL BE 1 INCH BELOW SURFACES OF ADJACENT SIDEWALKS AND CURBING. SOIL SHALL BE WATERED BEFORE SOD IS LAID. ALL SOD SHALL BE CUT BY AN APPROVED MECHANICAL SOD CUTTER. UNDER NO CIRCUMSTANCES SHALL ANY SODDING WORK BE DONE UNLESS WEATHER AND SOIL CONDITIONS ARE SUITABLE.

HANDLING OF SOD SHALL BE DONE IN A MANNER AS TO PREVENT TEARING, BREAKING, DRYING, OR OTHER DAMAGE.

SOD SHALL BE INSTALLED ON-SITE IN NOT MORE THAN 72 HOURS AFTER CUTTING. IF THE SOD IS NOT INSTALLED WITHIN 48 HOURS AFTER CUTTING, IT SHALL BE UNSTACKED OR UNROLLED, PLACED IN SHADE, AND KEPT MOIST UNTIL INSTALLATION.

LAY SOD PARALLEL TO THE DIRECTION OF THE SLOPE AND IN A MANNER WHICH WILL PERMIT JOINTS TO ALTERNATE.

FIT SOD PIECES TOGETHER TIGHTLY SO THAT NO JOINT IS VISIBLE, AND TAMP SOD FIRMLY AND EVENLY BY HAND.

AFTER SODDING IS COMPLETE AND APPROVED BY LANDSCAPE ARCHITECT, SODDED AREAS SHALL BE ROLLED WITH A 200 LB. ROLLER.

WATER SODDED AREAS IMMEDIATELY AFTER FINAL ROLLING WITH A FINE SPRAY TO A DEPTH OF 4 INCHES. KEEP ALL SODDED AREAS CONTINUOUSLY MOIST THEREAFTER UNTIL 30 CALENDAR DAYS FOLLOWING INSTALLATION. USE FINE SPRAY NOZZLES ONLY.

INSPECT AND MAINTAIN SODDED AREAS AND MAKE NECESSARY REPAIRS DURING THE SPECIFIED GUARANTEE PERIOD. IF 60% OR MORE OF SODDED AREAS FAIL TO BECOME ROOTED, THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, WILL REPEAT THE ENTIRE PROCESS WITH NEW SOD MATERIALS.

SEEDING: APPLY TURF-TYPE SEED MIXTURE (E.G. "CONFEDERATE" FESCUE MIXTURE, "TRI-BLEND", ETC.) AT A RATE OF 6 LBS. PER 1000 S.F. KENTUCKY 31 TALL FESCUE IS UNACCEPTABLE.

CULTIPACK SEEDED AREAS AND APPLY ANTI-EROSION MULCH AT A RATE OF 2 TONS PER ACRE.

INSPECT AND MAINTAIN SEEDED AREAS AND MAKE NECESSARY REPAIRS DURING THE SPECIFIED GUARANTEE PERIOD. IF 60% OR MORE OF SEEDED AREAS FAIL TO BECOME ESTABLISHED, THE CONTRACTOR, AT NO ADDITONAL EXPENSE TO THE OWNER, WILL REPEAT THE ENTIRE PROCESS FOR ESTABLISHMENT OF A SUITABLE TURFGRASS.

LANDSCAPE WORK SPECIFICATIONS | 6
SCALE: NTS

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.

3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.

4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR, NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

5. ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEEDED OR SODDED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.

6. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. ALL PLANTING BEDS, SAUCERS, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 3-4 INCHES OF TRIPLE SHREDDED HARDWOOD MULCH.

8. PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "V" CUT ALONG ITS BORDER WITH SODDED OR SEEDED AREAS.

9. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.

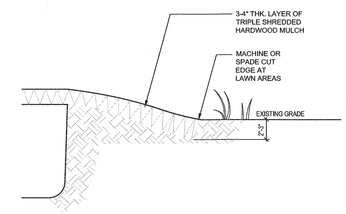
10. GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.

11. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND ENUMERATED ON THIS SHEET UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.

12. AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOXED AND CLIPPED HEDGEROWS.

13. 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

LANDSCAPE NOTES | 5
SCALE: NTS



BED EDGING | 1
SCALE: NTS

NOTES

1. THE PLANTING PROCES IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

2. FOR SINGLE STEM TREES, DO NOT SUPPLY TREES WITH MULTIPLE LEADERS, ONLY PROVIDE TREES WITH A SINGLE LEADER. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS AND TO INSURE COMPLIANCE WITH SIGHT DISTANCE STANDARDS.

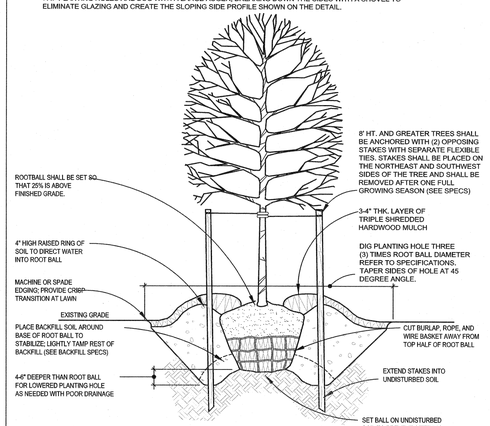
3. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

4. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.

5. FOR CONTAINER-GROWN TREES, SET THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

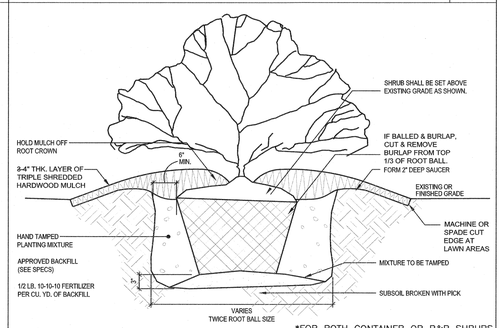
6. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

7. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.



*FOR BOTH CANOPY OR UNDERSTORY STREES

* TYPICAL TREE INSTALLATION | 4
SCALE: NTS



*FOR BOTH CONTAINER OR B&B SHRUBS

*TYPICAL SHRUB INSTALLATION | 2
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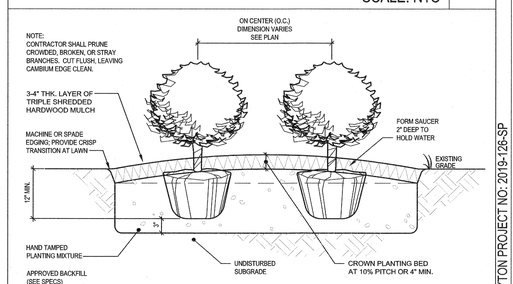

MASSING PLANT INSTALLATION | 3
SCALE: NTS

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LANDSCAPE PLAN FOR SMITHFIELD'S CHICKEN 'N BAR-B-Q
CLAYTON, NORTH CAROLINA
CLAYTON 001, LLC

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT 874 TALMAGE MARK HALL ASLA

NOTE: THIS SEAL AND SIGNATURE APPLIES ONLY TO THE LANDSCAPE PLAN, LANDSCAPE DETAILS AND LANDSCAPE NOTES

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

		DATE
PROJECT:	.	07.2019
ISSUE:	LANDSCAPE PLAN	08.02.2019
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REVISIONS:	TRC COMMENTS	08.02.2019
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CONTENT:	LANDSCAPE DETAILS & NOTES	

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TOWN OF CLAYTON PROJECT NO: 2019-126-SP

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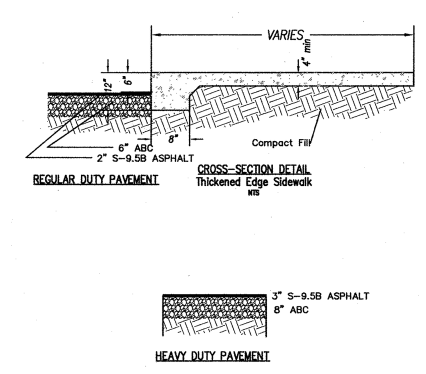
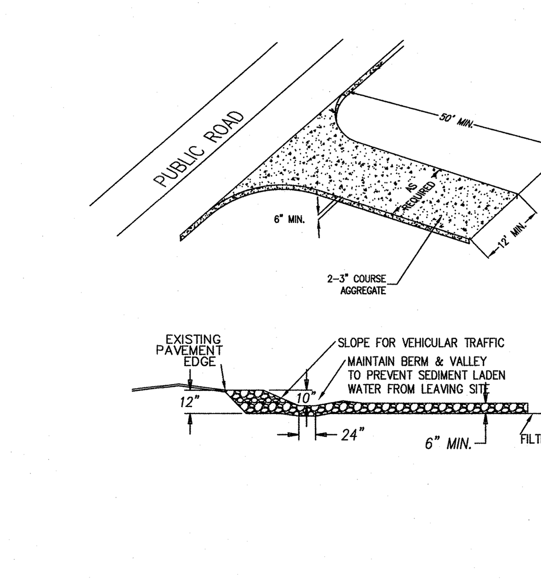




TEMPORARY CONSTRUCTION ENTRANCE

(NOT TO SCALE)

DESIGN CRITERIA

AGGREGATE SIZE - USE 2-3 INCH WASHED STONE.

DIMENSIONS OF GRAVEL PAD:
THICKNESS: 6 INCHES MINIMUM
WIDTH: 12-FEET MINIMUM OR FULL WIDTH AT ALL POINTS OF THE VEHICULAR ENTRANCE AND EXIT AREA, WHICHEVER IF GREATER
LENGTH: 50-FEET MINIMUM

LOCATION - LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT FROM LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID STEEP GRADES, AND ENTRANCES AT CURVES IN PUBLIC ROADS.

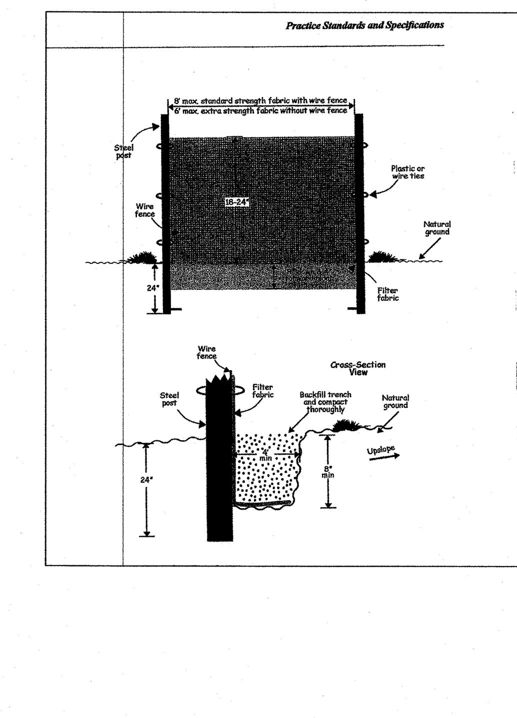
WASHING - IF CONDITIONS AT THE SITE ARE SUCH THAT MOST OF THE MUD AND SEDIMENT ARE NOT REMOVED BY VEHICLES TRAVELING OVER THE GRAVEL, THE TIRES SHOULD BE WASHED. WASHING SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO A SEDIMENT TRAP OR OTHER SUITABLE DISPOSAL AREA. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.

CONSTRUCTION SPECIFICATIONS

1. CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AND PROPERLY GRADE IT.
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. USE GEOTEXTILE FABRICS BECAUSE THEY IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

MAINTENANCE

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 EACH RAINFALL, INSPECT ANY STRUCUTRE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.



SILT FENCE DETAIL

(NOT TO SCALE)

CONSTRUCTION
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 24 INCHES ABOVE THE GROUND SURFACE. (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.)
3. CONSTRUCT 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 4 FEET MINIMUM OVERLAP TO THE NEXT POST.
4. SUPPORT STANDARD STRENGTH FILTER FABRIC BY WIRE MESH FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS. EXTEND THE WIRE MESH SUPPORT TO THT BOTTOM OF THE TRENCH. FASTEN THE WIRE REINFORCEMENT, THEN FABRIC ON THE UPSLOPE SIDE OF THE FENCE POST. WIRE OR PLASTIC ZIP TIES SHOULD HAVE MINIMUM 50 POUND TENSILE STRENGTH.
5. WHEN A WIRE MESH SUPPORT FENCE IS USED, SPACE POSTS A MAXIMUM OF 8 FEET APART. SUPPORT POSTS SHOULD BE DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES.
6. EXTRA STRENGTH FILTER FABRIC WITH 6 FEET POST SPACING DOE NOT REQUIRE WIRE MESH SUPPORT FENCE. SECURELY FASTEN THE FILTER FABRIC DIRECTLY TO POSTS. WIRE OR PLASTIC ZIP TIES SHOULD HAVE MINIMUM 50 POUND TENSILE STRENGTH.
7. EXCAVATE A TRENCH APPROXIMATELY 4 INCHES WIDE AND 8 INCHES DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIER (FIGURE 6.62a).
8. PLACE 12 INCHES OF THE FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
9. BACKFILL THE TRENCH WITH SOIL PLACED OVER THE FILTER FABRIC AND COMPACT. THOROUGH COMPACTION OF THE BACKFILL IS CRITICAL TO SILT FENCE PERFORMANCE.
10. DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.
11. NO MEASURES ARE TO BE REMOVED UNTIL DENR APPROVAL.

INSTALLATION SPECIFICATIONS
1. THE BASE OF BOTH END POSTS SHOULD BE AT LEAST ONE FOOT HIGHER THAN THE MIDDLE OF THE FENCE. CHECK WITH A LEVEL IF NECESSARY.
2. INSTALL POSTS 4 FEET APART IN CRITICAL AREAS AND 6 FEET APART ON STANDARD APPLICATIONS.
3. INSTALL POSTS 2 FEET DEEP ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT THE FABRIC FROM UPSTREAM WATER PRESSURE.
4. INSTALL POSTS WITH THE NIPPLES FACING AWAY FROM THE SILT FABRIC.
5. ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8 INCHES OF FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1 INCH VERTICALLY APART. ALSO, EACH TIE SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
6. WRAP APPROXIMATELY 6 INCHES OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. NO MORE THAN 24 INCHES OF A 36 INCH FABRIC IS ALLOWED ABOVE GROUND LEVEL.
8. THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION.
9. COMPACTION IS VITALLY IMPORTANT FOR EFFECTIVE RESULTS. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEASY 60 POUNDS PER SQUARE INCH. COMPACT THE UPSTREAM SIDE FIRST, AND THEN EACH SIDE TWICE FOR A TOTAL OF 4 TRIPS.

MAINTENANCE
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

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

Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 08/05/2010 – 5:23:00 PM

Fall Permanent Seeding ... August 15 – November 1
Lime ... 2 tons/ac
5-10-10 Fertilizer ... 1000 lbs/ac
0-20-0 ... 500 lbs/ac
Unscarified Service Lespedeza ... 60 lbs/ac
Ky-31 Fescue ... 30 lbs/ac
Rye Grain ... 25 lbs/ac
★Straw Mulch ... 2 tons/ac

Fall Permanent Seeding - Centipede: ... September 1 – February 28
Lime ... 2 tons/ac
Fertilizer (low nitrogen approved for Centipede) ... (Appropriate fertilizer approved for centipede application)
Rye Grain ... 90 lbs/ac
Centipede Seed ... 15 lbs/ac (overseeded in spring)
★Straw Mulch ... 2 tons/ac

Winter Temporary Cover ... November 1 – February 28
Lime ... 2 tons/ac
10-10-10 Fertilizer ... 700 lbs/ac
Oats ... 50 lbs/ac
Rye Grain ... 20 lbs/ac
★Straw Mulch ... 2 tons/ac

Spring Permanent Seeding ... March 1 – April 30
Lime ... 2 tons/ac
5-10-10 Fertilizer ... 1000 lbs/ac
0-20-0 ... 500 lbs/ac
Scarified Sericea Lespedeza ... 50 lbs/ac
Ky-31 Fescue ... 30 lbs/ac
Browntop Millet ... 20 lbs/ac
★Straw Mulch ... 2 tons/ac

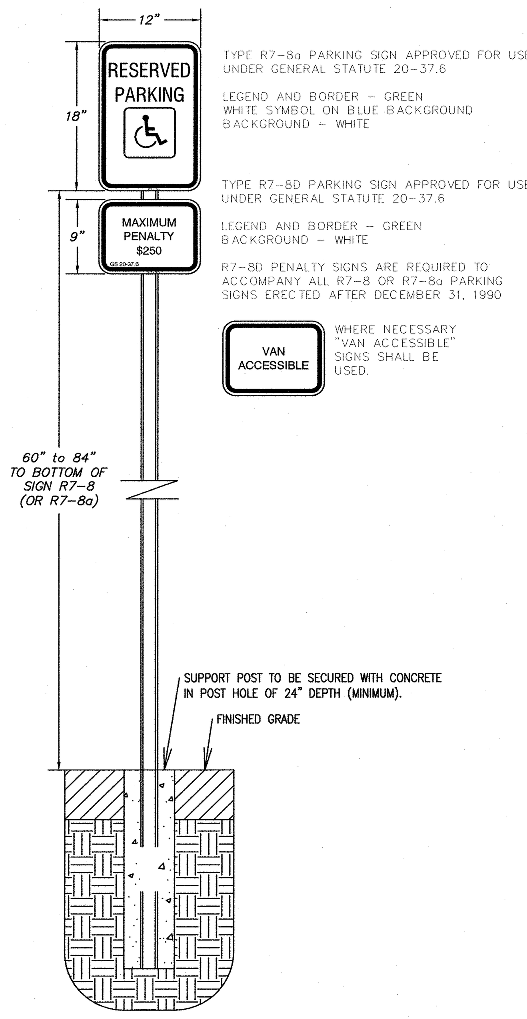
Spring Permanent Seeding - Centipede: ... April 1 – July 15
Lime ... 2 tons/ac
Fertilizer (low nitrogen approved for Centipede) ... (Appropriate fertilizer approved for centipede application)
Centipede Seed ... 90 lbs/ac
★Straw Mulch ... 2 tons/ac

Late Spring Permanent Seeding ... March 15 – June 30
Lime ... 2 tons/ac
10-10-10 Fertilizer ... 1000 lbs/ac
0-20-0 ... 500 lbs/ac
Scarified Sericea Lespedeza ... 40 lbs/ac
Common Bermuda Grass (hulled) ... 8 lbs/ac
★Straw Mulch ... 2 tons/ac

Summer Temporary Cover ... June 30 – August 3
Lime ... 2 tons/ac
10-10-10 Fertilizer ... 700 lbs/ac
Browntop Millet ... 40 lbs/ac
★Straw Mulch ... 2 tons/ac

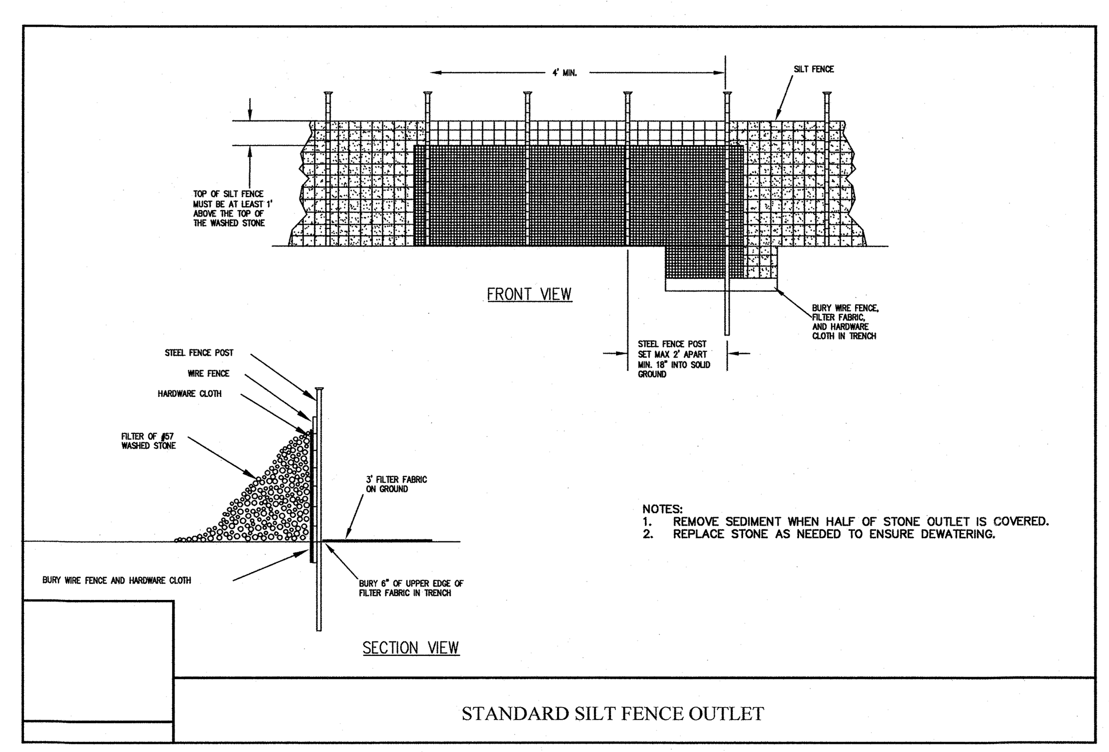
NOTES:
1. ★ Mulch will be doubled if crimping is the method used.

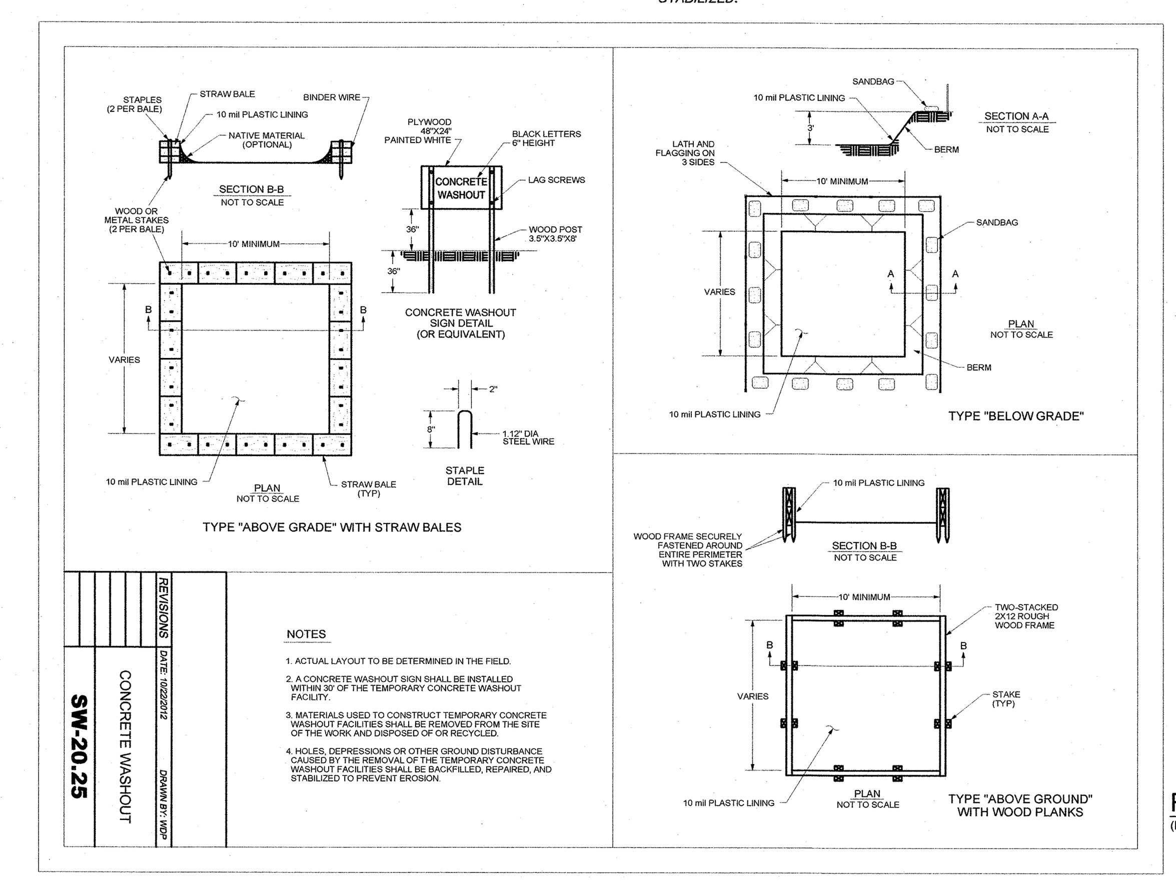
TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY
SEEDING SPECIFICATIONS
SCALE: Not To Scale | DETAIL #: 2350.01 | REVISION DATE: July, 2010 | SHEET #: 1 of 1

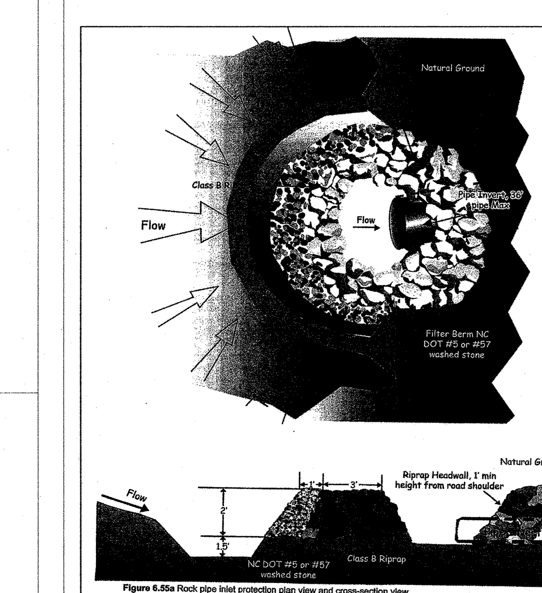


RESERVED PARKING SIGN DETAIL

Not to Scale







ROCK DOUGHNUT INLET PROTECTION

(NOT TO SCALE)

CONSTRUCTION SPECIFICATIONS

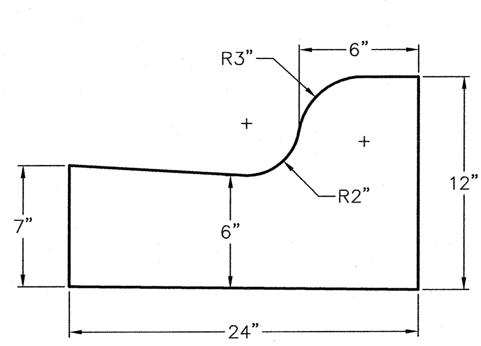
1. CLEAR THE AREA OF ALL DEBRIS THAT MIGHT HINDER EXCAVATION AND DISPOSAL OF SPOIL.
2. INSTALL THE CLASS B OR CLASS 1 RIPRAP IN A SEMI-CIRCLE AROUND THE PIPE INLET. THE STONE SHOULD BE BUILT UP HIGHER ON EACH END WHERE IT TIES INTO THE EMBANKMENT. THE MINIMUM CREST WIDTH OF THE RIPRAP SHOULD BE 3 FEET, WITH A MINIMUM BOTTOM WIDTH OF 11 FEET. THE MINIMUM HEIGHT SHOULD BE 2 FEET, BUT ALSO 1 FOOT LOWER THAN THE SHOULDER OF THE EMBANKMENT OR DIVERSIONS.
3. A 1 FOOT THICK LAYER OF NCDOT #5 OR #57 STONE SHOULD BE PLACED ON THE OUTSIDE SLOPE OF THE RIPRAP.
4. THE SEDIMENT STORAGE AREA SHOULD BE EXCAVATED AROUND THE OUTSIDE OF THE STONE HORSESHOE 18 INCHES BELOW NATURAL GRADE.
5. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, FILL DEPRESSION AND ESTABLISH FINAL GRADING ELEVATIONS, COMPACT AREA PROPERLY, AND STABILIZE WITH GROUND COVER.

MAINTENANCE

INSPECT ROCK PIPE INLET PROTECTION AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE SEDIMENT STORAGE AREA TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. PLACE THE SEDIMENT THAT IS REMOVED IN THE DESIGNATED DISPOSAL AREA AND REPLACE THE CONTAMINATED PART OF THE GRAVEL FACING.

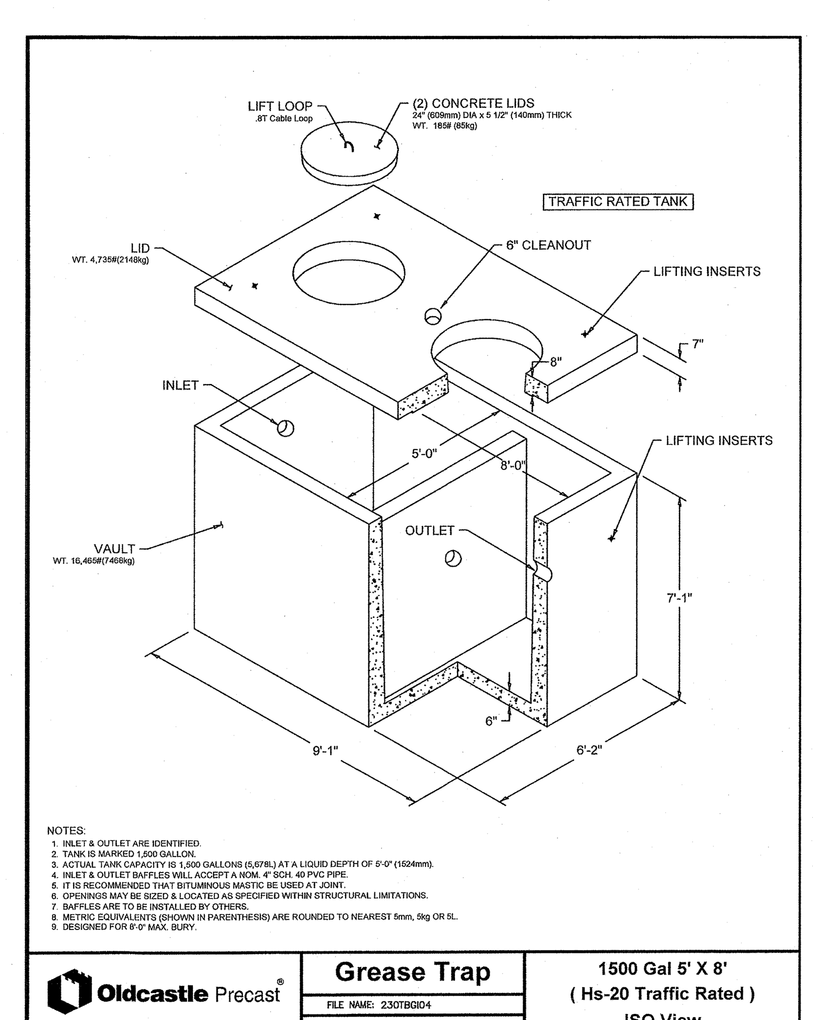
CHECK THE STRUCTURE FOR DAMAGE. ANY RIPRAP DISPLACED FROM THE STONE HORSESHOE MUST BE REPLACED IMMEDIATELY.

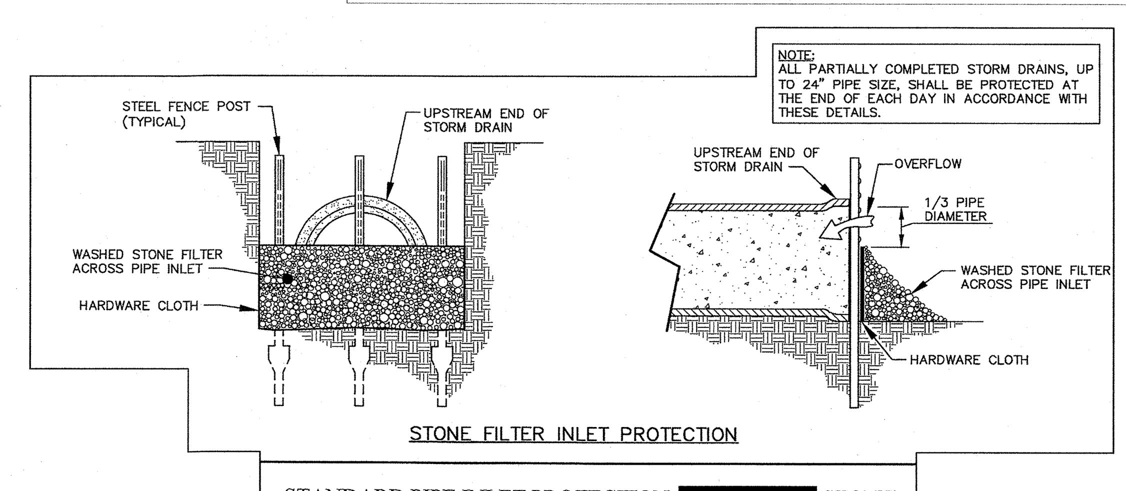
AFTER ALL THE SEDIMENT-PRODUCING AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE THE STRUCTURE AND ALL THE UNSTABLE SEDIMENT. SMOOTH THE AREA TO BLEND WITH THE ADJOINING AREAS AND PROVIDE PERMANENT GROUND COVER.



