



Town of Clayton
Town of Clayton Planning Board Agenda
Monday, April 22, 2019 @ 6:00 PM
Town Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. ADJUSTMENT OF THE AGENDA

4. APPROVAL OF MINUTES

- a. Approval of March 25, 2019 Planning Board Minutes
[Clayton Planning Board - 25 Mar 2019 - Minutes](#)

5. REPORTS AND COMMENTS

6. OLD BUSINESS

7. NEW BUSINESS

- a. 2019-42-CUP Horne Memorial UMC Expansion Conditional Use Permit
NC PIN: 166913-02-4512
Tag #: 0501059
Location: 121 E. Second St.

[Application - 2019-42-CUP - Horne Memorial UMC Expansion](#)

POTENTIAL ACTION: Request to continue Public Hearing

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

[Application - 2019-37-SP - Horne Memorial UMC Expansion - Major Site Plan](#)

POTENTIAL ACTION: Request to continue Public Hearing

- c. 2019-33-SP Johnston Area Gastroenterology Major Site Plan
NC PIN: 165801-19-6444 / 165801-19-5445
Tag #: 05G02058M / 05G02058L
Location: Located off Guy Road, within Moss Creek

[Application - 2019-33-SP - Johnston Area Gastroenterology SP](#)
[Neighborhood Meeting Materials - 2019-33-SP - Johnston Area Gastroenterology SP](#)

[Owner's Consent Form - 2019-33-SP - Johnston Area Gastroenterology SP](#)
[Site Plan - 2019-33-SP - Johnston Area Gastroenterology SP](#)
[Staff Report - 2019-33-SP - Johnston Area Gastroenterology SP](#)

[Staff Report Maps - 2019-33-SP - Johnston Area Gastroenterology SP](#)

POTENTIAL ACTION:

Request to Approve/Deny 2019-33-SP

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

9. ADJOURN



**Town of Clayton
Planning Board Minutes
March 25, 2019 @ 6:00 P.M.
Town Council Chambers**

BOARD MEMBERS PRESENT:

Andria Merritt
Stephen Powers
James Lipscomb
Marty Bizzell
Bob Ahlert
Frank Price
James Moore
George "Bucky" Coats

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Damire Powell, Planner
Chrissy Dunn, Clerk to the Board
Merrick Parrott, Town Attorney
Bob Satterfield, Councilman

MEMBERS ABSENT:

Ross Benson

1 CALL TO ORDER

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

2 ROLL CALL

- a)
Board Member Ross Benson was absent from this meeting.

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

- a) Approval of February 25, 2019 Planning Board Minutes.

ACTION: February 25, 2019 Minutes approved as presented.

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

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

- a) 2019-28-VAR Mobile Home Replacement Variance **(Quasi-Judicial)**
NC PIN: 165807-77-0602
Tag #: 05H03196E
Location: 709 1/2 Lakeview Dr.

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

Damiere Powell presented this Variance request. The applicant is requesting to replace an existing mobile home that was damaged in a fire. The new development is proposed on a nonconforming lot as the current lot size is only 14,810 square feet. The minimum lot area requirement for this property is 20,000 square feet. Most of the lots in this subdivision do not meet the minimum lot area requirement. Board Member Coats asked about the unit and is it the same size as the previous unit? Planning Director Samantha Wullenwaber stated that the mobile home is a little larger and is consistent with the neighboring mobile homes. Board Member Bizzell asked about the plot plan because it was a sketch, is there a survey? Ms. Wullenwaber stated staff is comfortable with the recommendation to replace the mobile home.

The applicant, Rodney Harrison was present and available for questions. He stated after the fire, back in September, the mobile home was destroyed. He and his family lived there for 25 years. He also stated the old unit was 60 x 28 and the new mobile home is slightly longer. No further questions for the applicant.

Board went over the findings of facts.

ACTION: Recommendation to approve the request with the conditions presented by staff.

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

- b) 2019-41-VAR Horne Memorial UMC Expansion Variance **(Quasi-Judicial)**
NC PIN: 166913-02-4512
Tag #: 05015059
Location: 121 E. Second St.

Clerk to the Board Chrissy Dunn gave the affirmation.

Damiere Powell presented this request. The variance request is for a reduction of the minimum setback distance to 7 feet. There is a Major Site Plan running concurrently with this request. There were no questions for staff.

The applicant, Don Curry, Curry Engineering was present and representing

Horne Memorial Church. He gave a brief explanation of the project and expansion. The request will be consistent with the rest of the church along with architectural consistency. Board Member Merritt asked about the building percentage, and are they expecting to go to 55%. The applicant stated they are rounding up to allow some of the movement of the building. Board Member Bizzell asked about setbacks with the existing church and this would be about the same encroachment? The expansion is consistent with rest of the setbacks of the current building. Board Member Price asked if the existing structure on the back, is this where the expansion would go. There is a single family home there currently and will be demolished. Board Member Merritt asked what the current use of the existing home is. The applicant, stated it was purchased by the church and is used for meetings and storage. In the expansion, they would remove the house and expand into that area where the house is. There were no further questions for the applicant.

Resident Dorotea Torchiano lives directly behind the church. The church does need more room, but her concern is about the setback to the back of the property. The change from a smaller home that is on that land to a bigger building will take away sunlight from her home. She did attend the neighborhood meeting. She would like to see what can be done moving forward to make this a happy situation for all.

The applicant responded that they appreciate the comments, but do not feel the setbacks are not unreasonable or a negative impact on the adjacent properties. Board Member Bizzell asked is there a request for a variance for the 3 sides for the setback? What about the property across the street. The applicant stated it is a building expansion to the south towards Horne Street. The setback is going from 12' to 7' on Horne Street side. This is technically a rear setback request. The property across the street is not part of the variance request. The variance is limited to the larger tract. He stated the view for the front setback is going from 12 to 7 but makes a big difference when adding a classroom. There were no further questions for the applicant.

Ms. Torchiano stated that she understands and wants to be a good neighbor but wants to the board to hear her concerns. There were no further questions.

The Board read through the findings of facts.

ACTION: Recommendation to approve the request with the conditions presented by staff.

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

- c) 2018-242-CUP Game Day Marketing Conditional Use Permit **(Quasi-Judicial)**
NC PIN: 165806-48-1449 / 165806-48-2662
Tag #: 05G02048U / 05G02048T
Location: M.C.W. Subdivision, adjacent to State Avenue

Clerk to the Board, Chrissy Dunn gave the affirmation.

Damiere Powell presented this request. There is a major site plan running concurrently with this request. The applicant is requesting a Conditional Use Permit to construct a 4,400 square foot one story building which would be utilized for service, office and a warehouse. In order to run a warehouse in this zoning district, a Conditional Use Permit is required. There is an alternative parking plan put into place by the applicant. The requirement is 18 parking places but the applicant has provided 14 parking spaces. There is justification from the applicant as to why this will meet their parking needs. The applicant has addressed the findings of facts. The proposal is consistent with Surrounding Land Use and the Comprehensive Plan 2040. Staff recommends conditions with approval. There were no questions for staff.

The applicant, Jerry Dalton of Dalton Engineering was present and available for questions. Bob Satterfield asked the applicant and staff if the three sides will be consistent and if the rear is acceptable. Planning Director Samantha Wullenwaber stated that is something that can't be ordinance. No further questions for the applicant.

Board read the findings of facts.

ACTION: Recommendation to approve the request with the conditions as noted within the staff report.

Motion: Board Member
Second: Board Member
Vote: Unanimous

- d) 2018-243-SP Game Day Marketing Major Site Plan
NC PIN: 165806-48-1449 / 165806-48-2662
Tag #: 05G02048U / 05G02048T
Location: M.C.W. Subdivision adjacent to State Avenue

This request is running concurrently with Conditional Use Permit 2018-242-CUP

ACTION: Recommendation to approve the request as presented by staff.

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

- e) 2019-22-OA Subdivision Standards Ordinance Amendment

Planning Director Samantha Wullenwaber presented this project. This amendment seeks to amend the requirements outlined in the Subdivision Standards section of the Unified Development Code (UDC). The update primarily consists of the elimination of language referring to "Acreage" and "Capacity" Fees as well as the inclusion of language that is consistent with HB

436 related to "Water and Sewer System Development Fees." An additional change will require any property within Town limits that develops within 300 linear feet of Town water and or sewer will be required to extend to the serviceability area and meet density and intensities proposed by the Future Land Use Map. These changes are in accordance with updates to Chapters 50 (General Utility Regulations), 51 (Water and Sewer System Extension Policy), and 52 (Sewer Use) of the Town's Code of Ordinances.

Board Member Merritt mentioned a typo, letter c under applicable and Item #1 letter missing. There were no further questions or comments for staff.

ACTION: Recommendation to approve the request to Town Council

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

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Planner Director Samantha Wullenwaber spoke of the Private Street Ordinance and provided an update. An increase lot threshold from 5 lots to 7 lots without being paved and at discretion of staff. This will not come before the Board again since it was approved.

9 ADJOURN

- a) With there being nothing further, the meeting was adjourned at 6:47 p.m.

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

Robert J. Ahlert, Chair

ATTEST:

Chrissy Dunn, Clerk to the Board

March 25, 2019
Minutes



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

CONDITIONAL USE PERMIT APPLICATION COVER SHEET

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

Applicant Name: Don Curry

The following checklist to be completed by applicant:

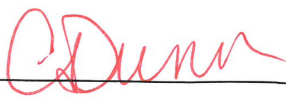
- ☒ Pre-Application Meeting on: 2018-10-14
- ☒ Review fee
- ☒ Advertisement Fee
- ☒ Associated site plan (separate application required for major site plans, must be submitted concurrently)

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)

Reviewed by: 

RECEIVED

MAR 01 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT

July 2018

1 of 10



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: 0.73 Zoning District: O&I
County Tag #: 0501059 NC Pin #: 166913-02-4512
Address/Location: 121 E. Second St., Clayton, NC
Existing Use: Church 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: MAR 01 2019 Amount Paid: \$600 File Number: 2019-42-CUP

TOWN OF CLAYTON
PLANNING DEPARTMENT

July 2018

2 of 10

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.

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.

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.

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.

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. 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*):

Conditional Use Permit

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 TRAVIS
(Name - type, print clearly) BUILDING TEAM LEAD
TRUSTEE VICE CHAIR
John R. Patton [Signature]
(Owner's Signature)

121 EAST SECOND STREET

(Address)

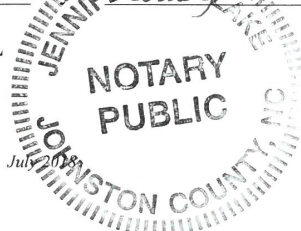
CLAYTON, NC 27520

(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

My Commission
Expires: 09/18/2022

10 of 10



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: Home 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 | ☒ Preliminary Grading Plan Sheet |
| ☒ Existing Conditions Sheet | ☒ Preliminary Engineering Plan Sheet |
| ☒ Lighting Plan Sheet | ☒ Signed & Sealed Boundary Survey |
| ☒ Site Plan Sheet | ☒ Architectural Elevations Sheet |
| ☒ Landscaping Plan Sheet | |

RECEIVED

Reviewed by: _____

MAR 01 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT

January 2019

1 of 15



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, 16617-02-2220, 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

OK \$507
red. 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.
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Fire Rescue (information to be shown on conceptual engineering plans)

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

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

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

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

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

Major Site Plan Submittal

Conditional Use

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. PATON
(Name - type, print clearly)

THOMAS M. PATON
(Owner's Signature)

BRYAN BLAKE
(Name - type, print clearly)

BUILDING TEAM LEAD
(Owner's Signature)

121 EAST SECOND STREET
(Address)

CLAYTON, NC 27520
(City, State, Zip)

STATE OF

COUNTY OF

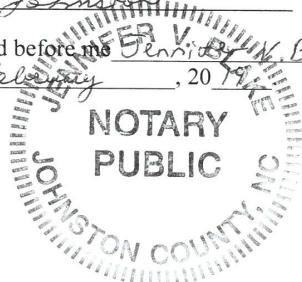
North Carolina

Johnston

Sworn and subscribed before me Jennifer V. Blake, a Notary Public for the above State and County, this the 28th day of February, 2019.

SEAL

January 2019



Notary Public

My Commission
Expires:

09/18/2022

15 of 15



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: Office Building for JAG Partners LLC **Date:** March 1, 2019

Applicant Name: Adams and Hodge Engineering

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: 12/19/18
- ☒ Review fee
- ☒ Copy of plan sets in PDF on USB

11 copies of the following:

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



11 copies of the plan set which includes the following:

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

Reviewed by: _____



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

MAJOR SITE PLAN APPLICATION

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

☒ New Major Site Plan

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

SITE INFORMATION

Name of Project: Office Building for JAG Partners LLC

Acreage of Property: 1.44 ac Zoning District: B-2

County Tag #: 05G02058L, 05G02058M NC Pin #: 165801-19-5445, 165801-19-6444

Address/Location: Moss Creek Village Business Park, Guy Road, Clayton, NC

Existing Use: Vacant Proposed Use: Medical 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: Adams and Hodge Engineering

Mailing Address: 314 E Main Street, Clayton, NC 27527

Phone Number: (919) 763-7278 Fax: _____

Contact Person: Megan Graper (828-443-6046)

Email Address: megan@adamsandhodge.com

OFFICE USE ONLY

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

Description of Johnston Area Gastroenterology Office (JAG)

This specialty medical office building will be constructed on 2 existing lots, totaling 1.44acs that are zoned B-2 commercial. The lots were created as part of the Moss Creek PUD. The existing lots are constructed with water and sewer, access drive, front and rear yard landscaping. In addition to the list improvements there are existing approved offsite stormwater management facilities that serve the two lots.

A recombination plat of the two lots will be recorded as part of the site plan approval process.

The building has a footprint of 6,114sf and is supported by 2,592sf of walks and 23,617sf of parking and drives, for a total of 32,323sf of impervious area or 51.5%. The building will be served by existing water and sewer services and will not require permitting line extensions. Access to the property will be provided by an existing 24ft. wide drive. By code the building requires 31 parking spaces including 2 handicapped spaces. Additional parking is provided which totals 42 spaces including 4 handicapped spaces. The property is well landscaped with 30,403sf or 48.5% of the site being either landscape beds or planted grass. Buffers, and screening are provided adjacent to residential property to the rear and on the front adjacent to Guy Road.

- 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).
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☐	☒	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).
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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.

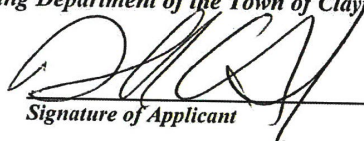
ARCHITECTURAL ELEVATIONS AND FLOORPLAN

Provided		
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☒		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

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Donnie Adams
Print Name


Signature of Applicant

2/27/2019
Date



March 11, 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: **Wednesday, March 27, 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: **Major Site Plan**

Project/proposal property location: **This project is on Guy Road close to the Guy Road Amelia Church Road Intersection. (see enclosed map)**

Description of project/proposal: The proposed Site Plan is for a specialty medical office building (Johnston Area Gastroenterology Office). It will be constructed on 2 existing lots, totaling 1.44acs that are zoned B-2 commercial. The existing lots are constructed with water and sewer, access drive, front and rear yard landscaping.

Upcoming Public Meetings for this application: Town Council Meeting April 22, 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.

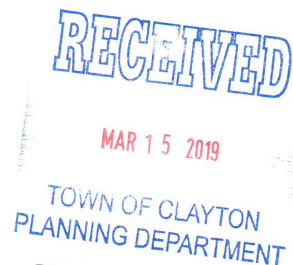
A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at **(919)763-7278**.

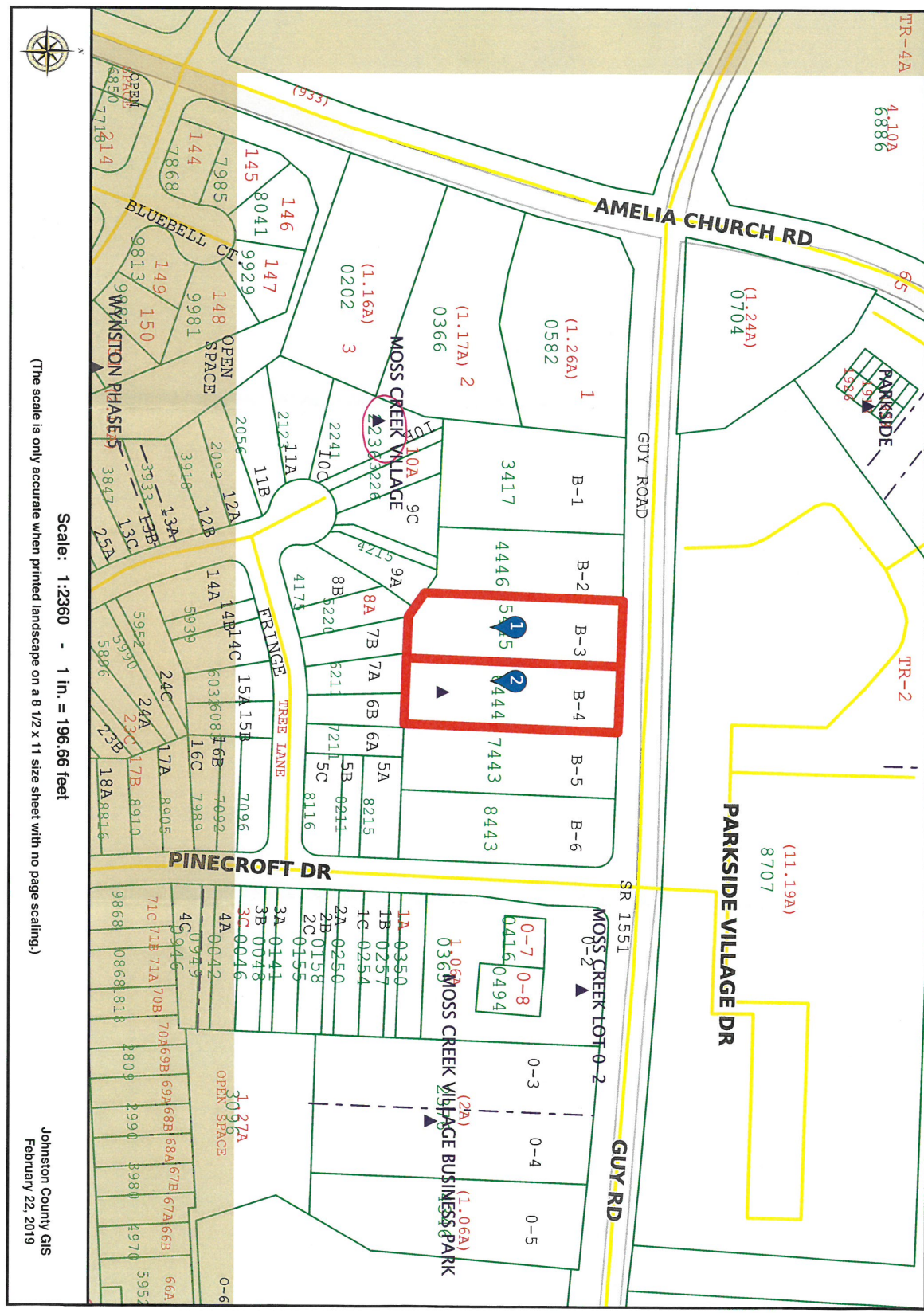
You may also contact the Planning Department at 919-553-5002.

