



**1. CURRENT MEMBERS OF TECHNICAL REVIEW COMMITTEE**

- a. Tony Atkinson, Fire Marshal
- Larry Bailey, Parks & Recreation Director
- Steve Blasko, Street and Property Superintendent
- Amy Calo, Energy Services Technician
- Rich Cappola, Engineering Director
- Cathy Deeley, Railroad
- David DeYoung, Planning Director
- Beth Franson, Planning Specialist
- Dolores Gill, Chief of Staff JCS
- Jiles Harrell, NCDOT
- Captain Herring, Police Captain
- Haley Hogg, Planner
- Dale Medlin, Electric Systems Director
- Jay McLeod, Senior Planner
- Blair Myhand, Police Chief
- Kaitlin Russo, Downtown Development Coordinator
- Paralee Smith, Development Services Coordinator
- Chris Rowland, Construction Project Administrator
- Becky Shires, USPS Postmaster
- Andrew Simerman, Construction Project Administrator
- Tim Simpson, Public Works Director

**2. CALL TO ORDER**

**3. NEW BUSINESS**

- a. Sunbelt Rental Major Site Plan  
2018-2-SP  
9:00 a.m. - 9:30 a.m.  
Major site plan request for an equipment rental facility.  
[Application 2018-2-SP Sunbelt Rental](#)  
[Site Plan 2018-2-SP Sunbelt Rental](#)  
[Wastewater 2018-2-SP Sunbelt Rental](#)

**4. ADJOURN**



## PROPERTY OWNER INFORMATION

**Name:** CMH Homes, Inc. Att: Retail Properties Department #855

**Mailing Address:** PO Box 9790 Maryville, Tennessee 37802

**Phone Number:** (865) 380-3000

**Fax:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

## APPLICANT INFORMATION

**Applicant:** Moffat Properties, LLC.

**Mailing Address:** 4901 Unicon Drive, Wake Forest, North Carolina 27587

**Phone Number:** (919) 669-7469

**Fax:** \_\_\_\_\_

**Contact Person:** Craig Moffat

**Email Address:** cmoffat@moffatproperties.com

## REQUIRED INFORMATION *(to be submitted with the application)*

*The following items must accompany a Major Site Plan application.*

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>11/29/17</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	<input checked="" type="checkbox"/>				
3. Site Plan Review Fee (\$500 + \$5/acre)	<input checked="" type="checkbox"/>				
4. Completed application	<input checked="" type="checkbox"/>				
5. Owner's Consent Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	<input type="checkbox"/>	<input type="checkbox"/>			
7. Copy of plan sets in .PDF on USB flash drive (CD)	<input type="checkbox"/>	<input type="checkbox"/>			
8. Adjacent property owners list	<input type="checkbox"/>	<input type="checkbox"/>			
9. Wastewater allocation request OR verification of wastewater allocation	<input type="checkbox"/>	<input type="checkbox"/>			
10. Signed and sealed traffic impact analysis (2 copies) <i>(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)</i>	<input type="checkbox"/>	<input type="checkbox"/>			
11. Neighborhood meeting notice letter (1 copy)* <i>See sample letter and meeting requirements included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	<input type="checkbox"/>	<input type="checkbox"/>			
12. Neighborhood meeting summary form (1 copy) * <i>Included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

**EXPLANATION OF PROJECT**

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

The proposed project consists of developing approximately 6 acres of the 23+ acre parcel for use as an equipment sales and rental facility. Similar facilities exist on the US Hwy 70 corridor and have been found to be appropriate for this overlay district. The adjacent parcels to the north and south are zoned B-3, which has been found to be in harmony with the surrounding parcels. Equipment sales & rental is allowed in B-3 zoning by special use permit only. Equipment Sales & Rental is allowable by-right in the light industrial districts. However, after meeting and discussing the property and use with Town Staff, it was decided that B-3 zoning, with a Special Use permit would be more favorable along this corridor, because of the other uses allowed in the light industrial zoning districts. As such, we are submitting this application for a Special Use Permit in conjunction with the Rezoning Application to rezone the property from B-2 (Neighborhood Business) to B-3 (Highway Business), which is consistent with the adjacent properties fronting US Hwy. 70.

**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.*

Craig T. Moffat  
Print Name

[Signature]  
Signature of Applicant

1/2/18  
Date

## NEIGHBORHOOD MEETING INFORMATION

### **Purpose:**

The purpose of the Neighborhood Meeting is to inform the surrounding property owners of the nature of the proposed land use and/or development features, answer questions, respond to concerns, and solicit comments.

### **Meeting Date:**

The meeting must be held at least ten (10) calendar days prior to the Planning Board meeting.

### **Meeting Time & Location:**

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request. The meeting space must be able to comfortably accommodate everyone that receives an invitation.

### **Meeting Notice Mailing requirements:**

1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. 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.
3. The notice must be mailed at least ten (10) calendar days but not more than twenty-five (25) days prior to the date of the Neighborhood Meeting.

### **Information provided at the Neighborhood Meeting:**

At a minimum, the following materials must be present for inspection at a Neighborhood Meeting:

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

### **Information provided to Planning Department:**

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined. Planning staff may attend the Neighborhood Meeting to answer process/code questions.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the Planning Board meeting in electronic or hard copy format:

- Adjacent Property Owner's List (aka "mailing list")
- Copy of the letter mailed
- Attendance Roster (aka "sign-in sheet")
- Neighborhood Meeting Summary Form with minutes (see below)



**SAMPLE NEIGHBORHOOD MEETING LETTER**  
(PLACE ON AGENT'S OR OWNER'S LETTERHEAD)

<Date>

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: \_\_\_\_\_ Meeting Time: \_\_\_\_\_

Meeting Location: \_\_\_\_\_

Type of Application: \_\_\_\_\_

Project/proposal property address: \_\_\_\_\_

Description of project/proposal: \_\_\_\_\_

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

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

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

If you have any questions prior to or after this meeting, you may contact us at **<Insert phone number of applicant>**. You may also contact the Planning Department at 919-553-5002.