24" HIGH BACK CURB DETAIL

Not to Scale





NOTE:
ALL PARTIALLY COMPLETED STORM DRAINS, UP TO 24" PIPE SIZE, SHALL BE PROTECTED AT THE END OF EACH DAY IN ACCORDANCE WITH THESE DETAILS.

STANDARD PIPE INLET PROTECTION ([redacted] STONE)

Enoch Engineers, P. A.
Consulting Engineers & Surveyors
1403 NC Hwy 50 South
Benson, NC 27504
(919) 894-5731

Intensity-Duration-Frequency Data

Intensity (in/hr)	Time				
Duration	5 min.	10 min.	15 min.	30 min.	1 hr.
10 yr.	7.22	6.13	5.25	3.71	2.41
25 yr.	8.19	7.01	6.03	4.32	2.84
50 yr.	8.96	7.71	6.64	4.8	3.17

Notes:
1. Q=CIA
2. Qfull=(1/1630)*[D^(8/3)]*[S^(1/2)]
3. TW assumed to be at 1/2 Pipe Diameter.
4. Cd = 0.65 (grooved end projecting)
5. Ke = 1.0 + 0.5(End Section Conforming to Fill Slope) = 1.5
6. HW (Inlet Controlled) = (Inlet Invert)ft. + (1/2 Pipe Diameter)ft. + $\{[Q/(Cd*A)]^2\}/(2*g)$ft.
7. HW (Outlet Controlled) = (Outlet Invert)ft. + (Tailwater)ft. + H(ft.)
H = hf + hm
$hf = 2,660,000*(L*Q^2*n^2)/(D^{5.33})$
$hm = 522*Ke*Q^2/D^4$

STORM DRAINAGE - PIPE SCHEDULE

Pipe	Beg. Inv.	Beg. @	End Inv.	End @	Len. (ft.)	Dia. (in.)	Slope (%)	Material	"n"	Rat. C	D.A. per CB (SF)	Total D.A. (acres)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Qfull (cfs)
P2	324.28	CB2	323.60	CB1	136	15	0.5	RCP	0.013	0.80	4356	0.10	0.6	0.7	0.7	4.6
P1	323.50	CB1	321.50	EX DI	55	15	3.6	RCP	0.013	0.80	13068	0.40	2.3	2.6	2.9	12.3
P3	326.05	CB3	323.60	CB1	106	15	2.3	RCP	0.013	0.80	13068	0.30	1.7	2.0	2.2	9.8

Project: Clayton SCNB
Location: Johnston County, North Carolina
Project No.: 4987
Date: August 6, 2019
Prepared By: Fleet Temple

Area (acres) | hf = Head Loss Due To Friction (ft.)
Flow (cfs) | hm = Head Loss Due To Minor Losses (ft.)
Intensity (in/hr) | n = Manning Roughness Coefficient
Rational Runoff Coefficient | Ke = Aggregate Loss Coefficient
Pipe Length (ft.) | Cd = Coefficient of Discharge
Flow (cfs) | HW = Headwater
Diameter (in.) | TW = Tailwater

HEADWATER CALCULATIONS

Pipe	Inlet Control Cd	Inlet Control HW	Outlet Control TW	hf	Ke	hm	H	HW	Controlling Headwater	Headwater Elevation	T.C. Elevation	Over-topping
P2	0.6	324.91	2.05	0.01	1.5	0.01	0.02	325.67	Outlet	325.67	329.10	no
P1	0.6	324.28	4.00	0.07	1.5	0.08	0.15	325.65	Outlet	325.65	329.45	no
P3	0.6	326.76	2.05	0.08	1.5	0.05	0.12	325.77	Inlet	326.76	329.55	no

SEAL: NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024441 FLEET E. NORFLEET TEMPLE 08.08.2019

Enoch Engineers, P.A.
CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
E-mail: general@enochengineers.com
NC Firm License #C-2061

PLAN INFORMATION:
DESIGNED BY: EE, PA
DRAWN BY: EE, PA
CHECKED BY: FT
HORIZONTAL SCALE: ~
VERTICAL SCALE: ~
DATE CREATED: 06-25-2019
SURVEY INFORMATION:

Revisions
07-31-2019: TRC COMMENTS
08-08-2019: TRC COMMENTS

LOCATION:
10414 US HWY 70 BUS
CLAYTON, NC 27528
CLAYTON TOWNSHIP
JOHNSTON COUNTY

PROPERTY DEVELOPER(S):
CLAYTON 001, LLC
PO BOX 979
CARY, NC 27512

DETAILS FOR CLAYTON SMITHFIELD'S CHICKEN 'N BAR-B-Q

EE PROJECT: 4987

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of 10

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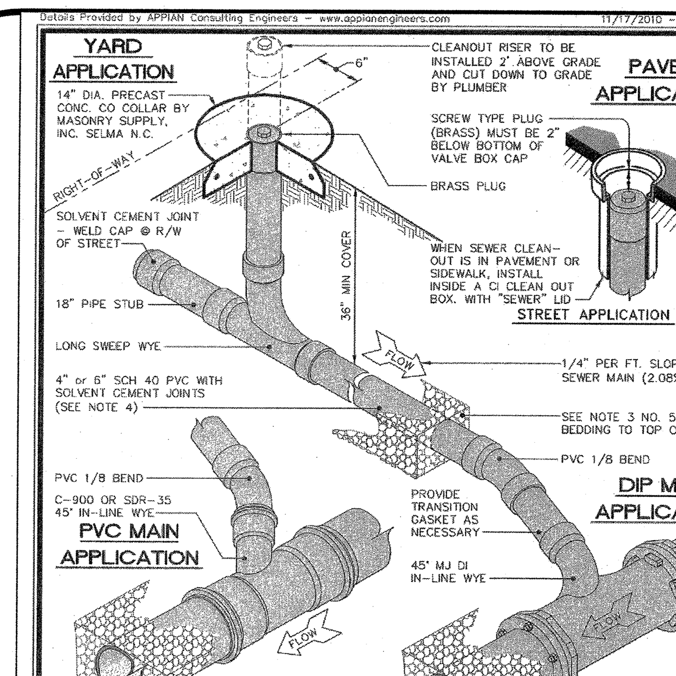

NOTES:
1. The full length of the service trench shall be compacted in 6" layers with mechanical tamp.
2. Solvent cement for pvc pipe and fittings to be ASTM D-2564
3. PVC wye, bend, lateral, & clean-out assembly must be bedded in #57 stone. Bedding and handling of service pipe must comply with Class B bedding (See bedding detail for gravity mains.)
4. 6 inch service connections to manhole only, using core and a rubber boot.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

TYPICAL PVC SEWER LATERAL CLEANOUT WITH IN-LINE WYE

SCALE: Not To Scale | DETAIL # 533.01 | REVISION DATE: July, 2010 | SHEET #: 1 of 2

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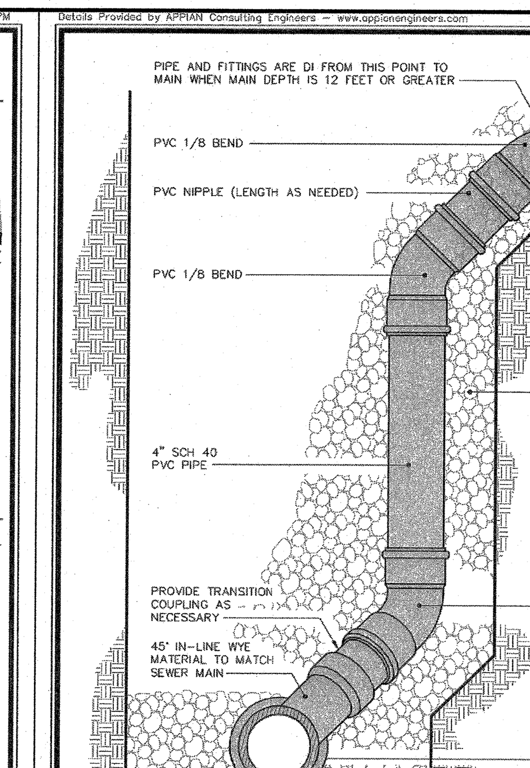

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

TYPICAL PVC SEWER LATERAL CLEANOUT WITH IN-LINE WYE

SCALE: Not To Scale | DETAIL # 533.01 | REVISION DATE: July, 2010 | SHEET #: 2 of 2

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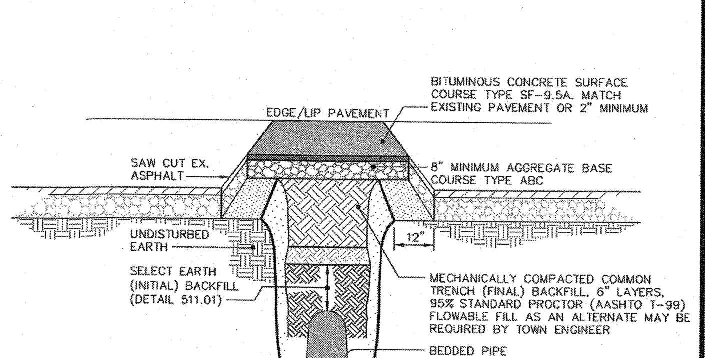


NOTES:
1. All pavement shall be repaired within the same week it is cut.
2. See detail 511.01 for location of metallic and non-metallic tape over nonferrous pipelines.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

PAVEMENT SURFACE REPAIR

SCALE: Not To Scale | DETAIL # C01.03 | REVISION DATE: July, 2010 | SHEET #: 1 of 1

Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 11/17/2010 – 5:13:17 PM

Drainage Structures Notes:

Unless more stringent requirements are called for on referenced NCDOT standard details, the following shall apply:

1. Boxes may be reinforced masonry, masonry, precast concrete or cast-in-place reinforced concrete.
2. Any non-standard box (non-standard meaning not shown in this manual), is to be designed by a NC Professional Engineer and approved by the Town Engineer.
3. The maximum height of an un-reinforced masonry drainage structure with 8" walls shall be limited to 8'-0" from invert of the outlet pipe to the top of the casting. Depths greater than 8'-0" shall have walls 12" thick. Basins over 12' in total depth shall be designed by a NC Professional Engineer and approved by the Town Engineer. Four inch walls are not allowed on drainage structures. Bottom slab on structures shall be reinforced when box depth exceeds 8 ft.
4. Steps are to be provided on all basins deeper than 36".
5. Steps are to be PS1-PF as manufactured by M. A. Industries or an approved equal. Locate on non-pipe walls. Steps shall meet OSHA requirements.
6. Mortar in masonry boxes is to be type M.
7. Clay brick structures are not allowed.
8. Concrete pipe is to be minimum class III.
9. Concrete building brick is to meet ASTM C-55, Grade N, Type 1 and must be NCDOT standard.
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. Inside of boxes shall allow for 6" of clearance on both sides of pipe. The dimension shown on the structures in this manual are minimum dimensions. For boxes with greater dimensions, either corbel walls, add a reinforced concrete top slab or lengthen box by adding additional grates & frames. Top and bottom slabs to be designed by NC Professional Engineer and approved by the Town Engineer for H20 loading.
12. Maximum horizontal span of an 8" thick wall shall not exceed 8' for boxes of 8 feet or less in depth and 10 feet for boxes 12 feet or less in depth.

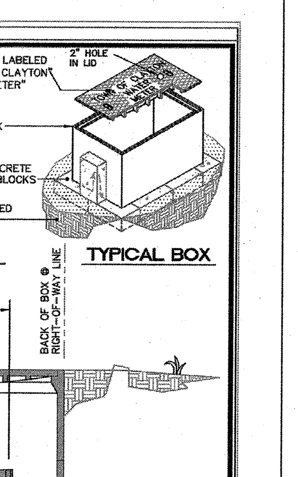
TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

DRAINAGE STRUCTURES NOTES

SCALE: Not To Scale | DETAIL # 634.02 | REVISION DATE: July, 2010 | SHEET #: 1 of 1

Details Provided by APPIAN Consulting Engineers – www.appianengineers.com

PART	MANUFACTURER MODEL / Cat. No.
METER BOX	CAPITOL FOUNDRY MBX-5A OR APPROVED EQUAL
METER SETTER	FORD / VBHH-77-18BHC-11-77 (STD. 18" RISE) MUELLER / H-1423-2 (MUST SPECIFY 2-IN METER W/18" RISE) OR APPROVED EQUAL
METER	PROVIDED & INSTALLED BY CONTRACTOR IN ACCORDANCE WITH TOWN SPECIFICATIONS
TAPPING	SEE 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 | DETAIL # 519.03 | REVISION DATE: JAN. 2015 | SHEET #: 1 of 2

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NOTES:
1. Detectable warnings shall contrast visually with adjoining surfaces, either light on dark or dark on light.
2. The material used to provide contrast shall be an integral part of the walking surface.
3. Dimensions assume sidewalk is parallel to street and perpendicular to curb.
4. Concrete shall be tinted battleship gray. Painted surface will not be acceptable.
5. Domes are not required for handicap ramps located in single family developments.
6. Handicap ramps are not required until such time as sidewalk is connected to return. Otherwise contractors are required to depress curb to the minimum dimensions shown for future ramp construction.
7. Single handicap ramps at the center of the return are not permitted.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

TYPICAL WHEELCHAIR RAMP - TYPE I

SCALE: Not To Scale | DETAIL # 405.02 | REVISION DATE: July, 2010 | SHEET #: 2 of 2

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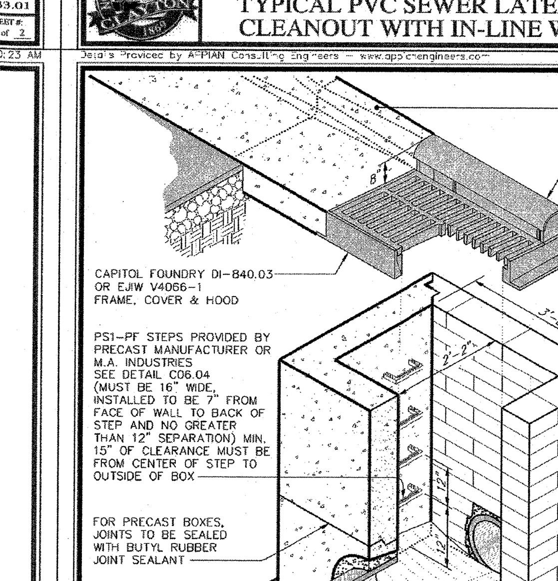

NOTES:
1. Use either concrete building brick – ASTM C55, grade N, type 1 or clay brick – ASTM C32, grade MS.
2. Mortar to be type M.
3. Concrete pipe to be class III
4. Precast boxes to conform to latest ASTM C-913
5. Precast boxes concrete strength to be a minimum 4,000 PSI at 28 days
6. See detail 634.02 for miscellaneous notes.
7. Top of precast box to be field adjusted using methods outlined in specifications.
8. This detail is a representation of the minimum standards for town of Clayton combination curb opening inlet & catch basin. Refer to NCDOT Std. Details 840.00, 840.01, 840.02, 840.03, 840.45, & 840.46 for additional details and requirements.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

TYPICAL CATCH BASIN AND CURB INLET WITH HOOD

SCALE: Not To Scale | DETAIL # 633.02 | REVISION DATE: July, 2010 | SHEET #: 1 of 1

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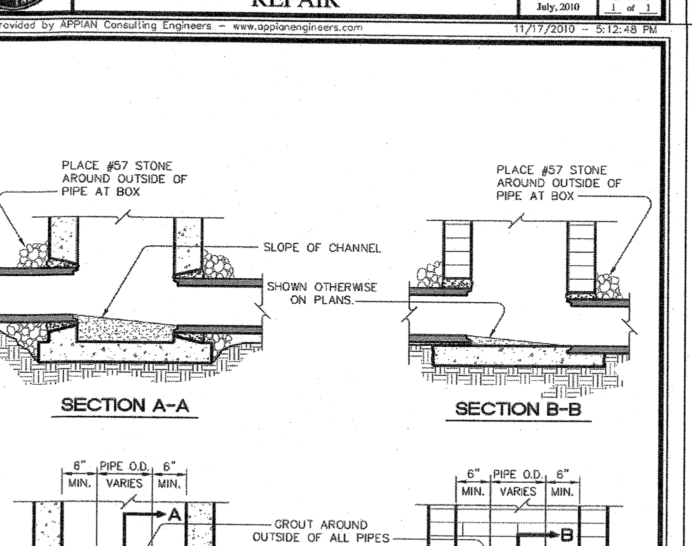
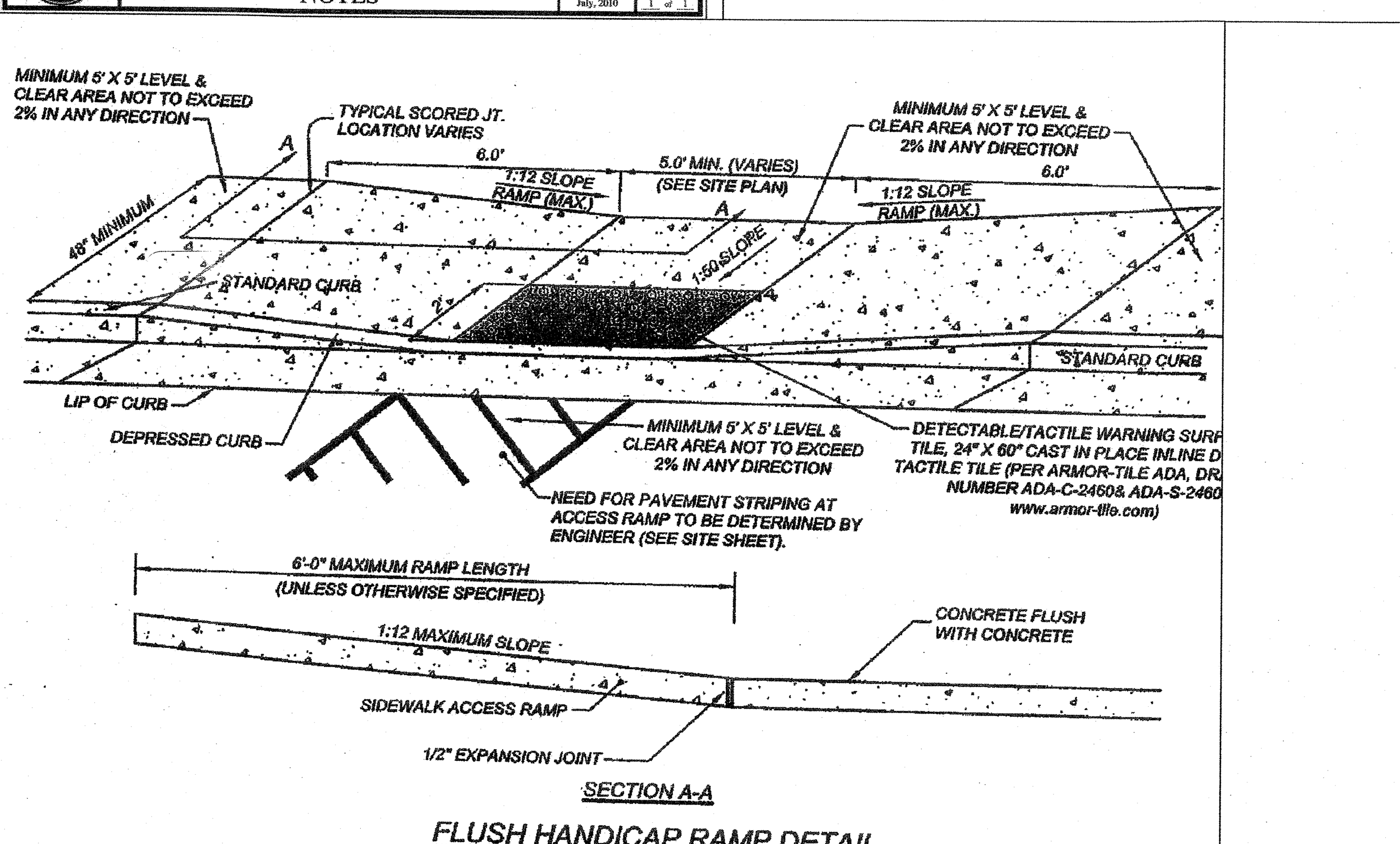


NOTES:
1. Invert to be a minimum of 3000 PSI at 28 days concrete.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

PIPE CONSTRUCTION INTO BOX AND FORMED INVERT DETAIL

SCALE: Not To Scale | DETAIL # 639.01 | REVISION DATE: July, 2010 | SHEET #: 1 of 1

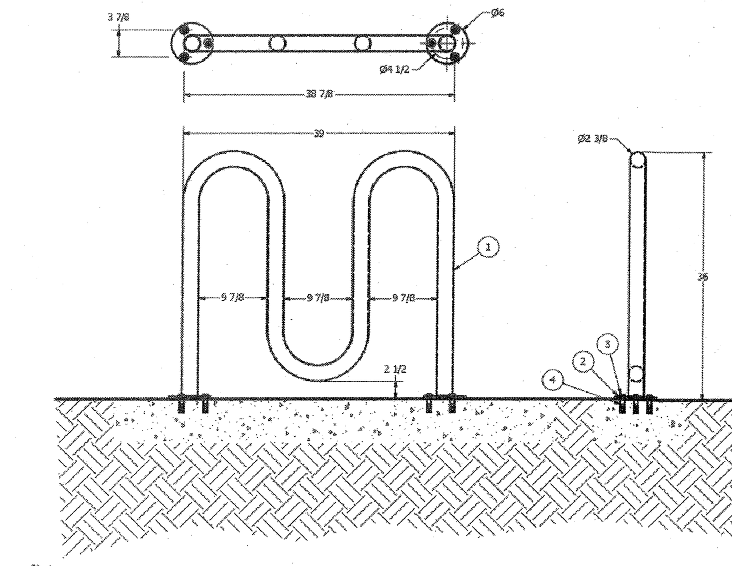


FLUSH HANDICAP RAMP DETAIL

Bike Rack, R-8239-FL

Drop-in Anchor Installation:
1) Use a carbide tip drill bit (conforming to ANSI B 212.15) to drill 5/8" x 2" hole (dia. x depth)
2) Clean drill hole of debris
3) Insert anchor into drill hole
4) Use hammer and proper setting tool* (for 1/2" Drop-In Anchor from UCAN) to drive plug down
5) Fasten button head screw (Maximum torque 22 ft x lbf)

* Substitute a narrow punch tool at installer's risk



General Description:

The R-8239-FL Wave Bike Rack is a high-capacity, corral-style bike stand that accommodates up to 5 bikes at a time. Bikes can be secured using a U-lock or cable between the frame and front or rear wheel. Wave bike racks are made from carbon steel and feature durable powder coatings to prevent corrosion and wear. Select from 1 of 6 custom colors. Bolt-down flanges for existing concrete surfaces.

Specifications:

Height: 36"

Cross Span: 39"

Weight: 45 lbs

Material: Steel

Finish Options:
- ✓ Polyester Powdercoated
  See Reliance Foundry's standard color options at www.reliance-foundry.com/bollard/colors-bollards

Notes:
- Embedment details are for reference illustration only. Minimum foundation sizes depend on local soil conditions, weather conditions and engineering requirements.
- Bike rack is provided as shown with parts listed below. Concrete foundation and/or installation not provided by Reliance Foundry.
- This drawing is not drawn to scale. Dimensions provided herein are for reference only. Please consult Reliance Foundry sales professionals if any dimension is critical to your particular installation.
- Reliance Foundry reserves the right to amend design and specifications without prior notice for product improvement.

PARTS LIST

ITEM	QTY	PART NUMBER	DESCRIPTION	MATERIAL	WEIGHT
1	1	R8239FL	Bike Rack R8239FL	Steel Powder Coated	45 lbs
2	6	Stainless Steel Washer 1/2"	Stainless Steel Washer 1/2" OD 1 1/4" Thick .05"	Stainless Steel	
3	6	Button Head Bolt 1/2" x 1 1/4"	Hexagon Socket Button Head Cap Bolt 1/2" x 1 1/4" - requires 5/16" hex key	Stainless Steel	1/8 lbs
4	6	Drop-in Concrete Insert 1/2"	Drop-in Concrete Insert 1/2" - requires 5/8" x 2" hole (dia. x depth)	Steel Plated	1/4 lbs

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RELIANCE FOUNDRY SINCE 1925
Unit 207, 6450 - 148 Street, Surrey, BC V3S 7G7, Canada
1-877-789-3245 info@reliance-foundry.com
www.reliance-foundry.com

TITLE: Bike Rack, R-8239-FL
SIZE: C | DWG NO: R8239FL | REV: C1
NOT TO SCALE | SHEET 1 OF 2

X:\projects\4987-CLAYTON SCNB\4987-CLAYTON-SCNB.dwg

SEAL: NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024441 MORFLEET TEMPLE 07.31.2019

Enoch Engineers, P.A.
Consulting Engineers & Surveyors
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
E-mail: general@enochengineers.com
NC Firm License #C-2061

Revisions
07-31-2019: TRC COMMENTS

PLAN INFORMATION:
DESIGNED BY: EE, PA
DRAWN BY: EE, PA
CHECKED BY: FT
SURVEY INFORMATION:
HORIZONTAL SCALE: ~
VERTICAL SCALE: ~
DATE CREATED: 06-25-2019

LOCATION:
10414 US HWY 70 BUS
CLAYTON, NC 27528
CLAYTON TOWNSHIP
JOHNSTON COUNTY

PROPERTY DEVELOPER(S):
CLAYTON 001, LLC
PO BOX 979
CARY, NC 27512

DETAILS
FOR
CLAYTON
SMITHFIELD'S CHICKEN 'N BAR-B-Q

EE PROJECT: 4987

S - 10
of 10

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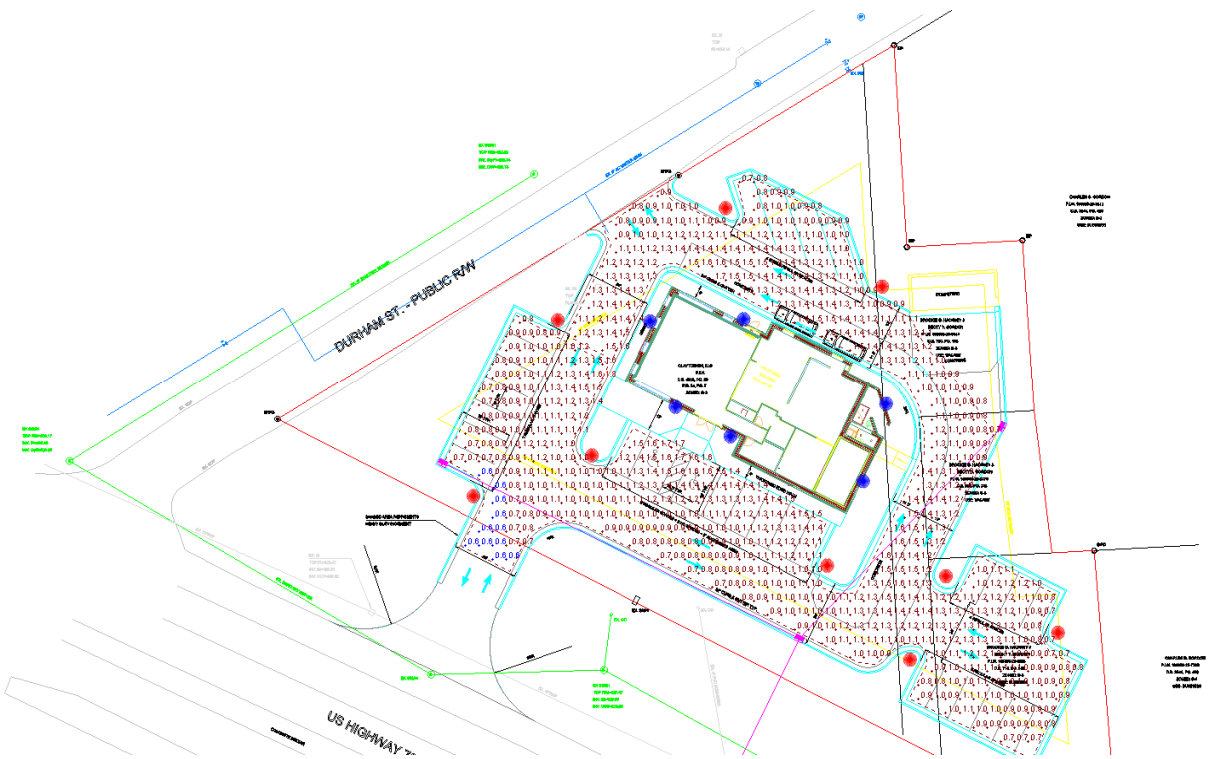


Current View

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	10	Holophane	MDLE2 P30 30K AS 5	Madeira LED, LED Package 30, 59W, 3000K, 120-277V, Type 5 distribution	LED COB	1	MDLE2_P30_30K_AS_5.ies	5579	0.85	59
	B	6	Holophane	MDLE2 P30 30K AS 5	Madeira LED, LED Package 30, 59W, 3000K, 120-277V, Type 5 distribution	LED COB	1	MDLE2_P30_30K_AS_5.ies	5579	0.85	59

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Parking Lot	+	1.1 fc	1.8 fc	0.6 fc	3.0:1	1.8:1

VISUAL

SCNB
Clayton, NC

Designer

Date
6/19/2019

Scale
Not to Scale

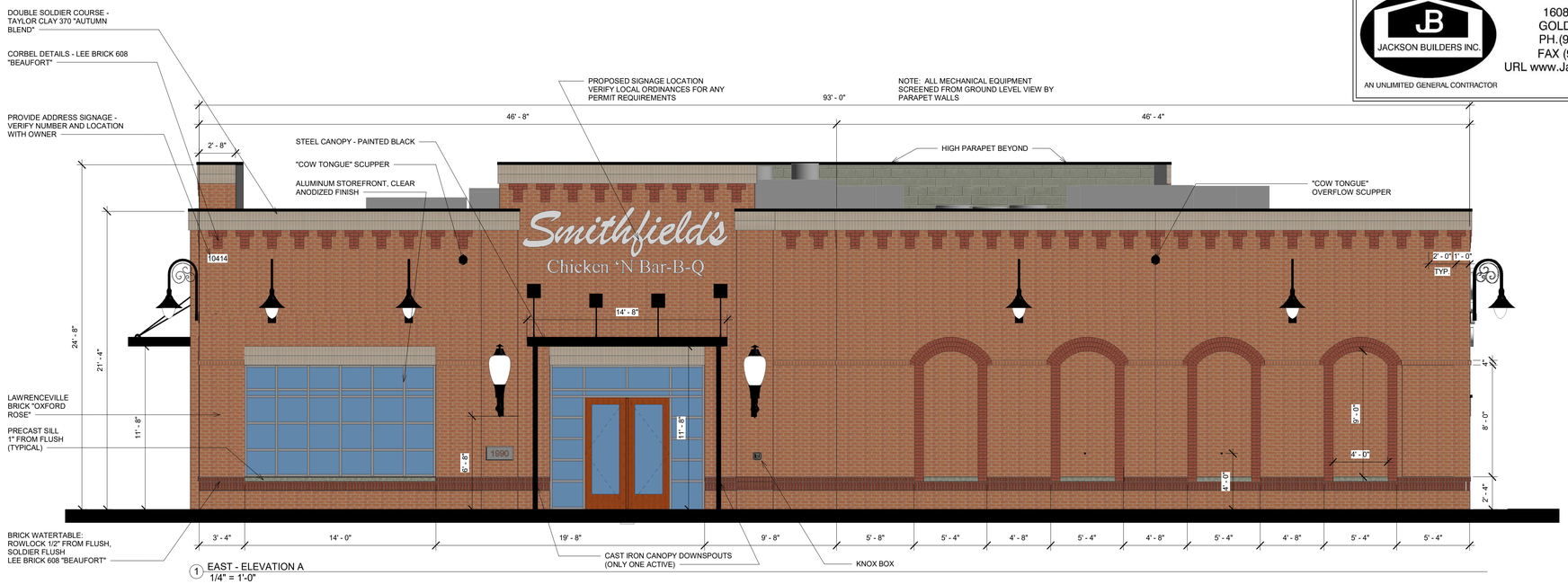
Drawing No.