Sincerely,

Donald C. Adams, Jr., PE



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



Scale: 1:2360 - 1 in. = 196.66 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)



Received By:
Town of Clayton
3/29/19

Johnston Area Gastroenterology Meeting Minutes

Date: March 27, 2019

Time: 7:00pm

Location: 312 E. Main Street (Adams & Hodge Engineering)

The meeting began at 7:10pm with Donnie Adams explaining the project (Johnston Area Gastroenterology Office) and showing site plan on the TV screen. The application as well as a full set of plans was available for viewing. He explained that this is an existing commercial development, and two lots are being combined into one. He continued by explaining the circulation of the parking of this site and how it meets the Town's standards. He also explained where the dumpsters would be.

Jeff Adams: Asked where the customers would park?

Donnie Adams: Showed on the plan where customers would park and said the employees would park in the back.

Jeff Adams: How far back will the building be?

Tony Johnson: Explained that the white sewer stubs in the back is where the back is going to be.

Jeff and Penny Adams stated that they were very excited about this being a doctor's office so close to where they live.

Jeff and Penny Adams wanted to see what the outside structure was going to look like, so Donnie pulled up the Building design for them to see. They loved it! Tony Johnson explained that the design won't change at all, but the color scheme may change a little, it would still be neutral tones, maybe beiges.

Donnie showed the landscape design, and everyone was very pleased with that.

Penny Adams: Asked Christopher Jordan (the physician) what made him choose this location for his practice?

Christopher Jordan: The need has surpassed the capacity of service in this area. This is definitely a growing area. He explained that he is currently practicing in Smithfield.

Donnie Adams went into more detail about the submittal process with the Town of Clayton for the major site plan and shared that today the team had the TRC meeting where the Town takes the plans and give comments. Next, this will go to the town Council and they have two regularly scheduled meetings each month. The Town Planning department will be sending letters to adjacent property owners about the upcoming meeting time and date.

Jeff and Penny Adams asked about the timeframe of when the project would be completed.

Tony Johnson: Answered that under the best circumstances the project would be complete around February 2020.

Jeff and Penny Adams said that they were ecstatic about this being so close. They love that it is a doctor's office moving in there.

Donnie opened up the floor for any more questions, there were none. The meeting was adjourned at 8:00pm.

ADAMS & HODGE ENGINEERING, PC • 314 E Main Street Clayton, NC 27520 • 919-369-1938 / 919-763-7278 • Firm # C-4187

Project: Johnston Area Gastroenterology
Application: Major Site Plan
Location/Date: Adams & Hodge Engineering (312 E. Main St.)
3-27-2019

	NAME	ADDRESS
1	Tony JOHNSON	104 NORTH LOMBARD ST CLAYTON, NC 27520
2	Jeff Adams	554 Pinecroft Dr. Clayton, W.C.
3	Penny Adams	554 Pinecroft Dr. Clayton, NC
4	CHRISTOPHER JORDAN	2800 415-C N 7 th ST, SMITHFIELD
5	Donnie Adams	404 Swann Tr. Clayton 27527
6	Holland Adams	404 Swan Tr. Clayton 27527
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ADJACENT PROPERTY OWNERS LIST

Project Name: Johnston Area Gastroenterology

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

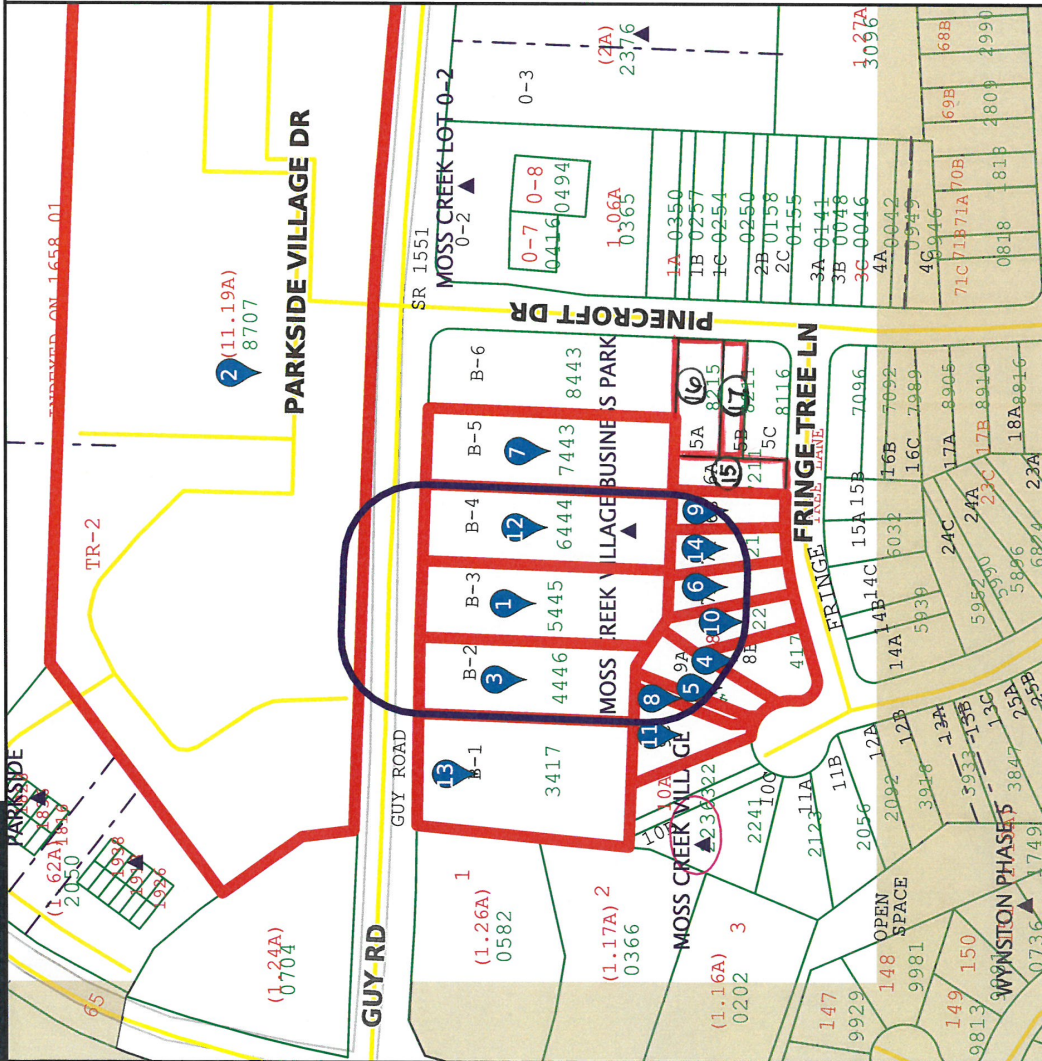
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
	See Attached	



*** DISCLAIMER ***

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



Result 1

id: 05G02058L
Tag: 05G02058L
Owner Name 1: JAG PARTNERS LLC
Owner Name 2:
Mail Address 1: 415 C NORTH 7TH STREET
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-0000
Book: 03464
Page: 0268

Result 2

id: 05G02009K
Tag: 05G02009K
Owner Name 1: PARKSIDE VILLAGE INVESTORS LLC
Owner Name 2:
Mail Address 1: 1420 WALNUT ST STE 1011
Mail Address 2:
Mail Address 3: PHILADELPHIA, PA 19102-4010
Book: 04982
Page: 0827

Scale: 1:2560 - 1 in. = 213.3 feet

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

Johnston County GIS
February 25, 2019



*** DISCLAIMER ***

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

Result 3

id: 05G02058K
Tag: 05G02058K
Owner Name 1: ONEAL, WILLIAM R V
Owner Name 2:
Mail Address 1: 5 NICKLAUS WAY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6532
Book: 02613
Page: 0074

Result 4

id: 05G02056B
Tag: 05G02056B
Owner Name 1: LONG, CHERYL W
Owner Name 2:
Mail Address 1: 96 FRINGE TREE LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6915
Book: 04371
Page: 0150

Result 5

id: 05G02056C
Tag: 05G02056C
Owner Name 1: HOLDER, PATRICIA A
Owner Name 2:
Mail Address 1: 206 WEST MOSS CREEK
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03059
Page: 0300

Result 6

id: 05G02055G
Tag: 05G02055G
Owner Name 1: ROGERS, SANDRA L
Owner Name 2:
Mail Address 1: 72 FRINGE TREE LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6915
Book: 04366
Page: 0113

Result 7

id: 05G02058N
Tag: 05G02058N
Owner Name 1: COATS, TRACY LEE
Owner Name 2: COATS, LEIGH ANN
Mail Address 1: 179 TOWNSEND DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Book: 02973
Page: 0103

Result 8

id: 05G02056D
Tag: 05G02056D
Owner Name 1: BOONE, ALIYA D
Owner Name 2:
Mail Address 1: 212 W MOSS CREEK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03404
Page: 0486

Result 9

id: 05G02055E
Tag: 05G02055E
Owner Name 1: DIGH, KIMBERLY SHIPP
Owner Name 2: DIGH, ROBERT EDDIE
Mail Address 1: 54 FRINGE TREE COURT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02965
Page: 0200

Result 10

id: 05G02056A
Tag: 05G02056A
Owner Name 1: WEBSTER, THELMA W
Owner Name 2: WEBSTER, WILLIAM EDWARD
Mail Address 1: 82 FRINGE TREE LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03988
Page: 0774



*** DISCLAIMER ***

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

Result 11

id: 05G02056E
Tag: 05G02056E
Owner Name 1: WOODARD, BARRY
Owner Name 2:
Mail Address 1: 208 UWHARRIE DRIVE
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Book: 03061
Page: 0251

Result 12

id: 05G02058M
Tag: 05G02058M
Owner Name 1: JAG PARTNERS LLC
Owner Name 2:
Mail Address 1: 415 C NORTH 7TH STREET
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-0000
Book: 03464
Page: 0268

Result 13

id: 05G02034W
Tag: 05G02034W
Owner Name 1: ONEAL, WILLIAM R V
Owner Name 2:
Mail Address 1: 5 NICKLAUS WAY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6532
Book: 02613
Page: 0074

Result 14

id: 05G02055F
Tag: 05G02055F
Owner Name 1: GROFF, KATHERINE S
Owner Name 2:
Mail Address 1: 476 SHOTWELL RE STE 102-205
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 02970
Page: 0356

Result 15

id 05G02055D
Tag: 05G02055D
Owner Name 1: Shipp, Susan L
Owner Name 2: Wallace, Janice S
mail Address 1: 42 Fringe Tree Ln.
Clayton, NC 27520
Book: 03019
Page: 0893

Result 16

id: 05G02055A
Tag: 05G02055A
Owner Name 1: Adams, Jeffrey
Owner Name 2: Adams, Penny Jo
Mail Address 1: 594 Pinecroft Dr.
Clayton, NC 27520
Book: 04691
Page: 0557

Result 17

id: 05G02055B
Tag: 05G02055B
Owner 1: Stephenson, Corey Martin
Address 1: 231 Susan Dr.
Garner, NC 27529
Book: 04146
Page: 0393



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

OWNER'S CONSENT FORM

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

Project Name: Johnston Area Gastroenterology Office **Address or PIN #:** 05G02058L, 05G02058M

AGENT/APPLICANT INFORMATION:

Adams and Hodge Engineering

(Name - type, print clearly)

314 East Main Street

(Address)

Clayton, NC 27527

(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:

CHRISTOPHER P. JORDAN

(Name - type, print clearly)

415-C N 7th ST

(Address)

Christopher P. Jordan

(Owner's Signature)

SMITHFIELD, NC 27577

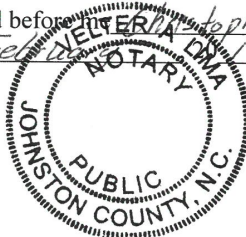
(City, State, Zip)

STATE OF
COUNTY OF

North Carolina
Johnston

Sworn and subscribed before me, Christopher P. Jordan, a Notary Public for the above State and County, this the 22 day of February, 2019.

SEAL



Christopher P. Jordan
Notary Public

My Commission
Expires:

2-19-2023

January 2019

15 of 15

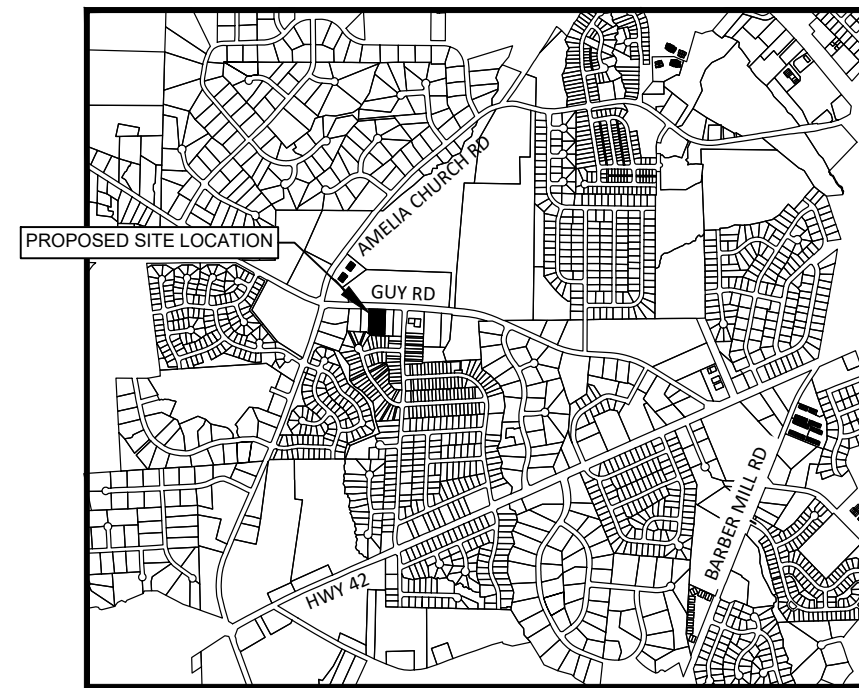
MAJOR SITE PLAN

FOR

OFFICE BUILDING FOR JAG PARTNERS LLC

IN

TOWN OF CLAYTON,
JOHNSTON COUNTY, NORTH CAROLINA



SITE VICINITY MAP
SCALE: 1" = 2000'

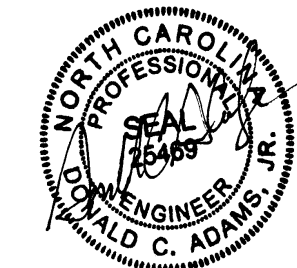
DEVELOPER/APPLICANT:

INTERNATIONAL COUNCIL FOR
QUALITY CARE, INC
2385 NW EXECUTIVE CENTER DRIVE
SUITE 100
BOCA RATON, FL 33431

SHEET INDEX

<u>SHEET TITLE</u>	<u>SHEET No.</u>
COVER SHEET.....	C0.00
SEALED BOUNDARY	C1.00
EXISTING CONDITIONS.....	C1.01
SITE PLAN.....	C3.00
EROSION CONTROL PLAN - STAGE 1.....	C4.00
EROSION CONTROL PLAN - STAGE 2.....	C4.01
GRADING PLAN.....	C5.00
UTILITY PLAN.....	C6.00
LIGHTING PLAN.....	C7.00
LANDSCAPE PLAN	L1.00
SITE DETAILS.....	DT1.00
EROSION CONTROL DETAILS.....	DT1.01
LANDSCAPE DETAILS.....	DT1.02
ARCHITECTURAL ELEVATIONS.....	A-1
ARCHITECTURAL ELEVATIONS.....	A-2
ARCHITECTURAL FLOOR PLAN.....	A-3