Sincerely,

<Applicant>

Cc: Town of Clayton Planning Dept.

**Red Line Engineering, P.C.**  
**"Engineering Relationships"**

December 6, 2017

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:** December 19, 2017 **Meeting Time:** 7:30 pm  
**Meeting Location:** The Clayton Center (111 East 2nd Street, Clayton)  
**Type of Application:** Rezoning (B-2 to B-3) & Special Use  
**Project/Proposal Address:** 7635 US Highway 70 W Business, Clayton, North Carolina, 27520

**Description of project/proposal:** The proposed project consists of developing approximately 5 acres of the 23+ acre parcel for use as an equipment sales and rental facility. Similar facilities exist on the US Hwy 70 corridor and have been found to be appropriate for this overlay district. The adjacent parcels to the north and south are zoned B-3, which has been found in harmony with surrounding parcels. Equipment sales & rental is allowed in B-3 Zoning by special use permit. As such, we are submitting this application for a rezoning from B-2 to B-3 and special use permit for equipment sales & rental.

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

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

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

If you have any questions prior to or after this meeting, you may contact us at 919-779-6851. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Moffat Properties, LLC. (Developer)  
4901 Unicon Drive, Wake Forest, North Carolina 27587  
(919) 669-7469

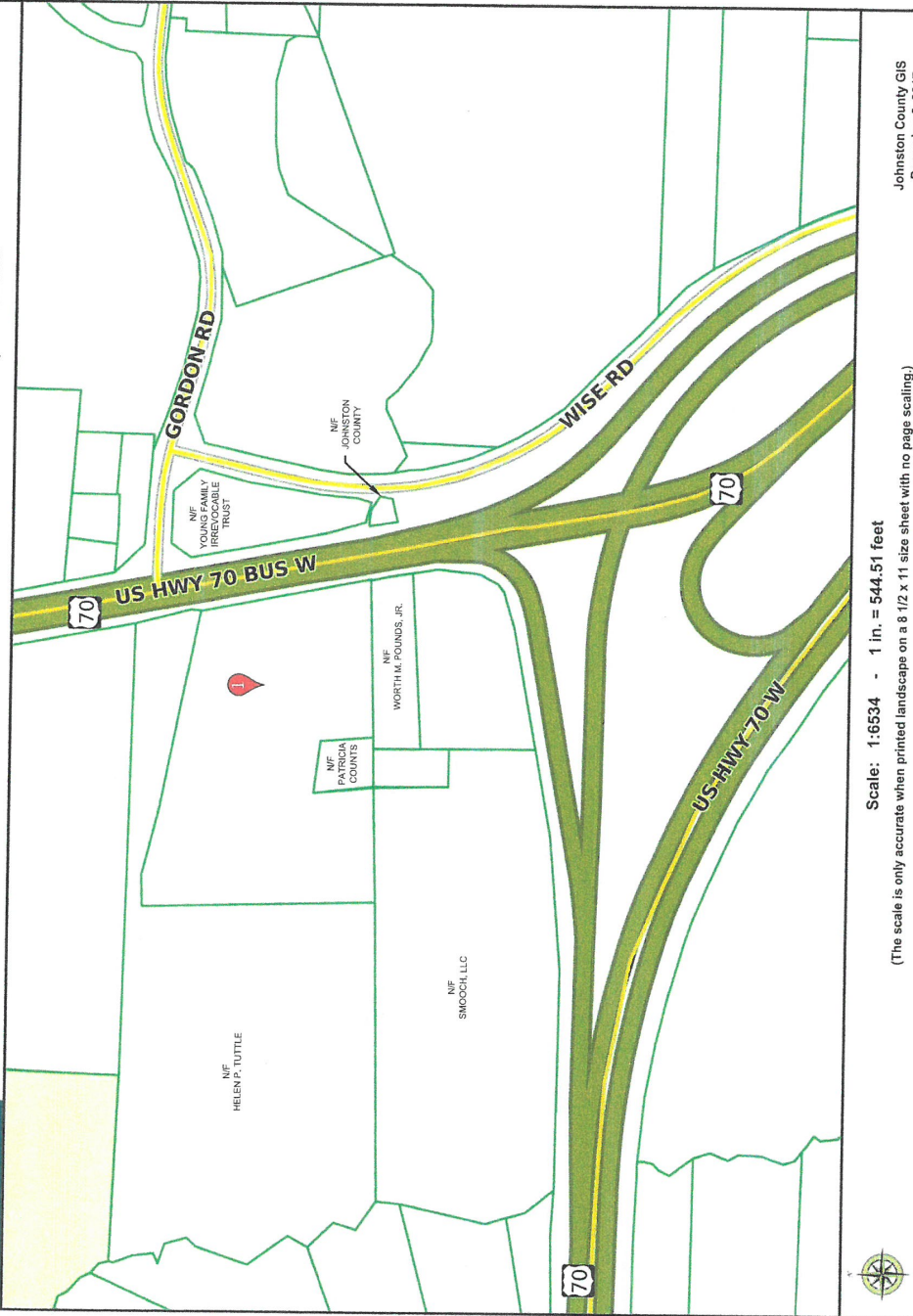
Red Line Engineering, P.C. (Engineer)  
1401 Aversboro Road, Garner, North Carolina 27529  
(919) 779-6851

Cc: Town of Clayton Planning Dept.