Summary

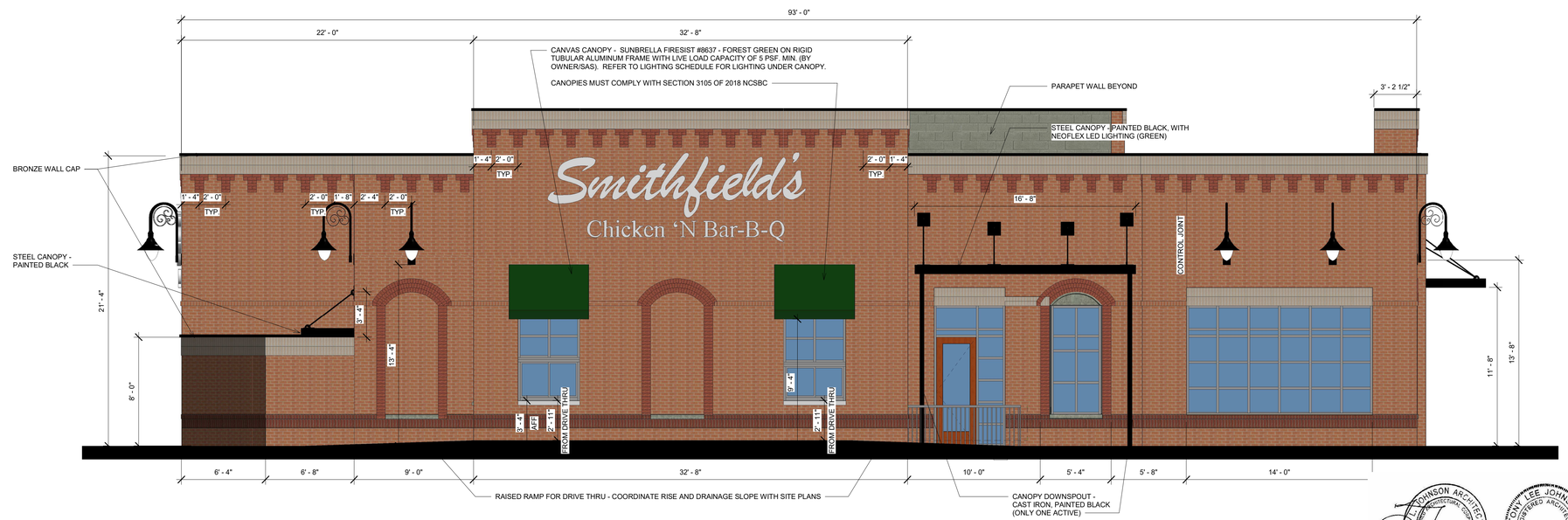
1 of 1

CONSTRUCTED BY:
JACKSON BUILDERS INC.
AN UNLIMITED GENERAL CONTRACTOR
1608 HWY 70 W.
GOLDSBORO, NC
PH.(919) 734-5428
FAX (919) 736-1084
URL www.JacksonBuilders.com

REVISIONS



1 EAST - ELEVATION A
1/4" = 1'-0"



2 WEST - ELEVATION C
1/4" = 1'-0"

TONY JOHNSON ARCHITECT
51220
CLAYTON, NC
PRELIMINARY
TONY LEE JOHNSON
REGISTERED ARCHITECT
4296
CLAYTON, NC

Smithfield's Chicken 'N Bar-B-Q®

10414 US 70 BUS, CLAYTON, NC

919-550-7717
TONY@TONYJOHNSONARCHITECT.COM
104 N. LOMBARD ST.
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM
TONY JOHNSON ARCHITECT

DATE 8-6-2019

PROJECT # 2019-059

SHEET A-1

ALL DIMENSIONS TO FLUSH FACE OF BRICK

STEEL CANOPIES, DOWNSPOUTS, AND RAILINGS TO BE EURO BLACK SEMI-GLOSS

ENSURE ALL SITE CONDITIONS PROMOTE PROPER DRAINAGE AWAY FROM THE BUILDING

SIGN PACKAGE IS DEPENDANT ON LOCATION. VERIFY LOCAL ORDINANCES WITH PROPER LOCAL DEPARTMENTS. SIGNAGE SHOWN ON ELEVATIONS IS FOR ACEPTABLE, POTENTIAL LOCATIONS. SIGN UPLIGHTING PROVIDED BY SAS

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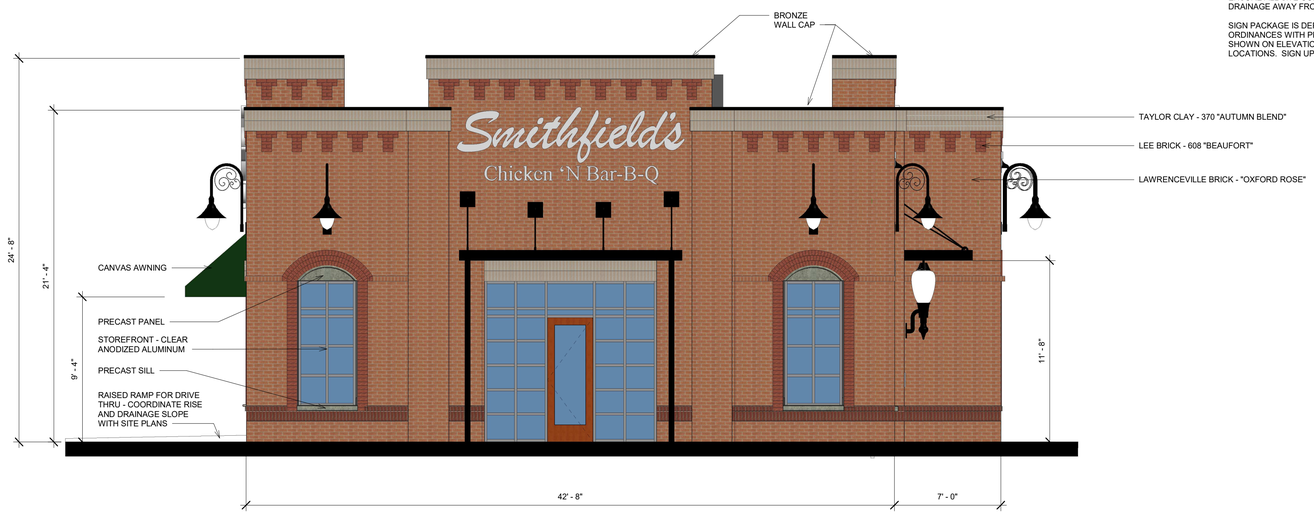
REVISIONS



1 SOUTH - ELEVATION B
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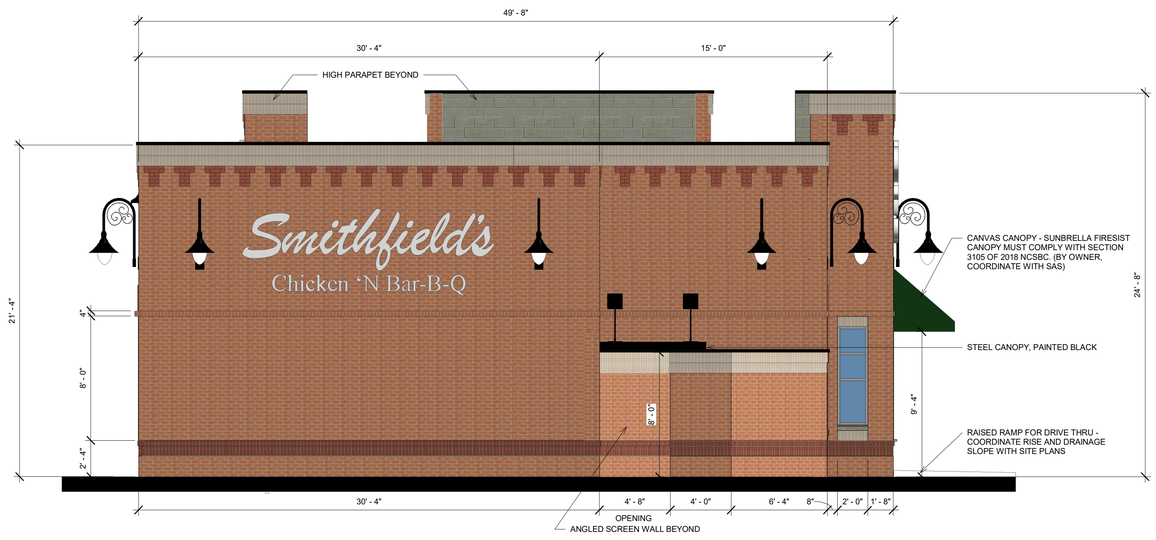

2 NORTH - ELEVATION D
1/4" = 1'-0"

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TONY LEE JOHNSON REGISTERED ARCHITECT 4296 CLAYTON

PRELIMINARY

Smithfield's Chicken 'N Bar-B-Q®

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104 N. LOMBARD ST.
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

TONY JOHNSON ARCHITECT

DATE 8-6-2019

PROJECT # 2019-059

SHEET A-2

NOTE: ALL ROOFTOP EQUIPMENT IS SCREENED FROM GROUND LEVEL VIEW

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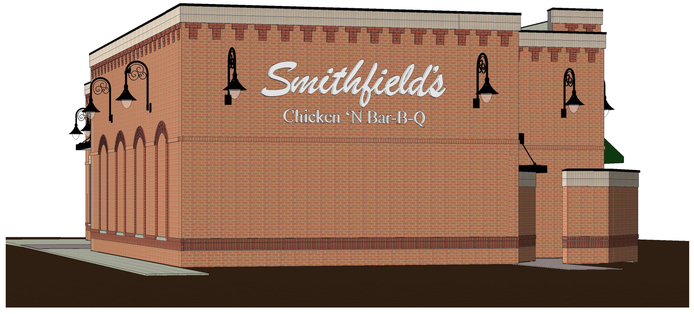
REVISIONS

2 SOUTHWEST VIEW - 50' OUT

1 SOUTHEAST VIEW - 50' OUT

3 NORTHWEST VIEW



4 NORTH VIEW

TONY JOHNSON ARCHITECT COMPANY 51220 CLAYTON, NC

TONY LEE JOHNSON REGISTERED ARCHITECT 4296 CLAYTON

PRELIMINARY

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TONY JOHNSON ARCHITECT

DATE 8-6-2019

PROJECT # 2019-059

SHEET A-3

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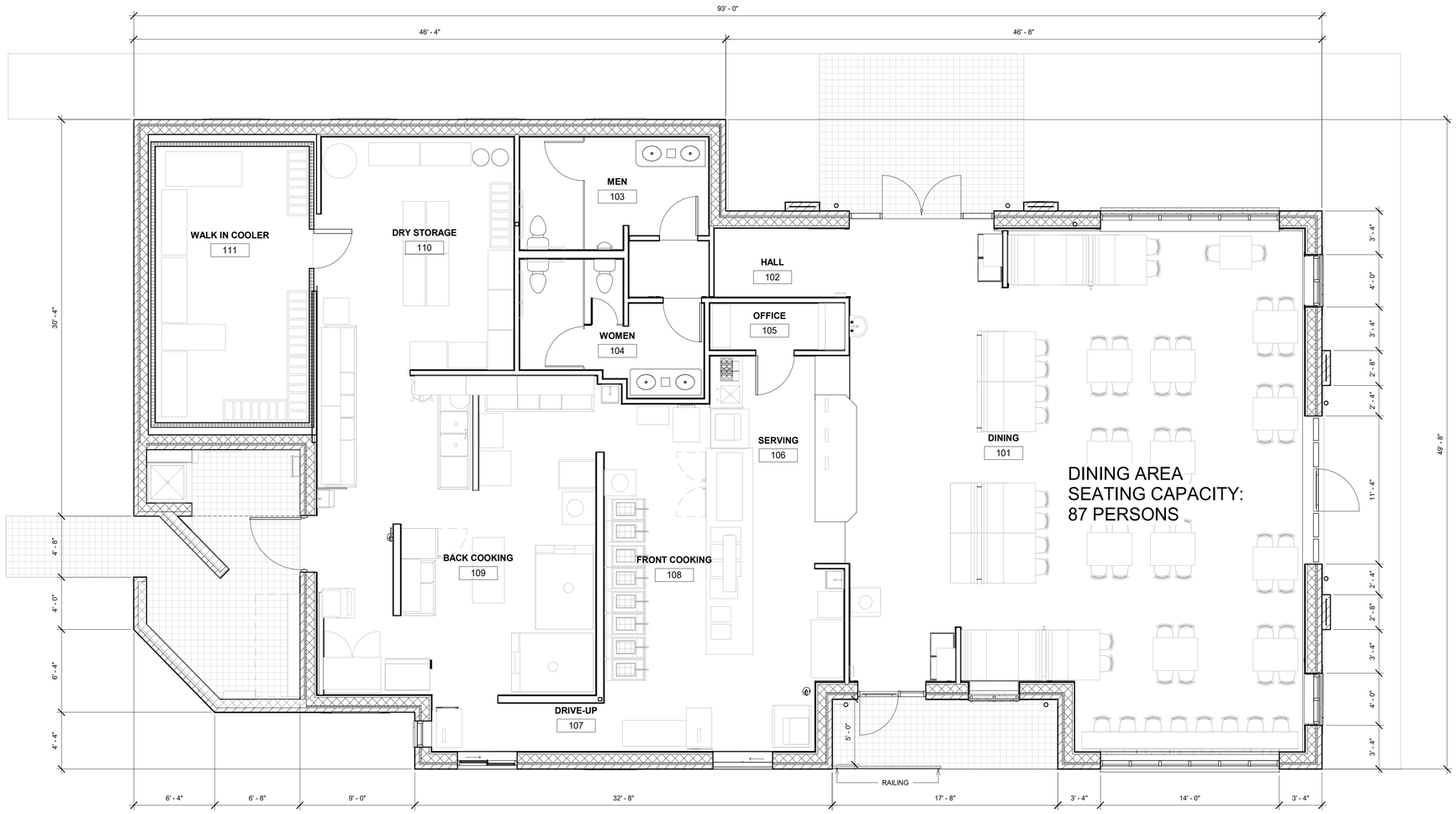
REVISIONS



PLAN NORTH

1 BASE FLOOR PLAN
1/4" = 1'-0"

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Chicken 'N Bar-B-Q®
10414 US 70 BUS, CLAYTON, NC

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TONY JOHNSON ARCHITECT

TONY L. JOHNSON ARCHITECT
ARCHITECTURAL COMPANY
51220
NORTH CAROLINA
CLAYTON, NC

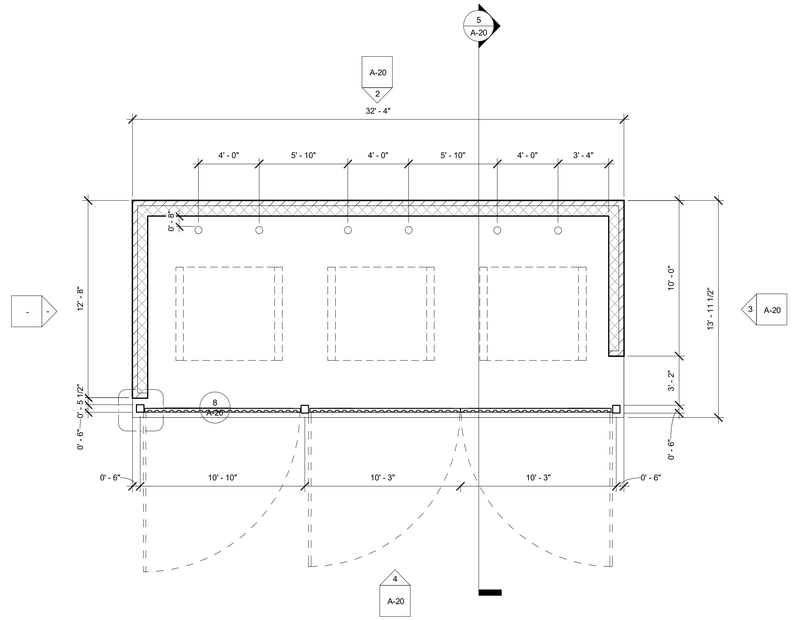
TONY LEE JOHNSON
REGISTERED ARCHITECT
4296
CLAYTON, NC

PRELIMINARY

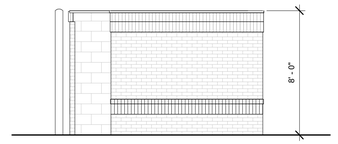
DATE 8-6-2019

PROJECT # 2019-059

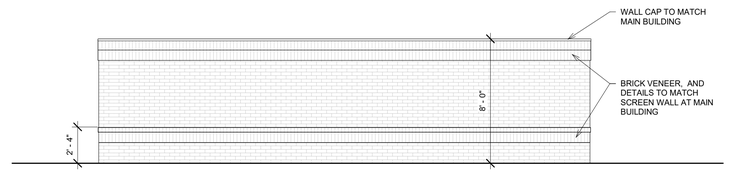
SHEET A-4



1 PLAN - DUMPSTER ENCLOSURE
1/4" = 1'-0"



3 SIDE ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



2 REAR ELEVATION - DUMPSTER ENCLOSURE
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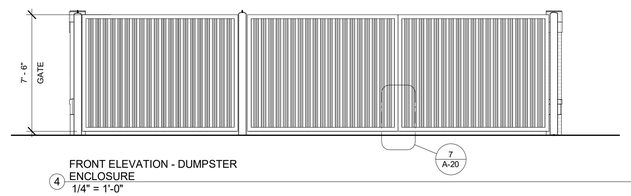

4 FRONT ELEVATION - DUMPSTER ENCLOSURE
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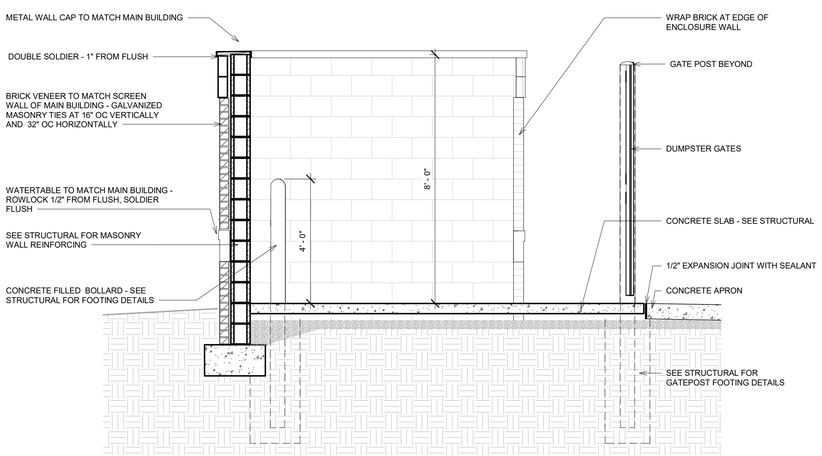
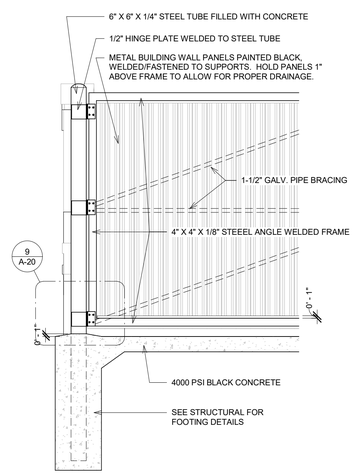
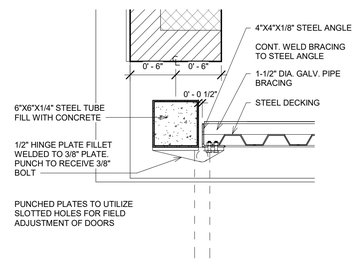


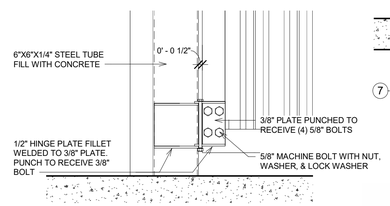
5 SECTION AT DUMPSTER ENCLOSURE
1/2" = 1'-0"



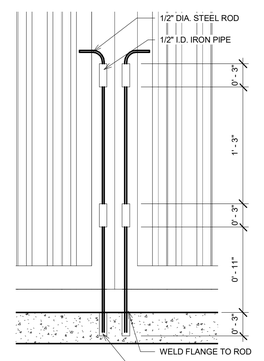
6 GATE DETAIL
1/2" = 1'-0"



8 GATE POST DETAIL
1 1/2" = 1'-0"



9 POST DETAIL AT HINGE
1 1/2" = 1'-0"



7 LATCH DETAIL
1 1/2" = 1'-0"

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REVISIONS

Smithfield's
Chicken 'N Bar-B-Q®
10414 US 70 BUS, CLAYTON, NC

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TONY JOHNSON ARCHITECT

TONY L. JOHNSON ARCHITECT, P.A. ARCHITECTURAL CORPORATION 51220 NORTH CAROLINA CLAYTON, NC
TONY LEE JOHNSON REGISTERED ARCHITECT 4296 CLAYTON, NC
PRELIMINARY

DATE 7-24-2019
PROJECT # 2019-059
SHEET A-20

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
August 26, 2019

STAFF REPORT

Application Number: 2019-126-SP
Project Name: Smithfield's Chicken & BBQ Major Site Plan

Tag #: 05008001, 05008002, 05008006, 05008003
Applicant: Enoch Engineers, PA
Overlay: Thoroughfare Overlay District
Owner: Clayton 001, LLC & Brookie Hackney
Location: 10414 US HWY 70 BUS
Project Planner: Haley Hogg, Planner II

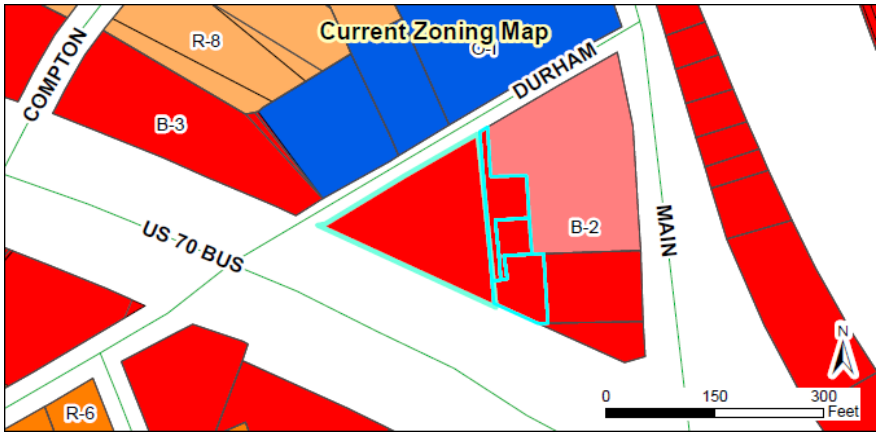
Public Noticing:
- Sign posted prior to August 16, 2019
- Neighborhood Meeting held August 13, 2019

REQUEST: The applicant is requesting major site plan approval to demolish the existing restaurant and develop a new 3,842 SF restaurant.

SITE DATA:
Acreage: .91 acres
Existing Use: Restaurant (Smithfield's Chicken & BBQ)

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Office Institutional(O-I)	Church/Vacant
South	Highway-Business (B-3)	Retail/Restaurant
East	Highway-Business (B-3) / Neighborhood Business (B-2)	Restaurant/Retail
West	Highway-Business (B-3)	Vacant



DEVELOPMENT DATA:

Proposed Uses:	Restaurant (87 seats)
Buildings:	1 building- 3,745 SF
Impervious Surface:	63.7% (max. 75% for B-3 zoning district)
Required Parking:	1 space/3 seats = 29 spaces (including 2 handicap)
Proposed Parking:	29 spaces (including 2 handicap)
Access/Streets:	The site will have one access point of US HWY 70 BUS, and one access point off Durham Street.

STAFF ANALYSIS:

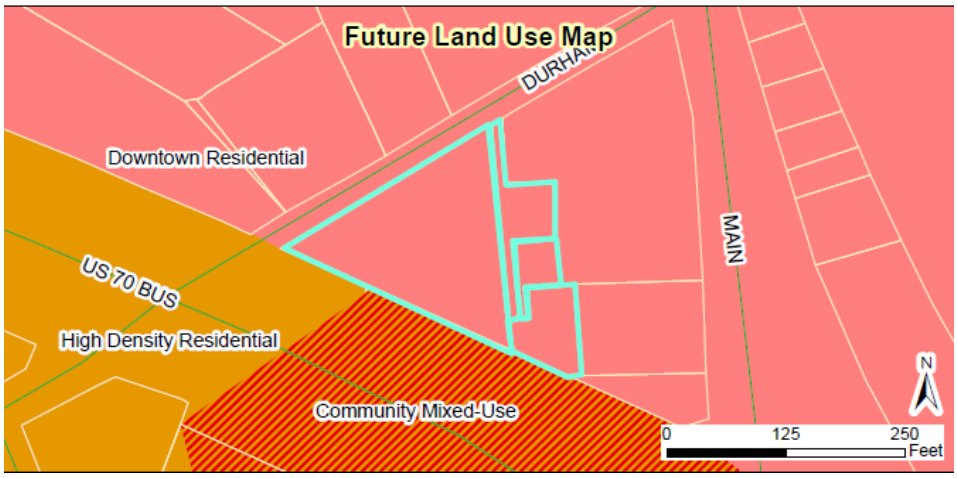
Overview

The applicant is requesting major site plan approval to demolish the existing Smithfield's Chicken & BBQ restaurant to redevelop the building and overall site. The new restaurant will be 3,842 SF in size with 87 seats. Three additional properties to the east have been acquired as a part of this project, and are included in this site plan to provide additional land to accommodate the new building and parking. These parcels will be recombined following board approvals.

The existing access points are being modified as a part of this plan. There are currently two driveways located off US HWY 70 BUS. The new site plan has been designed so that there is only one driveway in this location. One driveway off Durham Street will remain. The new building meets all setback requirements for the B-3 zoning district, as the building was shifted further east to ensure that the setback requirements were met. The existing building did not meet setbacks per the current UDC requirements. The restaurant will include a drive-thru along the eastern side of the building, which will meet all queuing requirements of the UDC. The parking lot will primarily be one-way to provide better traffic flow, and there will be cross-access provided to the property to the east.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
  This property is designated as "Downtown Residential" in the Town's Future Land Use Map. The proposed site plan is consistent with this designation. It is also worth noting that the use of the property itself is not changing; the property will still be utilized as a restaurant and is only being redeveloped.



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

Landscaping and Screening

The property meets all requirements of the UDC in regards to landscaping and screening. The property is located in the thoroughfare overlay district, which requires additional plantings along US HWY 70 BUS. The parking area is also required to be screened from view by plantings. Additionally, a Class "A" landscape buffer is required and has been provided to the north and east abutting property zoned B-2. 20% of the interior of the development will be landscaped, and trees are provided throughout the parking lot to meet the terminal island requirements.

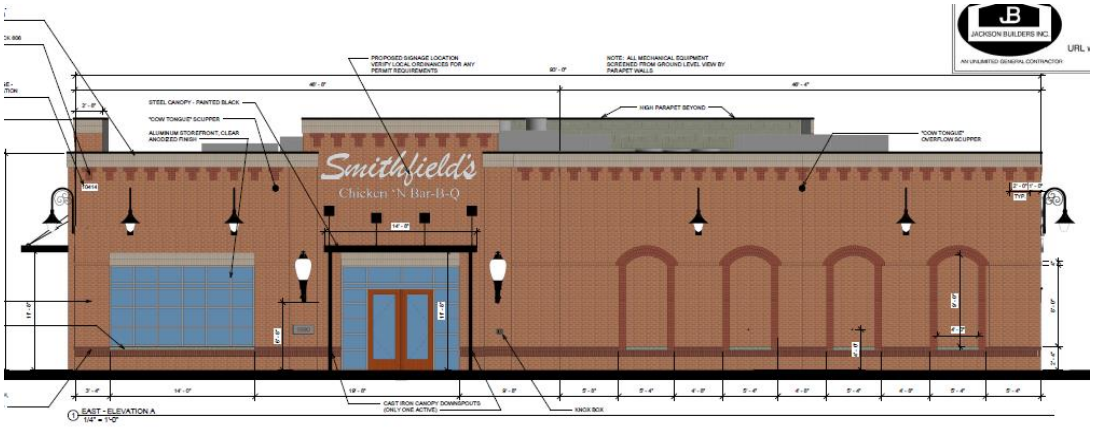
Garbage / Recycling

A dumpster is proposed on the site to the north east, which will be screened entirely from view. The enclosure will match the proposed building's materials, and shrubs will be planted around the base of the enclosure to screen it from view as well.

Architecture/Design

The proposed building is Smithfield's Chicken & BBQ new prototype. The building will consist of brick, and will include decorative features including canopy awnings. The parapet will be raised to screen mechanical equipment

from view, as required by the UDC. The building will also be consistent on all four sides of the building in regards to materials and features.

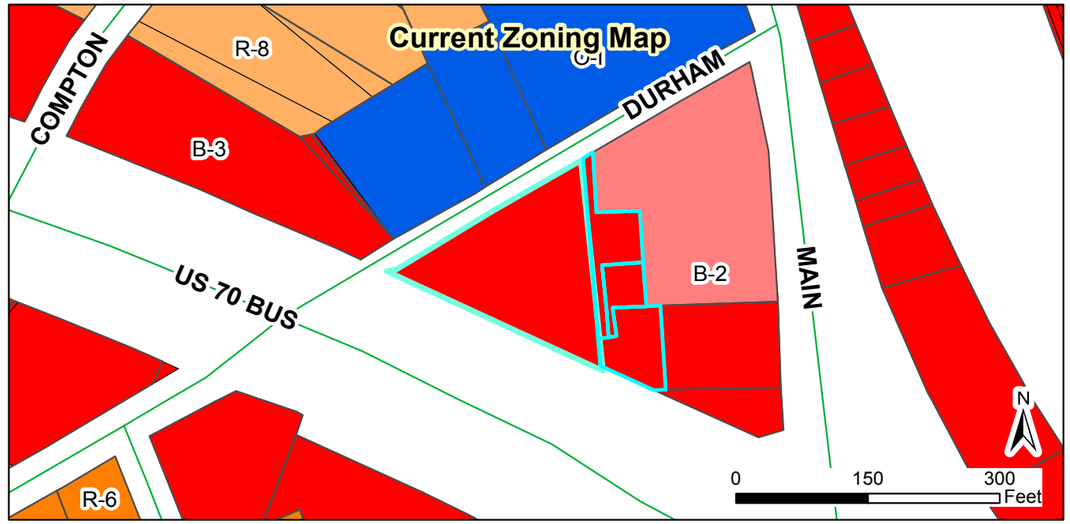


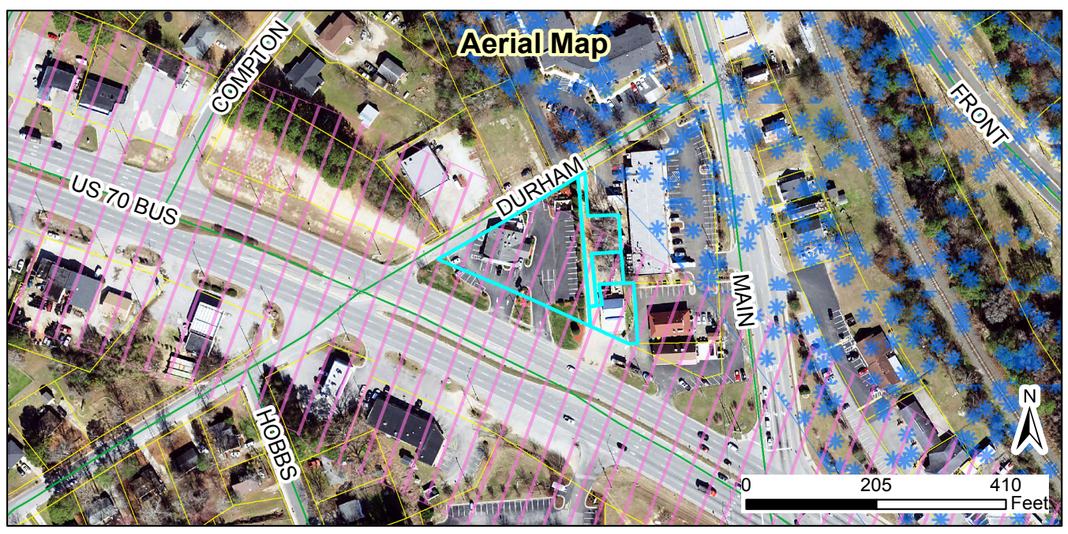
CONSIDERATIONS:

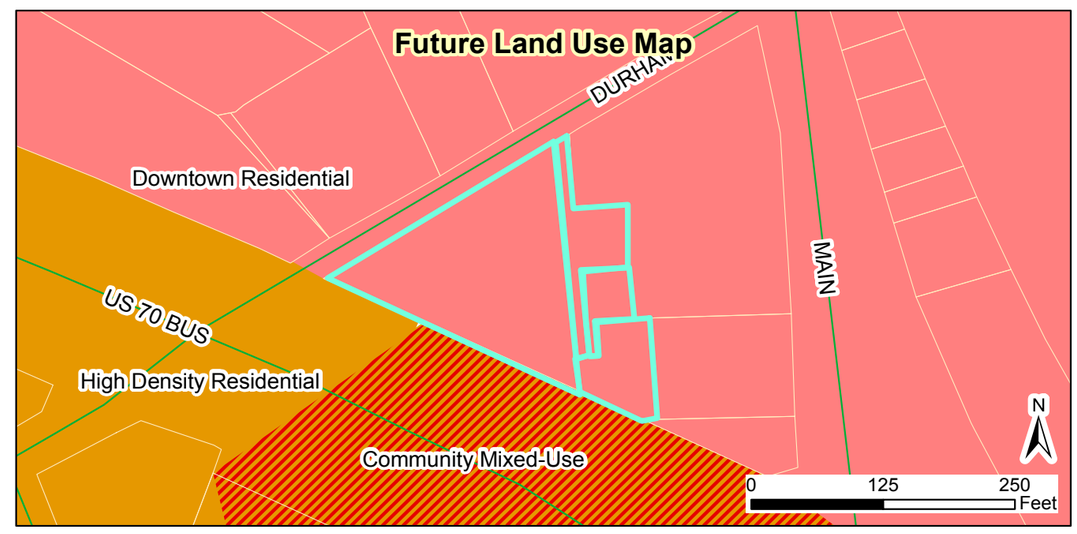
- The Planning Board shall make a final decision regarding Major Site Plans.