REVISED
12:00 pm, Apr 05, 2019



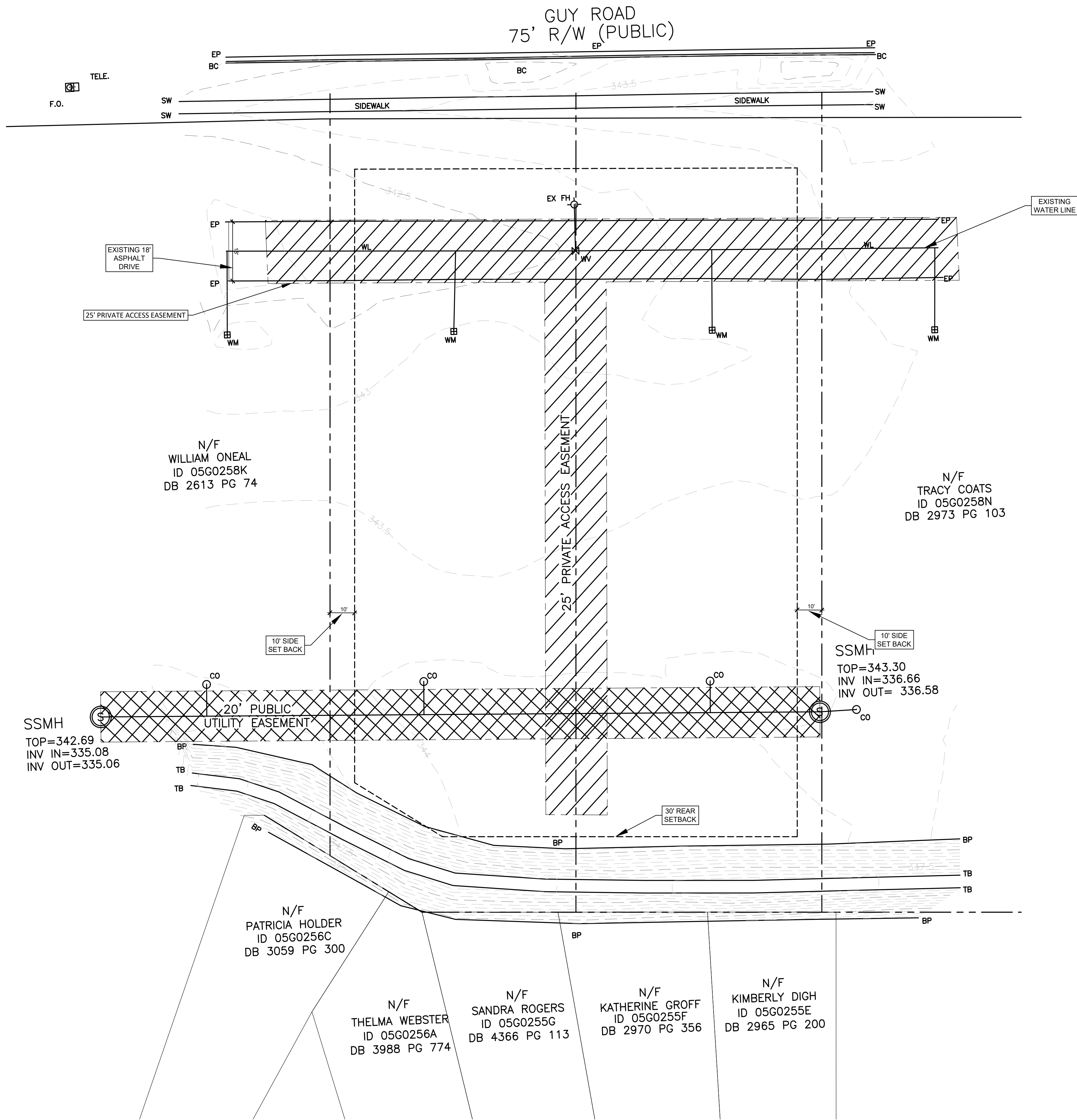
PRELIMINARY



MARCH 1, 2019

REVISED APRIL 5, 2019

T.O.C. PROJECT: 2019-33-SP



REVISED
12:00 pm, Apr 05, 2019



PRELIMINARY

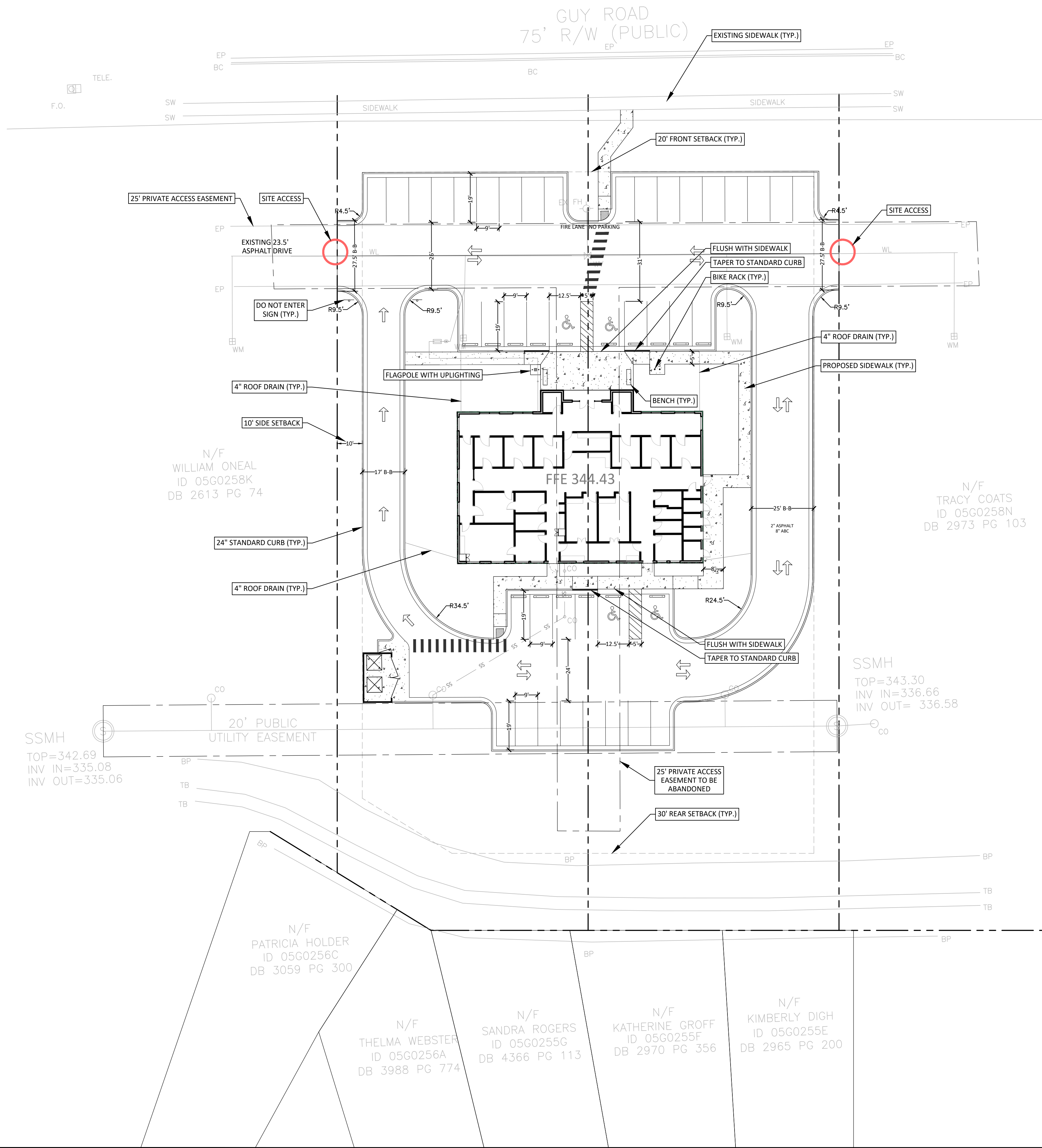


OFFICE BUILDING FOR
JAG PARTNERS LLC
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

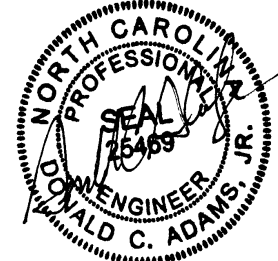
DESIGN: DCA/PCE
DRAWN: MRC
CHECKED: DCA
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
DATE: 3/1/2019
JOB NO.: AH-
SHEET: C1.01

314 EAST MAIN STREET
CLAYTON, NC 27920
info@adamsandhodge.com
919-243-1332
FIRM # C-1197
RESPONSE: 2019.04.05 REC COMMENTS

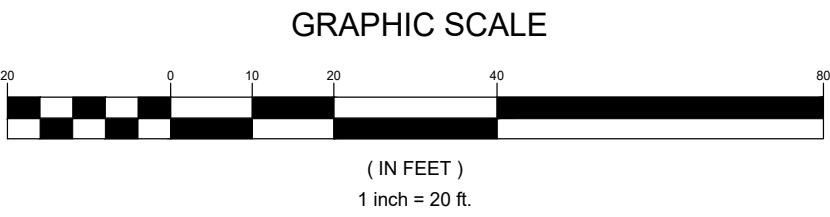
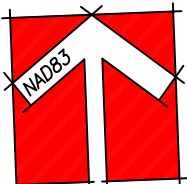


OFFICE BUILDING FOR JAG PARTNERS LLC SITE DATA CHART		
PARCEL OWNER	JAG PARTNERS LLC	JAG PARTNERS LLC
PARCEL OWNER ADDRESS	415 C NORTH 7TH STREET	415 C NORTH 7TH STREET
PARCEL IDENTIFICATION	05G02058L	05G02058M
PROPERTY SIZE (SF)	0.712 AC / 31,030 SF	0.723 AC / 31,511 SF
PROPERTY SIZE (SF) TOTAL	1.44 AC / 62,541 SF	
PROPERTY LOCATION	TOWN OF CLAYTON/CLAYTON TOWNSHIP	
EXISTING/PROPOSED ZONING	B-2/B-2	
EXISTING USE	VACANT	
PROPOSED USE	MEDICAL OFFICE	
EXISTING/PROPOSED DENSITY	N/A	
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	6,114 SF	
FLOOR AREA RATIO	0.0978	
BUILDING COVERAGE	6,114 SF (9.78%)	
PERVIOUS SURFACE AREA	30,290 SF (48.43%)	
IMPERVIOUS SURFACE AREA	32,251 SF (51.57%)	
PROPOSED BUILDING HEIGHT (NUMBER OF STORIES & FEET)	1 STORY & 28 FEET	
REQUIRED PARKING	1 SPACE PER 200 SF (31 SPACES)	
PROVIDED PARKING	42 SPACES	
REQUIRED/PROVIDED HANDICAP PARKING	2 REQ'D / 4 PROV'D	
ELECTRIC PROVIDER	TOWN OF CLAYTON	
WATER PROVIDER	TOWN OF CLAYTON	
SEWER PROVIDER	TOWN OF CLAYTON	

REVISED
12:00 pm, Apr 05, 2019



PRELIMINARY



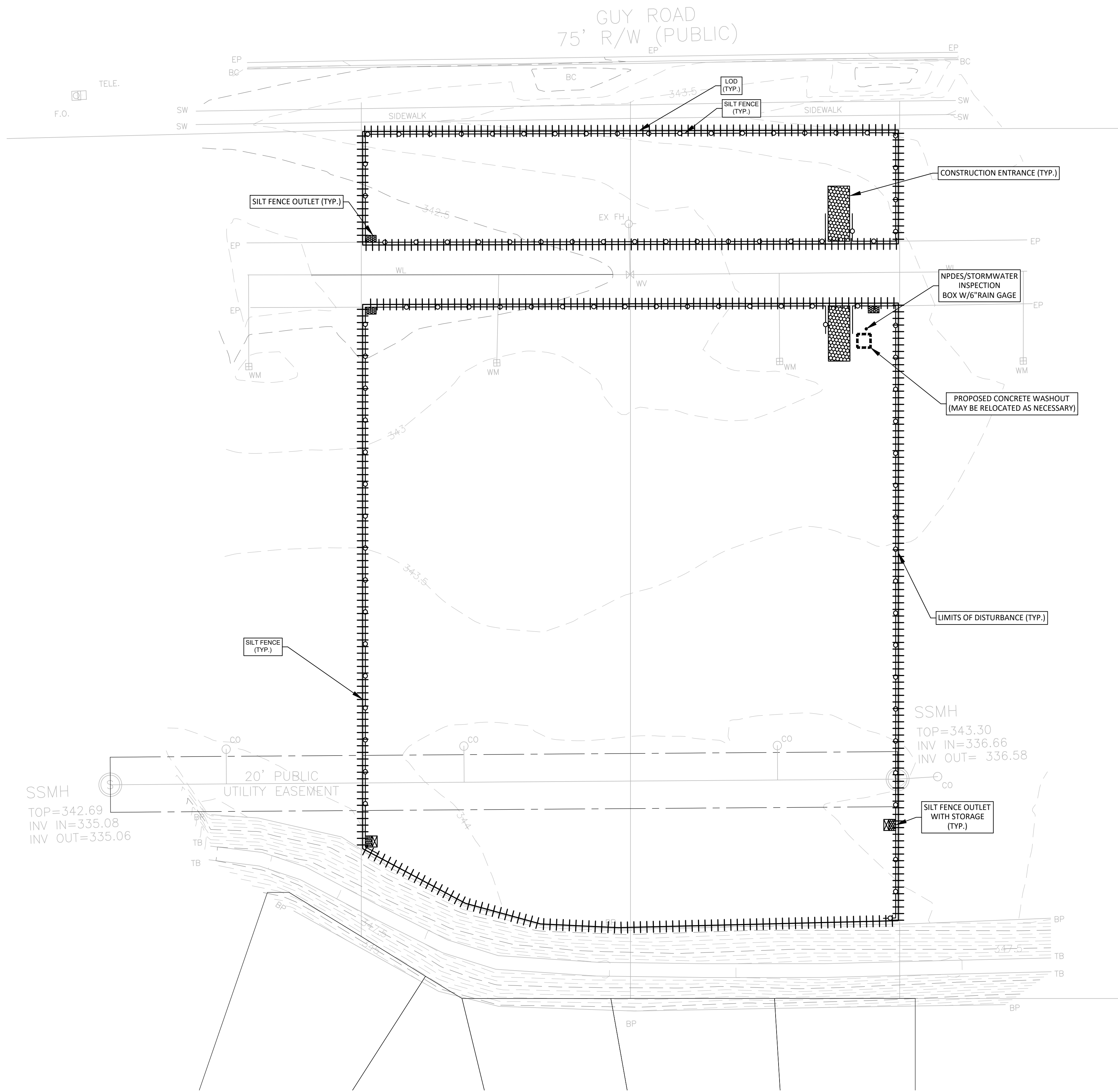
ADAMS & HODGE
ENGINEERING, PC



OFFICE BUILDING FOR
JAG PARTNERS LLC
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

OVERALL SITE PLAN

DESIGN: DCA/PCE
DRAWN: MRG
CHECKED: DCA
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
DATE: 3/1/2019
JOB NO.: AH-
SHEET: C3.00



EROSION LEGEND:

- ||||| - LIMITS OF DISTURBANCE
- - SILT FENCE
- - SILT FENCE OUTLET
- 220- - EXISTING CONTOUR
- 220- - PROPOSED CONTOUR
- - CONCRETE WASHOUT AREA
- - SKIMMER BAFFLES

- EROSION CONTROL SEQUENCE OF CONSTRUCTION**
1. OBTAIN GRADING PERMIT.
 2. THIS PROJECT IS DIVIDED INTO TWO STAGES. STAGE 1 EROSION CONTROL - CLEARING & GRUBBING SITE. STAGE 2 EROSION CONTROL - SITE GRADING AND CONSTRUCTION.
 3. BEFORE BEGINNING ANY LAND DISTURBING ACTIVITY THE CONTRACTOR SHALL CONTACT JOHNSTON COUNTY UTILITIES, (919-989-5075) TO SET UP A PRE-CONSTRUCTION MEETING.
 4. BEGIN STAGE 1 EROSION CONTROL.
 5. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE, SILT FENCING, TEMPORARY DIVERSIONS, WIRE & WASHED STONE OUTLETS IN SILT FENCE AND SKIMMER BASINS AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES.
 6. CALL JOHNSTON COUNTY UTILITIES FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE.
 7. BEGIN TO CLEAR AND GRUB SITE. DURING THE INITIAL CLEARING AND ROUGH GRADING STAGE, ENSURE THAT STORMWATER IS ROUTED TO EXISTING BASINS UNTIL THE PROPOSED DRAINAGE PATTERNS ARE ESTABLISHED. MAINTAIN DEVICES AS NEEDED.
 8. BEGIN STAGE 2 EROSION CONTROL.
 9. GROUND COVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" TABLE ON THIS SHEET OR EC DETAIL SHEET (PER THE NEW STORMWATER RULES). STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.
 10. SLOPES BEHIND THE LOTS SHALL BE SEEDED AS BROUGHT UP TO GRADE. WHEN THE SLOPE IS AT FINAL GRADE, REMAINING BARE AREAS SHALL BE FINAL SEEDED AND THE ENTIRE SLOPE SHALL BE MATTED WITH PERMANENT SLOPE MATTING.
 11. WHEN MATERIAL IN CONCRETE WASHOUT REACHES APPROXIMATE HEIGHT OF THE HAY BALES, CONTRACTOR SHALL REMOVE MATERIAL FROM CONCRETE WASHOUT AND DISPOSE OF IT AT AN APPROVED LANDFILL. CONCRETE WASHOUT SHALL THEN BE RESTORED TO CONDITIONS PER DETAIL.
 12. CONTRACTOR SHALL USE THE SELF-INSPECTION PROGRAM AS DETAILED ON SHEET D4 ON A WEEKLY BASIS.
 13. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE PERMANENTLY STABILIZED COMPLETELY WITH THICK VEGETATION, CALL FOR INSPECTION (SEE NOTE #3 ABOVE).
 14. IF SITE IS APPROVED, REMOVE SILT FENCING, REMOVE TEMPORARY DIVERSIONS, THEN SEED & MULCH OR PAVE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES SUCH AS VELOCITY DISSIPATORS SHOULD BE INSTALLED NOW. CLEAN WATER DIVERSIONS SHALL REMAIN IN PLACE. REMOVE SILT, BAFFLES, SKIMMER THEN SHAPE & SIZE PONDS TO APPROVED DIMENSIONS. INSTALL OUTLET PIPE AS SHOWN ON THESE PLANS.
 15. WHEN THICK VEGETATION HAS BECOME PERMANENTLY ESTABLISHED, CALL FOR FINAL SITE INSPECTION (SEE NOTE #3 ABOVE).

TOTAL DISTURBED AREA = 1.20 AC (52,259 SF)

CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER

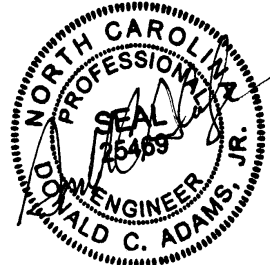
THIS SHEET IS FOR GRADING AND EROSION CONTROL PURPOSES ONLY. DO NOT USE THIS SHEET FOR STORMWATER INSTALLATION.

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.

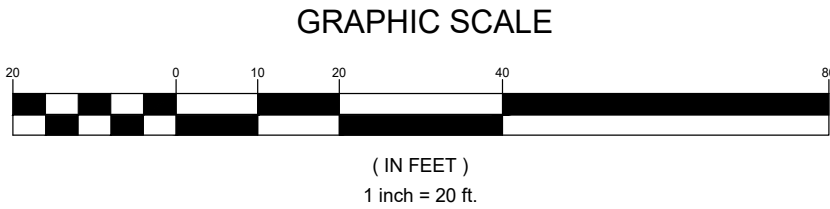
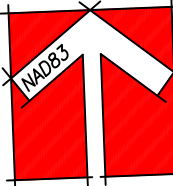
ALL DITCHES/SWALES ARE TO BE LINED USING NAG S150 OR SOD UNLESS OTHERWISE SPECIFIED.