**1401 Aversboro Road, Suite 210 ■ Garner, NC 27529 ■ Office: (919)779-6851 ■ [www.rle-pc.com](http://www.rle-pc.com)**



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



Scale: 1:6534 - 1 in. = 544.51 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  
December 6, 2017

## NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Clayton Homes Sunbelt Site

Application: Rezoning & Special Use

Location/Date: The Clayton Center (York Room) / 12-19-17

	NAME	ADDRESS
1	Gary McCabe	1401 Aversboro Rd, Suite #210, Garner, NC 27529
2	Timothy Lance	1401 Aversboro Rd, Suite #210, Garner, NC 27529
3	Craig Moffat	4901 Union Drive, Wake Forest, NC 27587
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

# NEIGHBORHOOD MEETING SUMMARY FORM

**FILL OUT THE FOLLOWING:**

Application: Rezoning & Special Use

Date of Mailing: \_\_\_\_\_

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting:

Printed Name: Craig Moffat Signature: \_\_\_\_\_

Date of Meeting: 12/19/17 Time of Meeting: 7:30

Location of Meeting: The Clayton Center (York Room)

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

Meeting End: 8:45pm (No show)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



**TOWN OF CLAYTON**  
**Planning Department**  
 111 E. Second Street, Clayton, NC 27520  
 P.O. Box 879, Clayton, NC 27528  
 Phone: 919-553-5002

**OWNER'S CONSENT FORM**

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

**Project Name:** Clayton Homes Sunbelt Site **Address or PIN #:** 7635 US Highway 70 Bus, Clayton, North Carolina 27520

**AGENT/APPLICANT INFORMATION:**

Craig Moffat  
 (Name - type, print clearly)

4901 Unicon Drive  
 (Address)  
Wake Forest, North Carolina 27587  
 (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 below*):

\_\_\_\_\_  
 \_\_\_\_\_

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:**

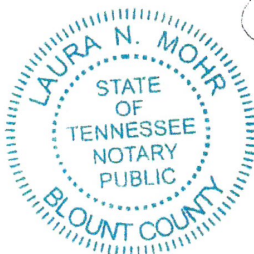
CMH Homes, Inc.  
 (Name - type, print clearly)  
[Signature]  
 (Owner's Signature)

P.O. Box 9790  
 (Address)  
Maryville, Tennessee 37602  
 (City, State, Zip)

**STATE OF** TN  
**COUNTY OF** Blount

Sworn and subscribed before me Laura Mohr, a Notary Public for the above State and County, this the 22 day of November, 2017.

SEAL



Laura N. Mohr  
 Notary Public  
 My Commission Expires: 6-28-20

# SUNBELT GENERAL TOOLS

## SPECIAL USE SITE PLAN

7635 US HIGHWAY 70 W BUSINESS (P.I.N. 167700-26-7660)  
 CLAYTON, NORTH CAROLINA 27520

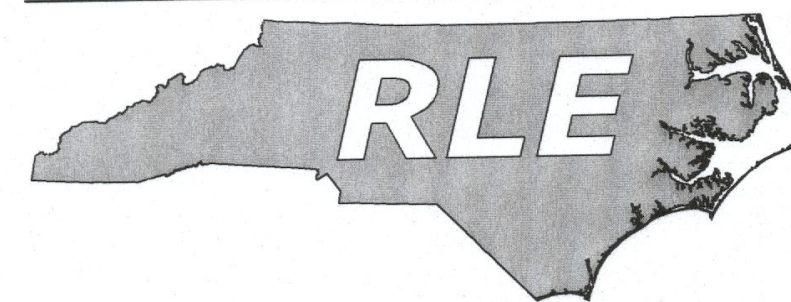
### OWNER

CMH HOMES, INC.  
 P.O. BOX 9790  
 MARYVILLE, TENNESSEE 37802

### DEVELOPER

MOFFAT PROPERTIES, LLC.  
 4901 UNICON DRIVE  
 WAKE FOREST, NORTH CAROLINA 27587  
 PHONE - (919) 669-7469

### CIVIL ENGINEER



RED LINE ENGINEERING, P.C. (C-3075)  
 1401 AVERSBORO ROAD, SUITE 210  
 GARNER, NORTH CAROLINA 27529  
 PHONE - (919) 779-6851