ATTACHMENTS:

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







2019-126-SP
Smithfields Chicken & BBQ Major Site Plan
Request to redevelop the existing restaurant and parking area

Applicant: Enoch Engineers, PA
Property Owners: Clayton 001, LLC & Brookie Hackney,
Tag #: 05008001, 05008002, 05008006, 05008003

Staff Report Map

07/11/19
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-126-SP-Clayton Smithfield's Chicken n' BAR-B-Q\Maps\Staff Report Map - 2019-126-SP - Clayton's Chicken & BBQ Major Site Plan.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: Lot B-6 Moss Creek Village Business Park

Acreage of Property: 0.76 **Zoning District:** B-2

County Tag #: 05G02058O **NC Pin #:** 165801-19-8443

Address/Location: Pinecroft Drive, Clayton, NC 27520

Existing Use: Vacant **Proposed Use:** Office

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: Red Line Engineering, PC

Mailing Address: 1401 Aversboro Road, Suite 210, Garner, NC 27529

Phone Number: (919) 779-6851 **Fax:** _____

Contact Person: Carlos Bagley

Email Address: carlos.bagley@rlenc.com

OFFICE USE ONLY

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

RECEIVED
JUN 28 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

PROPERTY OWNER INFORMATION

Name: Donald Waters

Mailing Address: 50 Neuse River Parkway, Suite 14, Clayton, NC 27527

Phone Number: (919) 795-5622 **Fax:**

Email Address: donw@fairwaymc.com

EXPLANATION OF PROJECT

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

The owner is proposing to construct an approximately 8,500 SF office building on an existing vacant lot in Moss Creek Village Business Park. The lot has water and sewer availabilty from the Town of Clayton. The project will be constructed to meet all of the Town of Clayton standards and ordinances.

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

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

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

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

PLAN ELEMENTS AND GRAPHIC DATA

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

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

SURVEY

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

EXISTING CONDITIONS SHEET

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

SITE PLAN

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

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

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

Other site plan elements:

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

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

CONCEPTUAL ENGINEERING PLANS

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

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

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

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

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

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

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

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

Donald Waters
Print Name

Signature of Applicant

6/27/19
Date

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

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: Lot B-6 Moss Creek Village Business Park **Address or PIN #:** 165801-19-8443

AGENT/APPLICANT INFORMATION:

Gary McCabe, Carlos Bagley - Red Line Engineering, PC
(Name - type, print clearly)

1401 Aversboro Rd, Suite 210
(Address)
Garner, NC 27529
(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

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:

Donald Waters
(Name - type, print clearly)

50 Neuse River Parkway, Suite 14
(Address)

(Owner's Signature)

Clayton, NC 27527
(City, State, Zip)

RECEIVED
JUL 01 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Jamie L Brunner, a Notary Public for the above State and County, this the 1 day of July, 20 19.

SEAL

JAMIE L BRUNNER
Notary Public
Johnston County
NORTH CAROLINA

Jamie L Brunner
Notary Public

My Commission Expires: 11/2/2022

July 2018

Received By:
Town of Clayton
July 15, 2019

July 19, 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 nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: August 6, 2019 **Meeting Time**: 6:00 pm
Meeting Location: The Clayton Center – York Room (111 East 2nd Street, Clayton)
Type of Application: Major Site Plan
Project/Proposal Address: Pinecroft Drive, Clayton, North Carolina, 27520

Description of project/proposal: The proposed project consists of developing approximately 0.76 acre lot in Moss Creek Village Business Park for office use.

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

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

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.
If you have any questions prior to or after this meeting, you may contact us at 919-779-6851. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Carlos S. Bagley, PE
Red Line Engineering, P.C. (Engineer)
1401 Aversboro Road, Garner, North Carolina 27529
(919) 779-6851

Donald Waters (Owner & Developer)
50 Neuse River Parkway, Suite 14
Clayton, NC 27527

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Lot B-6 Moss Creek Village

Application: Major Site Plan

Location/Date: August 6, 2019 6pm

	NAME	ADDRESS
1	Susan Shipp	42 Fringe Tree Ln
2	Kim Pigh	54 Fringe Tree Ln
3		
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Site Plan Date of Mailing: July 19, 2019

Date of Meeting: August 6, 2019 Time of Meeting: 6pm

Location of Meeting: Town of Clayton - York Room

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: Carlos Bagley Signature: CB

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.*

Susan Shipp and Karen Digh were in attendance at the meeting. Each of them had general question concerning the use, site plan, and look of the building. They expressed no opposite to the project.

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

Received:
8/12/19

ADJACENT PROPERTY OWNERS LIST

Project Name: Lot B-6 Moss Creek Village Business Park

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
05G02058M	JAG Partners, LLC.	415 C North 7th Street, Smithfield, NC 27577
05G02058N	Tracy & Leigh Ann Coats	179 Townsend Drive, Clayton, NC 27527
05G02009K	Parkside Village Investors, LLC.	1420 Walnut Street, Suite 1011, Philadelphia, PA 19102
05G02053R	Integrated Managed Care, LLC.	1482 River Road SE, Winnabow, NC 28479
05G02055Z	Janet Williams	605 Pinecroft Drive, Clayton, NC 27520
05G02055Y	Elaine Woodard	3329 Bentwinds Bluffs Lane, Fuquay-Varina, NC 27526
05G020055X	Linda Dudley Williams Life Estate	597 Pinecroft Drive, Clayton, NC 27520
05G02055W	Ruth Coker	585 Pinecroft Drive, Clayton, NC 27520
05G02055V	Scott & Christine Sedei	503 Saint Jiles Drive, Garner, NC 27529
05G02055U	Stephen Bunker	2214 Walden Creek Drive, Apex, NC 27523
05G02055C	John Pebbles	574 Pinecroft Drive, Clayton, NC 27520
05G02055B	Corey Stephenson	231 Susan Drive, Garner, NC 27529
05G02055A	Jeffrey & Penny Adams	594 Pinecroft Drive, Clayton, NC 27520
05G02055D	Susan Shipp & Janice Wallace	42 Fringe Tree Lane, Clayton, NC 27520
05G02055E	Robert & Kimberly Digh	54 Fringe Tree Court, Clayton, NC 27520

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

August 9, 2019

Red Line Engineering, PC/Carlos Bagley
1401 Aversboro Road, Suite 210
Carlos.bagley@rienc.com

Mr. Bagley,

The Major Site Plan project for 2019-128-SP Lot B-6 Moss Creek Village Office has received Certification from the Technical Review Committee on August 9, 2019. The project will now proceed to the following meeting:

Planning Board: Monday August 26, 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	8/9/19 Date
Department of Engineering Approval	8/9/19 Date
Fire Inspector's Approval	8-12-2019 Date

2019

LOT B-6 MOSS CREEK VILLAGE BUSINESS PARK

2019-128-SP MAJOR SITE PLAN

PINECROFT DRIVE (P.I.N. 165801-19-8443)
CLAYTON , NC 27527

Received By:
TOC
August 2, 2019

OWNER
DONALD WATERS
50 NEUSE RIVER PARKWAY
SUITE 14
CLAYTON, NC 27527

DEVELOPER
WATERS' EDGE PROPERTIES 1342, LLC.
50 NEUSE RIVER PARKWAY
SUITE 14
CLAYTON, NC 27527

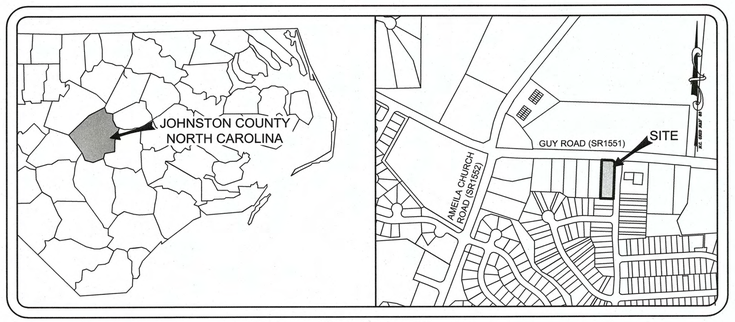
CIVIL ENGINEER
RED LINE ENGINEERING
RED LINE ENGINEERING, P.C. (C-3075)
1401 AVERSBORO ROAD, SUITE 210
GARNER, NORTH CAROLINA 27529
PHONE - (919) 779-6851

SURVEYOR
TRUE LINE SURVEYING, PC. (L-3990)
205 WEST MAIN STREET
CLAYTON, NC 27520
PHONE: (919) 359-0427

SHEET INDEX

C1	COVER SHEET
C2	EXISTING CONDITIONS PLAN
C3	PRELIMINARY SITE PLAN
C4	GRADING AND UTILITY PLAN
C5	PRELIMINARY LIGHTING PLAN
L1	LANDSCAPE PLAN
G-1	ARCHITECTURAL FLOOR PLAN
	COLOR BUILDING ELEVATIONS

NOTE: ALL WORK MUST COMPLY WITH APPLICABLE NORTH CAROLINA BUILDING CODES, HANDICAPPED ACCESSIBILITY CODE VOL. 1C., AND WITH TOWN OF CLAYTON AND NCDOT STANDARDS, DETAILS AND SPECIFICATIONS.



VICINITY MAP
SCALE: 1"=500'

LEGEND

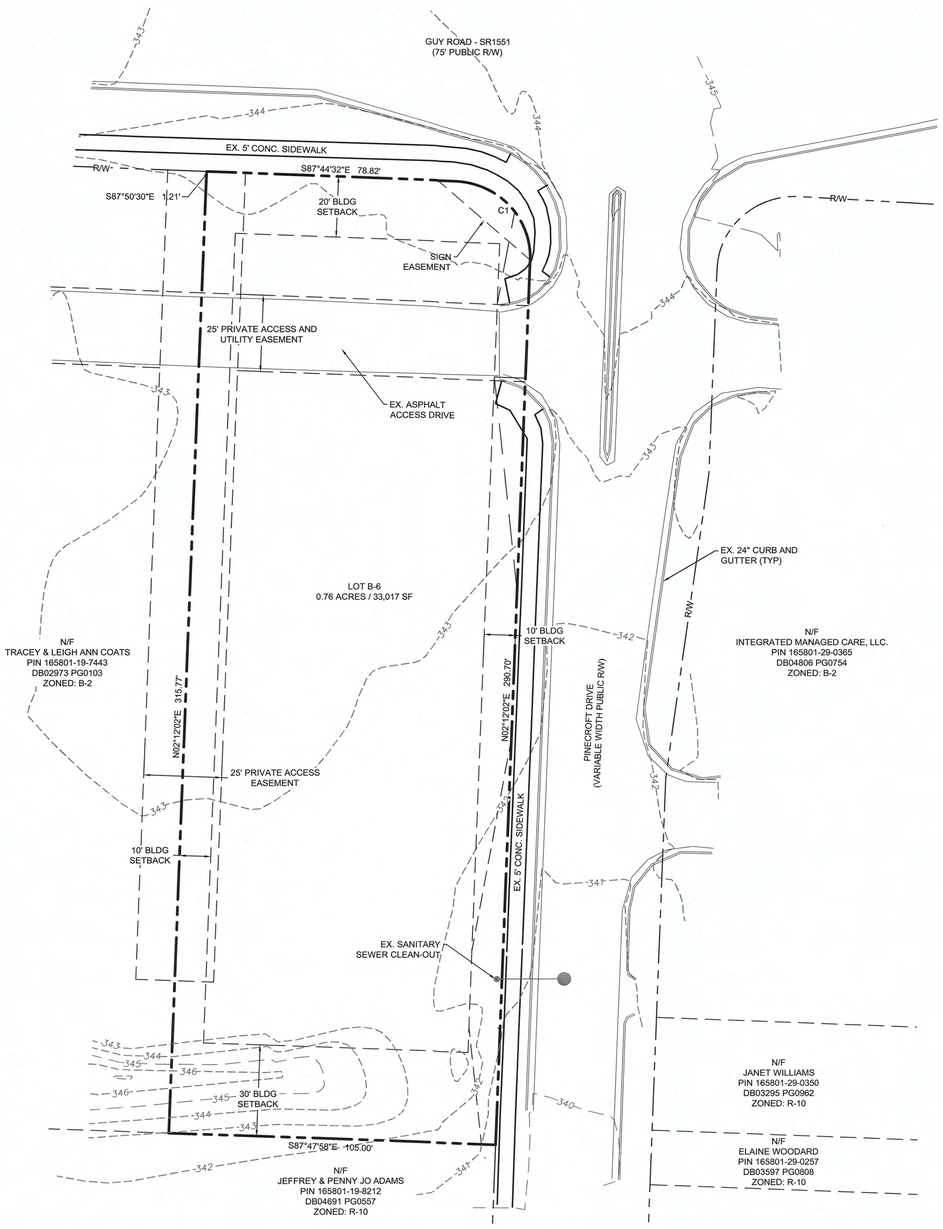
EXISTING		PROPOSED
	PROPERTY LINE/EASEMENT	
SF	SEDIMENT FENCE/ TREE PROTECTION FENCE	SF
	PROPERTY EASEMENT/SETBACK	
SS	SANITARY SEWER	SS
S	SANITARY SEWER MANHOLE	S
CO	CLEAN OUT	SSCO
wtr	WATER LINE	W
	CENTERLINE OF ROAD	
LP	LIGHT POLES	
EIP	PROPERTY CORNER	NIP
	RIGHT OF WAY	
	STORM PIPE/CULVERT	
	DROP INLET	
98 95	CONTOURS	98 95
	FIRE HYDRANT	
	WATER VALVE	
	RIP RAP APRON	
	TEMP. CONSTRUCTION ENTRANCE	

NORTH CAROLINA PROFESSIONAL SEAL 041318 ENGINEER CARLOS S. BAEZ JR.
RED LINE ENGINEERING P.C. CORPORATE SEAL C-3075 NORTH CAROLINA
7/31/19

FINAL DRAWING
NOT RELEASED
FOR CONSTRUCTION

DATE: JUNE 27, 2019 PROJ. NO.: 19-020 SHEET C1

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

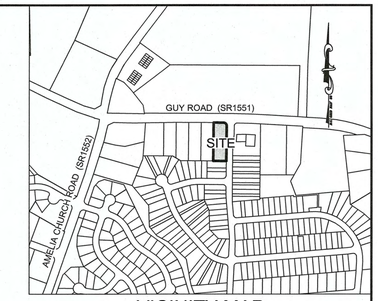


SCALE: 1" = 20'

20' 0 20'

SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.

CURVE	ARC	RADIUS	CHORD BEARING	DISTANCE
C1	39.24	25.00	N42°46'15"W	35.34



VICINITY MAP
SCALE: 1"=500'

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

NORTH CAROLINA PROFESSIONAL SEAL 041318 ENGINEER CARLOS S. BAGLIANI
7/31/19

RED LINE ENGINEERING, P.C. CORPORATE SEAL C-3075 NORTH CAROLINA

FINAL DRAWING
FOR REVIEW
PURPOSES ONLY

THIS ORIGINAL SHEET IS 24"X36", OTHER DIMENSIONS INDICATE IT HAS BEEN ALTERED. ALL INFORMATION REPRESENTED ON THIS SHEET IS THE PROPERTY OF RED LINE ENGINEERING, P.C. UNDER THE LAWS OF LAW. THIS INFORMATION SHALL NOT BE DUPLICATED IN PART OR WHOLE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM **RED LINE ENGINEERING, P.C. 2019 ©**

RED LINE ENGINEERING
RED LINE ENGINEERING, P.C. (C-3075)
1401 AVERSBORO ROAD, SUITE #210
GARNER, NORTH CAROLINA 27529
PHONE - (919) 779-6851

WATERS' EDGE PROPERTIES 1342, LLC.
50 NEUSE RIVER PARKWAY, SUITE 14
CLAYTON, NC 27527

LOT B-6 MOSS CREEK VILLAGE BUSINESS PARK

EXISTING CONDITIONS PLAN

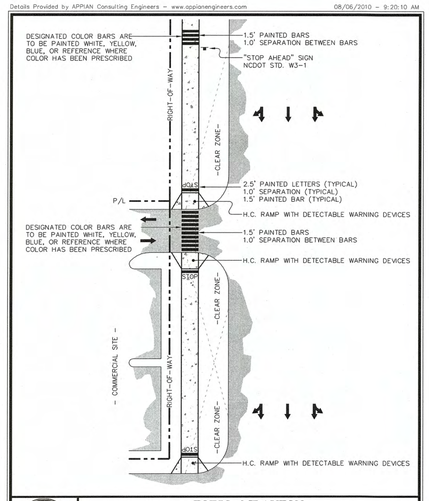
REVISIONS:	DATE:
1 PER TOC TRC	8/1/19

ISSUED FOR:	DATE:
SITE PLAN	6/27/19

PROJECT NO.:
DRAWN BY: CSB
REVIEWED BY: GJM

SHEET NUMBER:
C2
OF 8 SHEETS

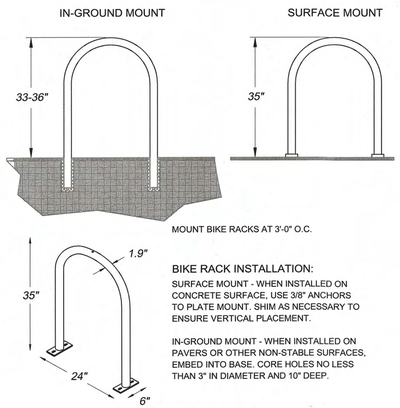
Details Provided by APPLAN Consulting Engineers – www.applanengineers.com 08/06/2010 – 9:20:10 AM



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

GREENWAY / BIKEWAY DRIVEWAY CROSSING DETAIL

SCALE: Not To Scale	DETAIL: g-403.635
REVISION DATE: July, 2010	SHEET # 1 of 1



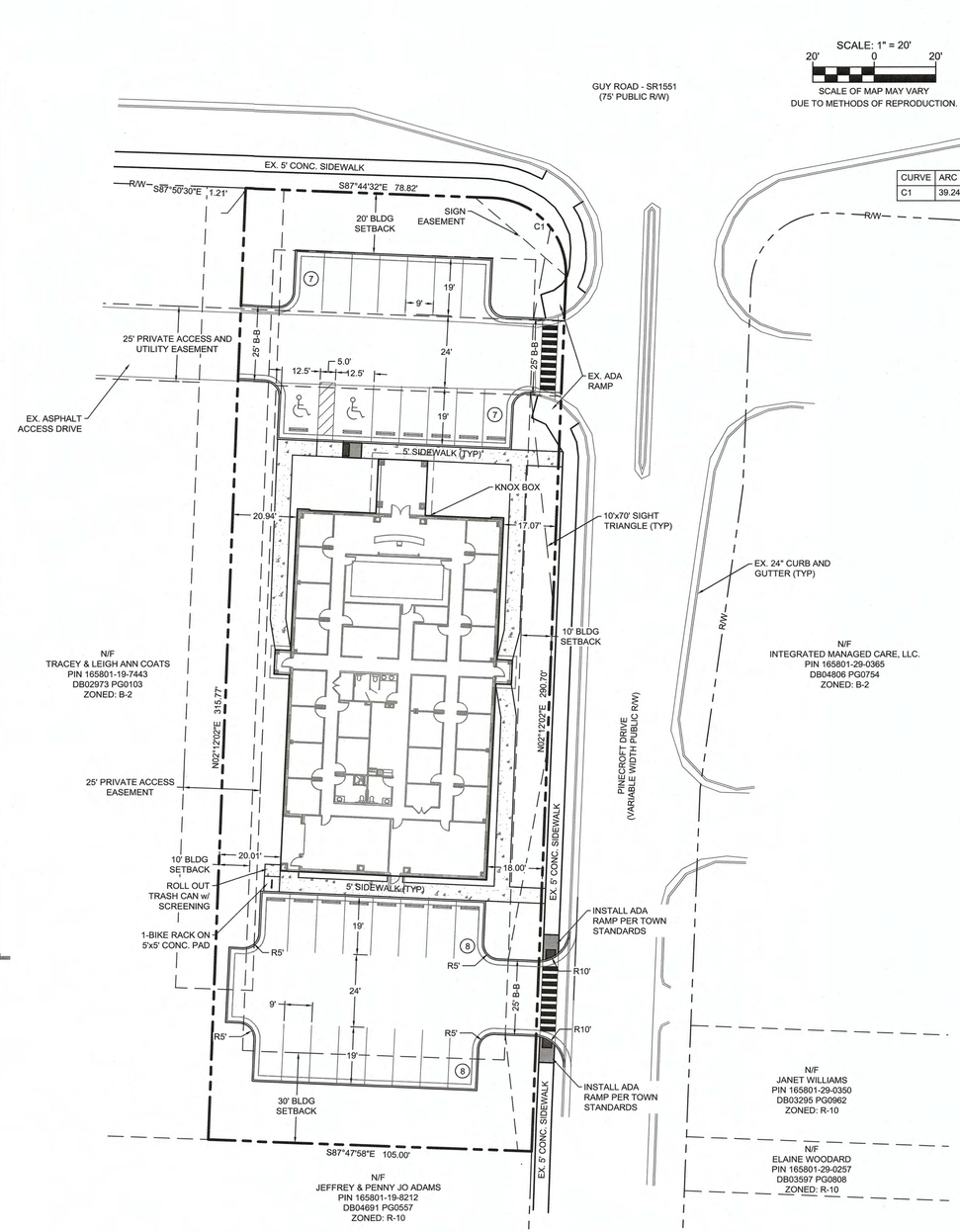
BIKE RACK INSTALLATION:

SURFACE MOUNT - WHEN INSTALLED ON CONCRETE SURFACE, USE 3/8" ANCHORS TO PLATE MOUNT. SHIM AS NECESSARY TO ENSURE VERTICAL PLACEMENT.

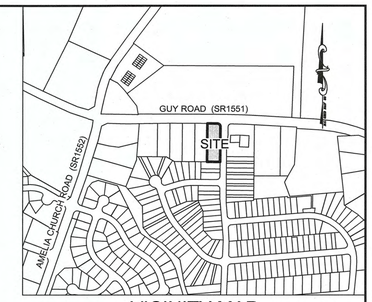
IN-GROUND MOUNT - WHEN INSTALLED ON PAVERS OR OTHER NON-STABLE SURFACES, EMBED INTO BASE. CORE HOLES NO LESS THAN 3" IN DIAMETER AND 10" DEEP.

STANDARD BICYCLE RACK DETAIL

SCALE: NOT TO SCALE



CURVE	ARC	RADIUS	CHORD BEARING	DISTANCE
C1	39.24	25.00	N42°46'15"W	35.34



VICINITY MAP
SCALE: 1"=500'

SITE PLAN INFORMATION:	
1. NAME:	LOT B-6 MOSS CREEK VILLAGE BUSINESS PARK
2. STREET ADDRESS:	PINECROFT DRIVE CLAYTON, NORTH CAROLINA 27520
3. P.I.N. / PARCEL ID:	165801-19-8443 / 05G02058O
4. LAND USE (EXISTING/PROPOSED):	VACANT/ NON- MEDICAL OFFICE
5. TOTAL NUMBER OF LOTS:	1
6. TOTAL LOT AREA:	33,017 SF / 0.76 ACRES
7. DISTURBED AREA:	33,017 SF / 0.76 ACRES
8. CURRENT/PROPOSED ZONING:	B-2
9. PROPOSED BUILDING LOT COVERAGE:	26% PROPOSED / 50% MAXIMUM
10. BUILDING HEIGHT	21 FEET
11. BUILDING SETBACKS:	FRONT - 20 FT. SIDE - 10 FT / 30 FT. (ADJACENT RESIDENTIAL) REAR - 30 FT.
12. INSIDE TOWN LIMITS:	YES
13. INSIDE FLOOD HAZARD BOUNDARY:	NO (PER FEMA MAP #3720167700J) EFFECTIVE DATE: DECEMBER 2, 2005
14. BUILDING SQUARE FOOTAGE & USE:	8,468 SF OFFICE
15. PROPOSED PARKING REQUIREMENTS: OFFICE TOTAL SPACES REQUIRED TOTAL SPACES PROVIDED TOTAL ACCESSIBLE SPACES REQUIRED TOTAL ACCESSIBLE SPACES PROVIDED TOTAL BIKE RACK REQUIRED	 (1 SPACE / 300 SF) X (8,468 SF) 29 SPACES REQUIRED 29 SPACES TOTAL 30 SPACES PROPOSED 1 PER 25 SPACES 2 SPACES 1 BIKE RACK
16. IMPERVIOUS SURFACE AREA: EXISTING: PROPOSED: TOTAL:	MAXIMUM 75% 2,157 SF / 0.05 ACRE (6.53%) 17,861 SF / 0.41 ACRE (54%) 20,018 SF / 0.46 ACRE (61%)
17. WATER PROVIDER:	TOWN OF CLAYTON
18. SEWER PROVIDER:	TOWN OF CLAYTON
19. ELECTRIC PROVIDER	DUKE ENERGY
20. OWNER / DEVLOPER:	DONALD WATERS 50 NEUSE RIVER PARKWAY SUITE 14 CLAYTON, NORTH CAROLINA 27527

Know what's below. Call before you dig.

NORTH CAROLINA PROFESSIONAL SEAL 041318 ENGINEER CARLOS S. BAGLEY 7/31/19

ROLL LINE ENGINEERING, P.C. CORPORATE SEAL C-3075 NORTH CAROLINA

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RED LINE ENGINEERING, P.C. (C-3075)
1101-A KEBRON AVENUE, SUITE 100
GARNER, NORTH CAROLINA 27529
PHONE - (919) 779-6851

WATERS' EDGE PROPERTIES 1342, LLC.
50 NEUSE RIVER PARKWAY, SUITE 14
CLAYTON, NC 27527

LOT B-6 MOSS CREEK VILLAGE BUSINESS PARK

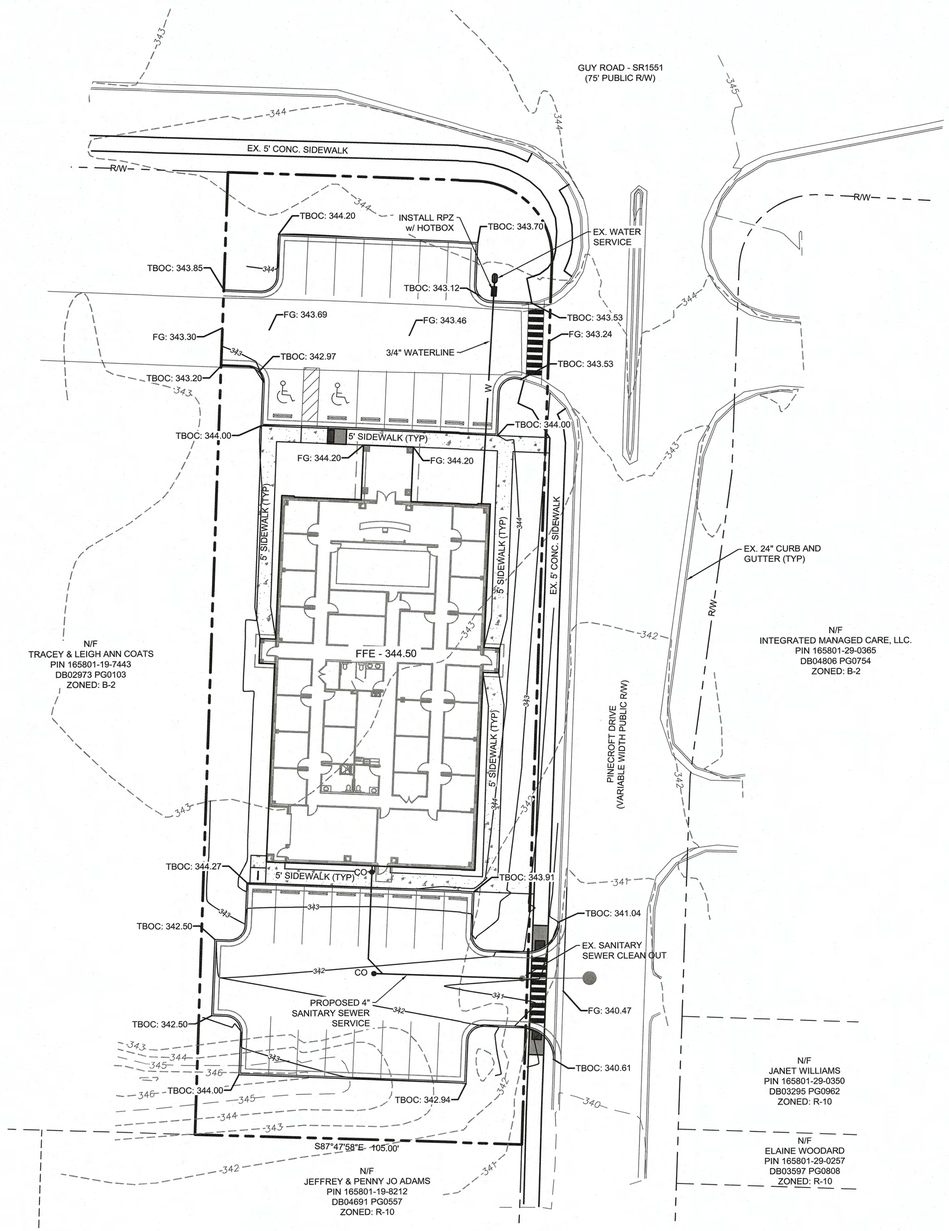
PRELIMINARY SITE PLAN

REVISIONS:	DATE:
1 PER TOC TRC	8/1/19

ISSUED FOR:	DATE:
SITE PLAN	6/27/19

PROJECT NO.:
DRAWN BY: CSB
REVIEWED BY: GJM

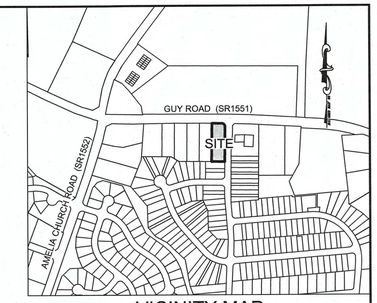
SHEET NUMBER:
C3
OF 8 SHEETS



SCALE: 1" = 20'

20' 0 20'

SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.