ALL CLEAN WATER DIVERSIONS MUST BE INSTALLED, MATTED AND SEEDED IMMEDIATELY

REVISED
12:00 pm, Apr 05, 2019



PRELIMINARY



314 EAST MAIN STREET
CLAYTON, NC 27920
info@adamsandhodge.com
919-243-1332
FIRM # C-197

RESIGNED
2019.04.05 RRC COMMENTS

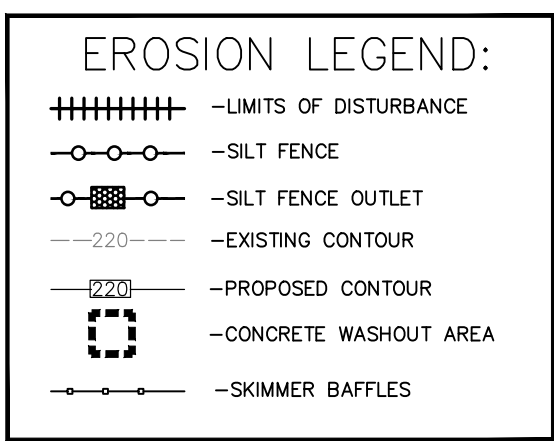
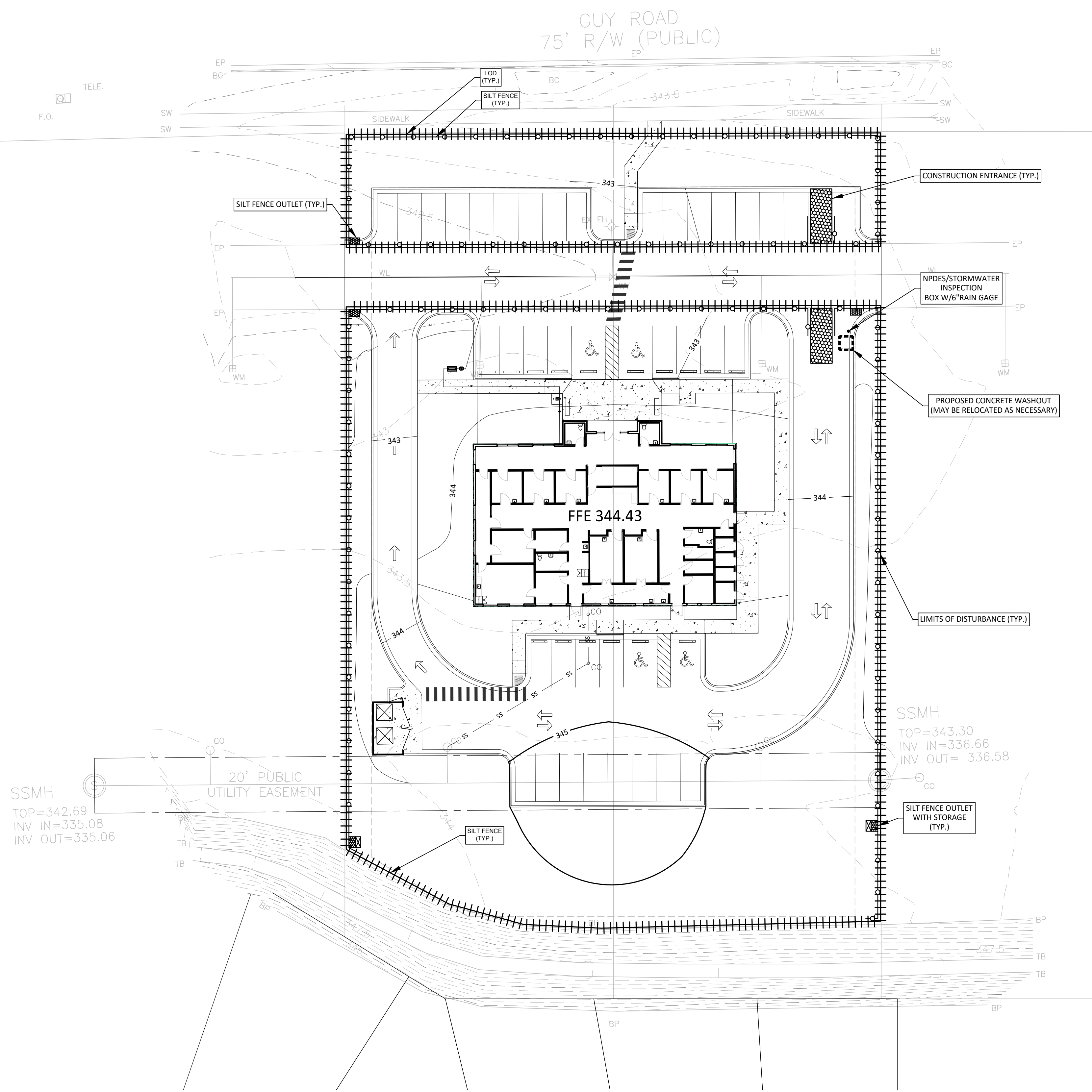
ADAMS & HODGE
ENGINEERING, PC

A&H

OFFICE BUILDING FOR
JAG PARTNERS LLC
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

EROSION CONTROL
STAGE 1

DESIGN: DCA/PCE
DRAWN: MRC
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 3/1/2019
JOB NO.: AH-
SHEET: C4.00



- EROSION CONTROL SEQUENCE OF CONSTRUCTION**
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1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER

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ALL DITCHES/SWALES ARE TO BE LINED USING NAG \$150 OR SOD UNLESS OTHERWISE SPECIFIED.

ALL CLEAN WATER DIVERSIONS MUST BE INSTALLED, MATTED AND SEEDED IMMEDIATELY

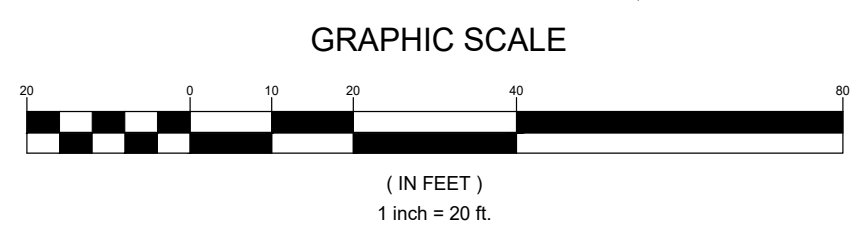
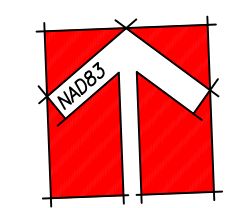
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REVISED
12:00 pm, Apr 05, 2019



PRELIMINARY



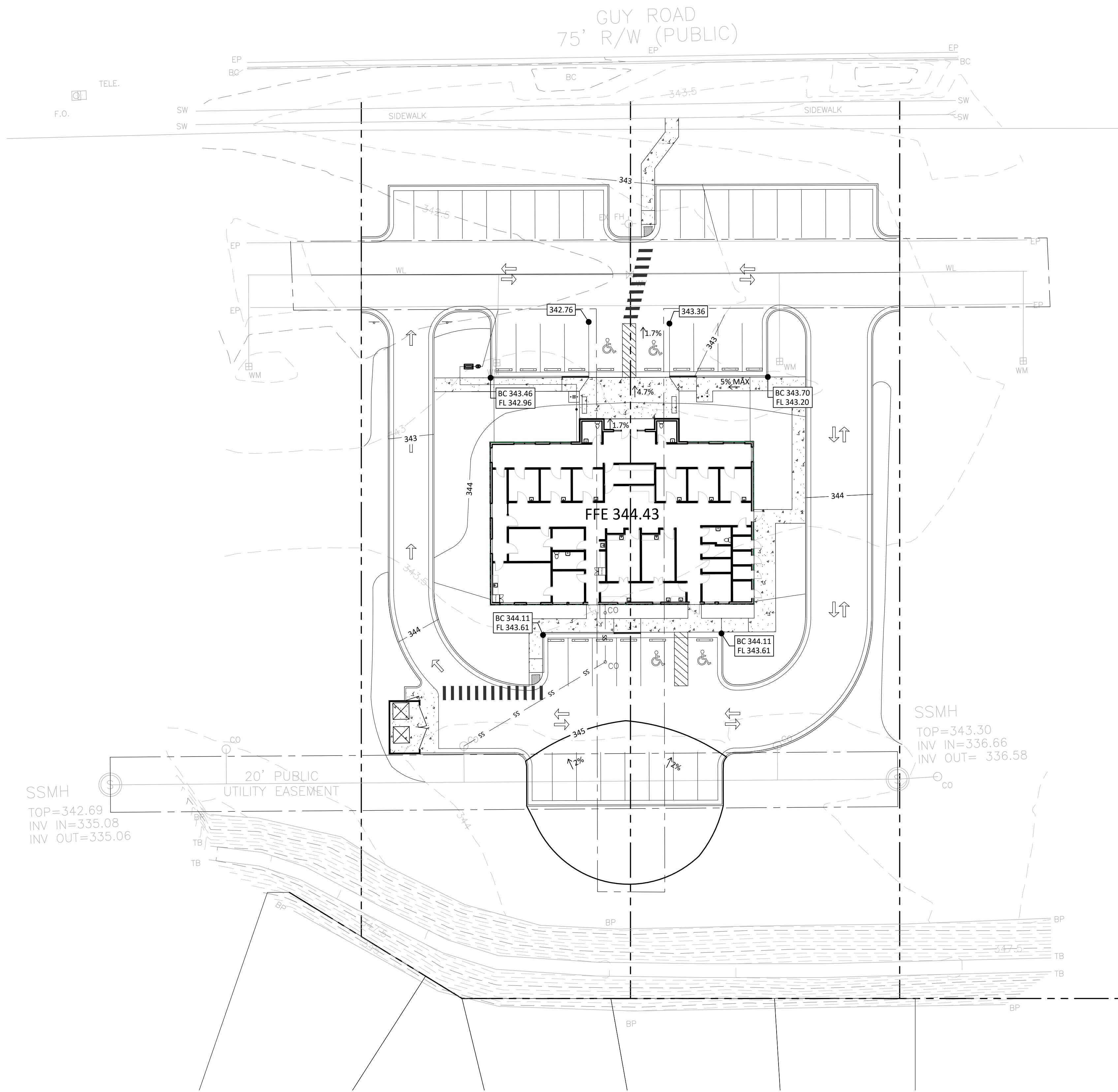
314 EAST MAIN STREET
CLAYTON, NC 27920
info@adamsandhodge.com
919-243-1332
FIRM # C-197

ADAMS & HODGE
ENGINEERING, PC

OFFICE BUILDING FOR
JAG PARTNERS LLC
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

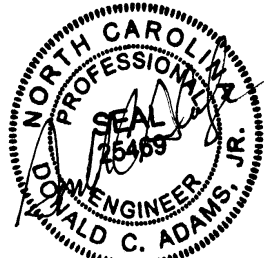
EROSION CONTROL
STAGE 2

DESIGN: DCA/PCE
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CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 3/1/2019
JOB NO.: AH-
SHEET: C4.01

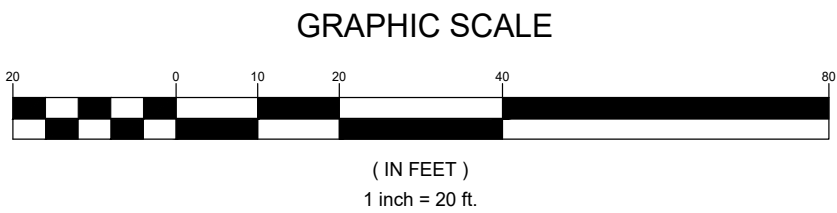
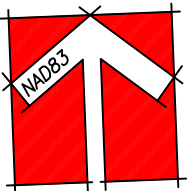


LEGEND	
PROPOSED	
PROPOSED MINOR CONTOUR	344
PROPOSED MAJOR CONTOUR	345
EXISTING MINOR CONTOUR	344
EXISTING MAJOR CONTOUR	345
FLOW DIRECTION	←
BACK OF CURB/FLOW LINE	BC XXX.XX FL XXX.XX
TOP OF PAVEMENT	300.33

REVISED
12:00 pm, Apr 05, 2019



PRELIMINARY



ADAMS & HODGE
ENGINEERING, PC

OFFICE BUILDING FOR
JAG PARTNERS LLC
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

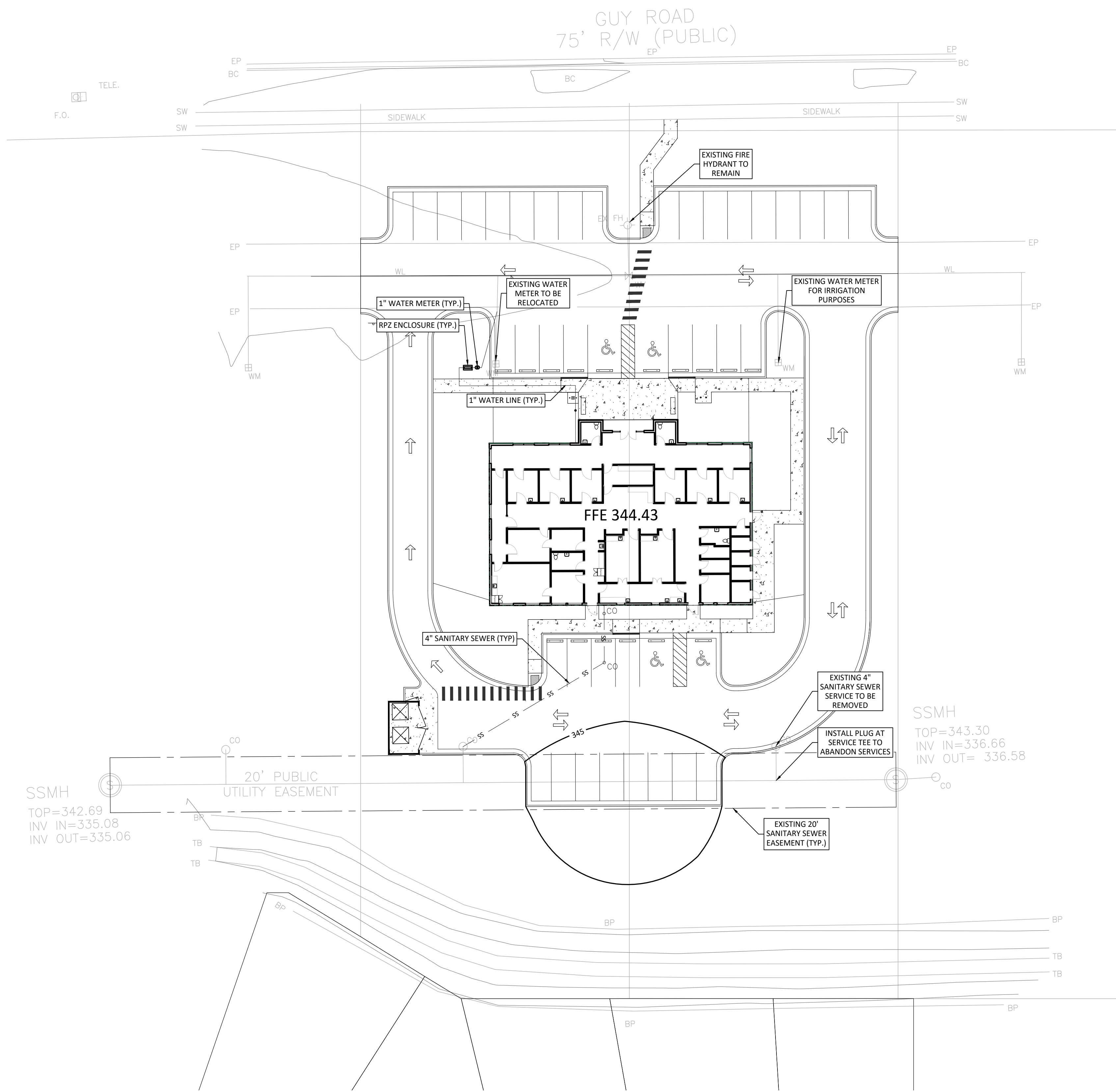
GRADING PLAN

DESIGN: DCA/PCE
DRAWN: MRC
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 3/1/2019
JOB NO.: AH-
SHEET: C5.00

314 EAST MAIN STREET
CLAYTON, NC 27920
info@adamsandhodge.com
919-243-1332
PRJ# C-197

RESPONSE: 2019.04.05

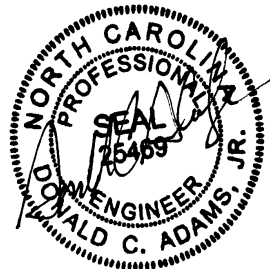
TRC COMMENTS



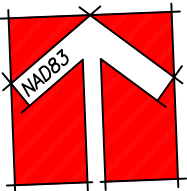
LEGEND	
PROPOSED	
WATERLINE	6\"/>
SEWERLINE	8\"/>
WATER METER	WM
SEWER CLEANOUT	CO

GENERAL PROJECT NOTES:
1. ALL SIDEWALK AND INTERIOR STREET SECTIONS, EXCLUDING GUY ROAD ARE TO BE PRIVATELY MAINTAINED.

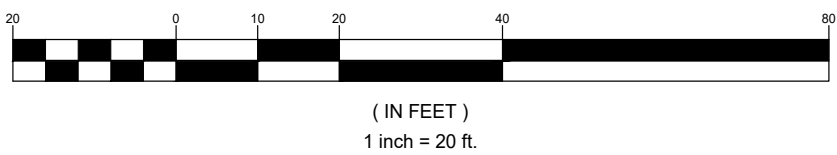
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12:00 pm, Apr 05, 2019



PRELIMINARY

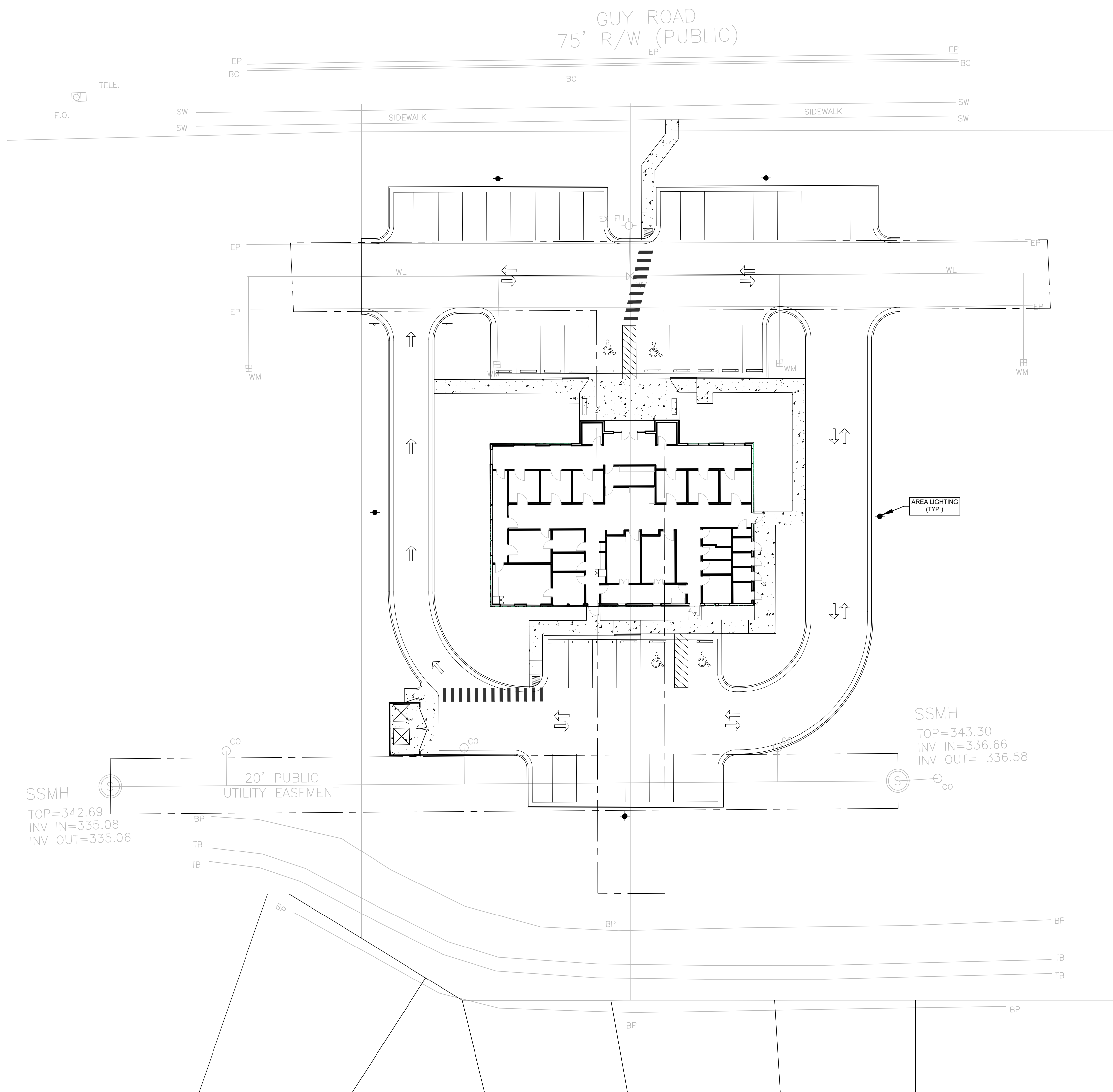


GRAPHIC SCALE



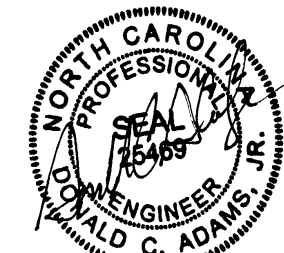
314 EAST MAIN STREET CLAYTON, NC 27920 info@adamsandhodge.com 919-243-1332 PRM# C-197		REVISIONS 2019.04.05 RRC COMMENTS	
OFFICE BUILDING FOR JAG PARTNERS LLC TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA		ADAMS & HODGE ENGINEERING, PC	
UTILITY PLAN		C6.00	