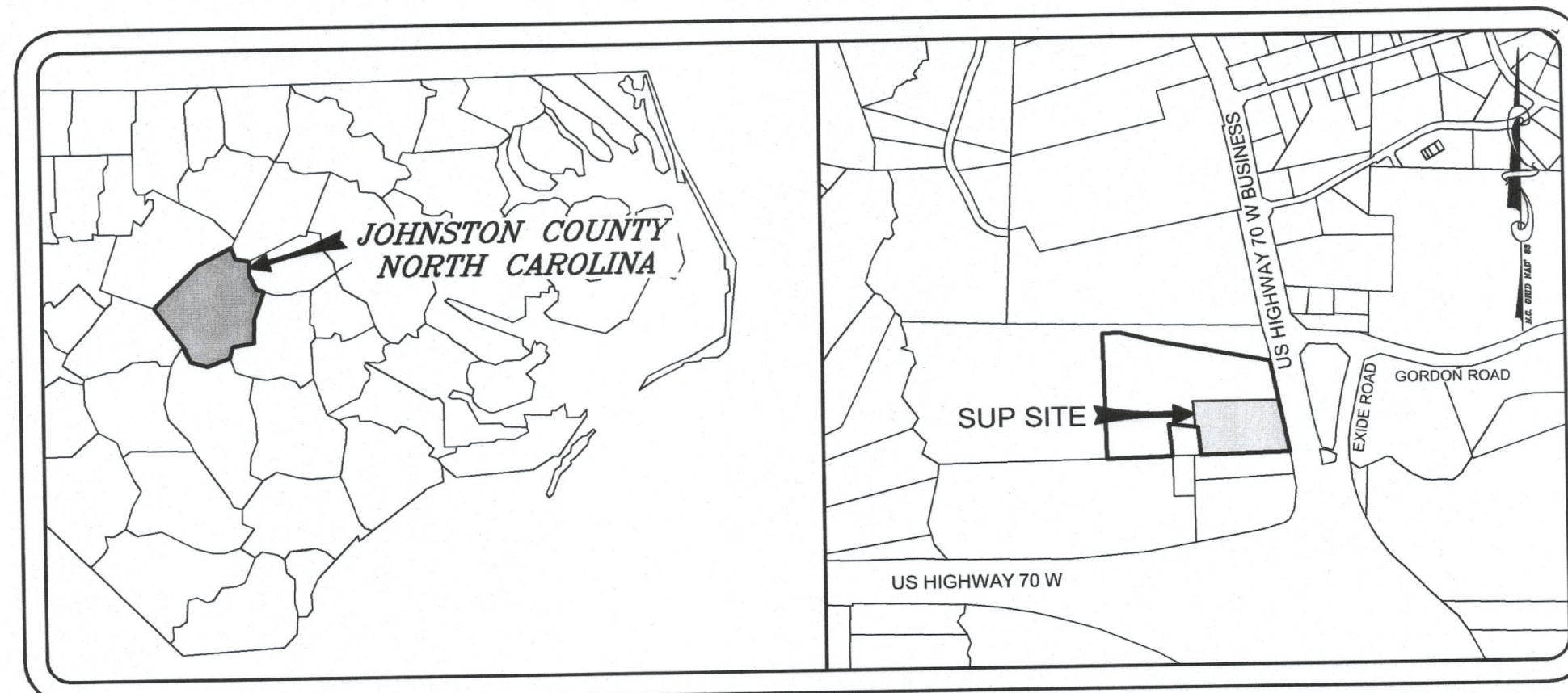
### SURVEYOR

TERRESTRIAL SURVEYING, P.C. (C-3903)  
 3813 WOODOWL DRIVE  
 RALEIGH, NORTH CAROLINA 27613  
 PHONE: (919) 219-4278

### SHEET INDEX

C1	COVER SHEET
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	PRELIMINARY SITE PLAN
C4	PRELIMINARY SITE LIGHTING PLAN
C5	REQUIRED LANDSCAPING

NOTE: ALL WORK MUST COMPLY WITH APPLICABLE NORTH CAROLINA BUILDING CODES, HANDICAPPED ACCESSIBILITY CODE VOL. 10, AND WITH THE TOWN OF CLAYTON AND NCDOT STANDARDS, DETAILS AND SPECIFICATIONS.



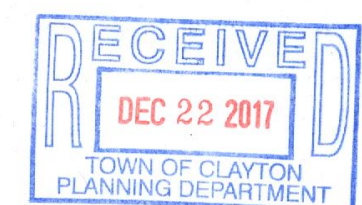
VICINITY MAP  
 SCALE: 1"=1,000'

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE/EASEMENT	---
---	SEDIMENT FENCE	SF
---	PROPERTY EASEMENT/SETBACK	---
---	SANITARY SEWER	---
SS	SANITARY SEWER MANHOLE	SS
CO	CLEAN OUT	CO
wtr	WATER LINE	W
---	CENTERLINE OF ROAD	---
LP	LIGHT POLES	---
BP	PROPERTY CORNER	---
ROW	RIGHT OF WAY	---
---	STORM PIPE/CULVERT	---
---	DROP INLET	DI
98	CONTOURS	242
FD	FIRE HYDRANT	---
WV	WATER VALVE	---
---	RIP RAP APRON	---
---	TEMP. CONSTRUCTION ENTRANCE	---

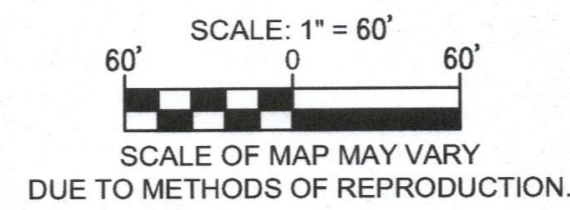
### GENERAL NOTES

- (1) BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY TERRESTRIAL SURVEYING, P.C. PERFORMED BY TIMOTHY P. MURRAY, P.L.S. (L-4833), DATED DECEMBER 20, 2017. INFORMATION PROVIDED FOR ENGINEERING DESIGN PURPOSES ONLY. NOT FOR SALE OR RECORDATION.
- (2) CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION. ELEVATIONS INDICATED ON PLANS SHOWN AS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
- (3) CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS GENERATED THROUGH ALL CONSTRUCTION RELATED ACTIVITIES.
- (4) ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED IN ACCORDANCE WITH NCDOT STABILIZATION TABLE.
- (5) WATER & SEWER PIPES TO BE INSTALLED IN TRENCHES ACCORDING TO THE TOWN OF CLAYTON AND JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.
- (6) ACCORDING TO THE SEDIMENTATION POLLUTION CONTROL ACT OF 1973 (NORTH CAROLINA GENERAL STATUTE 113A 51-66) THIS PROJECT IS SUBJECT TO AN APPROVED SEDIMENTATION AND EROSION CONTROL PLAN. TOTAL DISTURBED AREA EXCEEDS 12,000 SF, THEREFORE A TOWN OF CLAYTON LAND DISTURBING GRADING PERMIT IS REQUIRED.
- (7) ALL WORK MUST COMPLY WITH APPLICABLE NCDOT STANDARDS, NORTH CAROLINA BUILDING CODES, TOWN OF CLAYTON, AND JOHNSTON COUNTY STANDARDS, DETAILS AND SPECIFICATIONS.
- (8) ANY CONFLICT(S) BETWEEN ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND CIVIL SHEETS SHALL BE SUBMITTED BY CONTRACTOR, IN WRITING, TO BOTH ARCHITECT AND ENGINEER. WRITTEN CLARIFICATION/RESOLUTION MUST BE RECEIVED BY CONTRACTOR FROM ARCHITECT AND ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- (9) LATERAL SEPARATION OF SEWERS OR WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET LATERALLY FROM EXISTING OR FUTURE SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A TEN (10) FOOT LATERAL SEPARATION - IN WHICH CASE:
  - (A) THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION ON THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER; OR
  - (B) THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER.
- (11) CROSSING A WATER MAIN OVER A SEWER. WHENEVER NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN EIGHTEEN (18) INCH SEPARATION - IN WHICH CASE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE CROSSING.
- (12) CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE POINT(S) OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