VICINITY MAP
SCALE: 1"=500'

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7/31/19

RED LINE ENGINEERING CORPORATE SEAL C-3075 NORTH CAROLINA

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WATERS' EDGE PROPERTIES 1342, LLC.
50 NEUSE RIVER PARKWAY, SUITE 14
CLAYTON, NC 27527

LOT B-6 MOSS CREEK VILLAGE BUSINESS PARK

GRADING AND UTILITY PLAN

REVISIONS:	DATE:
1 PER TOC TRC	8/1/19

ISSUED FOR:	DATE:
SITE PLAN	6/27/19

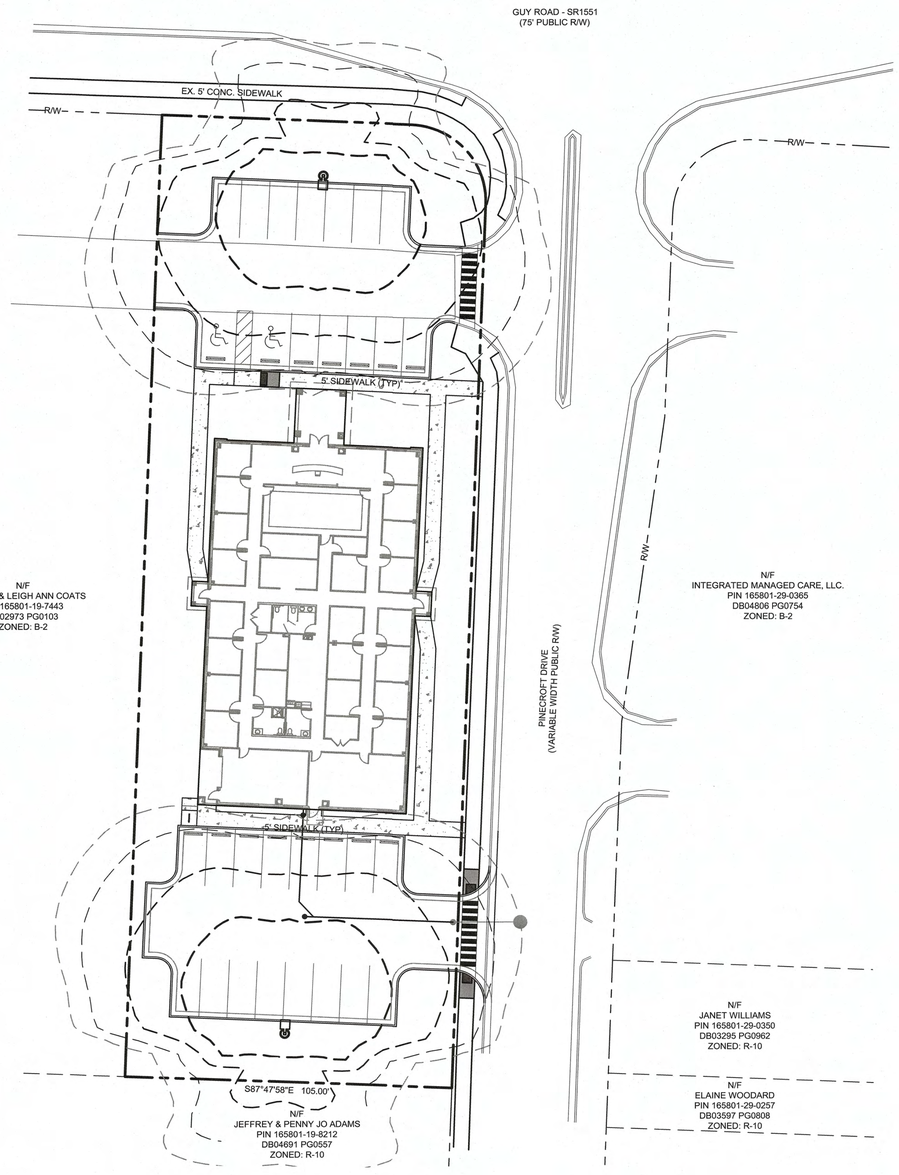
PROJECT NO.:
DRAWN BY: CSB
REVIEWED BY: GJM

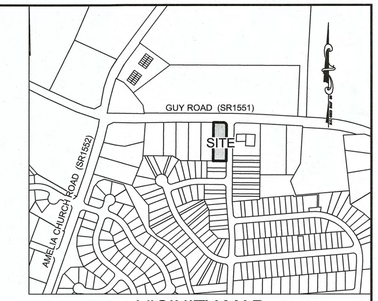
SHEET NUMBER:
C4
OF 8 SHEETS

SCALE: 1" = 20'

20' 0 20'

SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.

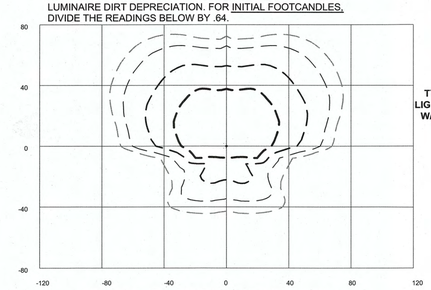




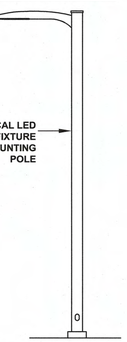
VICINITY MAP
SCALE: 1"=500'

FIXTURE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
20FT		LITHONIA LIGHTING DSX1 LED DSX1 LED 40C 1000 40K T4M MVOLT HS	(2) 20 LED LIGHT ENGINE	12,379	20' MT HT LEDINTA1050C140DQ	0.64	2

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .64.



LEGEND (OUTER to INNER): 0.100 , 0.200 , 0.500 , 1.00



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7/31/19

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WATERS' EDGE PROPERTIES 1342, LLC.
50 NEUSE RIVER PARKWAY, SUITE 14
CLAYTON, NC 27527

LOT B-6 MOSS CREEK VILLAGE BUSINESS PARK

PRELIMINARY LIGHTING PLAN

REVISIONS:	DATE:
1 PER TOC TRC	8/1/19

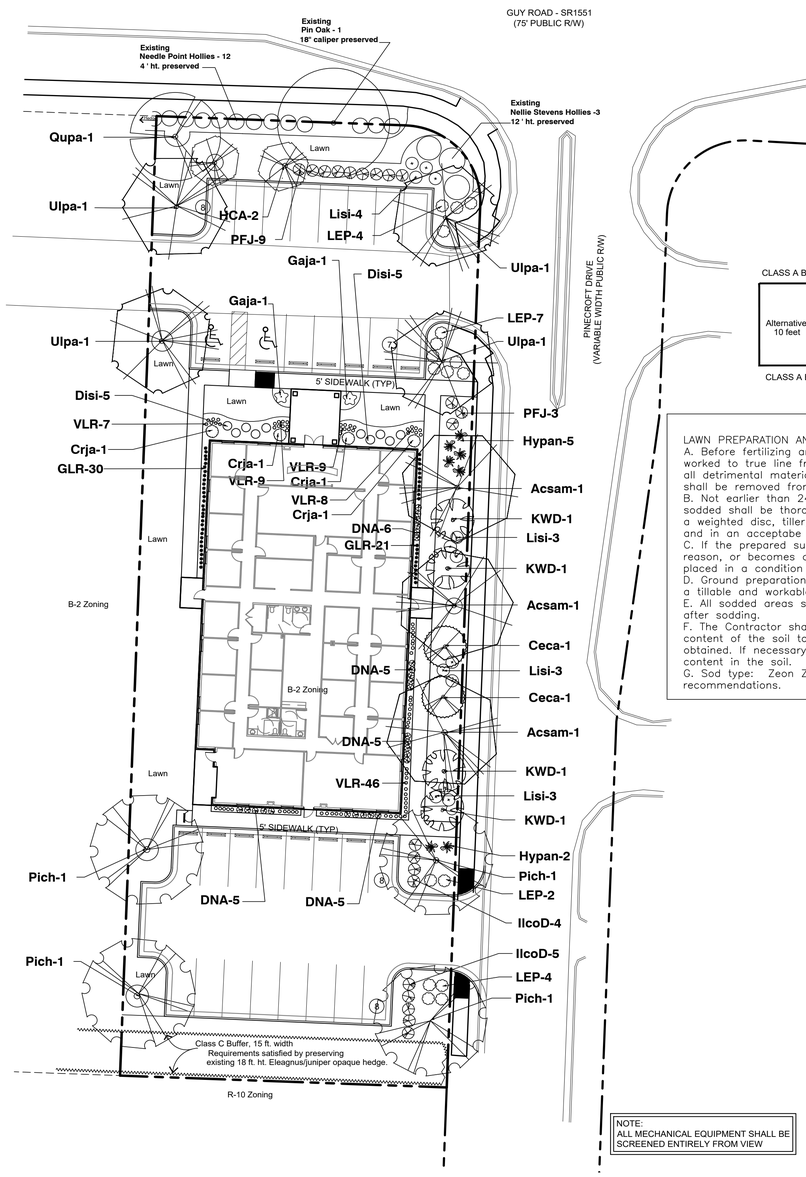
ISSUED FOR:	DATE:
SITE PLAN	6/27/19

PROJECT NO.:
DRAWN BY: CSB
REVIEWED BY: GJM

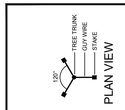
SHEET NUMBER:
C5
OF 8 SHEETS

General Planting Notes:

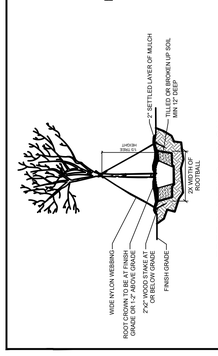
1. Mulch all new plant beds with 2" tripple shredded hardwood mulch.
2. Warranty plantings for 1 year period following completion.
3. Prepare plant beds by removing grass, add 5" of 50% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc..
4. New lawn areas to be Zeon Zoysia sod.
5. 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.
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 discrepencies are found.



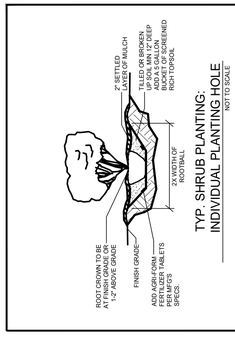
NOTE:
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW



PLAN VIEW



TREE PLANTING (>2" CAL.)
NOT TO SCALE



TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE
NOT TO SCALE

SCALE: 1" = 20'

20' 0 20'

SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.

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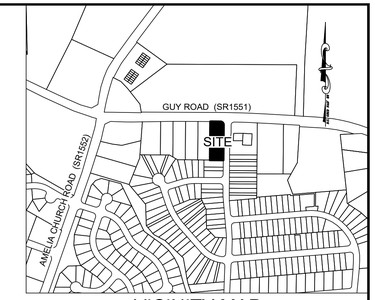
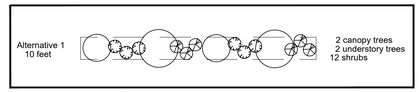


VICINITY MAP
SCALE: 1"=500'

CLASS A BUFFER per 100 linear feet



CLASS A BUFFER REQUIREMENTS

LAWN PREPARATION AND SODDING NOTES:
A. Before fertilizing and seeding, the topsoil surfaces shall be trimmed and worked to true line from unsightly variation, bumps, ridges and depressions and all detrimental material, roots and stones larger than 3–inches in any diameter shall be removed from the soil.
B. Not earlier than 24 hours before sod is to be laid, the soil surface to be sodded shall be thoroughly cultivated to a depth of not less than 4–inches with a weighted disc, tiller, pulvimixer or other equipment, until the surface is smooth and in an acceptabe condition.
C. If the prepared surface becomes eroded as a result of rain or for any other reason, or becomes crusted before the seed is sown, the surface shall again be placed in a condition suitable for sodding.
D. Ground preparation operations shall be performed only when the ground is in a tillable and workable condition.
E. All sodded areas shall be uniformly rolled in a continuous pattern immediately after sodding.
F. The Contractor shall be responsible for maintaining the proper moisture content of the soil to insure adequate plant growth until a satisfactory stand is obtained. If necessary, watering shall be performed to maintain adequate water content in the soil.
G. Sod type: Zeon Zoysia. Apply fertilizer, etc. according to growers recommendations.

LANDSCAPE SUMMARY

SITE DATA	
PROPOSED USE:	OFFICE
TOTAL LOT ACREAGE:	33,020 SF / 0.76 ACRES
ZONING DISTRICT:	B - 2

LANDSCAPE DATA	
% OF SITE LANDSCAPED:	
% REQ. = 20%	
20% LANDSCAPED AREA:	6,604 SF
CANOPY TREE REQ. AND PROVIDED	7
UNDERSTORY TREE REQ. AND PROVIDED	7
SHRUBS REQ. AND PROVIDED	14

TYPE A BUFFERS:	
Pinecroft Drive Type A 10' Buffer	292 lf
2 canopy trees req./100ft 2 understory trees req./100ft 12 shrubs req./100ft	6 canopy trees provided 6 understory trees provided 36 shrubs provided
Guy Road Type A 20' Buffer	104.5 lf
1 canopy trees req./100ft 2 understory trees req./100ft 8 shrubs req./100ft	1 canopy trees provided 2 understory trees provided 8 shrubs provided from existing shrubs
South Property Line Type C 15' Buffer	104.5 lf
2 canopy trees req./100ft 2 understory trees req./100ft 12 shrubs req./100ft	Requirements satisfied by preserving existing 18 ft. ht. Eleagnus/juniper opaque hedge.
STREET TREES:	
Pinecroft Drive Guy Road	_ 292 lf / 40 lf per tree = 7 req. / 7 prov. _ 104.5 lf / 40 lf per tree = 3 req. / 3 prov.* *Existing 18" cal. oak = 2 trees credit 1 tree proposed

Planting Schedule

Plant Type	Code Name	Quantity	Common Name	Scientific Name	Planting Size
Canopy Trees	Acsam	3	Sugar maple	Acer saccharum	2 1/2"–Cal, 8' ht.
	Qupa	1	Pin oak	Quercus palustris	2 1/2"–Cal, 8' ht.
	Ulpa	4	Lacebark Chinese elm	Ulmus parvifolia	2 1/2"–Cal, 8' ht.
	Pich	4	Chinese pistache	Pistacia chinensis	2 1/2"–Cal, 8' ht.
Understory Trees	Ceca	2	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	2"–Cal, 6' ht.
	HCA	2	Carolina Silverbell	Halesia caroliniana	2"–Cal, 6' ht.
	KWD	4	Kousa Dogwood, specimen	Cornus kousa	2"–Cal, 6' ht.
Shrubs	DNA	26	Harbour Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	3–Gal, 12'' min ht.
	IlcoD	9	Dwarf Burford holly	Ilex cornuta 'Dwarf Burford'	24" min ht.
	Lisi	13	Sunshine Privet	Ligustrum sinense 'Sunshine'	24" min ht.
	Gaja	2	Frost Proof Gardenia	Gardenia jasminoides 'Frost Proof'	3–Gal, 12'' min ht.
	Crja	4	Dwarf Globe Japanese cedar	Cryptomeria japonica 'Globosa Nana'	5–Gal, 22–24'' spd.
	Disi	10	Vintage Jade Distylium	Distylium x 'Vintage Jade'	3–Gal, 12'' min ht.
	LEP	17	Crimson Fire Loropetalum	Loropetalum chinense, 'Crimson Fire'	24'' min. ht.
	Hypan	7	Little Lime hydrangea	Hydrangea paniculata 'Little Lime'	3–Gal, 12'' min ht.
	PFJ	12	Old Gold Juniper	Juniperus x 'Old Gold'	24" min ht.
Groundcover	VLR	79	Variegated Liriope	Liriope muscari 'Variegata'	4'' pot
	GLR	51	Big Blue Green Liriope	Liriope muscari 'Big Blue'	4'' pot

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

CLAYTON NARRON
LICENSED LANDSCAPE ARCHITECT
NO. 1275
NORTH CAROLINA

8/1/19

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PHONE - (919) 779-6851

WATERS' EDGE PROPERTIES 1342, LLC.
50 NEUSE RIVER PARKWAY, SUITE 14
CLAYTON, NC 27527

LOT B-6 MOSS CREEK VILLAGE BUSINESS PARK

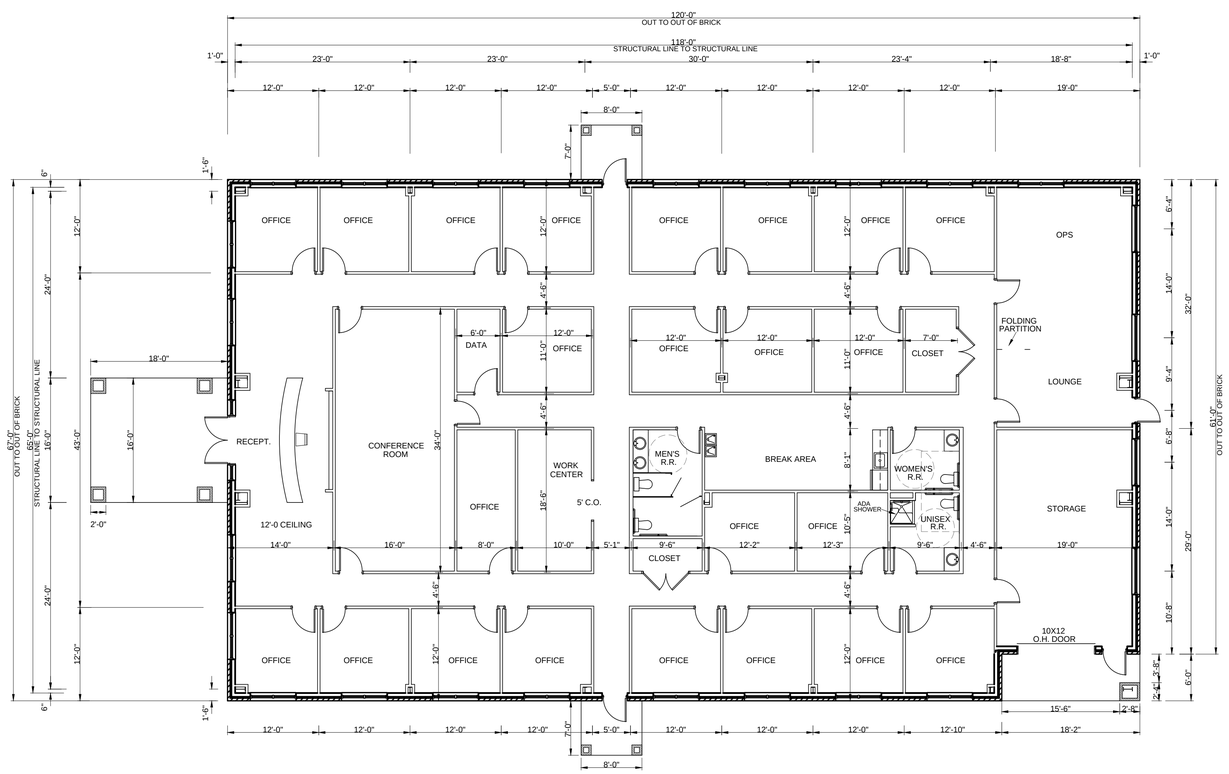
LANDSCAPE PLAN

REVISIONS:	DATE:
1	-

ISSUED FOR:	DATE:
-	-

PROJECT NO.:
DRAWN BY: CSB
REVIEWED BY: GJM

SHEET NUMBER:
L1
OF 8 SHEETS



1
G-1

FLOOR PLAN

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

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Corporation License No. C-2241
Phone: 919.736.2141 Fax: 919.736.2142

SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 019681 FOR REVIEW ONLY CONSTRUCTION DOCUMENTS JAMES C. SMITH, JR.

Gregory DEVELOPMENT LLC
9541 Industry Drive
Raleigh, NC 27603 919-779-3522

REVISIONS

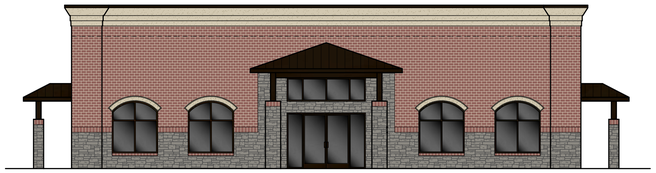
REV.	DATE	DESCRIPTION

Waters Edge Properties 1342, LLC

Lot B6 Moss Creek Village Business Park
Clayton, NC

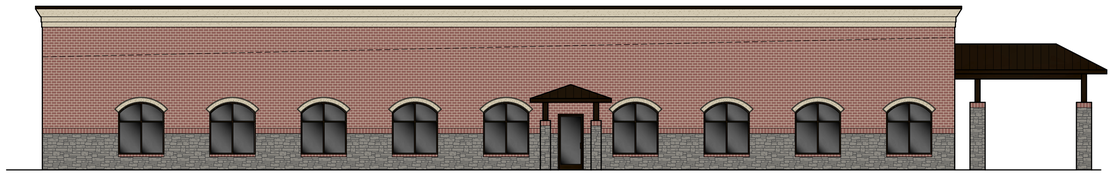
DATE: 26 June 2019
DRAWN BY: JS
SCALE: 1/8" = 1'-0"

G-1



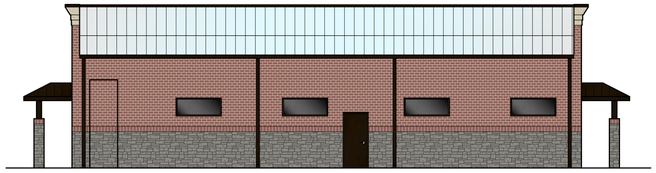
FRONT ELEVATION (NORTH)

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



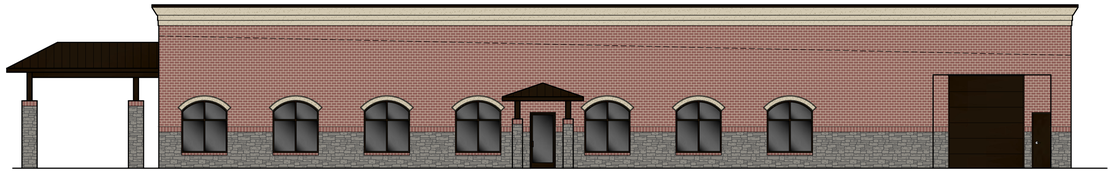
LEFT ELEVATION (EAST)

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



REAR ELEVATION (SOUTH)

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



RIGHT ELEVATION (WEST)

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

Waters Edge Properties 1342, LLC

Lot B6 Moss Creek Village Business Park, Clayton, NC

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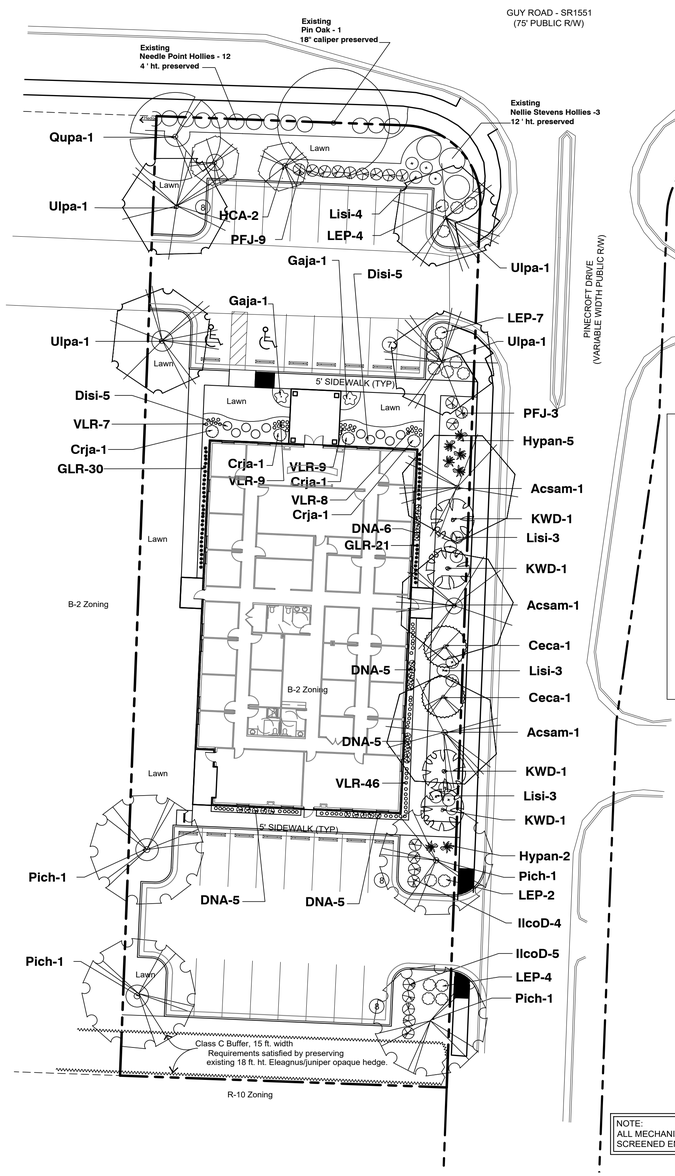
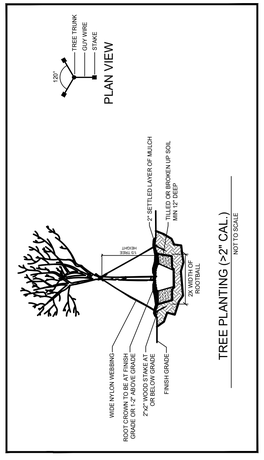
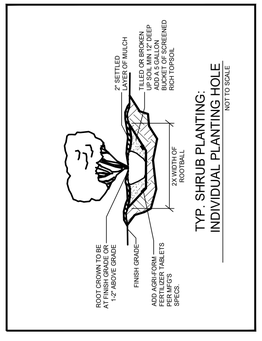
1103 Gracie Pl., Suite A
Goldsboro, N.C. 27534
Corporation License No. C-2241
Phone: 919.736.2141 Fax: 919.736.2142

General Planting Notes:

1. Mulch all new plant beds with 2" tripple shredded hardwood mulch.
2. Warranty plantings for 1 year period following completion.
3. Prepare plant beds by removing grass, add 5" of 50% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc..
4. New lawn areas to be Zeon Zoysia sod.
5. 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.
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 discrepencies are found.





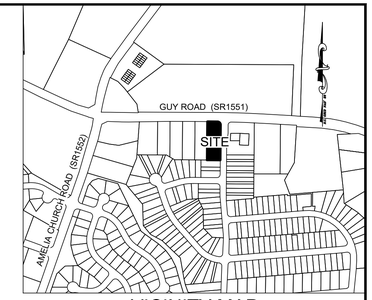


SCALE: 1" = 20'

20' 0 20'

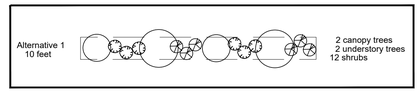
SCALE OF MAP MAY VARY DUE TO METHODS OF REPRODUCTION.

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



VICINITY MAP
SCALE: 1"=500'

CLASS A BUFFER per 100 linear feet



CLASS A BUFFER REQUIREMENTS

LAWN PREPARATION AND SODDING NOTES:

A. Before fertilizing and seeding, the topsoil surfaces shall be trimmed and worked to true line from unsightly variation, bumps, ridges and depressions and all detrimental material, roots and stones larger than 3–inches in any diameter shall be removed from the soil.

B. Not earlier than 24 hours before sod is to be laid, the soil surface to be sodded shall be thoroughly cultivated to a depth of not less than 4–inches with a weighted disc, tiller, pulvimixer or other equipment, until the surface is smooth and in an acceptabe condition.

C. If the prepared surface becomes eroded as a result of rain or for any other reason, or becomes crusted before the seed is sown, the surface shall again be placed in a condition suitable for sodding.

D. Ground preparation operations shall be performed only when the ground is in a tillable and workable condition.

E. All sodded areas shall be uniformly rolled in a continuous pattern immediately after sodding.

F. The Contractor shall be responsible for maintaining the proper moisture content of the soil to insure adequate plant growth until a satisfactory stand is obtained. If necessary, watering shall be performed to maintain adequate water content in the soil.

G. Sod type: Zeon Zoysia. Apply fertilizer, etc. according to growers recommendations.

NOTE:
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW

LANDSCAPE SUMMARY

SITE DATA	
PROPOSED USE:	OFFICE
TOTAL LOT ACREAGE:	33,020 SF / 0.76 ACRES
ZONING DISTRICT:	B - 2

LANDSCAPE DATA	
% OF SITE LANDSCAPED:	
% REQ. = 20%	
20% LANDSCAPED AREA:	6,604 SF
CANOPY TREE REQ. AND PROVIDED	7
UNDERSTORY TREE REQ. AND PROVIDED	7
SHRUBS REQ. AND PROVIDED	14

TYPE A BUFFERS:

Pinecroft Drive Type A 10' Buffer	292 lf
2 canopy trees req./100ft	6 canopy trees provided
2 understory trees req./100ft	6 understory trees provided
12 shrubs req./100ft	36 shrubs provided
Guy Road Type A 20' Buffer	104.5 lf
1 canopy trees req./100ft	1 canopy trees provided
2 understory trees req./100ft	2 understory trees provided
8 shrubs req./100ft	8 shrubs provided from existing shrubs
South Property Line Type C 15' Buffer	104.5 lf
2 canopy trees req./100ft 2 understory trees req./100ft 12 shrubs req./100ft	Requirements satisfied by preserving existing 18 ft. ht. Eleagnus/juniper opaque hedge.

STREET TREES:	
Pinecroft Drive	_ 292 lf / 40 lf per tree = 7 req. / 7 prov.
Guy Road	_ 104.5 lf / 40 lf per tree = 3 req. / 3 prov.* *Existing 18" cal. oak = 2 trees credit 1 tree proposed

Planting Schedule

Plant Type	Code Name	Quantity	Common Name	Scientific Name	Planting Size
Canopy Trees	Acsam	3	Sugar maple	Acer saccharum	2 1/2"–Cal, 8' ht.
	Qupa	1	Pin oak	Quercus palustris	2 1/2"–Cal, 8' ht.
	Ulpa	4	Lacebark Chinese elm	Ulmus parvifolia	2 1/2"–Cal, 8' ht.
	Pich	4	Chinese pistache	Pistacia chinensis	2 1/2"–Cal, 8' ht.
Understory Trees	Ceca	2	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	2"–Cal, 6' ht.
	HCA	2	Carolina Silverbell	Halesia caroliniana	2"–Cal, 6' ht.
	KWD	4	Kousa Dogwood, specimen	Cornus kousa	2"–Cal, 6' ht.
Shrubs	DNA	26	Harbour Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	3–Gal, 12'' min ht.
	IlcoD	9	Dwarf Burford holly	Ilex cornuta 'Dwarf Burford'	24" min ht.
	Lisi	13	Sunshine Privet	Ligustrum sinense 'Sunshine'	24" min ht.
	Gaja	2	Frost Proof Gardenia	Gardenia jasminoides 'Frost Proof'	3–Gal, 12'' min ht.
	Crja	4	Dwarf Globe Japanese cedar	Cryptomeria japonica 'Globosa Nana'	5–Gal, 22–24'' spd.
	Disi	10	Vintage Jade Distylium	Distylium x 'Vintage Jade'	3–Gal, 12'' min ht.
	LEP	17	Crimson Fire Loropetalum	Loropetalum chinense, 'Crimson Fire'	24'' min. ht.
	Hypan	7	Little Lime hydrangea	Hydrangea paniculata 'Little Lime'	3–Gal, 12'' min ht.
	PFJ	12	Old Gold Juniper	Juniperus x 'Old Gold'	24" min ht.
Groundcover	VLR	79	Variegated Liriope	Liriope muscari 'Variegata'	4'' pot
	GLR	51	Big Blue Green Liriope	Liriope muscari 'Big Blue'	4'' pot

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

CLAYTON NARRON LANDSCAPE ARCHITECT NORTH CAROLINA

8/1/19

FINAL DRAWING
FOR REVIEW
PURPOSES ONLY

THIS ORIGINAL SHEET IS 24"X36". OTHER DIMENSIONS OR SIZES IF HAS BEEN ALTERED FROM THE FORMAT REPRESENTED ON THIS SHEET IS THE PROPERTY OF **RED LINE ENGINEERING, P.C.** UNDER PENALTY OF LAW, THIS INFORMATION SHALL NOT BE DUPLICATED IN PART OR WHOLE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM **RED LINE ENGINEERING, P.C.** 2019 ©

RED LINE ENGINEERING
RED LINE ENGINEERING, P.C. (C-3075)
1540 NEW HOPE CHURCH ROAD, SUITE 210
GARNER, NORTH CAROLINA 27529
PHONE - (919) 779-6851

WATERS' EDGE PROPERTIES 1342, LLC.
50 NEUSE RIVER PARKWAY, SUITE 14
CLAYTON, NC 27527

LOT B-6 MOSS CREEK VILLAGE BUSINESS PARK

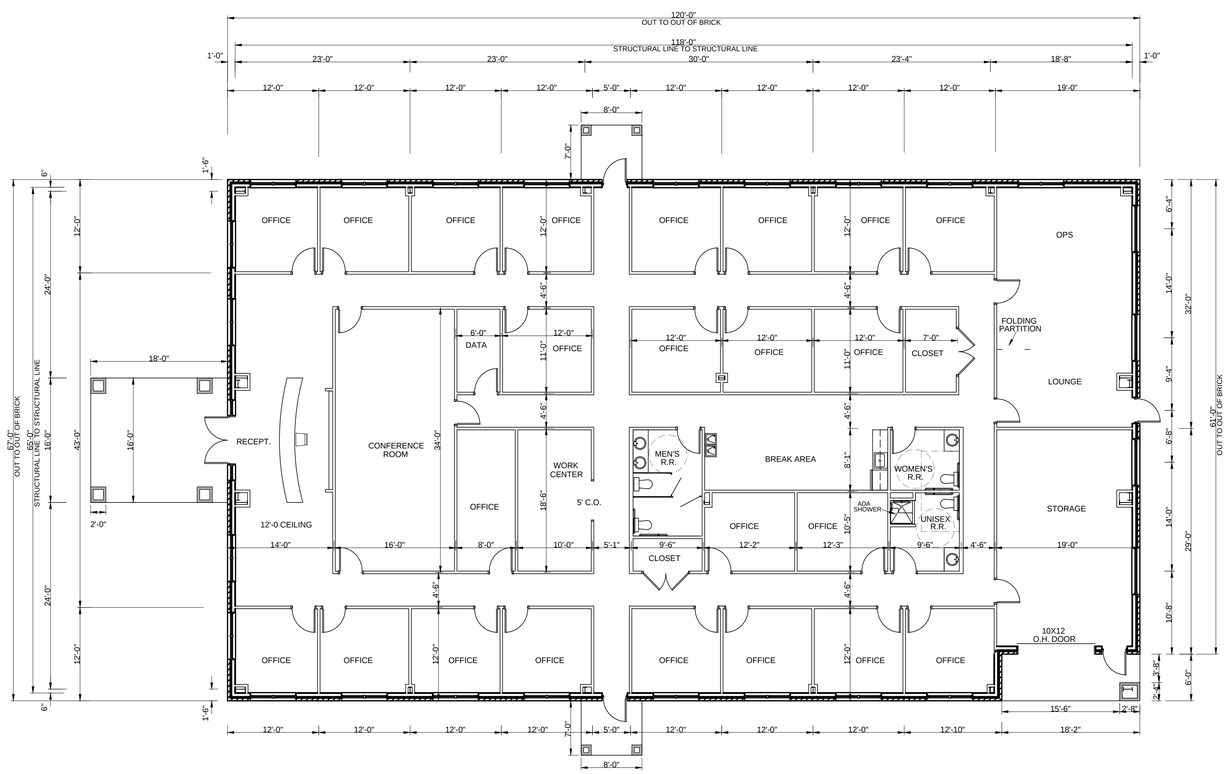
LANDSCAPE PLAN

REVISIONS:	DATE:
1	-

ISSUED FOR:	DATE:
-	-

PROJECT NO.:
DRAWN BY: CSB
REVIEWED BY: GJM

SHEET NUMBER:
L1
OF 8 SHEETS



1 / G-1 FLOOR PLAN

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

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1103 Gracie Place, Suite A
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Phone: 919.736.2141 Fax: 919.736.2142

SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 019404 FOR REVIEW ONLY CONSTRUCTION SMITH, J.R.