DESIGN	DC4/PCE
DRAWN	MRC
CHECKED	DC4
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	3/1/2019
JOB NO.	AM-
SHEET	

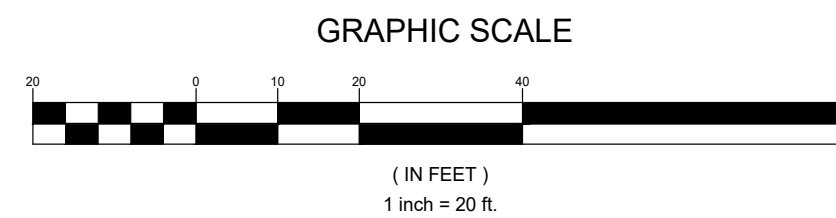
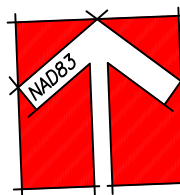


AREA LIGHTING SHALL BE TO TOWN OF CLAYTON STANDARDS.
TOWN TO INSTALL CIRCUITS, POLES, AND LIGHTS AND BILL
MONTHLY AT ADOPTED RATES

REVISED
12:00 pm, Apr 05, 2019



PRELIMINARY



DESIGN: DCA/PCE
DRAWN: MRC
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 3/1/2019
JOB NO.: AH-
SHEET: C7.00

OFFICE BUILDING FOR
JAG PARTNERS LLC
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

A&H
ADAMS & HODGE
ENGINEERING, PC

314 EAST MAIN STREET
CLAYTON, NC 27920
info@adamsandhodge.com
919-243-1332
PRM# C-197

REVISIONS
2019.04.05 RRC COMMENTS

SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE
2. RIP THE ENTIRE AREA TO 6 INCH DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED (150 LBS/ACRE) ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDBED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND IS OVER 60% DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

SOIL PREPARATION

- * AGRICULTURAL LIMESTONE - 2 TONS/ACRE (3 TONS IN CLAY SOIL)
- * FERTILIZER - 1,000 LBS/ACRE - 10/10/10
- * SUPERPHOSPHATE - 500 LBS/ACRE - 20% ANALYSIS
- * MULCH - 2 TONS/ACRE - SMALL GRAIN STRAW
- * ANCHOR - ASPHALT EMULSION @ 400 GALS/ACRE

SEEDING SPECIFICATIONS

1. TEMPORARY SEEDING
 - * SEE TABLES BELOW:
2. PERMANENT SEEDING
 - * TALL FESCUE, 100 LB/ACRE
 - * SERICEA LESPEDEZA, 15 LB/ACRE

CONSTRUCTION SEQUENCE

1. OBTAIN GRADING PERMIT AND STORMWATER PERMIT (IF APPLICABLE).
2. BEFORE BEGINNING ANY LAND DISTURBING ACTIVITY THE CONTRACTOR SHALL CONTACT JOHNSTON COUNTY UTILITIES, (919-209-8333) TO SET UP A PRE-CONSTRUCTION MEETING.
3. BEGIN STAGE 1 EROSION CONTROL. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCES, SILT FENCING, TREE PROTECTION BARRIERS, TEMPORARY DIVERSIONS, CLEAN WATER DIVERSIONS, WIRE & WASHED STONE OUTLETS AND SKIMMER BASINS AS SHOWN ON THE APPROVED PLAN. TREE PROTECTION BARRIER SHALL BE INSTALLED AROUND ALL BUFFERS AND WETLANDS. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. MAT AND SEED ALL DITCHES IMMEDIATELY.
4. CALL JOHNSTON COUNTY UTILITIES FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE.
5. BEGIN STAGE 2 EROSION CONTROL. DURING THE INITIAL CLEARING AND ROUGH GRADING PHASE, ENSURE THAT STORMWATER IS ROUTED TO EXISTING BASINS UNTIL THE PROPOSED DRAINAGE PATTERNS ARE ESTABLISHED. MAINTAIN DEVICES AS NEEDED. ROUGH GRADE SITE.
6. BEGIN SITE CONSTRUCTION.
7. GROUND COVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" TABLE ON THIS SHEET OR EC DETAIL SHEET (PER THE NEW STORMWATER RULES). STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.
8. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE PERMANENTLY STABILIZED COMPLETELY WITH THICK VEGETATION, CALL FOR INSPECTION (SEE NOTE #4 ABOVE).
9. WHEN MATERIAL IN CONCRETE WASHOUT REACHES APPROXIMATE HEIGHT OF THE HAY BALES, CONTRACTOR SHALL REMOVE MATERIAL FROM CONCRETE WASHOUT AND DISPOSE OF IT AT AN APPROVED LANDFILL. CONCRETE WASHOUT SHALL THEN BE RESTORED TO CONDITIONS PER DETAIL. CONTRACTOR SHALL USE THE SELF-INSPECTION PROGRAM AS DETAILED ON SHEET D1 ON A WEEKLY BASIS.
11. IF CONSTRUCTION IS COMPLETE AND APPROVED, REMOVE SILT FENCING, REMOVE TEMPORARY DIVERSIONS, ETC., THEN SEED & MULCH OR PAVE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES SUCH AS VELOCITY DISSIPATORS SHOULD BE INSTALLED NOW.
12. WHEN THICK VEGETATION HAS BECOME PERMANENTLY ESTABLISHED, CALL FOR FINAL SITE INSPECTION (SEE NOTE #4 ABOVE).

Table 6.10a
Temporary Seeding
Recommendations for Late
Winter and Early Spring

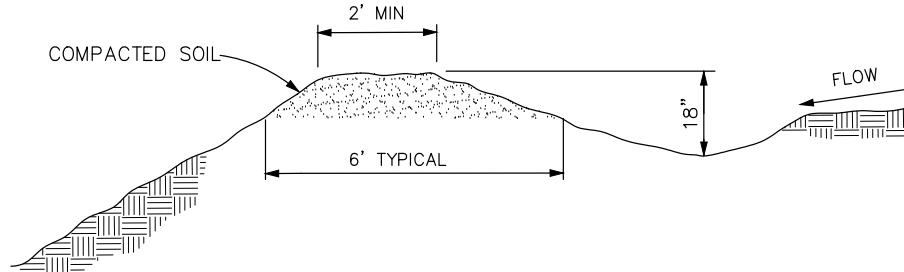
Seeding mixture Species	Rate (lb/acre)
Rye (grain)	120
Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains)	50
Omit annual lespedeza when duration of temporary cover is not to extend beyond June.	
Seeding dates	
Mountains—Above 2500 feet: Feb. 15 - May 15	
Below 2500 feet: Feb. 1 - May 1	
Piedmont—Jan. 1 - May 1	
Coastal Plain—Dec. 1 - Apr. 15	
Soil amendments	
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.	
Mulch	
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool. APPLY ASPHALT TACK AT A RATE OF 400 GALLONS PER ACRE.	
Maintenance	
Referitize if growth is not fully adequate. Reseed, referitize and mulch immediately following erosion or other damage.	

Table 6.10b
Temporary Seeding
Recommendations for
Summer

Seeding mixture Species	Rate (lb/acre)
German millet	40
In the Piedmont and Mountains, a small-stemmed Sudangrass may be substituted at a rate of 50 lb/acre.	
Seeding dates	
Mountains—May 15 - Aug. 15	
Piedmont—May 1 - Aug. 15	
Coastal Plain—Apr. 15 - Aug. 15	
Soil amendments	
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.	
Mulch	
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool. APPLY ASPHALT TACK AT A RATE OF 400 GALLONS PER ACRE.	
Maintenance	
Referitize if growth is not fully adequate. Reseed, referitize and mulch immediately following erosion or other damage.	

Table 6.10c
Temporary Seeding
Recommendations for Fall

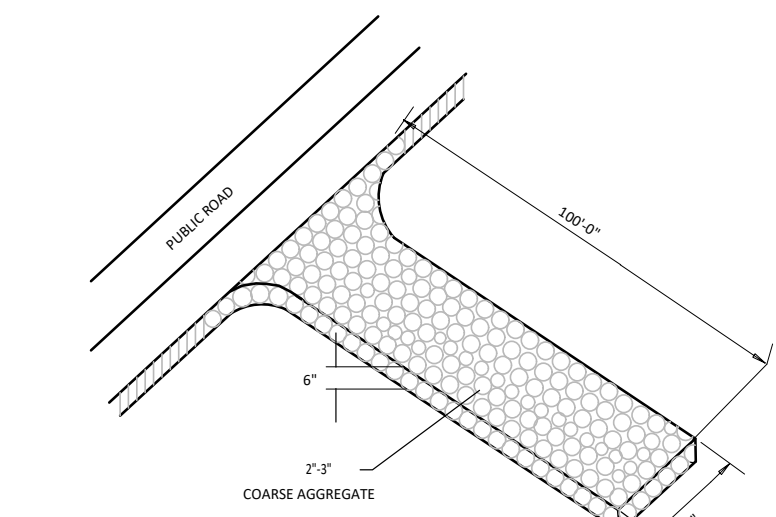
Seeding mixture Species	Rate (lb/acre)
Rye (grain)	120
Seeding dates	
Mountains—Aug. 15 - Dec. 15	
Coastal Plain and Piedmont—Aug. 15 - Dec. 30	
Soil amendments	
Follow soil tests or apply 2,000 lb/acre ground agricultural limestone and 1,000 lb/acre 10-10-10 fertilizer.	
Mulch	
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool. APPLY ASPHALT TACK AT A RATE OF 400 GALLONS PER ACRE.	
Maintenance	
Repair and referitize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March. If it is necessary to extent temporary cover beyond June 15, overseed with 50 lb/acre Kobe (Piedmont and Coastal Plain) or Korean (Mountains) lespedeza in late February or early March.	



TEMPORARY DIVERSIONS

MAINTENANCE

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

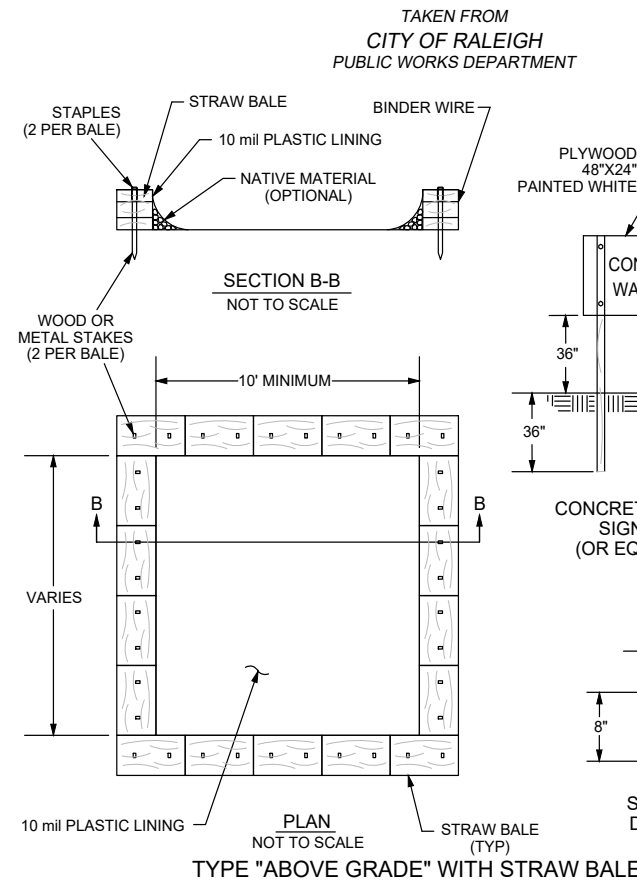


TEMPORARY CONSTRUCTION
ENTRANCE/EXIT

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 STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBSTRUCTABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.

CONCRETE WASHOUT



NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

STANDARD TEMPORARY SILT FENCE

MAINTENANCE

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DISINTEGRATE 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.

WIRE AND WASHED STONE OUTLET

MAINTENANCE

INSPECT WIRE AND WASHED STONE OUTLETS AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME (APPROX 50% OUTLET COVERAGE) FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE OUTLET 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.

New Self-Inspection Program for
Erosion and Sedimentation Control

Effective October 1, 2010, persons conducting land-disturbing activities larger than one acre must inspect their project after each phase of the project, and document the inspection in writing.

Does this only apply to projects approved after October 1, 2010? No, it applies to both old and new projects.

Who can conduct the inspection? The financially responsible party, landowner or their agent may conduct the inspection.

Is a special certification required to do the inspection? No

What is the goal of the self-inspection program? To make sure that the approved erosion and sedimentation control plan is being followed, including the installation and maintenance of measures, and the provision of ground cover in a timely manner.

What has to be inspected? All of the erosion and sedimentation control measures, including sedimentation control basins, sedimentation traps, sedimentation ponds, rock dams, temporary diversions, temporary slope drains, rock check dams, sediment fence or barriers, all forms of inlet protection, storm drainage facilities, energy dissipaters, and stabilization methods of open channels must be inspected.

Do newly installed sedimentation control basins have to be measured? Yes, the actual dimensions of the basins have to be checked, usually with a tape measure, and compared to the dimensions on the approved plan.

Do newly installed sedimentation control basins have to be measured by a Professional Land Surveyor? No. Generally the width and length of basins can be measured with a tape measure. A level and survey rod may be useful in checking the depth of a basin. Only relative elevations, comparing the bottom and top elevations are necessary.

What is a significant deviation from the approved plan? A significant deviation means an omission, alteration or relocation of an erosion or sedimentation control measure that prevents the measure from performing as intended. If the approved erosion and sedimentation control plan cannot be followed, a revised plan should be submitted for review.

Does it require a special form? A "Self-Inspection Report for Land Disturbing Activity as Required by NCGS 113A-54.1" is available for use. It can be completed by hand or completed as an Excel spreadsheet. An alternative is to make notations on the copy of the approved erosion and sedimentation control plan that is kept on the project site. Rule 15A NCAC 04B.0131 states that "... documentation shall be accomplished by initialing and dating each measure or practice shown on a copy of the approved erosion and sedimentation control plan or by completing, dating and signing an inspection report that lists each measure, practice or device shown on the approved erosion and sedimentation control plan."

Can I just use the NPDES Self-Monitoring Report? The NPDES Self-Monitoring Report may only be used to report that the maintenance and repair requirements for all temporary and permanent erosion and sedimentation control measures, practices and devices have been performed.

When do the inspections have to be done? Unlike the NPDES Self-Monitoring Report, the Self-Inspection Report for Land-Disturbing Activity does not have to be weekly. Rather, this report is completed after each phase of the approved erosion and sedimentation control plan is complete. Not every project will have all the possible phases, but the list of phases includes the following:

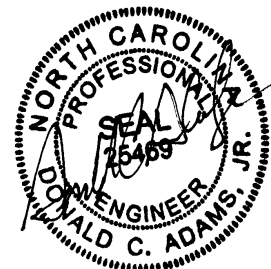
- Installation of perimeter erosion and sediment control measures;
- Clearing and grubbing of existing ground cover;
- Completion of any phase of grading of slopes or fills;
- Installation of storm drainage facilities;
- Completion of construction or development;
- Establishment of permanent ground cover sufficient to restrain erosion.

Where do I mail the report? Do not mail the report. The records must be made available to the erosion control inspector at the site. Any documentation of inspections that occur on a copy of the approved erosion and sedimentation control plan shall occur on a single copy of the plan and that plan shall be made available on the site. Any inspection reports shall also be made available on the site.