PRELIMINARY DRAWING  
 FOR REVIEW  
 PURPOSES ONLY



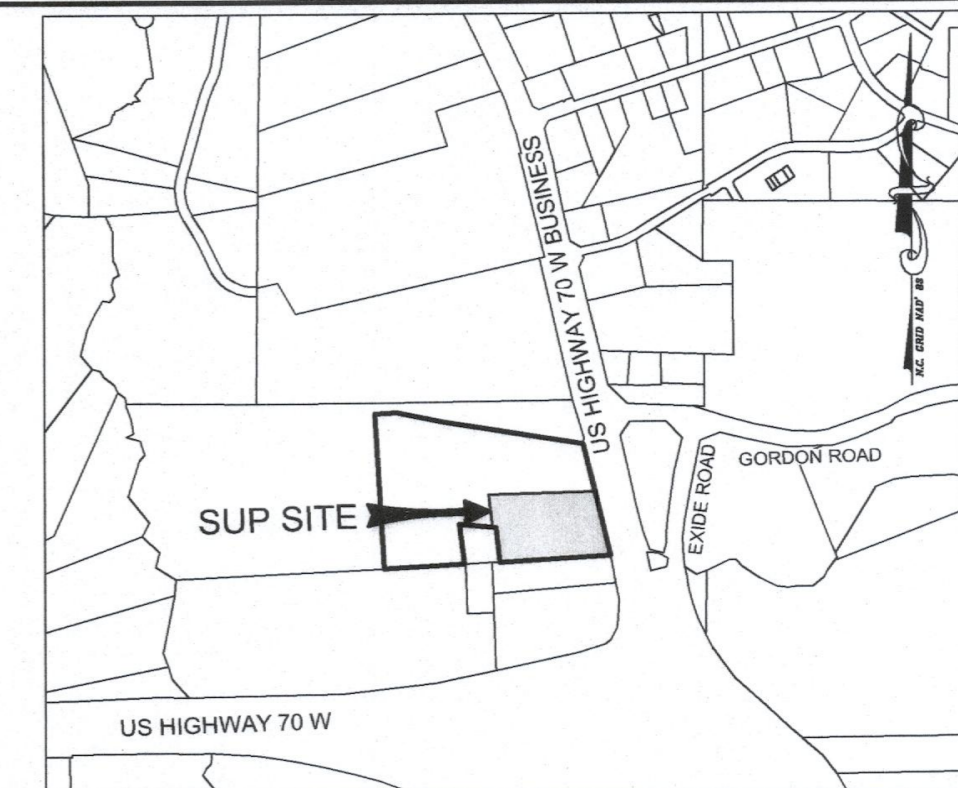
Know what's below.  
 Call before you dig.



NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.M.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/DEMOLITION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.

NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF CLAYTON, NCDOT, AND STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS

ALL PROPOSED WHEELCHAIR RAMPS (WCR) SHALL BE BUILT IN ACCORDANCE WITH NCDOT STANDARD DRAWINGS 848.05 & 848.06



VICINITY MAP  
SCALE: 1"=1,000'



PRELIMINARY DRAWING  
FOR REVIEW  
PURPOSES ONLY

THIS ORIGINAL SHEET IS 24"X36". OTHER DIMENSIONS INDICATE IT HAS BEEN A TISSUE. ALL INFORMATION REPRESENTED ON THIS SHEET IS THE PROPERTY OF RED LINE ENGINEERING, P.C. UNDER PENALTY OF LAW, THIS INFORMATION SHALL NOT BE DUPLICATED IN PART OR WHOLE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM RED LINE ENGINEERING, P.C. 2017 ©



**GENERAL NOTES**

- (1) BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY TERRESTRIAL SURVEYING, P.C., PERFORMED BY TIMOTHY P. MURRAY, P.L.S. (L-4833), DATED DECEMBER 20, 2017. INFORMATION PROVIDED FOR ENGINEERING DESIGN PURPOSES ONLY. NOT FOR SALE OR RECORDATION.
- (2) CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION. ELEVATIONS INDICATED ON PLANS SHOWN AS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
- (3) CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS GENERATED THROUGH ALL CONSTRUCTION RELATED ACTIVITIES.
- (4) ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED IN ACCORDANCE WITH NPDES STABILIZATION TABLE.
- (5) WATER & SEWER PIPES TO BE INSTALLED IN TRENCHES ACCORDING TO THE TOWN OF CLAYTON AND JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.
- (6) ACCORDING TO THE SEDIMENTATION POLLUTION CONTROL ACT OF 1973 (NORTH CAROLINA GENERAL STATUTE 113A 51-66) THIS PROJECT IS SUBJECT TO AN APPROVED SEDIMENTATION AND EROSION CONTROL PLAN. TOTAL DISTURBED AREA EXCEEDS 12,000 SF, THEREFORE A TOWN OF CLAYTON LAND DISTURBING GRADING PERMIT IS REQUIRED.
- (7) ALL WORK MUST COMPLY WITH APPLICABLE NCDOT STANDARDS, NORTH CAROLINA BUILDING CODES, TOWN OF CLAYTON, AND JOHNSTON COUNTY STANDARDS, DETAILS AND SPECIFICATIONS.
- (8) ANY CONFLICT(S) BETWEEN ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND CIVIL SHEETS SHALL BE SUBMITTED BY CONTRACTOR, IN WRITING, TO BOTH ARCHITECT AND ENGINEER. WRITTEN CLARIFICATION/RESOLUTION MUST BE RECEIVED BY CONTRACTOR FROM ARCHITECT AND ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- (9) LATERAL SEPARATION OF SEWERS OR WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET LATERALLY FROM EXISTING OR FUTURE SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A TEN (10) FOOT LATERAL SEPARATION - IN WHICH CASE:
  - (A) THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION ON THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER; OR
  - (B) THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER.
- (11) CROSSING A WATER MAIN OVER A SEWER. WHENEVER NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN EIGHTEEN (18) INCH SEPARATION - IN WHICH CASE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE CROSSING.
- (12) CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE POINT(S) OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