Gregory DEVELOPMENT LLC
9541 Industry Drive
Raleigh, NC 27603 919-779-3522

REVISIONS

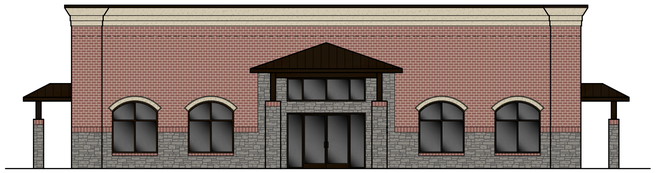
REV.	DATE	DESCRIPTION

Waters Edge Properties 1342, LLC

Lot B6 Moss Creek Village Business Park
Clayton, NC

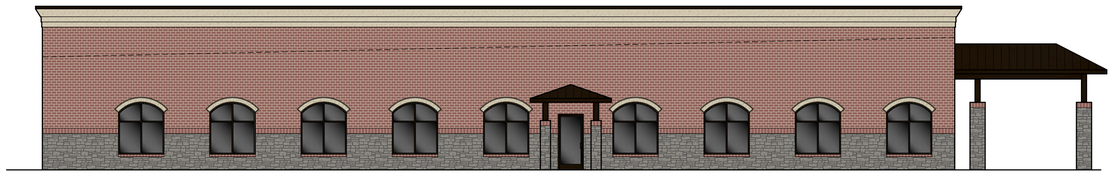
DATE: 26 June 2019
DRAWN BY: JS
SCALE: 1/8" = 1'-0"

G-1



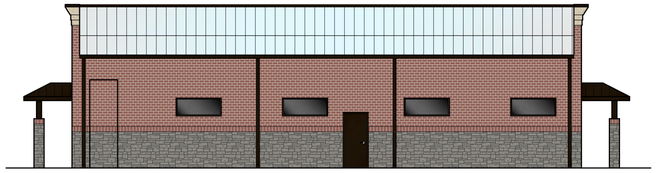
FRONT ELEVATION (NORTH)

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



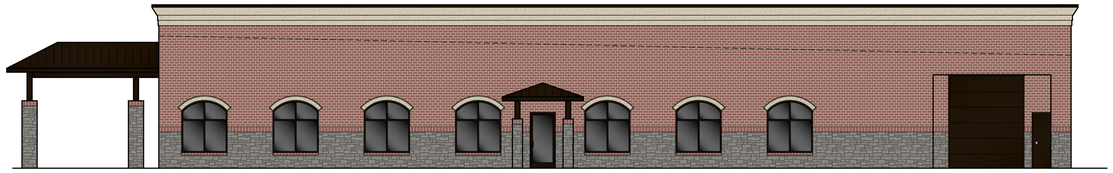
LEFT ELEVATION (EAST)

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



REAR ELEVATION (SOUTH)

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



RIGHT ELEVATION (WEST)

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

Waters Edge Properties 1342, LLC

Lot B6 Moss Creek Village Business Park, Clayton, NC

SMITH ENGINEERING AND DESIGN, P.A.
1103 Gracie Pl., Suite A
Goldsboro, N.C. 27534
Corporation License No. C-2241
Phone: 919.736.2141 Fax: 919.736.2142

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
August 26, 2019

STAFF REPORT

Application Number: 2019-128-SP
Project Name: Lot B6 Moss Creek Office Major Site Plan

Tag #: 05G02058O
Applicant: Red Line Engineering, PC
Owner: Donald Waters
Location: Corner of Pinecroft Drive/Guy Road; Lot 6 of Moss Creek Village
Project Planner: Haley Hogg, Planner II

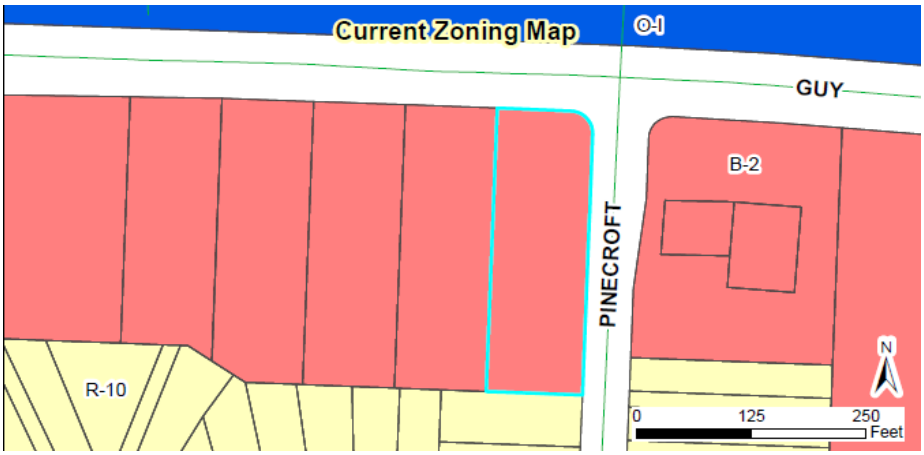
Public Noticing:
- Sign posted prior to August 16, 2019
- Neighborhood meeting held August 6, 2019

REQUEST: The applicant is requesting major site plan approval to develop an 8,468 SF office on the subject property.

SITE DATA:
Acreage: .76 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Office Institutional (O-I)	Apartments (Parkside)
South	Residential-10 (R-10)	Residential (Townhomes)
East	Neighborhood-Business (B-2)	Vacant
West	Neighborhood-Business (B-2)	Office/Church



DEVELOPMENT DATA:

Proposed Uses:	General Office
Buildings:	1 building
Number of Stories:	1 story
Impervious Surface:	61%
Required Parking:	1 space per 300 SF = 29 spaces required
Proposed Parking:	29 spaces; including 2 handicap spaces
Access/Streets:	Accessed via two driveways off Pinecroft Drive; one driveway enters into the North of the site and connects to the west to remaining lots in Moss Creek Village. These lots all exit onto Guy Road. The second driveway is accessed to the South into a hammerhead parking lot for the building.

STAFF ANALYSIS:

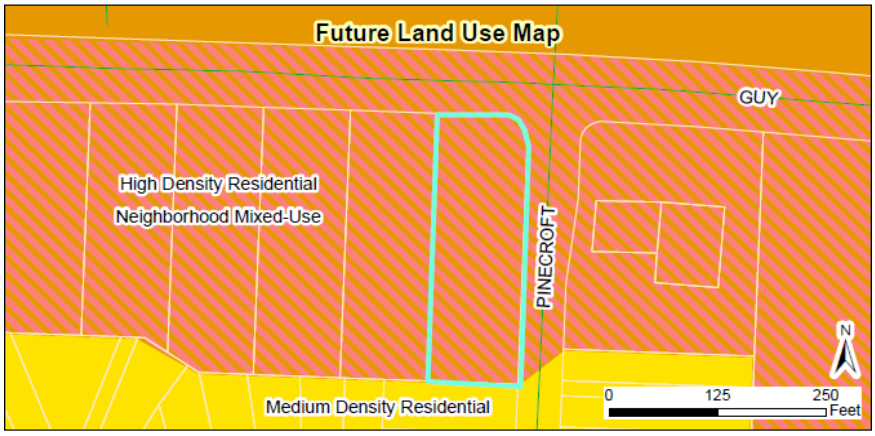
Overview

The applicant is requesting major site plan approval for the development of an 8,468 SF general office building. The property is zoned Neighborhood Business (B-2) and is a part of Moss Creek Village. The existing lot is located

at the corner of Guy Road and Pinecroft Drive. The lot will have two access points; both of which will be located off Pinecroft Drive. The northern most driveway into the site will serve as an access to parking and to the adjacent properties to the west, which ultimately exit off Guy Road. This area was designated as an access easement when Moss Creek park was originally developed to ensure all of these lots were connected with the ability to enter on Pinecroft Drive and exit on to Guy Road. The southern driveway enters into a hammerhead parking lot, and does not provide cross-access to the adjacent lot. The proposed building meets all parking and setback requirements of the Unified Development Code. Existing sidewalk is located along Pinecroft Drive and Guy Road. The applicant will be extending the sidewalk along Pinecroft Drive to the west to connect to the building entrances.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
  The proposed use and site plan is consistent with the Comprehensive Plan 2040, which designates this parcel as "High Density Residential" and "Community Center". When overlapping one another, these designations are labeled as "Community Mixed-Use". This designation typically includes high density residential development, as well as the establishment of neighborhood community commercial uses that are compatible with higher density residential uses.



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

Landscaping and Screening

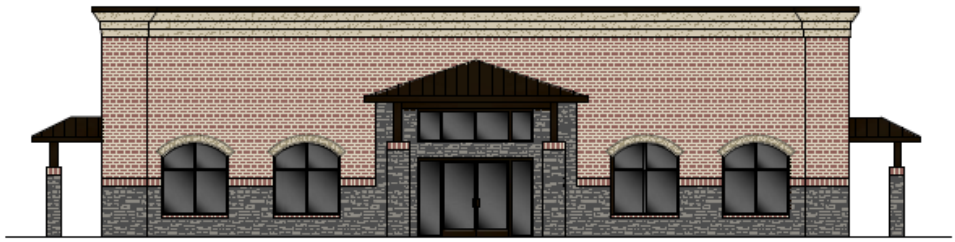
The site will include 20% of the interior landscaped, as required within the UDC. The existing buffer along Guy Road meets the Town's UDC requirements and will remain. There is also an existing buffer along the southern property line, abutting the residential uses, which will remain to meet the requirements of a Class "C" landscape buffer. This buffer includes a tall opaque evergreen hedgerow. Additionally, street trees will be provided along Pinecroft Drive and all mechanical equipment will be screened entirely from view.

Multi-Modal Access

Existing sidewalk is provided along Pinecroft Drive and Guy Road. This sidewalk will remain, and will be extended to provide access to the entrances of the building for pedestrians.

Garbage / Recycling
A dumpster is not proposed on this site. Instead, the applicant will utilize roll-outs for trash collection. These will be located to the side or rear of the building to be screened from view.

Architecture/Design
The building will consist of brick veneer, with EIFS sandstone and stone veneer accents around the top and base of the building. The building will match on all four sides to meet the requirements of the UDC.



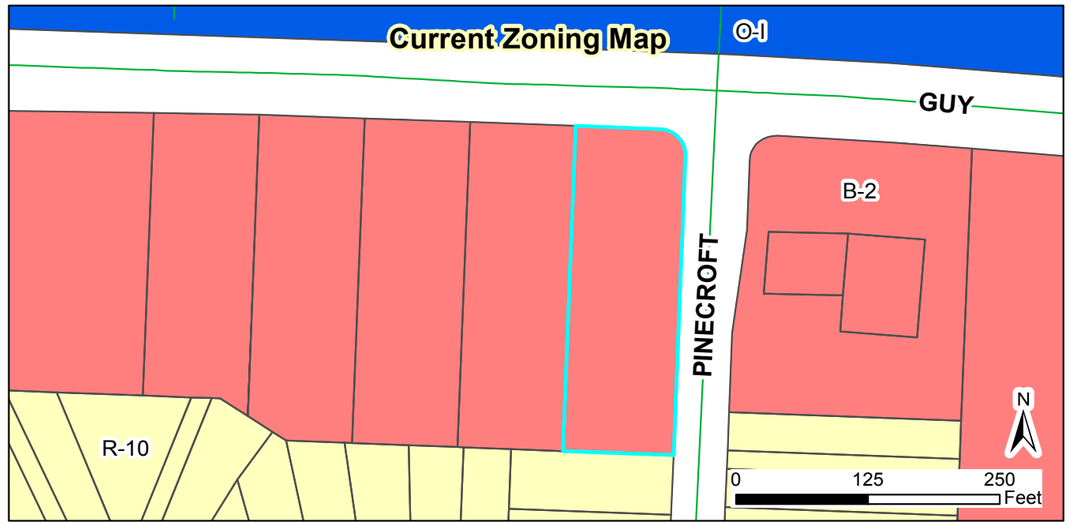
)RTH)

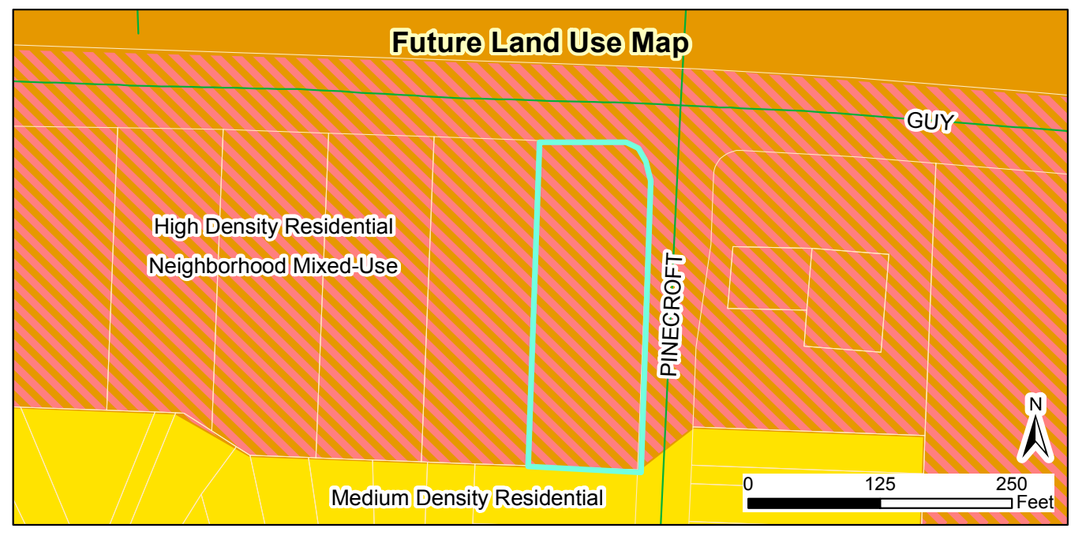
CONSIDERATIONS:

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

ATTACHMENTS:

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





2019-128-SP
Lot B-6 Moss Creek Major Site Plan
Request to develop a 8,500 SF office

Applicant: Red Line Engineering, PC
Property Owners: Donald Waters
Tag #: 05G02058O

Staff Report Map

07/11/19

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

Legend

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-128-SP-Lot B-6 Moss Creek Village Business Park\Maps\Staff Report Map - 2019-128-SP - Moss Creek Major Site Plan.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: NC HWY 42-W Medical Office Lease Space

Acreage of Property: 0.63 **Zoning District:** O-I

County Tag #: 05G02039M & 05G02039N **NC Pin #:** 165801-27-5123 & 165801-27-4160

Address/Location: 212 & 220 Butternut Ln off NC HWY 42 W

Existing Use: Vacant Commercial **Proposed Use:** Commercial

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: Adams & Hodge Engineering, PC
Mailing Address: 314 East Main St., Clayton, NC 27520
Phone Number: 919-763-7278 / 919-812-2654 **Fax:** _____
Contact Person: Donnie Adams / Amy Stancil
Email Address: donnie@adamsandhodge.com / amy@adamsandhodge.com

OFFICE USE ONLY

Date Received: 6/27/19 Amount Paid: $505.00 File Number: 2019-125-SP

PROPERTY OWNER INFORMATION

Name: Innovative Investment Group, LLC

Mailing Address: 55 Banbury Ct., Garner, NC 27529

Phone Number: _____ **Fax:** _____

Email Address: erolbrown@yahoo.com

EXPLANATION OF PROJECT

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

This is a Major Site plan submittal for a dental office with medical lease space. The building is 4,996 sf. The dental office is 3,190 sf and the lease medical space is 1,810 sf.

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

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

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

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

PLAN ELEMENTS AND GRAPHIC DATA

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

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

SURVEY

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

EXISTING CONDITIONS SHEET

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

SITE PLAN

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

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

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

Other site plan elements:

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

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

CONCEPTUAL ENGINEERING PLANS

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

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

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

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

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

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

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

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

Amy D. Stancil		6/27/2019
Print Name	*Signature of Applicant*	*Date*

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

OWNER'S CONSENT FORM

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

Project Name: 212 Buttternut Lane **Address or PIN #:** 165801-27-5123 & 165801-27-4160

AGENT/APPLICANT INFORMATION:

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

314 East Main St.
(Address)
Clayton , NC 27520
(City, State, Zip)

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

Major Site Plan
Final Plat
Construction Plan

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:

Innovative Investment Group, LLC
(Name - type, print clearly)

55 Banbury Ct
(Address)

5-24-2019
(Owner's Signature)

Garner, NC 27529
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Morgan Sauls, a Notary Public for the above State and County, this the 24 day of May 20 19.

SEAL

MORGAN SAULS
My Commission Expires
NOTARY PUBLIC
06-15-2020
JOHNSTON COUNTY, NC

Notary Public

My Commission Expires: 6-15-2020

April 2019

15 of 15

ADAMS & HODGE
ENGINEERING, PC

July 24, 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 land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: **Monday, August 5, 2019**

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

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

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

Project/proposal property location: **This project location is 212 & 220 Butternut Ln off of Highway 42W. (see enclosed map)**

Description of project/proposal: **This project will be a 4,992 sq.ft. Medical Office Building.**

Upcoming Public Meetings for this application: Planning Board Meeting August 26, 2019.

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

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

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

If you have any questions prior to or after this meeting, you may contact us at *(919)763-7278*.

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

Sincerely,

Donald C. Adams, Jr., PE

NORTH CAROLINA PROFESSIONAL SEAL 25469 ENGINEER DONALD C. ADAMS, JR.

RECEIVED JUL 27 2019 TOWN OF CLAYTON PLANNING DEPARTMENT

ADAMS & HODGE
ENGINEERING, PC

NC HWY 42-W Medical Office Lease Space Meeting Minutes
Date: August 5, 2019
Time: 7:00pm
Location: 312 E. Main Street (Adams & Hodge Engineering)

The meeting was ready to begin at 7:00pm for the NC HWY 42-W Medical Office Lease Space, however, as of 7:45pm there were no adjacent property owners that showed up. Therefore, there were not any minutes to report.

RECEIVED
AUG 08 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: NC Hwy 42-W Medical Office Lease Space

Application: Major Site Plan Application + Wastewater Allocation

Location/Date: Adams & Hodge Engineering (314 E. Main St Clayton) 8-5-2019

	NAME	ADDRESS
1	Tony Johnson	104 North Lombaird St
2	Donnie Adams	404 Swann Trail Clayton
3	Holland Adams	" "
4		
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RECEIVED
AUG 08 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

ADJACENT PROPERTY OWNERS LIST

Project Name: NC HWY 42-W Medical Office Lease Space

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

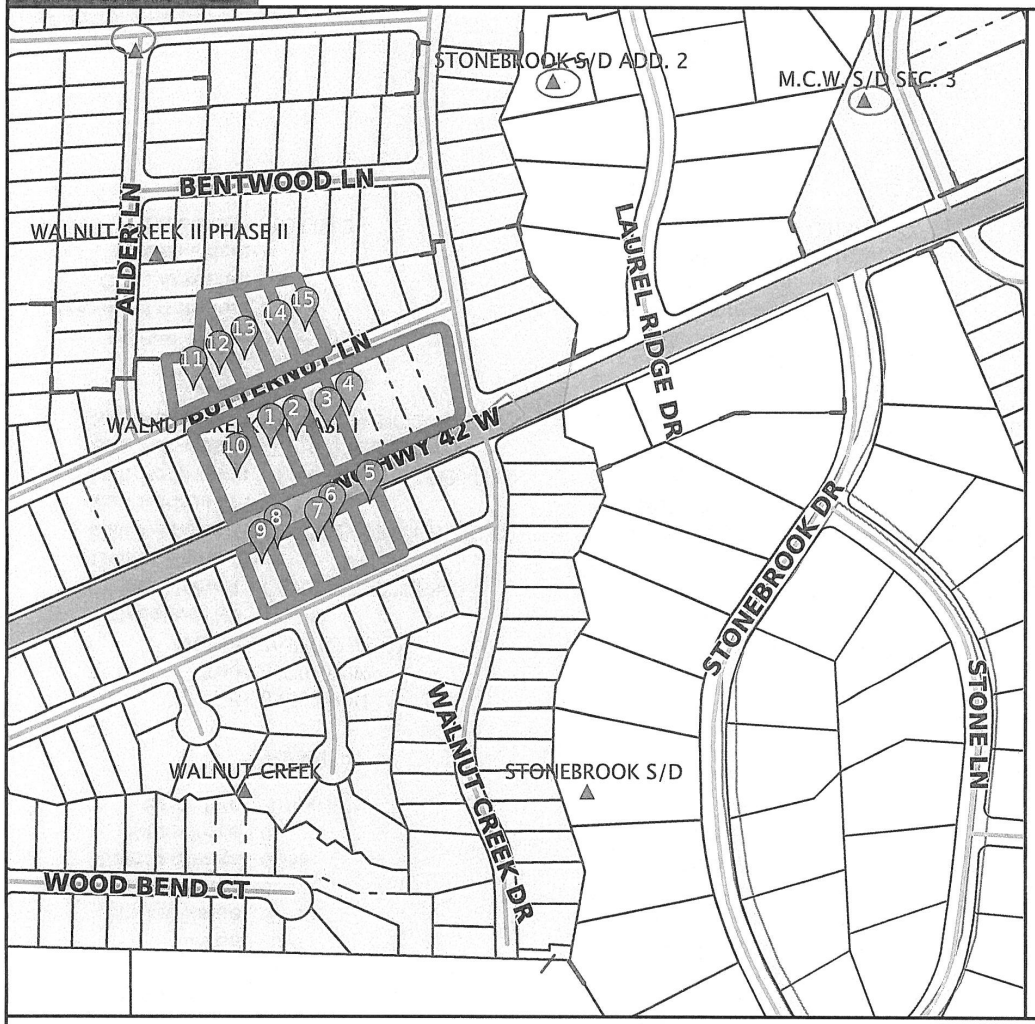
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
See attached		

JOHNSTON COUNTY
NORTH • CAROLINA

***** DISCLAIMER *****

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



Result 1

id:	05G02039N
Tag:	05G02039N
NCPin:	165801-27-4160
Mapsheet No:	165801
Owner Name 1:	INNOVATIVE INVESTMENT GROUP LLC
Owner Name 2:	
Mail Address 1:	55 BANBURY CT
Mail Address 2:	
Mail Address 3:	GARNER, NC 27529-7561
Site Address 1:	212 BUTTERNUT LN
Site Address 2:	CLAYTON, NC 27520-
Book:	04705
Page:	0093
Market Value:	67520
Assessed Acreage:	0.31
Calc. Acreage:	0.347
Sales Price:	0
Sale Date:	2016-01-08

Scale: 1:4426 - 1 in. = 368.84 feet

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

Johnston County GIS
May 20, 2019

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 2

id: 05G02039M
Tag: 05G02039M
NCPin: 165801-27-5123
Mapsheet No: 165801
Owner Name 1: INNOVATIVE INVESTMENT GROUP LLC
Owner Name 2:
Mail Address 1: 55 BANBURY CT
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7561
Site Address 1: 216 BUTTERNUT LN
Site Address 2: CLAYTON, NC 27520-
Book: 04705
Page: 0093
Market Value: 67520
Assessed Acreage: 0.31
Calc. Acreage: 0.358
Sales Price: 0
Sale Date: 2016-01-08

Result 3

id: 05G02039L
Tag: 05G02039L
NCPin: 165801-27-5186
Mapsheet No: 165801
Owner Name 1: STEPHENSON, JUDY
Owner Name 2:
Mail Address 1: 140 STRAWBERRY LANE
Mail Address 2:
Mail Address 3: JACKSONVILLE, NC 28540-0000
Site Address 1: 220 BUTTERNUT LN
Site Address 2: CLAYTON, NC 27520-
Book: 03202
Page: 0445
Market Value: 67520
Assessed Acreage: 0.31
Calc. Acreage: 0.358
Sales Price: 78000
Sale Date: 2006-09-21

Result 4

id: 05G02039H
Tag: 05G02039H
NCPin: 165801-27-8321
Mapsheet No: 165801
Owner Name 1: CFM PROPERTIES LLC
Owner Name 2:
Mail Address 1: 817 NEUSE RIDGE DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 236 BUTTERNUT LN
Site Address 2: CLAYTON, NC 27520-
Book: 02431
Page: 0088
Market Value: 1128540
Assessed Acreage: 1.28
Calc. Acreage: 1.425
Sales Price: 0
Sale Date: 2003-04-21

Result 5

id: 05G02024A
Tag: 05G02024A
NCPin: 165801-26-7902
Mapsheet No: 165801
Owner Name 1: DESPORTE, SHANNON LEE
Owner Name 2:
Mail Address 1: 313 TRESTLEWOOD LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5929
Site Address 1: 313 TRESTLEWOOD LN
Site Address 2: CLAYTON, NC 27520-
Book: 04369
Page: 0810
Market Value: 155730
Assessed Acreage: 0.24
Calc. Acreage: 0.243
Sales Price: 121000
Sale Date: 2013-10-17

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Result 6

id:	05G02023Z
Tag:	05G02023Z
NCPin:	165801-26-6930
Mapsheet No:	165801
Owner Name 1:	DONOVAN, JOHN KEVIN
Owner Name 2:	DONOVAN, TIFFANY NICOLE
Mail Address 1:	309 TRESTLEWOOD LN
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-5929
Site Address 1:	309 TRESTLEWOOD LN
Site Address 2:	CLAYTON, NC 27520-
Book:	04828
Page:	0975
Market Value:	154880
Assessed Acreage:	0.24
Calc. Acreage:	0.243
Sales Price:	143500
Sale Date:	2016-09-09

Result 7

id:	05G02023Y
Tag:	05G02023Y
NCPin:	165801-26-5877
Mapsheet No:	165801
Owner Name 1:	HINTON, MALLORY HUGH SR
Owner Name 2:	
Mail Address 1:	
Mail Address 2:	P O BOX 37
Mail Address 3:	ZEBULON, NC 27597-0000
Site Address 1:	305 TRESTLEWOOD LN
Site Address 2:	CLAYTON, NC 27520-
Book:	02971
Page:	0891
Market Value:	155340
Assessed Acreage:	0.24
Calc. Acreage:	0.24
Sales Price:	0
Sale Date:	2005-09-06

Result 8

id:	05G02023X
Tag:	05G02023X
NCPin:	165801-26-5814
Mapsheet No:	165801
Owner Name 1:	SANDERS, TAYLOR CLINTON
Owner Name 2:	
Mail Address 1:	301 TRESTLEWOOD LN
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-5929
Site Address 1:	301 TRESTLEWOOD LN
Site Address 2:	CLAYTON, NC 27520-
Book:	05265
Page:	0253
Market Value:	156650
Assessed Acreage:	0.24
Calc. Acreage:	0.241
Sales Price:	170000
Sale Date:	2018-12-14

Result 9

id:	05G02023W
Tag:	05G02023W
NCPin:	165801-26-4842
Mapsheet No:	165801
Owner Name 1:	STEVENS, CODY STORM
Owner Name 2:	BRENDLE, CLAIRE K.
Mail Address 1:	217 TRESTLEWOOD LN
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-5955
Site Address 1:	217 TRESTLEWOOD LN
Site Address 2:	CLAYTON, NC 27520-
Book:	05101
Page:	0724
Market Value:	158200
Assessed Acreage:	0.24
Calc. Acreage:	0.248
Sales Price:	163500
Sale Date:	2018-02-15

JOHNSTON COUNTY NORTH • CAROLINA

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Result 10

id: 05G02039O
Tag: 05G02039O
NCPin: 165801-27-3076
Mapsheet No: 165801
Owner Name 1: WAYNE OIL COMPANY INC
Owner Name 2:
Mail Address 1: 1301 WAYNE MEMORIAL DR
Mail Address 2:
Mail Address 3: GOLDSBORO, NC 27534-2232
Site Address 1: 208 BUTTERNUT LN
Site Address 2: CLAYTON, NC 27520-
Book: 05280
Page: 0235
Market Value: 354400
Assessed Acreage: 0.54
Calc. Acreage: 0.606
Sales Price: 350000
Sale Date: 2019-01-16

Result 11

id: 05G02040R
Tag: 05G02040R
NCPin: 165801-27-2266
Mapsheet No: 165801
Owner Name 1: MILBAR INC
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 595
Mail Address 3: SELMA, NC 27576-0000
Site Address 1: 209 BUTTERNUT LN
Site Address 2: CLAYTON, NC 27520-
Book: 01772
Page: 0080
Market Value: 60000
Assessed Acreage: 0.23
Calc. Acreage: 0.244
Sales Price: 0
Sale Date: 1998-12-07

Result 12

id: 05G02040S
Tag: 05G02040S
NCPin: 165801-27-3330
Mapsheet No: 165801
Owner Name 1: MILBAR INC
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 595
Mail Address 3: SELMA, NC 27576-0000
Site Address 1: 213 BUTTERNUT LN
Site Address 2: CLAYTON, NC 27520-
Book: 01772
Page: 0080
Market Value: 60000
Assessed Acreage: 0.27
Calc. Acreage: 0.263
Sales Price: 0
Sale Date: 1998-12-07

Result 13

id: 05G02040T
Tag: 05G02040T
NCPin: 165801-27-3386
Mapsheet No: 165801
Owner Name 1: MILBAR INC
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 595
Mail Address 3: SELMA, NC 27576-0000
Site Address 1: 217 BUTTERNUT LN
Site Address 2: CLAYTON, NC 27520-
Book: 01772
Page: 0080
Market Value: 60000
Assessed Acreage: 0.37
Calc. Acreage: 0.392
Sales Price: 0
Sale Date: 1998-12-07

JOHNSTON COUNTY NORTH • CAROLINA

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

Result 14

id:	05G02040U
Tag:	05G02040U
NCPin:	165801-27-4358
Mapsheet No:	165801
Owner Name 1:	MILBAR INC
Owner Name 2:	
Mail Address 1:	
Mail Address 2:	P O BOX 595
Mail Address 3:	SELMA, NC 27576-0000
Site Address 1:	221 BUTTERNUT LN
Site Address 2:	CLAYTON, NC 27520-
Book:	01772
Page:	0080
Market Value:	60000
Assessed Acreage:	0.33
Calc. Acreage:	0.322
Sales Price:	0
Sale Date:	1998-12-07

Result 15

id:	05G02040V
Tag:	05G02040V
NCPin:	165801-27-5411
Mapsheet No:	165801
Owner Name 1:	MILBAR INC
Owner Name 2:	
Mail Address 1:	
Mail Address 2:	P O BOX 595
Mail Address 3:	SELMA, NC 27576-0000
Site Address 1:	225 BUTTERNUT LN
Site Address 2:	CLAYTON, NC 27520-
Book:	01772
Page:	0080
Market Value:	60000
Assessed Acreage:	0.3
Calc. Acreage:	0.31
Sales Price:	0
Sale Date:	1998-12-07

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

August 15, 2019

Donnie Adams / Amy Stancil
314 East Main St.
Donnie@adamsandhodge.com / Amy@adamsandhodge.com

Mr. Adams / Ms. Stancil,

The project for 2019-125-SP NC Hwy 42-W Medical Office Lease Space has received Certification from the Technical Review Committee on August 15, 2019. The project will now proceed to the following meeting:

Planning Board: Monday, August 26, 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

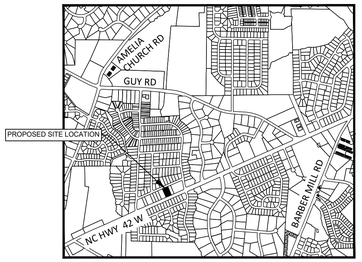
Staff Approval:

Project Manager's Approval — Date: 8/15/19

Department of Engineering Approval — Date: 8/16/19

Fire Inspector's Approval — Date: 08-16-2019

2019



SITE VICINITY MAP
NTS

MAJOR SITE PLAN

FOR

NC HWY 42-W MEDICAL OFFICE LEASE SPACE

IN

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

Received:
8/15/19

PRELIMINARY

NORTH CAROLINA PROFESSIONAL SEAL 19049 ENGINEER DONALD C. ADAMS, JR.