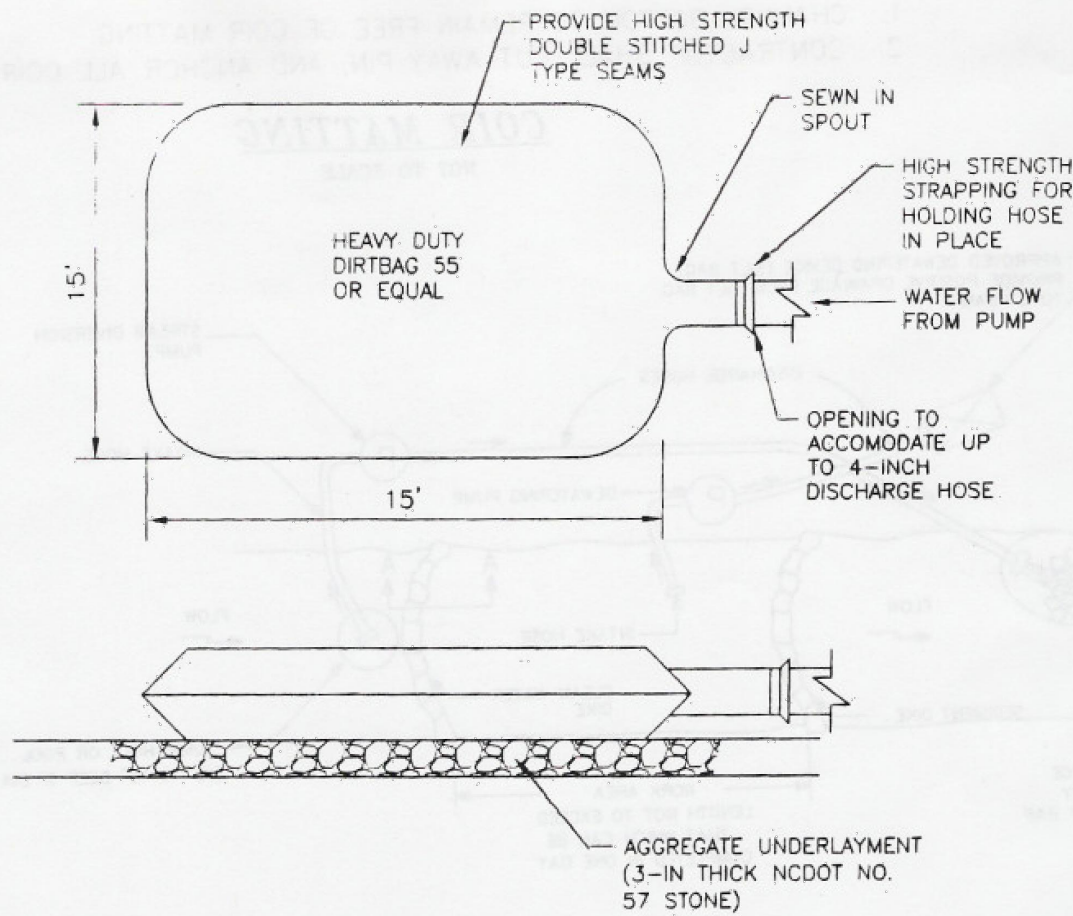
1) Ground Stabilization*		
Site Area Description	Stabilization Time Frame	Stabilization Time Frame Exceptions
•Perimeter dikes, swales, ditches and slopes	7 days	None
•High Quality Water (HQW) Zones	7 days	None
•Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 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))

REVISED
12:00 pm, Apr 05, 2019



PRELIMINARY



NOTES:

1. THE DEWATERING BAG SHALL BE MADE OF NON-WOVEN GEOTEXTILE WITH A MIN. SURFACE AREA OF 225 SQUARE FEET PER SIDE.
2. ALL STRUCTURAL SEAMS SHALL BE SEWN WITH A DOUBLE STITCH USING A DOUBLE NEEDLE MACHINE WITH HIGH STRENGTH THREAD.
3. THE SEAM STRENGTH SHALL WITHSTAND 100 LB/IN USING ASTM D-4884 TEST METHOD.
4. THE GEOTEXTILE FABRIC SHALL BE A 10 OZ NON-WOVEN FABRIC.
5. DISCHARGE FROM THE DEWATERING BAG SHALL BE DIRECTED SUCH THAT PRE-DISTURBANCE HYDROLOGY IS NOT CHANGED.

DEWATERING BAG

DESIGN

DCA/PCE

DRAWN

MRC

CHECKED

DCA

HORIZONTAL SCALE

SEE GRAPHIC SCALE

VERTICAL SCALE

N/A

DATE

3/1/2019

JOB NO.

4M-

SHEET

DT1.01

OFFICE BUILDING FOR
JAG PARTNERS LLC

EROSION CONTROL
DETAILS

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

ADAMS & HODGE
ENGINEERING, PC

314 EAST MAIN STREET
CLAYTON, NC 27920
info@adamsandhodge.com
919-243-1332
Firm # C-197

RESPONSE
2019.04.05 RHC COMMENTS

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 VISIBLE 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, SEEDS, 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 PELLETED FORM.

ANTI-EROSION MULCH: SHALL BE CLEAN, SEED-FREE, STRAT 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 BROODLEAF OR GRASSY WEEDS. PROVIDE TYPE AS SPECIFIED BELOW.

PREPARATION OF TURF AREAS: PRIOR TO SEEDING OR SOD INSTALLATION, VERIFY THAT ALL TRENCING 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", "BOMANZA", "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 80% 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 SEEDS AREAS AND APPLY ANTI-EROSION MULCH AT A RATE OF 2 TONS PER ACRE.

INSPECT AND MAINTAIN SEEDS AREAS AND MAKE NECESSARY REPAIRS DURING THE SPECIFIED GUARANTEE PERIOD. IF 80% OR MORE OF SEEDS 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

SCALE: NTS

6

IRRIGATION DIRECTIVES

A. THE GENERAL CONTRACTOR SHALL SUBCONTRACT THE IRRIGATION WORK TO A FIRM OF HIS CHOICE, OR HAVE THE PLANTING CONTRACTOR SUB-CONTRACT THE IRRIGATION WORK TO A FIRM OF THEIR CHOICE.

B. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO SPRAY THE LAWN AND PLANT BEDS SEPARATELY AS SHOWN ON THE PLAN. IN OUTLYING AREAS ISLANDS OF SHRUBS SHALL BE OVERSPRAYED WITH THE LAWN HEADS OR, PER PLAN, MAY HAVE SHRUB HEADS ON THE ADJACENT LAWN ZONE.

C. PROVIDE ADEQUATE ZONES TO INDIVIDUALLY CONTROL IRRIGATION FOR ALL THE DIFFERENT EXPOSURES AND SLOPES AT LEAST AS INDICATED ON THE PLANS AS WELL AS TO BE ABLE TO BEST MATCH THE WATER AVAILABLE TO THE SYSTEM.

D. SUBMIT HEAD LAYOUT AND ROUTING PLAN TO THE LANDSCAPE ARCHITECT FOR APPROVAL OF THE LAYOUT AND ZONE DESIGN.

E. IN MUNICIPAL AREAS PROVIDE THE OWNER A (DOLLAR) CHOICE TO SET A SEPARATE METER FOR THE IRRIGATION, OR TO USE THE EXISTING METERED SOURCE FOR THE IRRIGATION.

F. METERS ARE PROVIDED FOR IRRIGATIONS; CONTRACTOR TO PROVIDE BACK-FLOW PREVENTION.

G. PROVIDE THE OWNER A PLASTIC COVERED COLOR CODED PLAN TO PLACE NEAR THE CONTROLLER.

H. PROVIDE (1) THREE COPIES OF "AS-BUILT" LAYOUT AND OPERATING INSTRUCTIONS TO THE OWNER.

IRRIGATION NOTES

NOTICE TO IRRIGATION CONTRACTOR: MANY GOVERNMENTAL UNITS ARE CURRENTLY REVISING THEIR ORDINANCES AND REGULATIONS REGARDING IRRIGATION SYSTEMS. BEFORE THIS PROJECT IS BID OR INSTALLED, THE CONTRACTOR SHALL VERIFY WITH THE RULING GOVERNMENTAL UNIT THAT THE PROPOSED SYSTEM MEETS ALL LOCAL REGULATIONS. AREAS OF SPECIAL CONCERN INCLUDE:

- RIGHT-OF-WAY EASEMENT AGREEMENTS FOR PLACEMENT OF IRRIGATION WITHIN STREET/ROAD RIGHT-OF-WAYS.
- BACKFLOW PREVENTION DEVICES, WHETHER THESE ARE REQUIRED AND IF SO, WHAT TYPES ARE APPROVED.
- CERTIFICATION/LICENSE TO INSTALL BACKFLOW PREVENTER DEVICES AND METERS.
- "WINTER SERVICE" REQUIREMENTS FOR BACKFLOW PREVENTER DEVICES.
- USE OF A SECOND METER FOR IRRIGATION USE ONLY.
- WATER RATION DAYS IN WHICH IRRIGATION SYSTEM CANNOT BE USED.
- ALL OTHER REGULATIONS NOT MENTIONED HEREIN.

SHOULD THE BID/CONSTRUCTION DOCUMENTS BE INCONSISTANT WITH CURRENT LOCAL REGULATIONS, THE CONTRACTOR SHALL PRESENT THE OWNER WITH A QUOTE/CONTRACT THAT INCLUDES MODIFICATIONS TO MAKE THE SYSTEM COMPLIANT WITH ALL THE LOCAL CODES.

PERMITS, FEES: THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO INSTALL THE SYSTEM AND HE SHALL PAY ANY ASSOCIATED FEES. COST FOR THESE ITEMS SHALL BE INCLUDED IN THE QUOTE/CONTRACT FOR THE IRRIGATION SYSTEM.

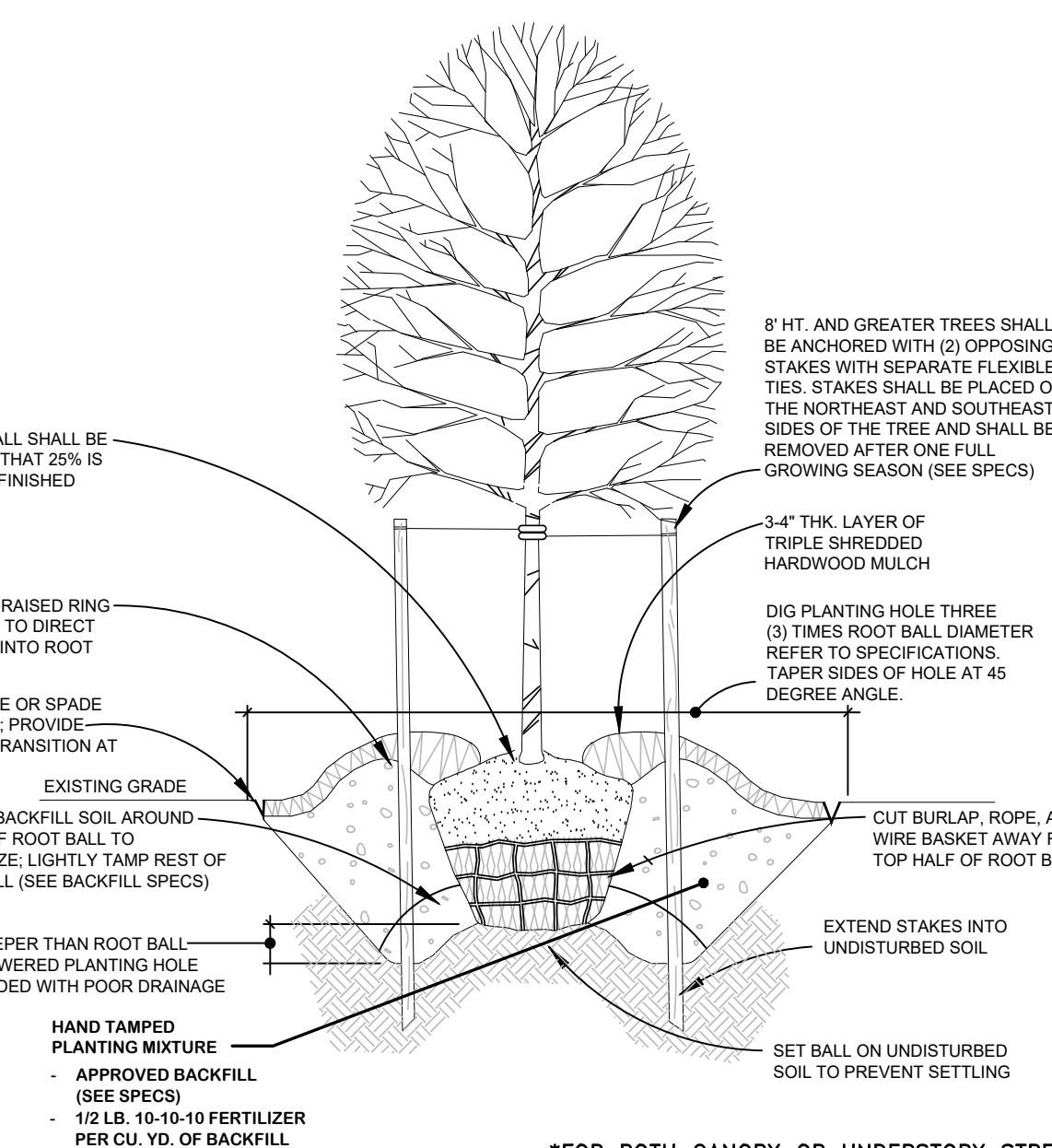
IRRIGATION DIRECTIVES AND NOTES

SCALE: NTS

5

NOTES

- THE PLANTING PROCES IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
- 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.
- MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
- WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TIE IN SOIL ANCHORMENTS TO A DEPTH OF 6" TO 8" OVER THE ENTIRE BED AREA.
- 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.
- 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.
- 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.