N/F  
HELEN P TUTTLE  
PIN: 167700-16-9558  
DB 665, PG 263  
ZONING: R-3

N/F  
CMH HOMES INC  
PIN: 167700-26-7660  
DB 2251, PG 242  
ZONING: B-2  
(B-3 PROPOSED ZONING)

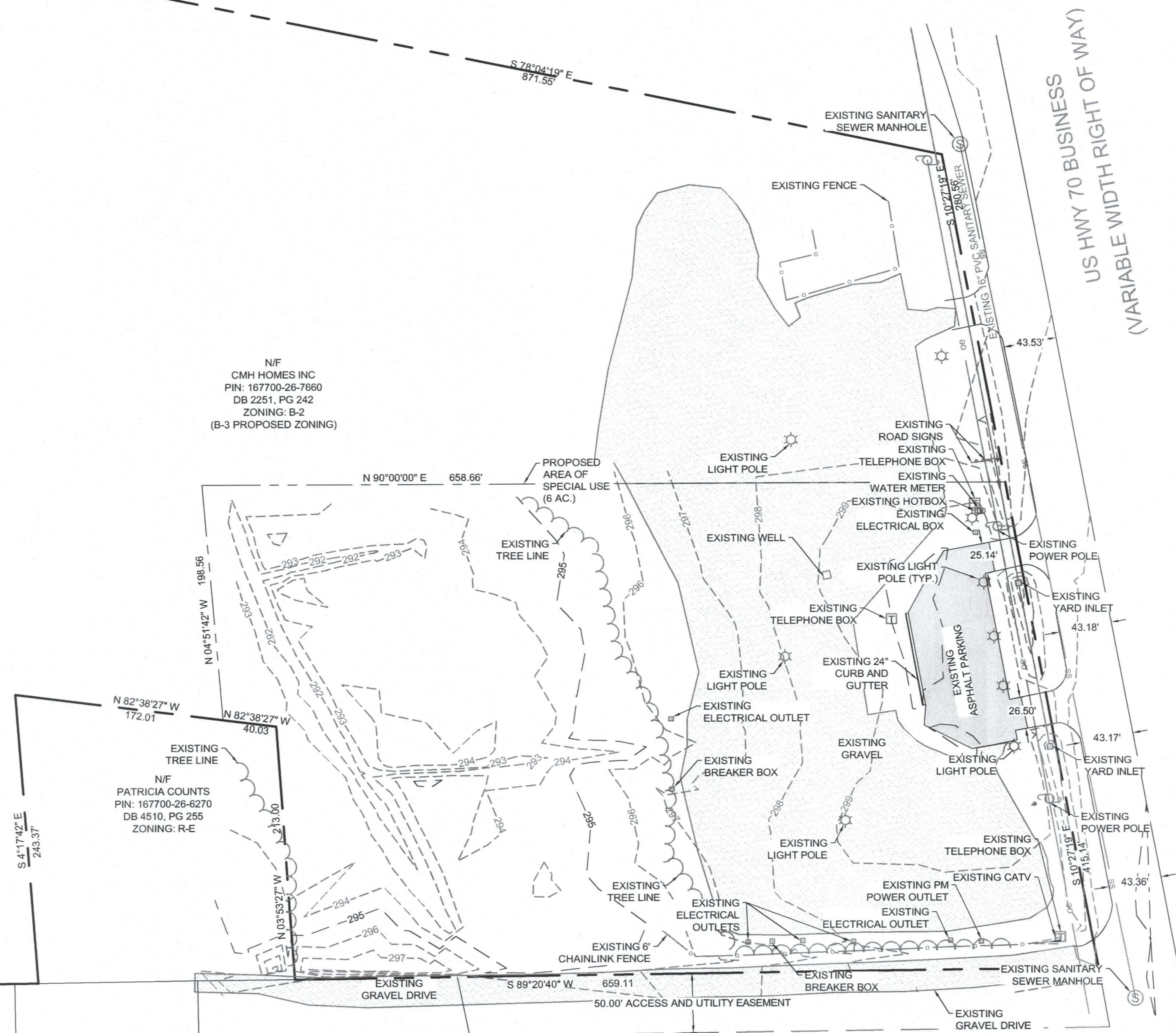
N/F  
PATRICIA COUNTS  
PIN: 167700-26-6270  
DB 4510, PG 255  
ZONING: R-E

N/F  
SMOOCH LLC  
PIN: 167700-15-7659  
DB 4877, PG 726  
ZONING: R-E

N/F  
SMOOCH LLC  
PIN: 167700-25-6963  
DB 4877, PG 726  
ZONING: R-E

N/F  
WORTH M. POUNDS JR  
PIN: 167700-36-1001  
ZONING: R-E

N/F  
WORTH M. POUNDS JR  
PIN: 167700-36-1001  
ZONING: B-3



US HWY 70 BUSINESS  
(VARIABLE WIDTH RIGHT OF WAY)