REVISED
4:58 pm, Aug 13, 2019

DEVELOPER/APPLICANT:

INNOVATIVE INVESTMENT GROUP, LLC
55 BANBURY COURT
GARNER, NC 27529

CONTACT: 919-272-0709

SHEET INDEX

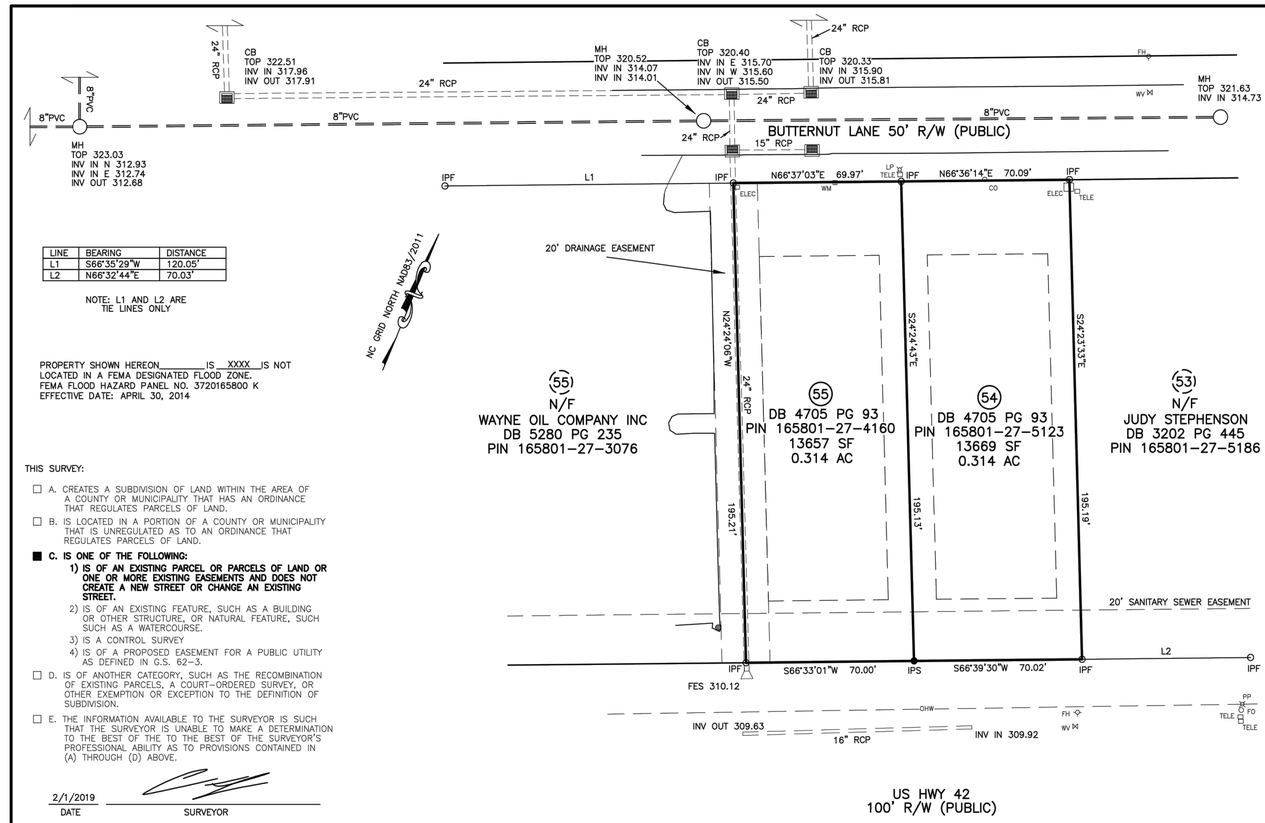
SHEET TITLE	SHEET No.
SEALED BOUNDARY	C1.01
EXISTING CONDITIONS	C1.02
PRELIMINARY SITE PLAN	C2.01
PRELIMINARY UTILITY PLAN	C3.01
PRELIMINARY EROSION CONTROL PLAN	C4.01
PRELIMINARY GRADING & DRAINAGE PLAN	C5.01
PRELIMINARY LANDSCAPE PLAN	L1.01
LANDSCAPE DETAILS	DT1.04
ARCHITECTUAL PLAN	A-1 - A-4

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

NC HWY 42-W MEDICAL
OFFICE LEASE SPACE
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

JULY 1, 2019
AUGUST 2, 2019 PER 1ST TRC COMMENTS
**AUGUST 13, 2019 2ND TRC COMMENTS*

T.O.C. PROJECT: 2019-125-SP



LINE	BEARING	DISTANCE
L1	S66°35'29"W	120.05'
L2	N66°32'44"E	70.03'

NOTE: L1 AND L2 ARE TIE LINES ONLY

PROPERTY SHOWN HEREON_____IS __XXXX__ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720165800 K EFFECTIVE DATE: APRIL 30, 2014

THIS SURVEY:

- ☐ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ■ **C. IS ONE OF THE FOLLOWING:**
  - **1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.**
  - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE.
  - 3) IS A CONTROL SURVEY
  - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- ☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

2/1/2019 — DATE
SURVEYOR

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

2/1/2019 — DATE
SURVEYOR

STATE OF NORTH CAROLINA, __JOHNSTON__ COUNTY
I, _CURK T. LANE_, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4705, PAGE 93, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4705, PAGE 93, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _2ND_ DAY OF _FEB_, A.D., 2019

SURVEYOR

L - 3990
LICENSE NUMBER

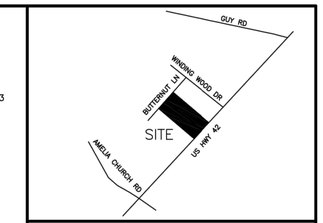
NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CURK T. LANE

0 30 60 90
SCALE 1"=30'

OWNER: INNOVATIVE INVESTMENT GROUP LLC
55 BANBURY CT.
GARNER, N.C. 27529

LEGEND

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



VICINITY MAP (NOT TO SCALE)

NOTES:

1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
2) AREAS COMPUTED BY COORDINATE METHOD.
3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
5) ZONING: O-I

REFERENCES:

DB 4705 PG 93 — PB 53 PG 278
DB 5280 PG 235
DB 3202 PG 445

BOUNDARY SURVEY FOR

LOTS 54 & LOT 55 WALNUT CREEK

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
FEBRUARY 2, 2019

SURVEYED BY:	DANIEL
DRAWN BY:	KAMAL
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	1/29/2019
JOB NO.	3427.001

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com
C-1859

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-553-2202
FIRM # C-4187

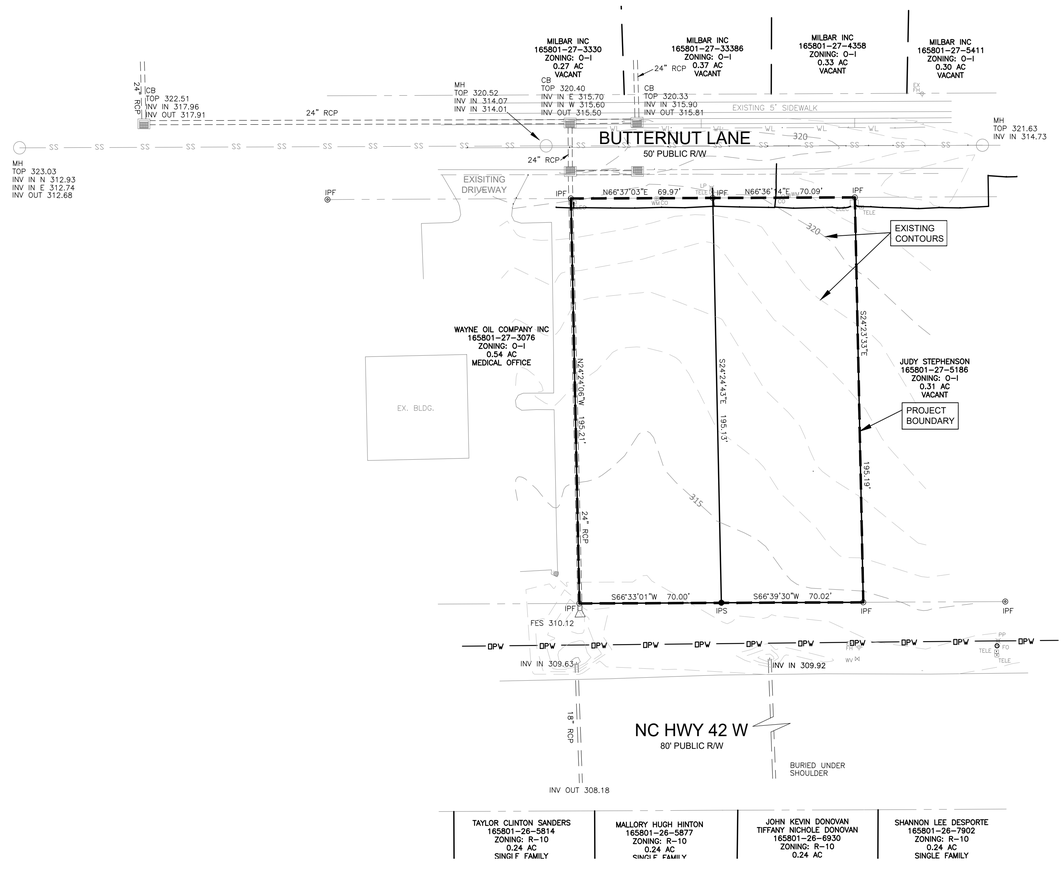
REVISIONS:

ADAMS & HODGE ENGINEERING, PC

NC HWY 42-W MEDICAL OFFICE LEASE SPACE
TOWN OF CLAYTON, JOHNSTON COUNT, NORTH CAROLINA

SEALED BOUNDARY

DESIGN: DCA/PCE
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 04/30/2019
JOB NO.
SHEET: C1.01



PRELIMINARY

NORTH CAROLINA PROFESSIONAL SEAL 10409 ENGINEER DONALD C. ADAMS, JR.

REVISED
12:09 pm, Aug 02, 2019

NAD83

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SOURCES OF INFORMATION:
1. EXISTING SURVEY OF SITE PROVIDED BY TRUELINE SURVEYING, CLAYTON, NC, DATED 02/04/2019.
2. EXISTING CONTOURS FROM TRUELINE SURVEYING, CLAYTON, NC 27520 DATED 02/04/2019

REVISIONS
REVISED PER 1ST TRC COMMENTS

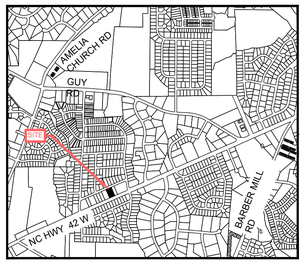
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-553-5252
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

NC HWY 42-W MEDICAL OFFICE LEASE SPACE
TOWN OF CLAYTON, JOHNSTON COUNT, NORTH CAROLINA

EXISTING CONDITIONS

DESIGN DCA/PCE
DRAWN ADS
CHECKED DCA
HORIZONTAL SCALE SEE GRAPHIC SCALE
VERTICAL SCALE N/A
DATE 04/30/2019
JOB NO.
SHEET C1.02



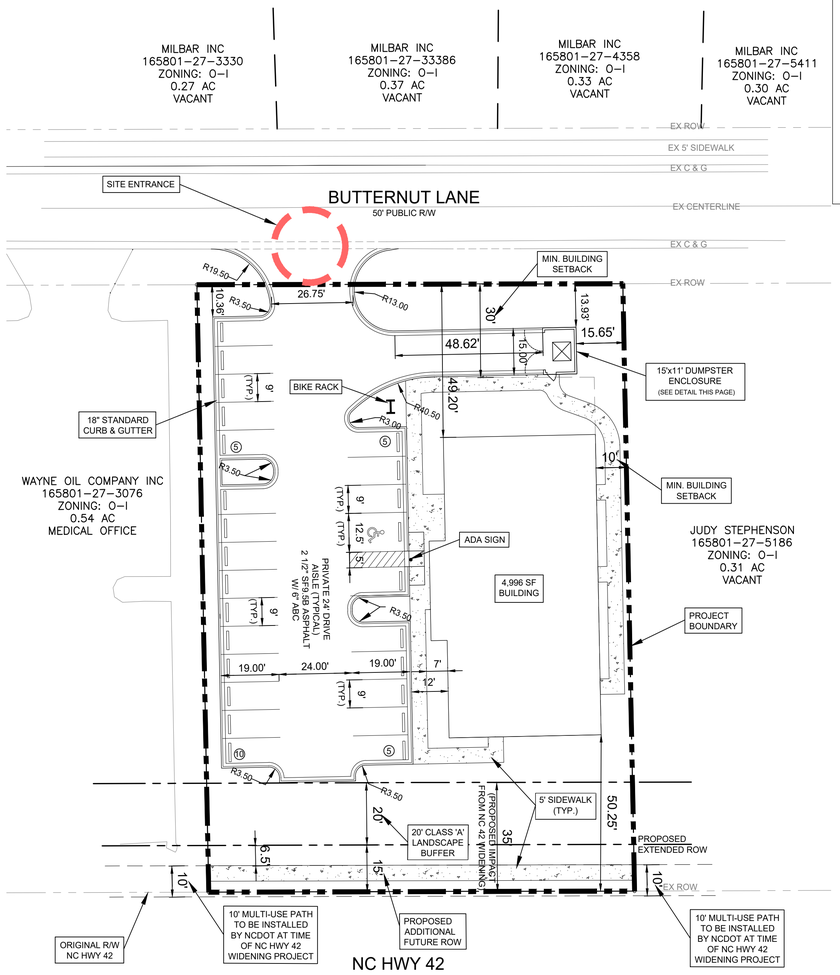
SITE VICINITY MAP
NTS

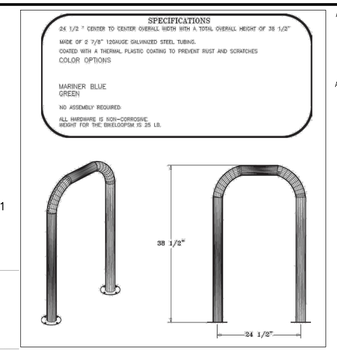
212 BUTTERNUT LANE SITE DATA CHART		
PARCEL OWNER	INNOVATIVE INVESTMENT GROUP, LLC	INNOVATIVE INVESTMENT GROUP. LLC
PARCEL OWNER ADDRESS	55 BANBURY CT, GARNER, NC 27529	55 BANBURY CT, GARNER, NC 27529
PARCEL IDENTIFICATION / TAG NO.	165801-27-5123 / 05G02039M	165801-27-4160 / 05G02039N
PROPERTY SIZE (SF)	0.31 AC	0.31 AC
PROPERTY SIZE (SF) TOTAL	27,007.20 SF / 0.62 AC (PROPERTIES TO BE RECOMBINED)	
PROPERTY LOCATION	TOWN OF CLAYTON / CLAYTON TOWNSHIP	
EXISTING/PROPOSED ZONING	O-I / O-I	
EXISTING USE	VACANT	
PROPOSED USE	MEDICAL	
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	5,000 SF	
FLOOR AREA RATIO	4,996/27,007.20 = 0.18	
PROPOSED BUILDING COVER (PERCENTAGE OF TOTAL SITE)	19%	
PROPOSED IMPERVIOUS AREA (% OF TOTAL SITE)	16,573 SF / 61%	
MAX IMPERVIOUS AREA PER LOT	20,251.65 SF / 75%	
PROPOSED BUILDING HEIGHT (NUMBER OF STORIES & FEET)	1 STORY / 25'-1 1/4"	
ELECTRIC PROVIDER	TOWN OF CLAYTON	
WATER PROVIDER	TOWN OF CLAYTON	
SEWER PROVIDER	TOWN OF CLAYTON	
SITE IS IN OVERLAY DISTRICT (THOROUGHFARE OVERLAY)		
SITE IS NOT IN THE WATERSUPPLY WATERSHED PROTECTION AREA		

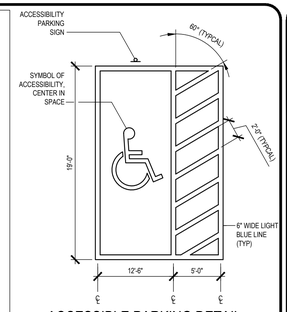
NOTE:
1. THERE ARE NO AREAS OF 100 YEAR FEMA FLOOD ON PROPERTY FLOOD PANEL NO. 3720165800 K EFF. DATE 06/20/2018

PARKING CALCULATIONS					
USE TYPE	PARKING RATIO	BICYCLE PARKING RATIO	REQUIRED SPACES	PROPOSED SPACES	PROPOSED BIKE RACKS
MEDICAL OFFICE	1 SPACE PER 200 SF (4992 SF)	1 RACK PER 100 SPACES	25	25	1
ADA (INCLUDED IN PROPOSED SPACES)	1 SPACE PER 25 SPACES		1	1	
TOTAL			**25**	**25**	**1**
* NOTE: PARKING CALCULATIONS ARE BASED ON SECTION 155.401, TABLE 4-2 OF THE TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE					

NC HWY 42-W MEDICAL OFFICE LEASE SPACE LOT STANDARDS											
ZONING	UNIT TYPE	LOT STANDARDS				MINIMUM SETBACKS (FT.)				BUILDING STANDARDS	
		Min. Lot Area (sq.ft.)	Min. Lot Width (LF)	Max. Lot Coverage (%)	Max. Impervious Surface (%)	Front	Side	Side Street	Rear	BUILDING SEPARATION	Max. Height (ft.)
O-I	MEDICAL OFFICE	6,000	60	50	75	30	10	20	20	20	60





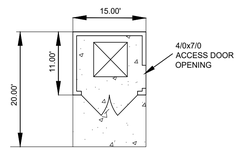


ACCESSIBLE PARKING DETAIL
AS PER 155.401(C)(3)(b) OF THE
TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE

DUMPSTER ENCLOSURE DETAIL

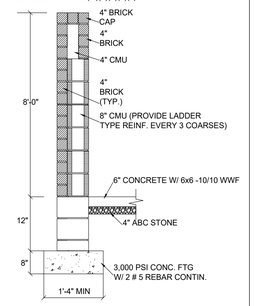
NTS

NOTE:
1. ENCLOSURE TO MATCH EXTERIOR BUILDING MATERIALS.
2. DUMPSTER ENCLOSURE GATES WILL BE T0 CODE.
3. DUMPSTER ENCLOSURE WILL BE SCREENED AND LANDSCAPED AS PER TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE 155.402 (G)(2)(a)(b)(c)



PROVIDE LATCH MECHANISM AT CENTER. ATTACH ANCHOR ROD TO ONE GATE W/ HOLE DRILLED IN CONCRETE FOR SECURING GATE IN CLOSED POSITION.

PLAN

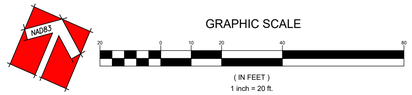


SECTION

PRELIMINARY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 15403 DONALD C. ADAMS, JR.

REVISED
9:54 am, Aug 14, 2019



SOURCES OF INFORMATION:
1. EXISTING SURVEY OF SITE PROVIDED BY TRUELINE SURVEYING, CLAYTON, NC, DATED 02/04/2019.
2. EXISTING CONTOURS FROM TRUELINE SURVEYING, CLAYTON, NC 27520 DATED 02/04/2019

REVISIONS:
08/13/19 1ST TRC COMMENTS
08/13/19 2ND TRC COMMENTS

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

ADAMS & HODGE ENGINEERING, PC

NC HWY 42-W MEDICAL OFFICE LEASE SPACE
TOWN OF CLAYTON, JOHNSTON COUNT, NORTH CAROLINA

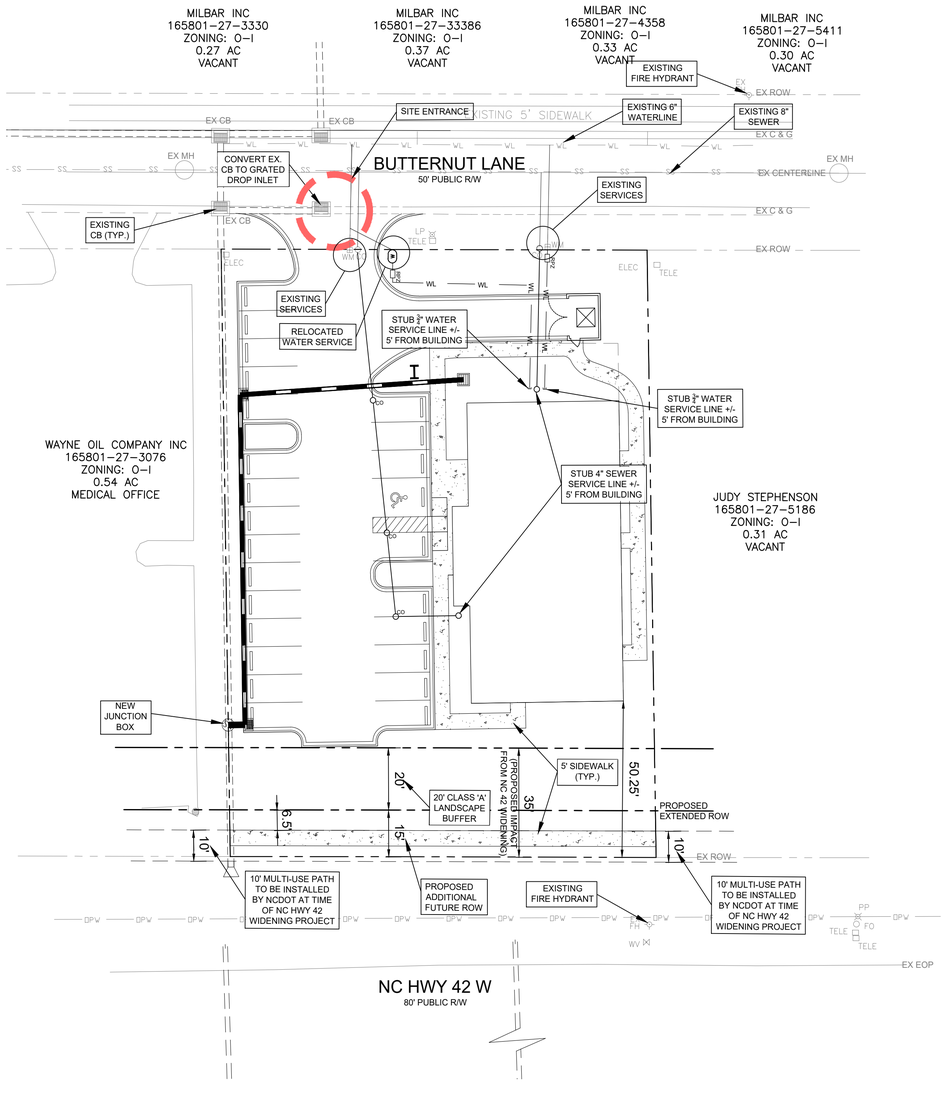
PRELIMINARY SITE PLAN

DESIGN	DCA/PCE
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	04/30/2019
JOB NO.	
SHEET	C2.01

LEGEND

PROPOSED

- W/L — WL
- BLOWOFF
- HYDRANT
- VALVE
- REDUCER
- METER
- STORM DRAINAGE



PRELIMINARY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 25403 DONALD C. ADAMS, JR.

REVISED
11:16 am, Aug 14, 2019

NAD83

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISIONS
REVISED PER 1ST TRC COMMENTS 05/31/19
REVISED PER 2ND TRC COMMENTS 06/19/19

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
(919) 934-1322
FIRM # C-4187

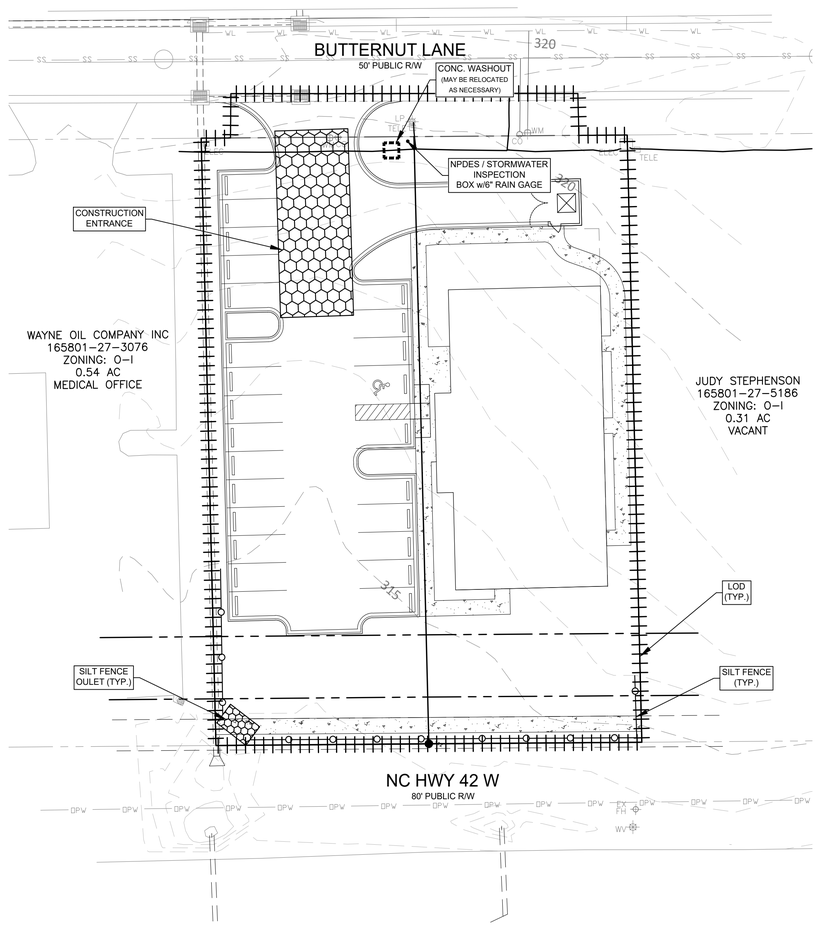
ADAMS & HODGE ENGINEERING, PC

NC HWY 42-W MEDICAL OFFICE LEASE SPACE

TOWN OF CLAYTON, JOHNSTON COUNT, NORTH CAROLINA

PRELIMINARY SITE UTILITIES

DESIGN	DCA/PCE
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	04/30/2019
JOB NO.	
SHEET	C3.01



EROSION LEGEND:

- LIMITS OF DISTURBANCE
- SILT FENCE
- PD PERMANENT DIVERSION
- ARC INLET PROTECTION
- OUTLET PROTECTION
- CHECK DAM
- WATTLE
- SILT FENCE OUTLET
- CONSTRUCTION ENTRANCE
- DITCH LINER – NAG C350 OR EQUAL

NOTE ALL DITCHES LINED W/6"NAG S150 UNLESS OTHERWISE NOTED.

- 220 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- SKIMMER BAFFLES
- CHECK DAM W/6"WEIR & STORAGE

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

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

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

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

ALL CLEAN WATER DIVERSIONS MUST BE INSTALLED, MATTED AND SEEDED IMMEDIATELY

TOTAL DISTURBED AREA = 0.62 AC (27,0007 SF)

NOTE:
ACCORDING TO 15.01 OF THE JOHNSTON COUNTY STORMWATER DESIGN MANUAL, IF AN ACTIVITY DISTURBS LESS THAN ONE ACRE OR CREATES LESS THAN 17,000 SF OF IMPERVIOUS AREA, THEN A STORMWATER PLAN IS NOT REQUIRED.

PRELIMINARY

NORTH CAROLINA PROFESSIONAL SEAL 15489 ENGINEER DONALD C. ADAMS, JR.

REVISED
10:02 am, Aug 14, 2019

NAD83

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISIONS:
08/13/19 FOR 1ST TRC COMMENTS
08/13/19 FOR 2ND TRC COMMENTS

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

ADAMS & HODGE ENGINEERING, PC

NC HWY 42-W MEDICAL OFFICE LEASE SPACE
TOWN OF CLAYTON, JOHNSTON COUNT, NORTH CAROLINA

PRELIMINARY EROSION CONTROL PLAN

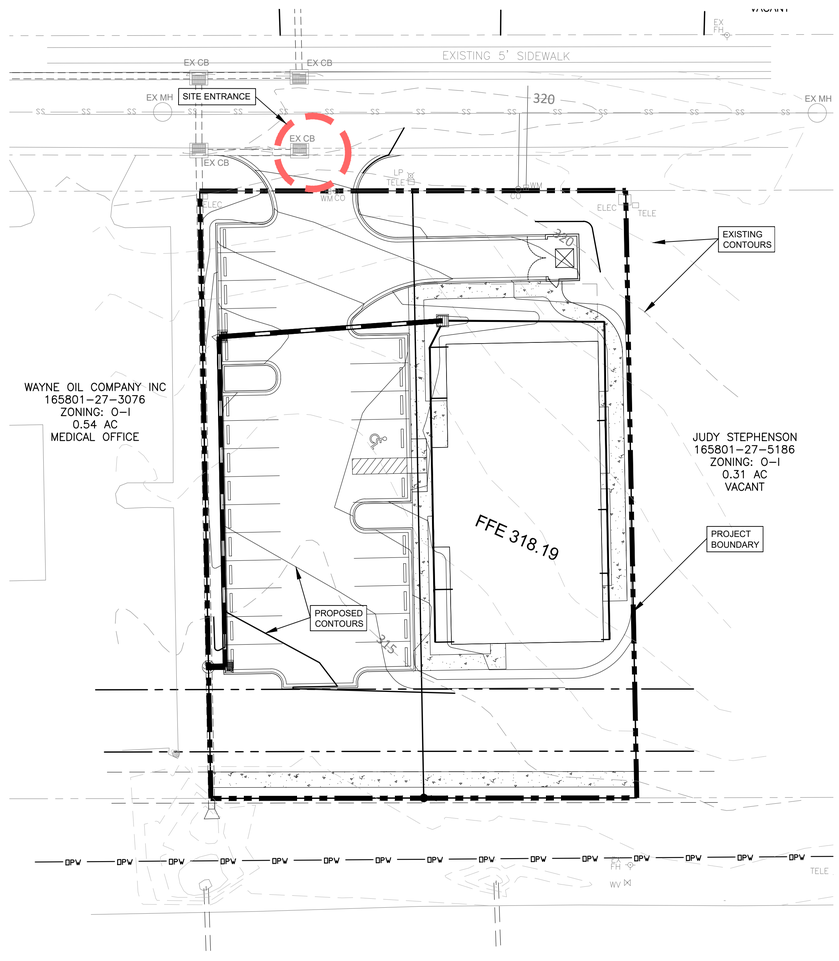
DESIGN	DCA/PCE
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	04/30/2019
JOB NO.	
SHEET	C4.01

LEGEND

PROPOSED

W/L	WL
BLOWOFF	
HYDRANT	
VALVE	
REDUCER	
METER	
STORM DRAINAGE	
EXISTING CONTOUR	220
PROPOSED CONTOUR	220

NOTE:
ACCORDING TO 15.01 OF THE JOHNSTON COUNTY STORMWATER DESIGN MANUAL, IF AN ACTIVITY DISTURBS LESS THAN ONE ACRE OR CREATES LESS THAN 17,000 SF OF IMPERVIOUS AREA, THEN A STORMWATER PLAN IS NOT REQUIRED.



PRELIMINARY

NORTH CAROLINA PROFESSIONAL SEAL 15469 ENGINEER DONALD C. ADAMS, JR.

REVISED
10:00 am, Aug 14, 2019

NAD83

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISIONS
08/14/19 PER 1ST TRC COMMENTS
08/13/19 PER 2ND TRC COMMENTS

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-243-1202
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

NC HWY 42-W MEDICAL OFFICE LEASE SPACE
TOWN OF CLAYTON, JOHNSTON COUNT, NORTH CAROLINA

PRELIMINARY GRADING & DRAINAGE PLAN

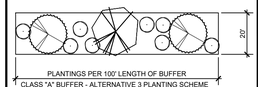
DESIGN	DCA/PCE
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	04/30/2019
JOB NO.	
SHEET	C5.01

STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FT. (SPACE A MAXIMUM OF 50 FT. APART).

2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED IN THE TREE STRIP NO LESS THAN FIVE FT. OR MORE THAN 15 FT. FROM THE BACK OF THE SIDEWALK.