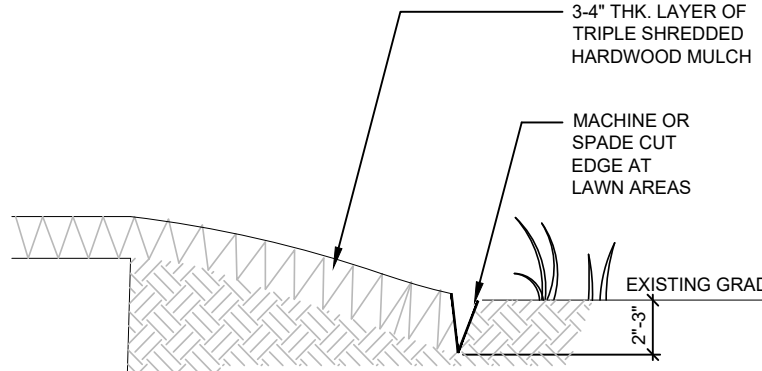


*FOR BOTH CANOPY OR UNDERSTORY STREES

* TYPICAL TREE INSTALLATION

SCALE: NTS

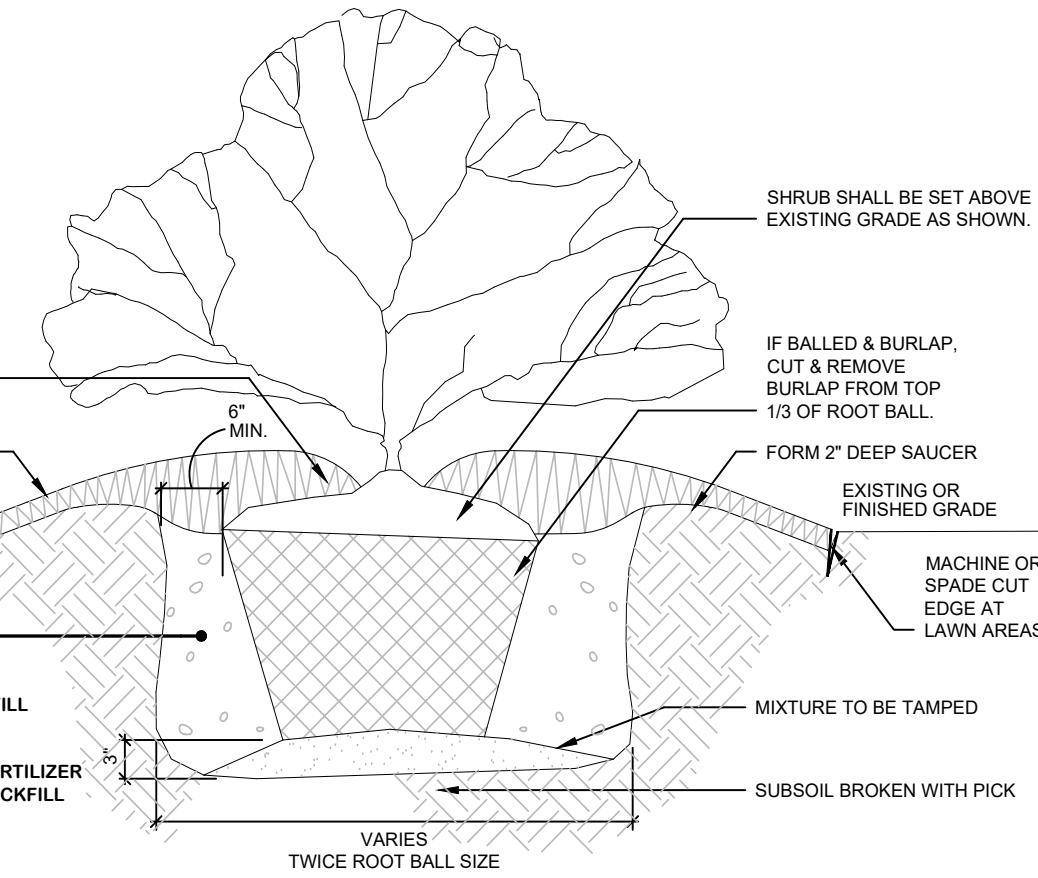
4



BED EDGING

SCALE: NTS

1

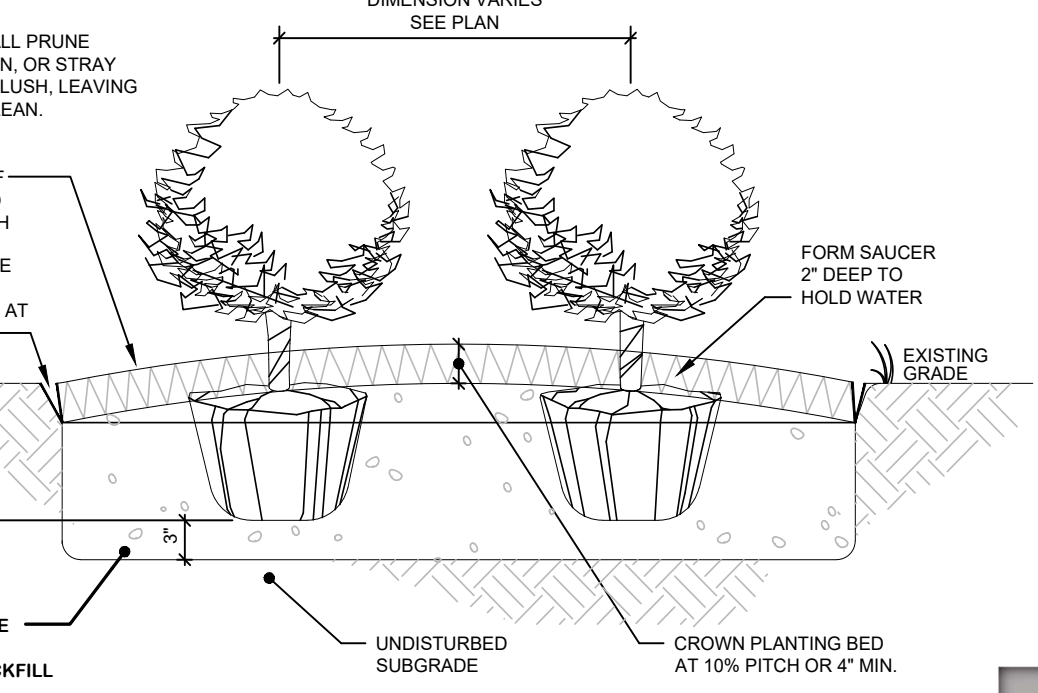


*FOR BOTH CONTAINER OR B&B SHRUBS

*TYPICAL SHRUB INSTALLATION

SCALE: NTS

2

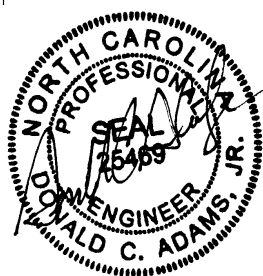


MASSING PLANT INSTALLATION

SCALE: NTS

3

REVISED
12:00 pm, Apr 05, 2019



PRELIMINARY

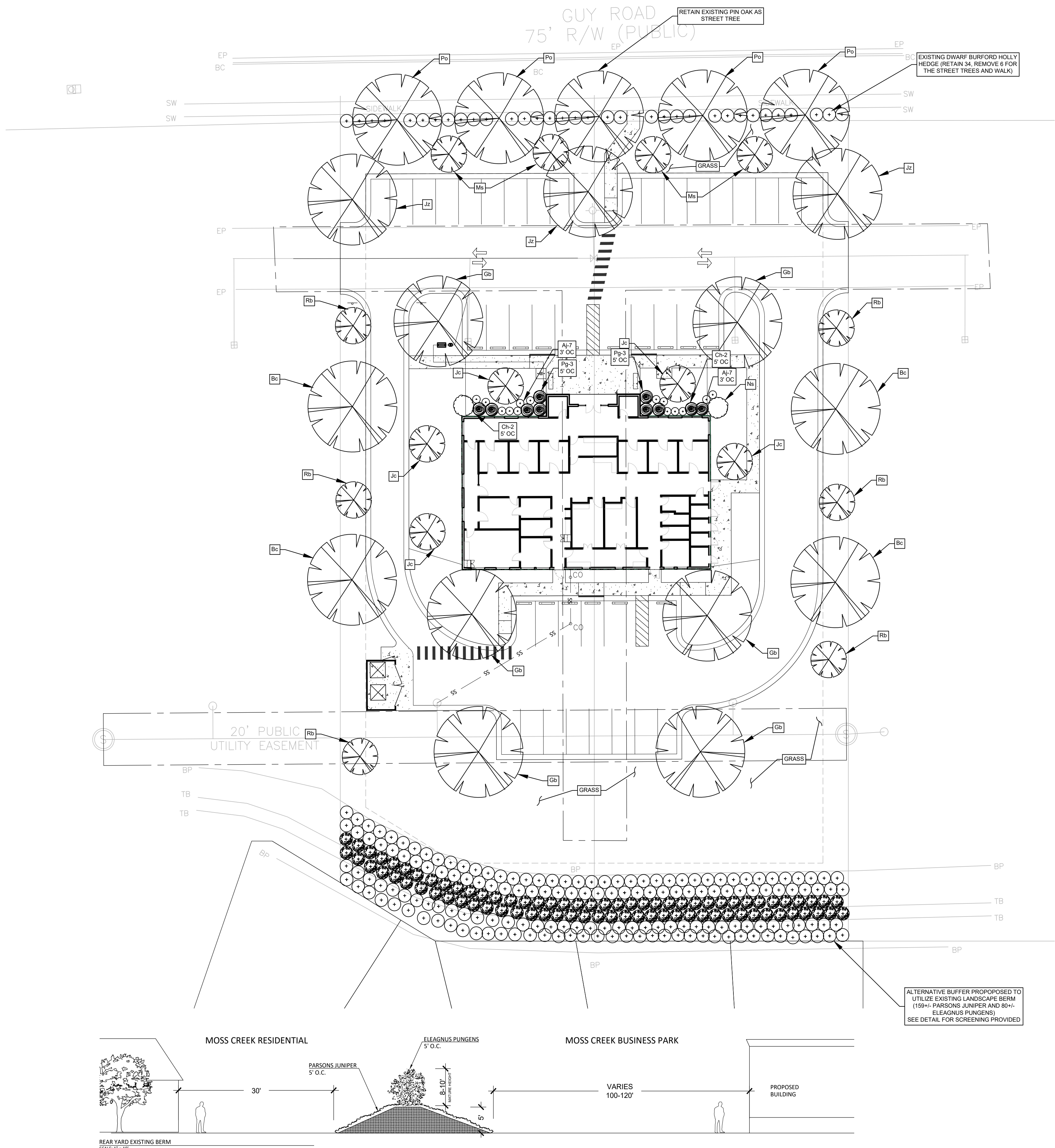
DESIGN: DCA/PCE
DRAWN: MRC
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: 1/4"
DATE: 3/1/2019
JOB NO.: 44-
SHEET: DT1.02

ADAMS & HODGE
ENGINEERING, PC

OFFICE BUILDING FOR
JAG PARTNERS LLC
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

3141 EAST MAIN STREET
CLAYTON, NC 27920
info@adamsandhodge.com
919-243-1332
FIRM # C-197

RESPONSE:
2019.04.05 RHC COMMENTS



LANDSCAPE REQUIREMENTS		
Interior Landscape (155.402, Part 1.D.1)		
Description	Requirement	Provided
Landscape Area (20% of site):	12,508 SF	
Canopy Trees:	13	13 (Nine trees in the islands)
Understory Trees:	13	14
Shrubs:	25	328 (Plant Islands/Foundation)
Vehicular Use Area (155.402, Part 1.D.2)		
Description	Requirement	Provided
Adjacent to Residential (Rear Yard) Class "C" Buffer		
Canopy Trees:	5	0
Understory Trees:	3	0
Shrubs:	25	239+/- (Existing Berm)
Street Yard (Guy Road)		
Continuous Landscape Buffer	Shrubs: 33	34 (Existing Shrubs to Remain)
Landscape Islands		
Interior Islands		
Canopy Trees:	1	1
Shrubs:	0	25
Terminal Island		
Canopy Trees:	8	8
Shrubs:	0	190
Buffer Yards (155.402, Part 2. E)		
Description	Requirement	Provided
Side Yards	No side buffer yards are required per Table 4.5 "Compatibility Buffer Requirement"	
Rear Yard	Table 4.5 states that a Type "B" Buffer is required however, since there is a rear yard parking adjacent to residential a type "C" buffer is required (see 155.402 Part 1.D.2)	
Berm:	yes	yes
Canopy Trees:	5	0
Understory Trees:	3	0
Shrubs:	25	239+/- (existing berm plantings)
Street Buffer (Type "A")-Guy Road		
Canopy Trees:	2	2 (provided as street trees)
Understory Trees:	4	4
Shrubs:	16	34 (existing landscape hedges)
Street Trees (155.402, Part 3. F)		
Description	Requirement	Provided
Canopy Trees:	5	5 (1 existing, 4 new)

LANDSCAPE PLANT LIST						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	COMMENTS	HEIGHT	WIDTH
LARGE TREES						
Sm	5	ACER SACCHARUM	SUGAR MAPLE	2.5" CAL MIN.	10'-12'	5'-6"
Gb	6	GINKGO BILOBA	MAIDEN TREE (MALE)	2.5" CAL MIN.	10'-12'	5'-6"
Po	4	QUERCUS NUTALLII	PIN OAK	3" CAL	12'-14'	6'-8"
Bc	4	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL MIN.	10'-12'	5'-6"
Jz	3	ZELKOVA SERRATA	JAPANESE ZELKOVA	2.5" CAL MIN.	10'-12'	5'-6"
SMALL TREES						
Rb	6	CERCIS CANADENSIS	REDBUD	2" CAL MIN.	8'-10'	3'-4"
Ns	4	ILEX x NELLIE R. STEVENS	NELLIE STEVENS HOLLY	2" CAL MIN.	8'-10'	4'-6"
Me	8	MAGNOLIA x SOULANGIANA	SAUCER MAGNOLIA	2" CAL MIN.	8'-10'	3'-4"
Jc	5	PRUNUS SERRULATA "KWANZAN"	KWANZAN CHERRY	2" CAL MIN.	8'-10'	3'-4"
SHRUBS						
Ch	4	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	-	30"-36"	-
Pj	6	JUNIPERUS DAVURICA 'EXPANSA'	PARSONS JUNIPER	-	-	18"-24"
Aj	14	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	-	-	18"-24"

- 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.

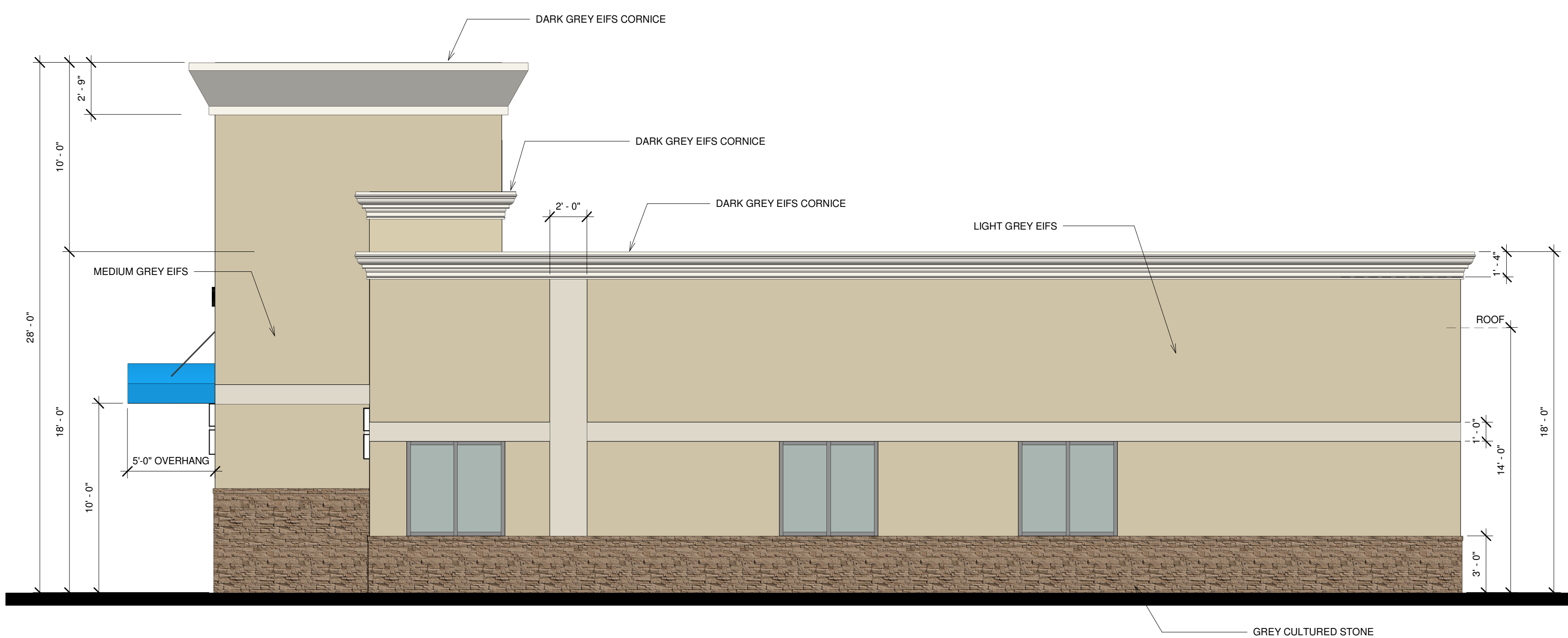
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12:00 pm, Apr 05, 2019

PRELIMINARY

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



REVISIONS	

OFFICE BUILDING FOR
JAG PARTNERS LLC.
CLAYTON, NORTH CAROLINA

919-550-7717
TONY@TONYJOHNSONARCHITECT.COM
104 N. LOMBARD ST.
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

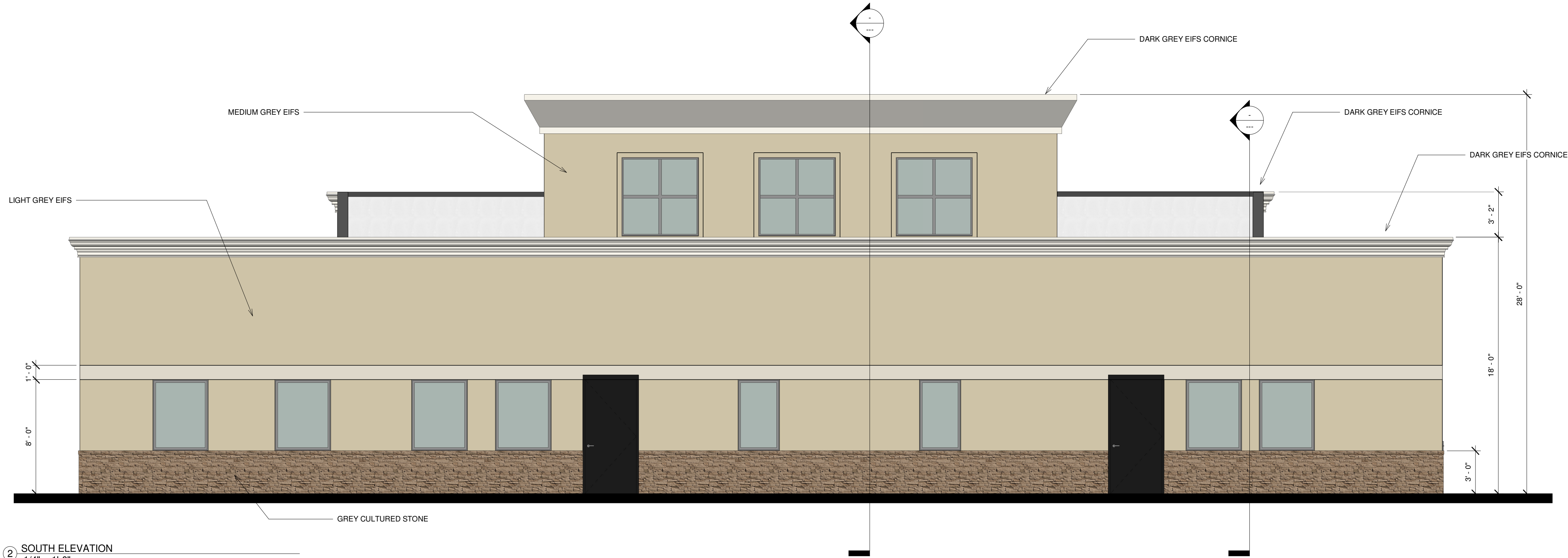


DATE 02-26-2019

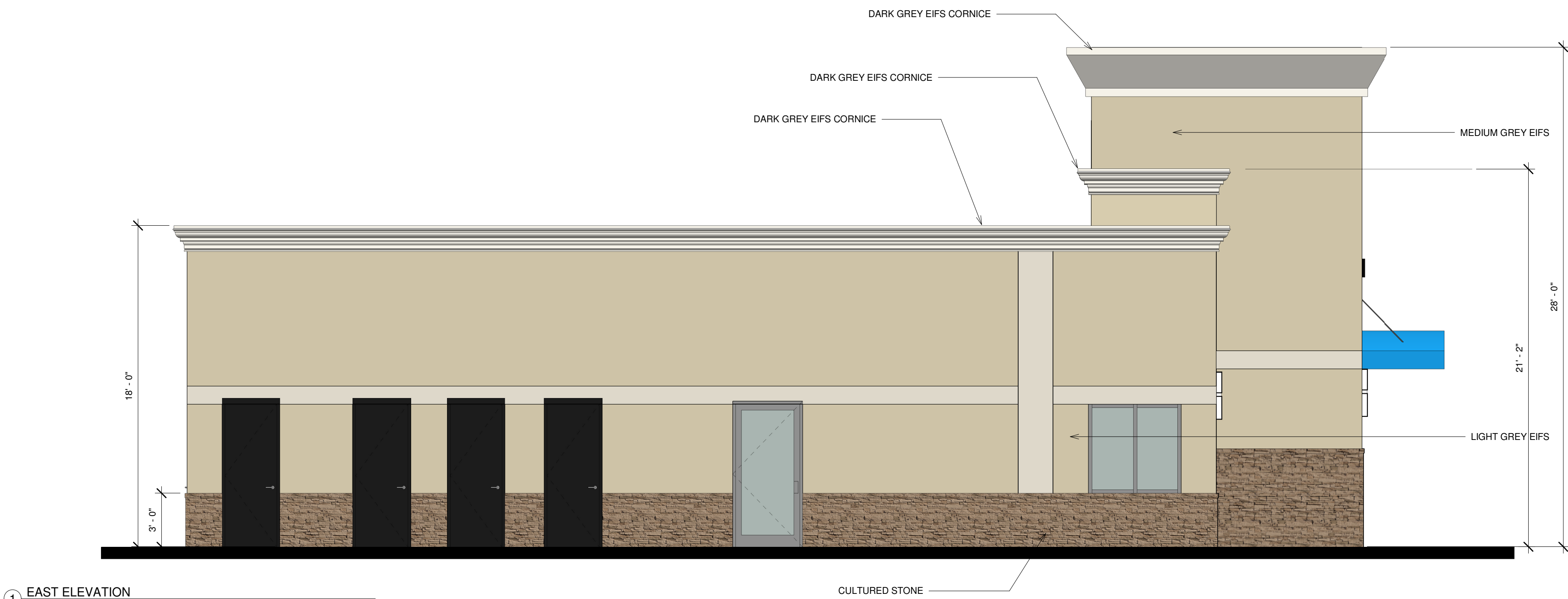
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A-1



② SOUTH ELEVATION
1/4" = 1'-0"



① EAST ELEVATION
1/4" = 1'-0"



REVISIONS	

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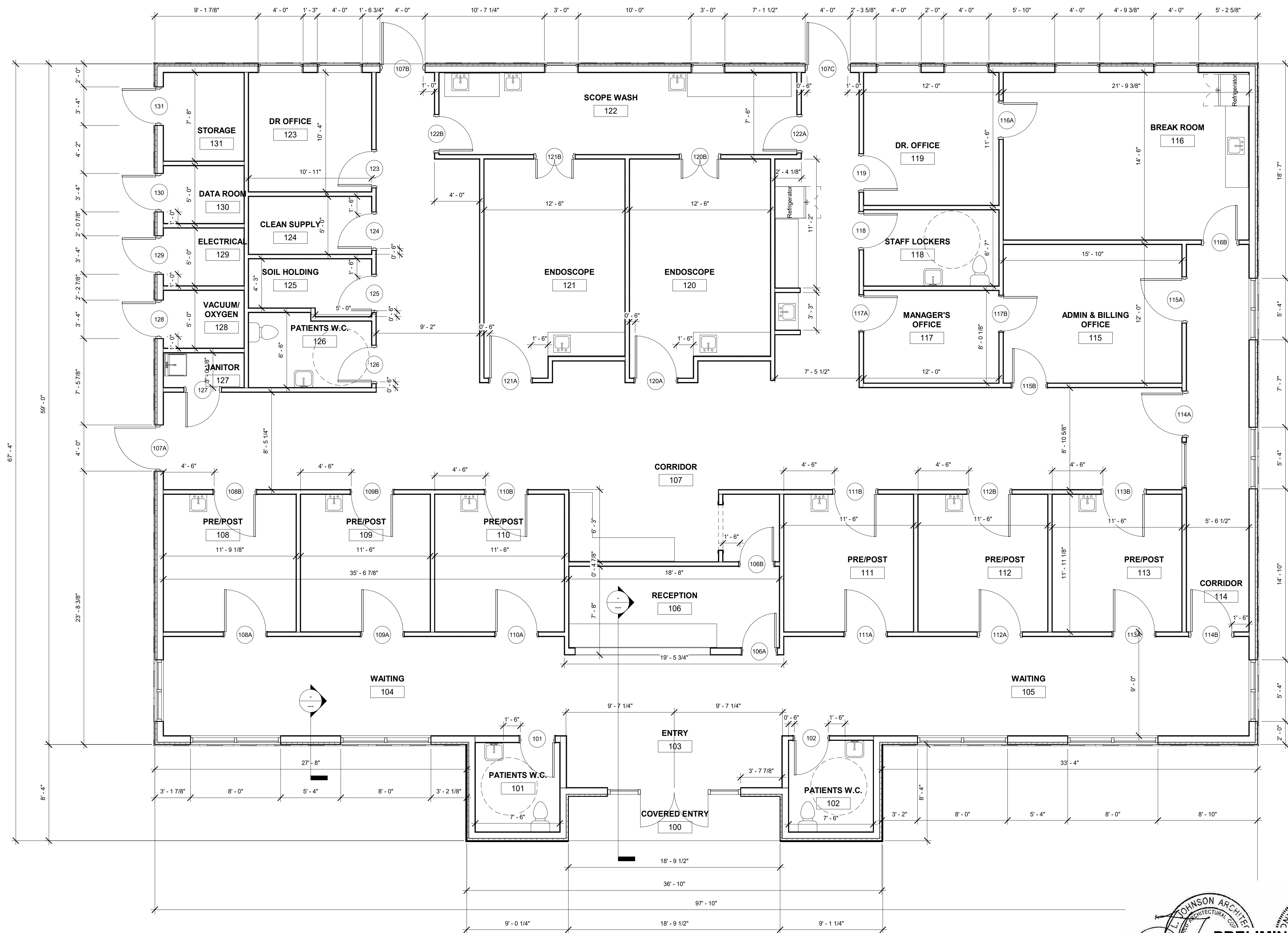