SUNBELT GENERAL TOOLS  
7635 US HWY 70 W BUSINESS  
CLAYTON, NORTH CAROLINA, 27520

EXISTING CONDITIONS

REVISIONS:	DATE:

ISSUED FOR:	DATE:
REVIEW/APPROVAL	12/21/17

PROJECT NO.:	17-014
DRAWN BY:	TAL
REVIEWED BY:	GJM

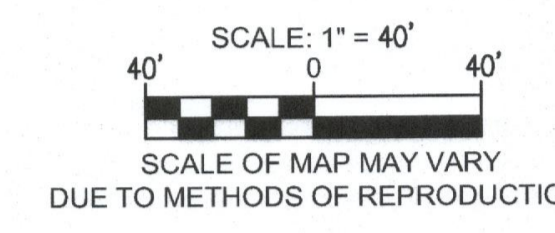
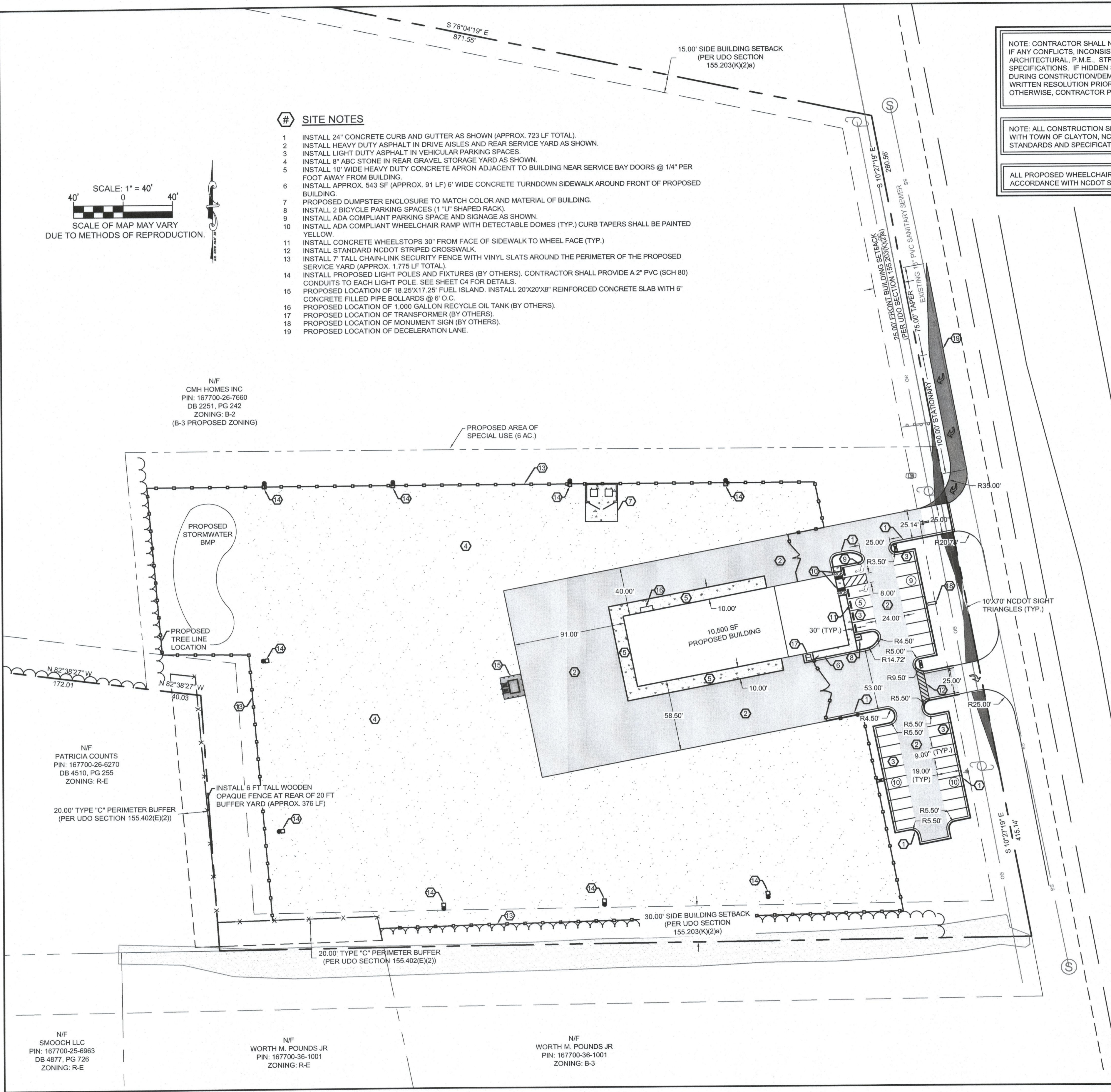
SHEET NUMBER:

**C2**

OF 05 SHEETS



Know what's below.  
Call before you dig.