TOTAL LENGTH OF CLASS "A" BUFFER - ±140 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(2) CANOPY TREES
(3) UNDERSTORY TREE
(12) SHRUBS



CLASS "A" BUFFER - ALTERNATIVE 3 PLANTING SCHEME
REQUIRED PER 100':
(1) CANOPY TREES
(2) UNDERSTORY TREE
(8) SHRUBS

Class "A" Buffer ALTERNATIVE 3

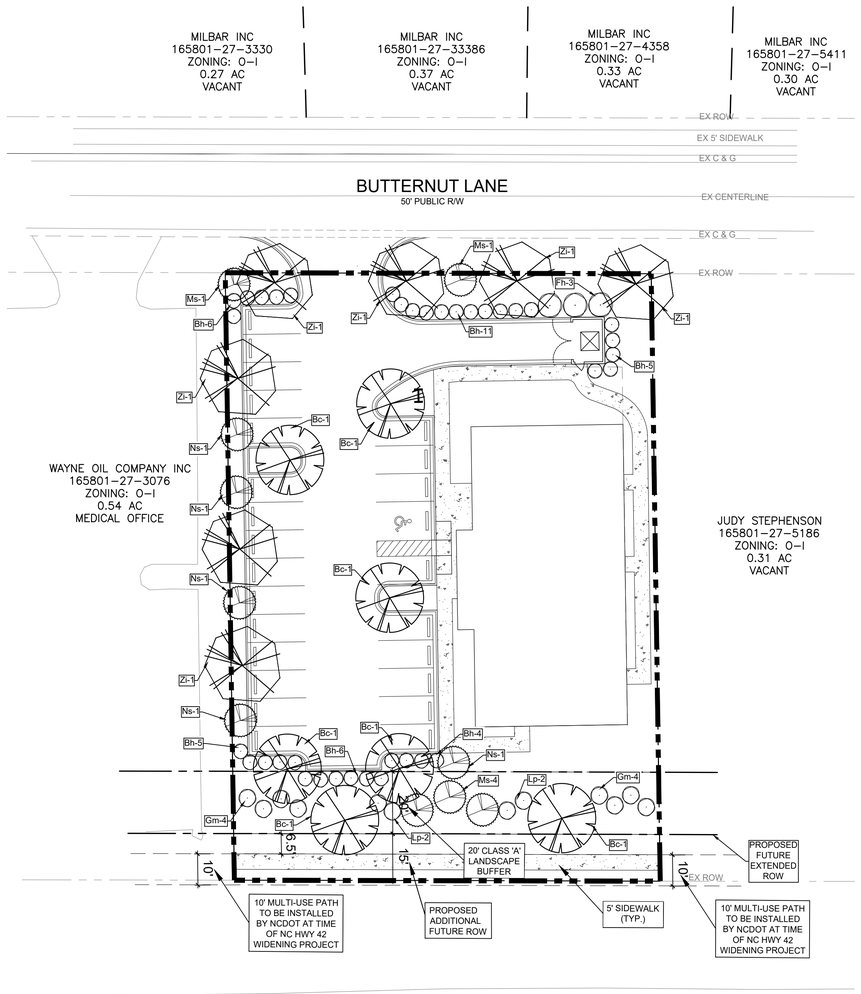
NOTE:
PARKING AREAS WITH FRONTAGE ON OR VISIBILITY FROM ANY PORTION OF A PUBLIC RIGHT-OF-WAY SHALL BE SCREENED TO A HEIGHT OF THREE FEET BY EITHER A BERM, CONTINUOUS LANDSCAPED HEDGE, DECORATIVE FENCE, DECORATIVE MASONRY WALL, OR ANY COMBINATION THEREOF.

LANDSCAPE PLANT LIST

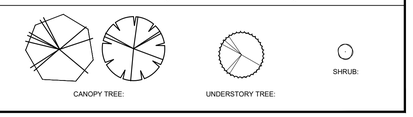
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	COMMENTS	HEIGHT	WIDTH	ROOT
CANOPY TREES							
Bc	7	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL MIN.	10'-12'	4'-5'	B&B
Zi	7	ZELKOVA SERRATA	JAPANESE ZELKOVA	2.5" CAL MIN.	10'-12'	4'-5'	B&B
UNDERSTORY TREES							
Ms	5	MAGNOLIA x SOULANGIANA	SAUCER MAGNOLIA	2" CAL MIN.	8'-10'	4'-6"	B&B
Ns	5	ILEX x 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	2" CAL MIN.	8'-10'	4'-6"	B&B
SHRUBS							
Gm	8	CHAMAECYPARIS PISIFERA	GOLD MOPS CYPRESS	-	36"	-	7 GAL
Bh	37	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	-	36"	-	7 GAL
Lp	4	LOROPETALUM CHINENSE 'RUBY'	RUBY RED	-	36"	-	7 GAL
Fh	3	ILEX ATTENUATA 'FOSTERII #2'	FOSTER HOLLY #2	2" CAL MIN.	8'-10'	4'-6"	B&B

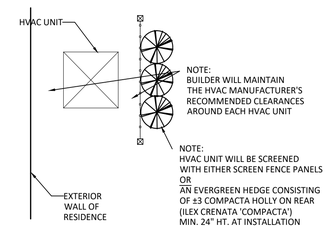
NOTES

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN
2. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY BUFFER PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS, DRAINAGE FACILITIES, AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS
3. 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.
4. 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.
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW.

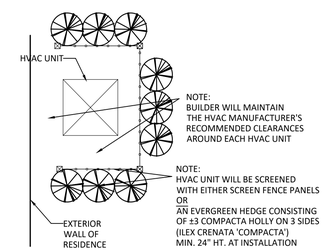


Plant Symbol Key

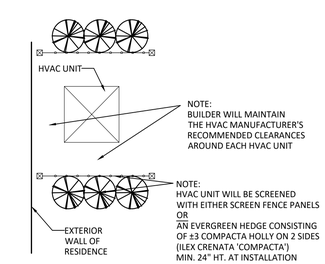




TYPICAL HVAC SCREENING
BUILDING REAR



TYPICAL HVAC SCREENING
STREET SIDE



TYPICAL HVAC SCREENING
BUILDING SIDE

LANDSCAPE REQUIREMENTS

Interior Landscape (155.402, Part 1.D.1)

Description	Requirement	Provided
20% Landscape Area:	5,401.44	13,556.20
Canpy Trees:	6	8
Understory Trees:	6	7
Shrubs:	11	37

Vechicular Use Area (155.402, Part 1.D.2)

Description	Requirement	Provided
Perimeter Screening (Butternut Ln & HWY 42)		
(Contin. Landscape Hedge) Shrubs:	37	37

Landscape Islands

Interior Islands

Canopy Trees:	3	3
Shrubs:	0	

Terminal Island

Canopy Trees:	4	4
Shrubs:	0	

Perimeter Buffer (155.402, Part 2. E.3)

Description	Requirement	Provided
Street Buffer (Type "A" 20')-NC HWY 42		
Canopy Trees:	2	2
Understory Trees:	3	3
Shrubs:	12	12

Landscape Buffer (155.402, Part 4.2)

Screening Areas		
Canopy Trees:	0	0
Understory Trees:	0	0
Shrubs:	8	8

PRELIMINARY

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT 279 EMBLEN

REVISED
10:59 am, Aug 14, 2019

NAD83

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISIONS
08/13/19 PER 1ST TRC COMMENTS
08/13/19 PER 2ND TRC COMMENTS

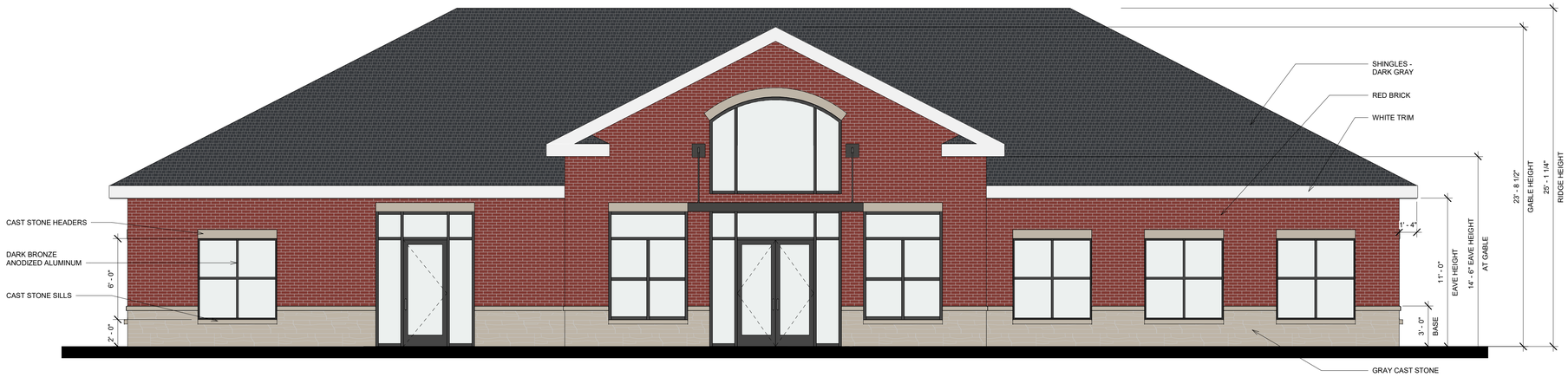
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamshodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

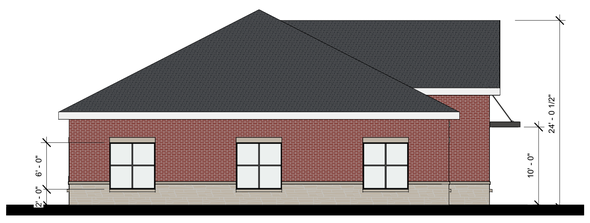
NC HWY 42-W MEDICAL OFFICE LEASE SPACE
TOWN OF CLAYTON, JOHNSTON COUNT, NORTH CAROLINA

PRELIMINARY LANDSCAPE PLAN

DESIGN	DCA/PCE
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	04/30/2019
JOB NO.	
SHEET	L1.01

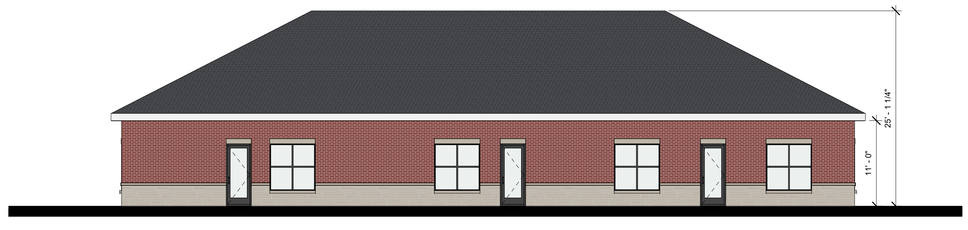


1 WEST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

2 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

PRELIMINARY

REVISIONS

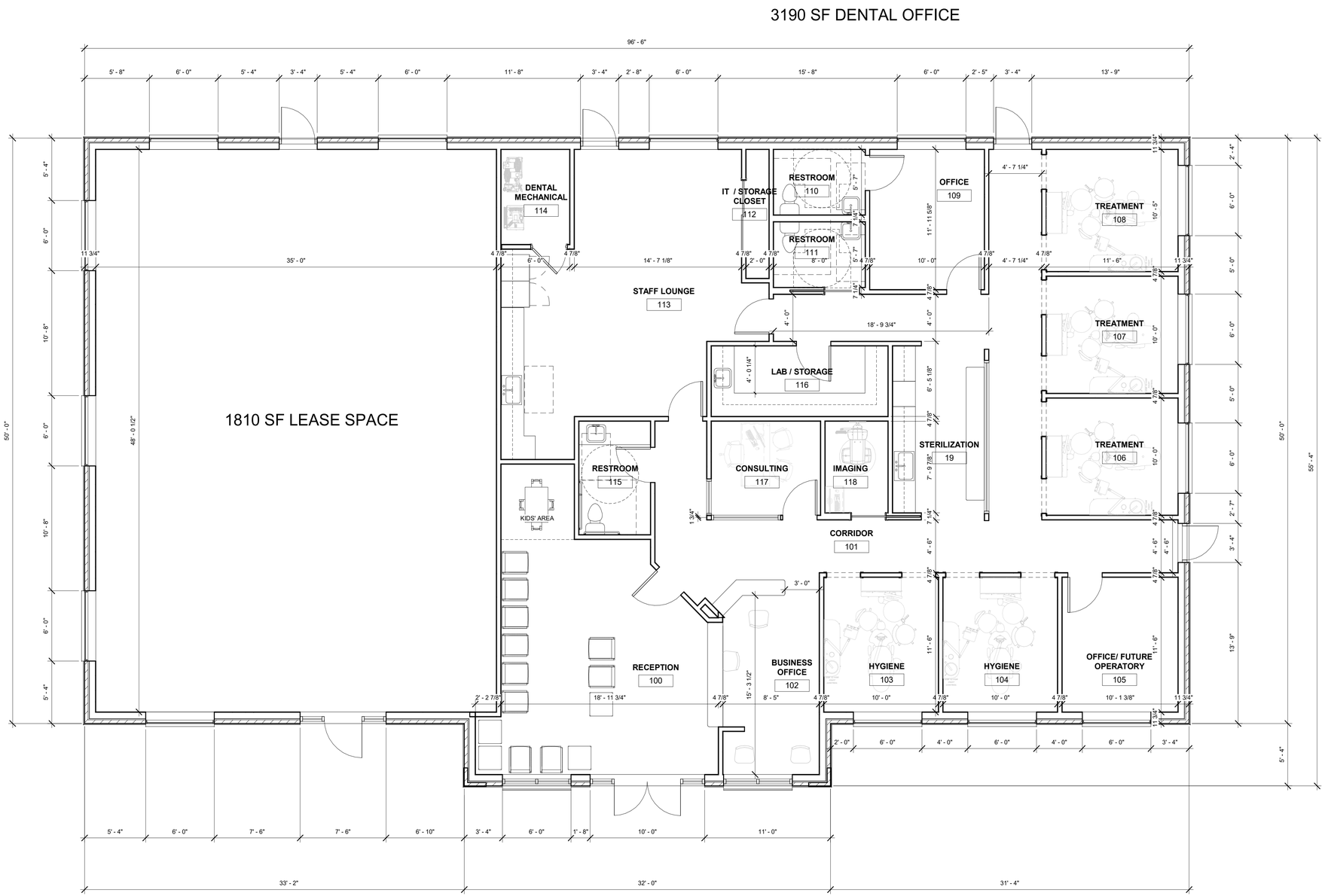
NC HWY 42-W MEDICAL OFFICE LEASE SPACE

TONY JOHNSON ARCHITECT
919-550-7772
TONY@TONYJOHNSONARCHITECT.COM
104 N. LOMBARD ST.
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

DATE 6-27-2019

PROJECT # 2019-027

SHEET A-1



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

PRELIMINARY

REVISIONS

NC HWY 42-W MEDICAL OFFICE LEASE SPACE

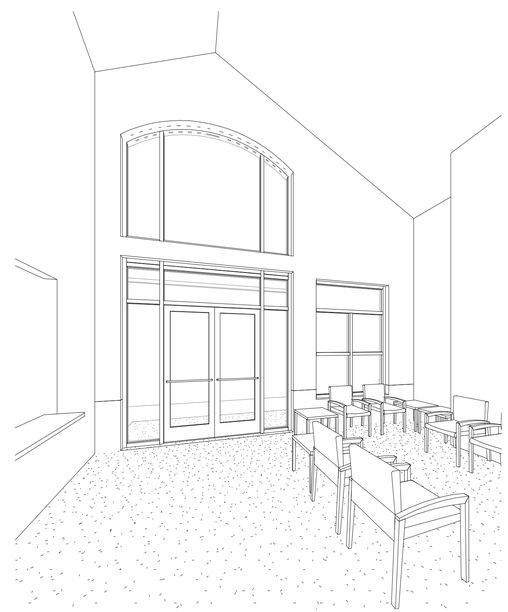
919.550.7717
TONY@TONYJOHNSONARCHITECT.COM
104 N. LOMBARD ST.
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM
TONY JOHNSON ARCHITECT

DATE 6-27-2019

PROJECT # 2019-027

SHEET A-2

1 VIEW OF EXTERIOR ENTRANCE



2 VIEW IN WAITING ROOM

PRELIMINARY

REVISIONS

NC HWY 42-W MEDICAL OFFICE LEASE SPACE

TONY JOHNSON ARCHITECT

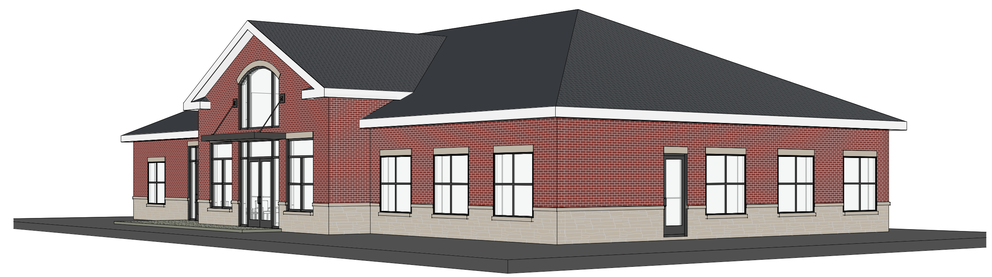
919-550-7772
TONY@TONYJOHNSONARCHITECT.COM
104 N. LOMBARD ST.
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

DATE 6-27-2019

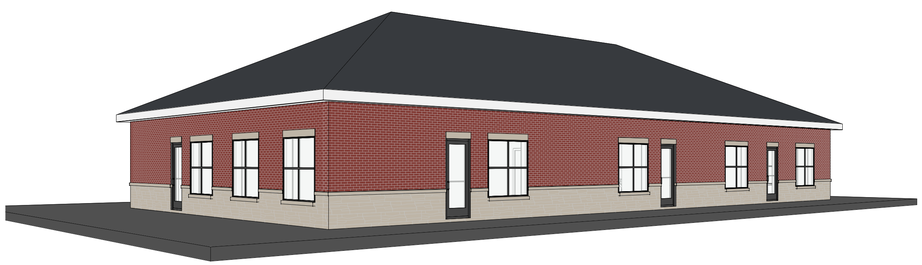
PROJECT # 2019-027

SHEET A-3

1 3D View FROM NORTHWEST



4 3D View FROM SOUTHWEST



3 3D View FROM SOUTHEAST

2 3D View FROM NORTHEAST

PRELIMINARY

REVISIONS

NC HWY 42-W MEDICAL OFFICE LEASE SPACE

TONY JOHNSON ARCHITECT

919-550-7717
TONY@TONYJOHNSONARCHITECT.COM

104 N. LOMBARD ST.
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

DATE 6-27-2019

PROJECT # 2019-027

SHEET A-4

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
August 26, 2019

STAFF REPORT

Application Number: 2019-125-SP
Project Name: NC HWY 42 W Medical Office Major Site Plan

NC PIN / Tag #: 05G02039M, 05G02039N
Applicant: Adams & Hodge Engineering
Owner: Innovative Investment Group, LLC
Location: Located off Butternut Lane and HWY 42 W
Project Planner: Haley Hogg, Planner II

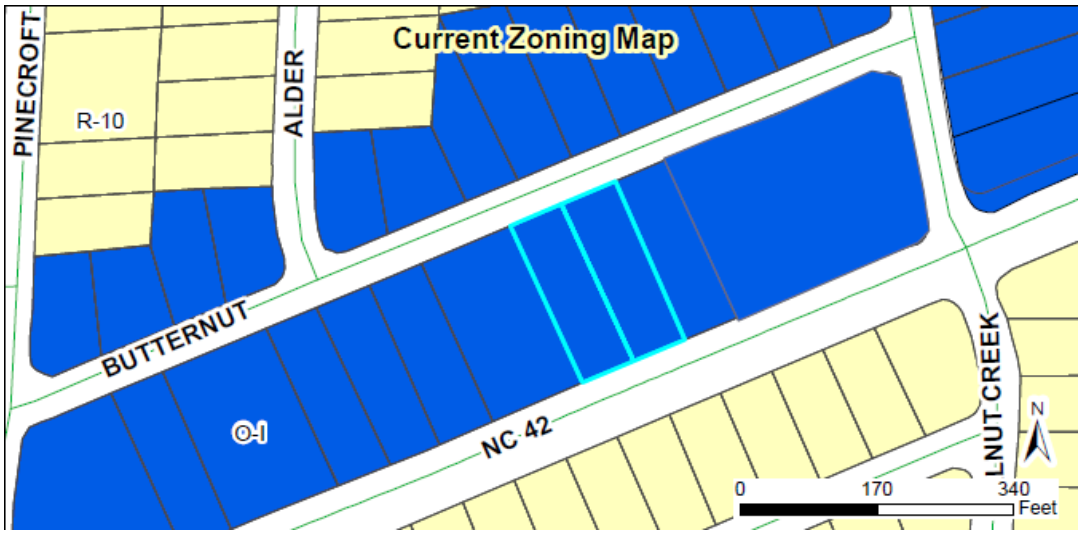
Public Noticing:
- Sign posted August 16, 2019
- Neighborhood meeting held on August 5, 2019

REQUEST: The applicant is requesting major site plan approval to develop a 4,996 SF medical office on the subject property.

SITE DATA:
Acreage: .62 acres total (properties to be recombined following board approvals)
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Office-Institutional (O-I)	Vacant
South	Residential-10 (R-10)	Single-Family Residential
East	Office-Institutional (O-I)	Vacant, Office
West	Office-Institutional (O-I)	Office



DEVELOPMENT DATA:

Proposed Uses:	Medical Office
Buildings:	1 building
Number of Stories:	1 story
Impervious Surface:	61%
Required Parking:	1 space per 200 SF= 25 spaces required
Proposed Parking:	25 spaces; including 1 handicap spaces
Access/Streets:	Accessed via a driveway off Butternut Lane

STAFF ANALYSIS:

Overview

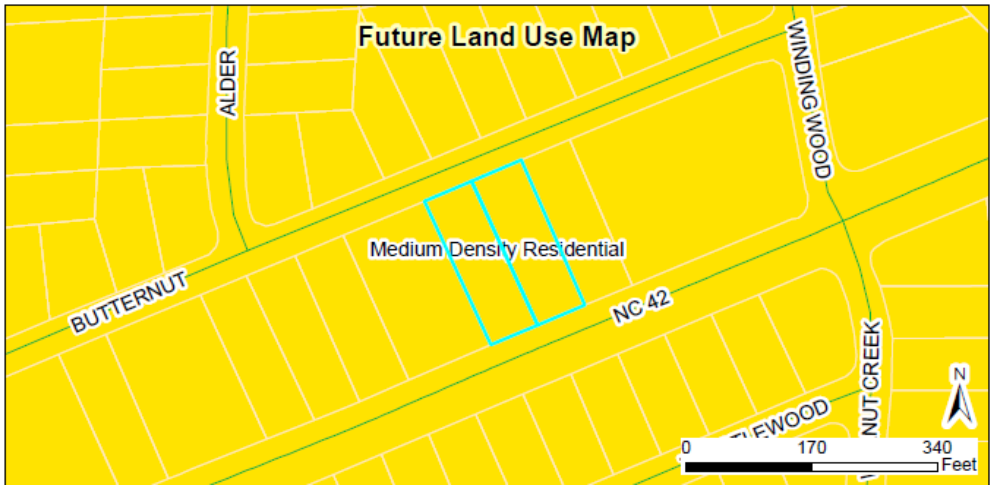
The applicant is requesting major site plan approval for the development of a 4,996 square foot medical office on the subject properties. The properties are zoned Office-Institutional (O-I) and are currently vacant. These parcels will be recombined as outlined on the site plan if the site plan is approved by Planning Board. The development will be located with access off Butternut Lane and frontage along NC HWY 42 W. No access point will be provided

off NC HWY 42 W. The proposed development adheres to all required setbacks and impervious surface limitations for this zoning district.

The proposed office will have a driveway entrance off Butternut Lane, which will lead into the parking lot and access to the dumpster facilities. The parking lot is proposed to be a hammerhead lot with 25 total spaces. The building will front internally to the parking area, with the sides facing Butternut Lane and HWY 42 W. The applicant has taken into consideration the future widening of NC HWY 42 W when designing the site, and has shown the anticipated future ROW line on the plan.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
  The proposed use and site plan is consistent with the Comprehensive Plan 2040, which designates these parcel as "Medium Density Residential". This designation typically includes more urban designed neighborhoods in close proximity to commercial services and centers. It provides a transition from the more suburban areas of Town to the more developed areas. Though the proposed use is commercial, staff still considers it consistent with this designation as it does provide a transition between uses. It is also worth noting that the parcels along Butternut Lane are all zoned O-I, and the adjacent parcels currently are utilized as offices.



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

Landscaping and Screening

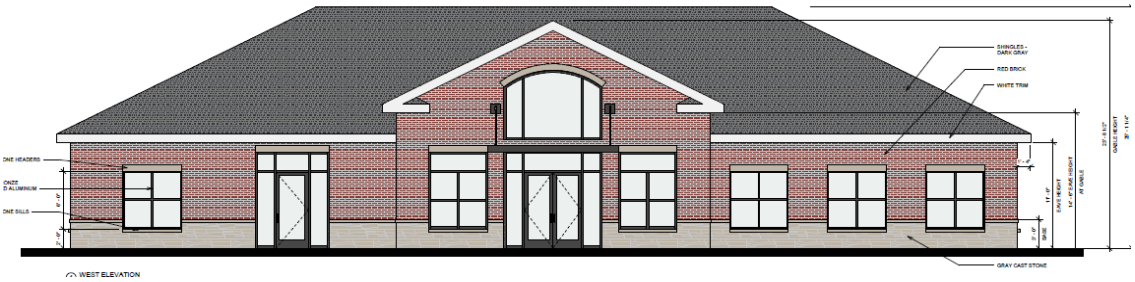
The site will include 20% of the interior landscaped, as required within the UDC. A Class "A" landscape buffer will be provided along HWY 42 W as shown on the site plan. This buffer will be planted so as not to be affected by the future NC HWY 42 W widening project. Street trees will be provided along Butternut Lane, and all mechanical equipment will be screened entirely from view.

Multi-Modal Access

Sidewalk is not proposed along Butternut Lane. There is instead existing sidewalk along the northern portion of Butternut Lane. The applicant is proposing sidewalk along the development's frontage on NC HWY 42 W. This will be replaced by NCDOT when NC HWY 42 W is widened in the future.

Garbage / Recycling
A dumpster is proposed to serve this site for trash collection. The dumpster will be placed within an enclosure that meets the Town of Clayton's design requirements. It will match the primary building materials, be 8' in height, and will include landscaping around the base of the enclosure to provide additional screening. The dumpster will be located along the side of Butternut Lane internal to the site.

Architecture/Design
The building will consist primarily of red brick, with gray cast stone around the base of the building. The building design will be consistent on all sides.

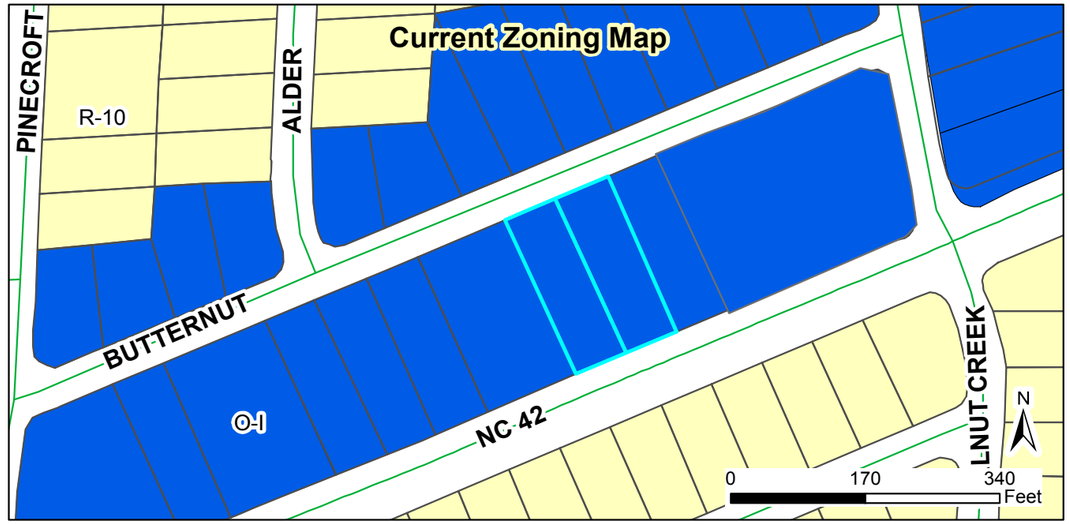


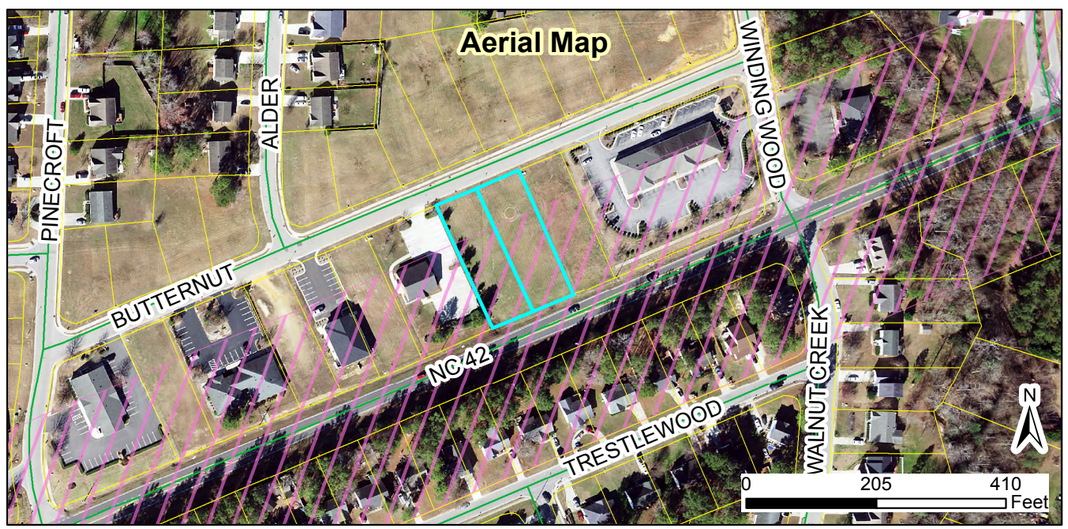
CONSIDERATIONS:

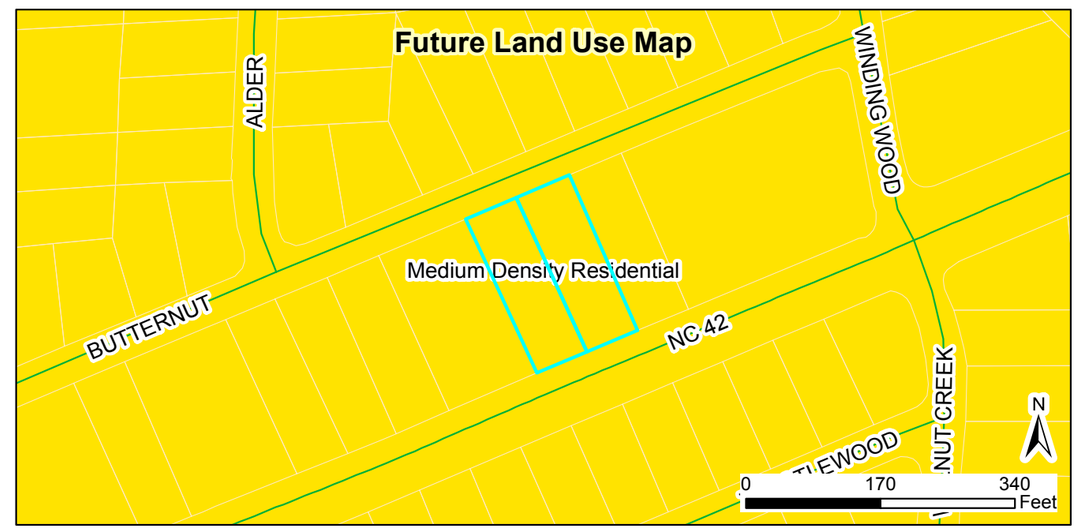
- The Planning Board shall make a final decision regarding Major Site Plans.

ATTACHMENTS:

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







22019-125-SP
NC HWY 42 W Medical Office Major Site Plan
Request to develop a 3,190 SF medical office

Applicant: Adams & Hodge Engineering
Property Owners: Innovative Investment Group, LLC
Tag #: 05G02039M, 05G02039N

Staff Report Map

07/11/19
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-125-SP-NC HWY 42 W Medical Office Lease Space\Maps\Staff Report Map - 2019-125-SP - NC HWY 42 W Medical Office Major Site Plan.mxd