DATE 02-26-2019

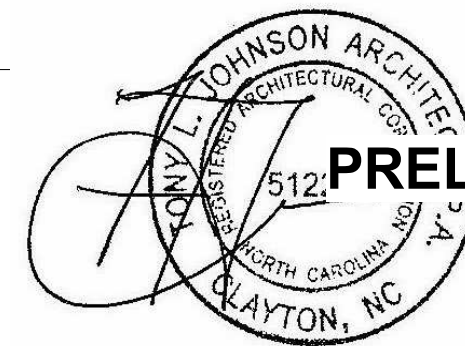
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1 FLOOR PLAN Copy 1
1/4" = 1'-0"



REVISIONS	

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104 N. LOMBARD ST.
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM



DATE 02-26-2019

DRAWN BY

SHEET

A-3



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
April 22, 2019

STAFF REPORT

Application Number: 2019-33-SP

Project Name: Johnston Area Gastroenterology Major Site Plan

NC PIN / Tag #: 05G02058M / 05G02058L
Applicant: Adams & Hodge Engineer
Owner: JAG Partners LLC
Location: Located off Guy Road, within Moss Creek

Public Noticing:

- Neighborhood meeting held on March 27, 2019
- Sign posted on April 2, 2019

REQUEST: The applicant is requesting major site plan approval to develop a 6,114 square foot medical office on the subject property.

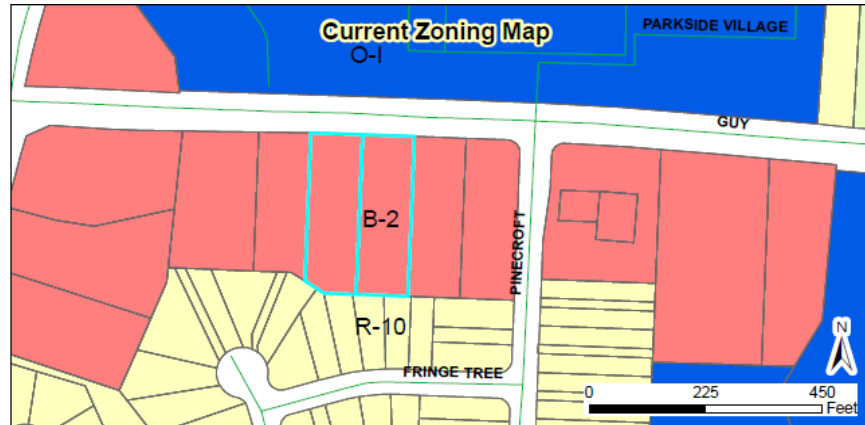
SITE DATA:

Acreage: 1.44 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
East	Neighborhood Business (B-2)	Vacant
West	Neighborhood Business (B-2)	Vacant

**DEVELOPMENT DATA:**

Proposed Uses:	Medical Office
Buildings:	1 building
Number of Stories:	1 story
Impervious Surface:	51.57%
Required Parking:	1 space per 200 SF = 31 spaces, including 1 handicap space
Proposed Parking:	42 spaces; including 4 handicap spaces
Access/Streets:	Shared existing access drive located to the north, connecting to the properties to the east and west. This access drive connects onto Guy Road and Pinecroft Drive.

STAFF ANALYSIS:**Overview**

The applicant is requesting major site plan approval for the development of a 6,114 square foot medical office. The subject properties are zoned Neighborhood Business (B-2) which allows the use of a medical office by-right. The subject properties are located within Moss Creek and are currently two separate parcels with a 25' access easement running through them where the building is proposed to be located. This easement runs north/south, and is shown on the existing conditions sheet of the site plan. If approved, the applicant will recombine the two parcels into one lot and abandon this access easement. The properties are accessed via an existing drive that runs

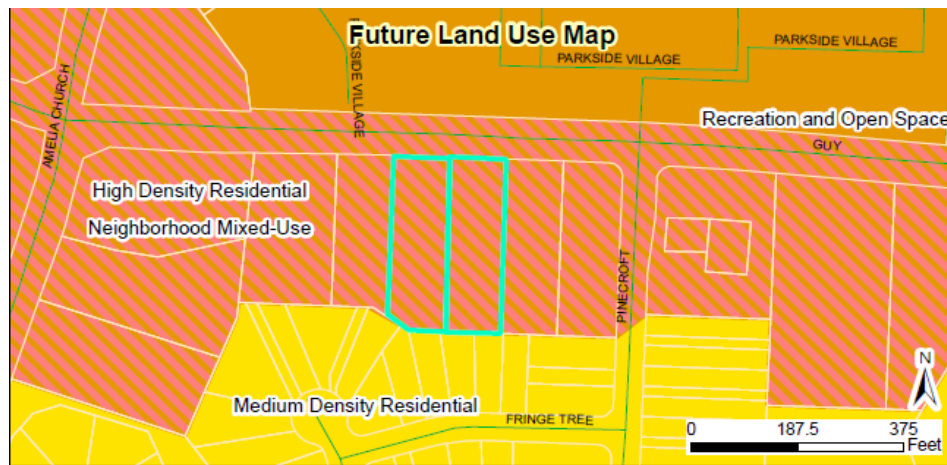
along the northern part of the properties. This drive connects to the adjacent parcels, and ultimately is accessed off Guy Road and Pinecroft Drive.

The office will have 42 parking spaces on the site, which exceeds the requirements of the UDC. Some of the parking will be located to the north of the building while the remainder is located to the south. The site will include sidewalk around the building which will connect to the north to existing sidewalk along Guy Road.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The proposed use and site plan is consistent with the Comprehensive Plan 2040, which designates these parcels as “Neighborhood Center” and “High Density Residential”. These designations typically are located near concentrations of existing residences and incorporate neighborhood-serving uses including some office 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. An existing landscape buffer will remain along the southern property line, which is shown as a berm on the site plan. This existing buffer meets all applicable requirements for the required compatibility buffer at this location. Existing landscaping along Guy Road, including a continuous hedgerow and street trees, will also remain.

Multi-Modal Access

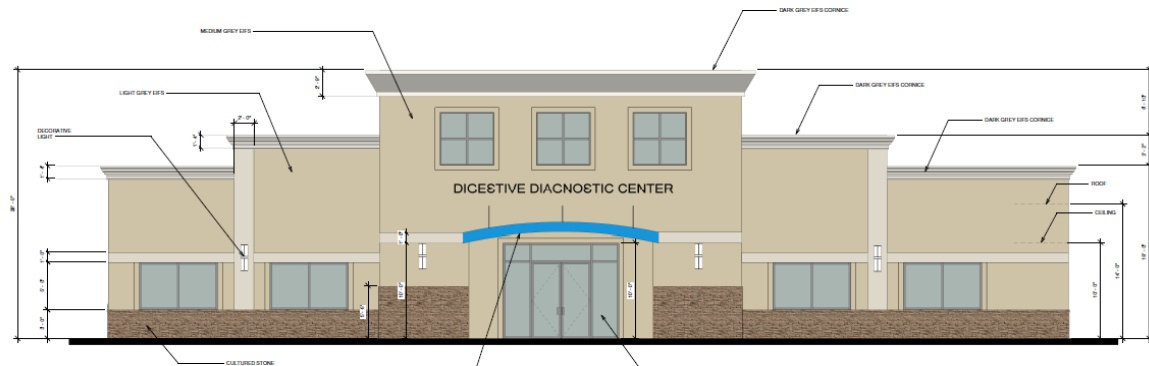
Sidewalk is provided along the frontage of the development on Guy Road. The medical office will include sidewalk around its building, and will connect to the sidewalk along Guy Road.

Garbage / Recycling

A dumpster is proposed in the southwestern portion of the site. The dumpster enclosure will meet all UDC requirements. The enclosure will be a minimum 8' in height and will match the materials of the primary structure.

Architecture/Design

The building will consist of EIFS. It will include cultured stone as a decorative feature around the base, as well as a curved metal awning at the entrance.



CONSIDERATIONS:

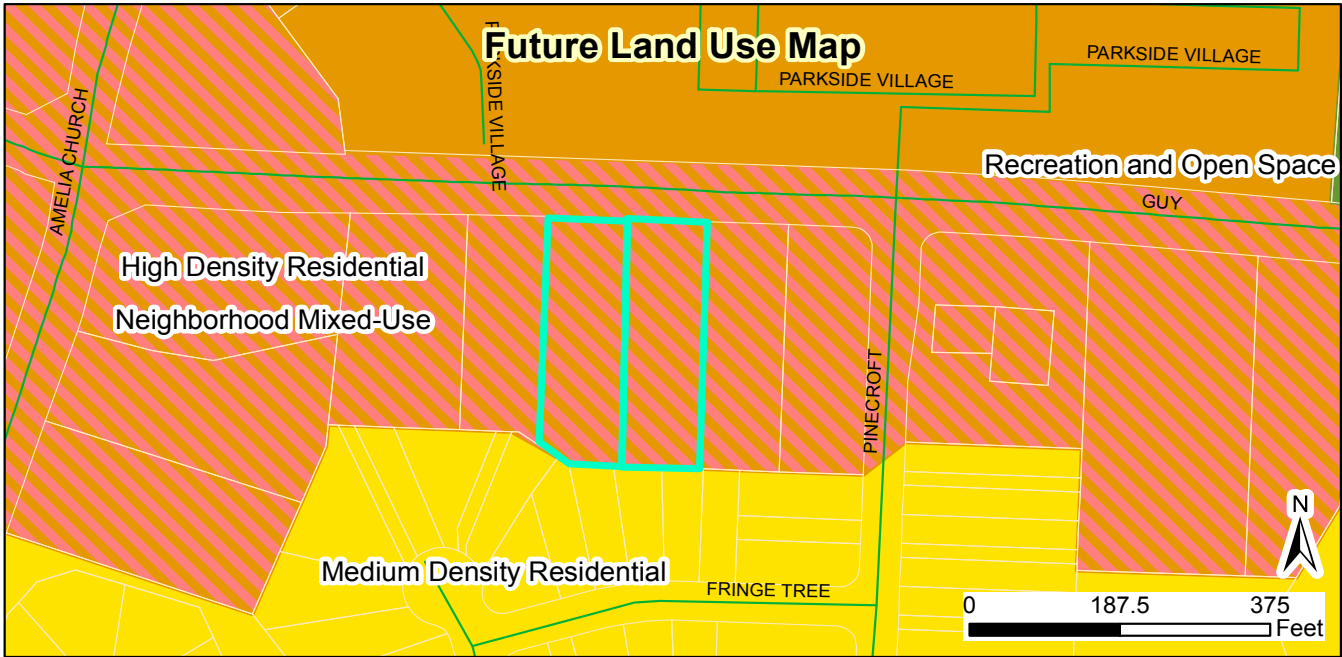
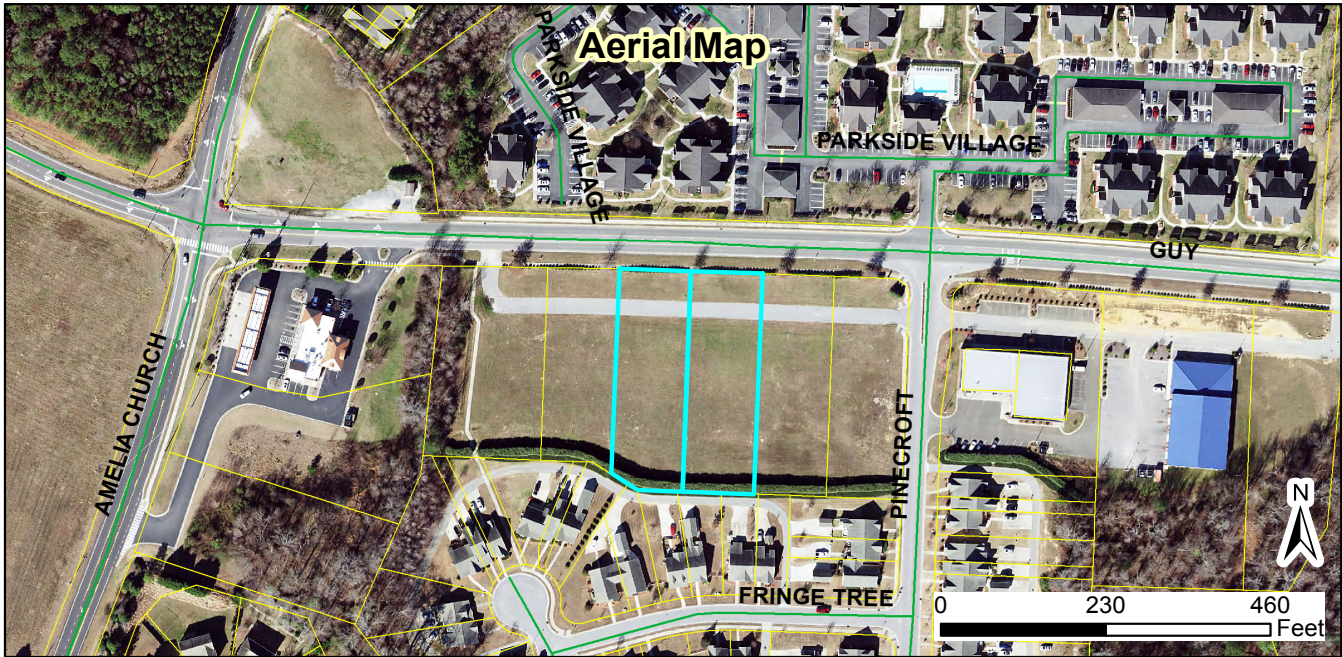
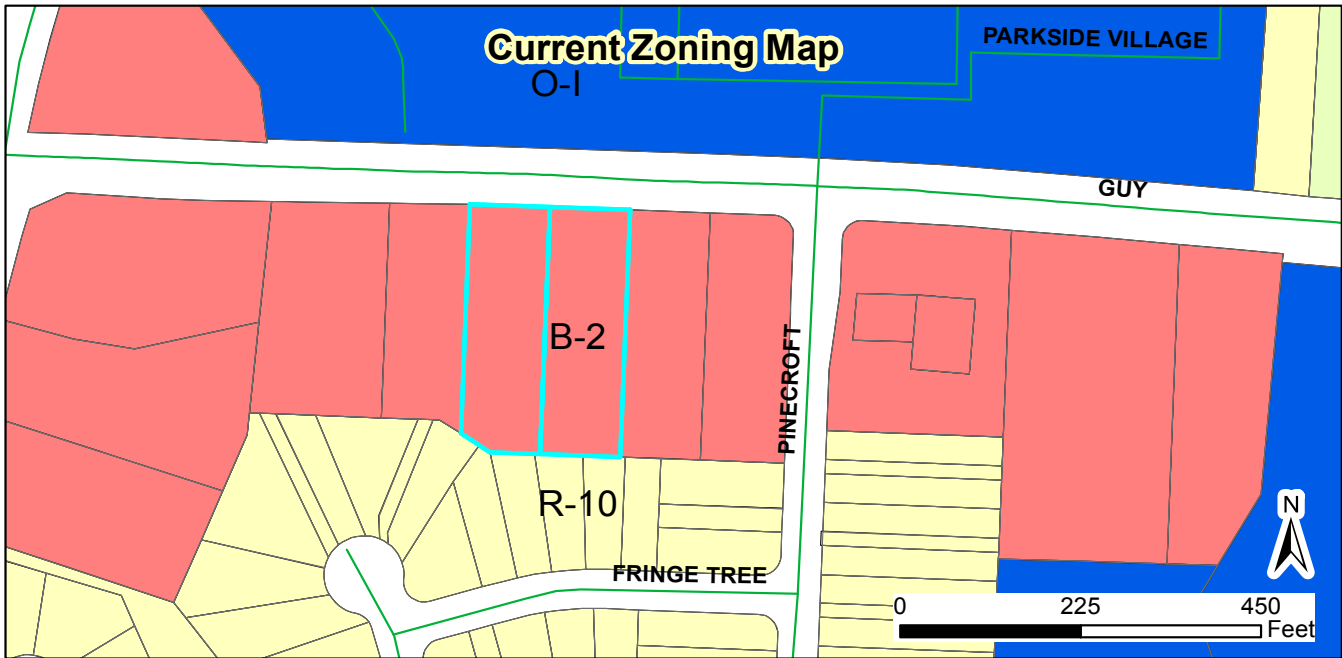
- The Planning Board shall make a final decision regarding Major Site Plans.

APPROVAL CRITERIA:

The applicant has addressed the Major Site Plan Approval Criteria outlined in the Unified Development Code. The applicant's responses are incorporated into the record as an attachment to the Staff Report.

ATTACHMENTS:

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



2019-33-SP Johnston Area Gastroenterology Major Site Plan
Request: to develop a medical office

Applicant: Adams & Hodge Engineering
 Property Owners: JAG Partners LLC
 Parcel ID: 165801-19-6444 / 165801-19-5445
 Tag #: 05G02058M / 05G02058L

Staff Report Map



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-33-SP - Johnston Area Gastroenterology\Maps\2019-33-SP JAG SP.mxd

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

04/05/19
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.