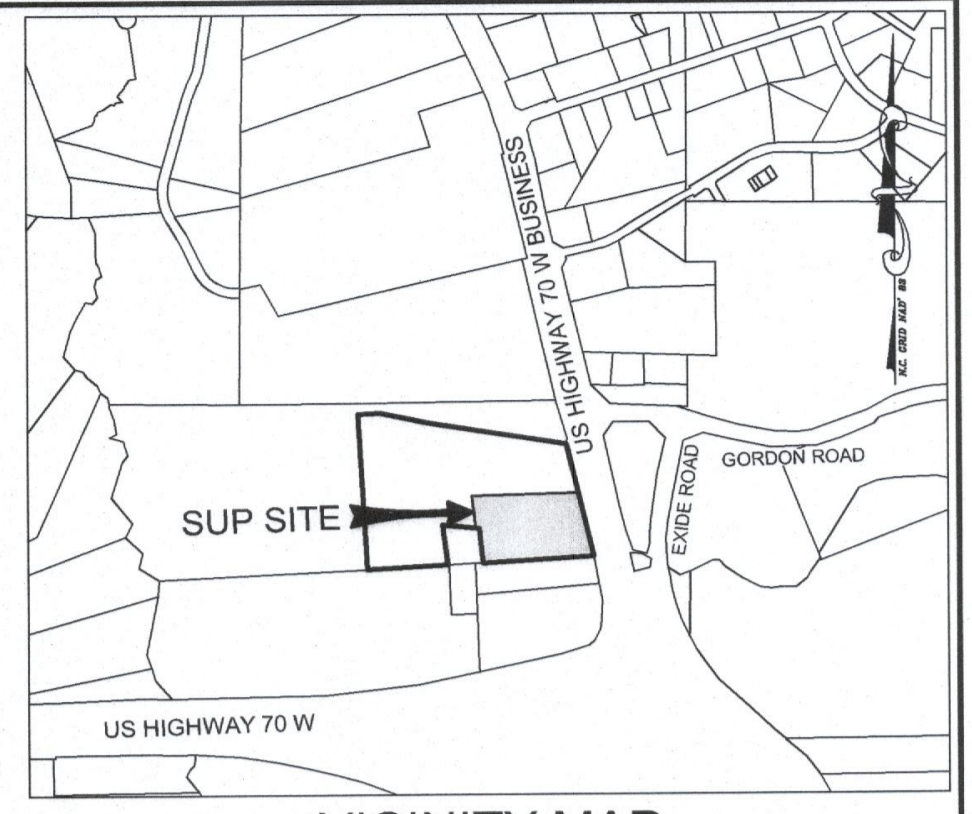


- # SITE NOTES**
1. INSTALL 24" CONCRETE CURB AND GUTTER AS SHOWN (APPROX. 723 LF TOTAL).
  2. INSTALL HEAVY DUTY ASPHALT IN DRIVE AISLES AND REAR SERVICE YARD AS SHOWN.
  3. INSTALL LIGHT DUTY ASPHALT IN VEHICULAR PARKING SPACES.
  4. INSTALL 8" ABC STONE IN REAR GRAVEL STORAGE YARD AS SHOWN.
  5. INSTALL 10" WIDE HEAVY DUTY CONCRETE APRON ADJACENT TO BUILDING NEAR SERVICE BAY DOORS @ 1/4" PER FOOT AWAY FROM BUILDING.
  6. INSTALL APPROX. 843 SF (APPROX. 91 LF) 6" WIDE CONCRETE TURNDOWN SIDEWALK AROUND FRONT OF PROPOSED BUILDING.
  7. PROPOSED DUMPSTER ENCLOSURE TO MATCH COLOR AND MATERIAL OF BUILDING.
  8. INSTALL 2 BICYCLE PARKING SPACES (1 "U" SHAPED RACK).
  9. INSTALL ADA COMPLIANT PARKING SPACE AND SIGNAGE AS SHOWN.
  10. INSTALL ADA COMPLIANT WHEELCHAIR RAMP WITH DETECTABLE DOMES (TYP.) CURB TAPERS SHALL BE PAINTED YELLOW.
  11. INSTALL CONCRETE WHEELSTOPS 30" FROM FACE OF SIDEWALK TO WHEEL FACE (TYP.)
  12. INSTALL STANDARD NCDOT STRIPED CROSSWALK.
  13. INSTALL 7' TALL CHAIN-LINK SECURITY FENCE WITH VINYL SLATS AROUND THE PERIMETER OF THE PROPOSED SERVICE YARD (APPROX. 1,775 LF TOTAL).
  14. INSTALL PROPOSED LIGHT POLES AND FIXTURES (BY OTHERS). CONTRACTOR SHALL PROVIDE A 2" PVC (SCH 80) CONDUITS TO EACH LIGHT POLE. SEE SHEET C4 FOR DETAILS.
  15. PROPOSED LOCATION OF 18.25'X17.25' FUEL ISLAND. INSTALL 20'X20'X8" REINFORCED CONCRETE SLAB WITH 6" CONCRETE FILLED PIPE BOLLARDS @ 6' O.C.
  16. PROPOSED LOCATION OF 1,000 GALLON RECYCLE OIL TANK (BY OTHERS).
  17. PROPOSED LOCATION OF TRANSFORMER (BY OTHERS).
  18. PROPOSED LOCATION OF MONUMENT SIGN (BY OTHERS).
  19. PROPOSED LOCATION OF DECELERATION LANE.

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/DEMOLITION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.

NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF CLAYTON, NCDOT, AND STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS

ALL PROPOSED WHEELCHAIR RAMPS (WCR) SHALL BE BUILT IN ACCORDANCE WITH NCDOT STANDARD DRAWINGS 848.05 & 848.06



**SITE PLAN INFORMATION:**

1. NAME:	SUNBELT GENERAL TOOLS
2. STREET ADDRESS:	7635 US HIGHWAY 70 W BUSINESS CLAYTON, NORTH CAROLINA 27520
3. P.I.N.:	167700-26-7660
4. LAND USE (EXISTING/PROPOSED):	VACANT/ EQUIPMENT SALE & RENTAL
5. TOTAL NUMBER OF LOTS:	1
6. PROPOSED SPECIAL USE AREA:	261,360 SF/6.00 ACRES
7. DISTURBED AREA:	240,540 SF/5.52 ACRES
8. CURRENT/PROPOSED ZONING:	B-2/B-3
9. PROPOSED BUILDING LOT COVERAGE:	4.02%
12. BUILDING SETBACKS:	FRONT - 20 FT. SIDE - 15 FT / 30 FT. (ADJACENT RESIDENTIAL) REAR - 30 FT.
13. INSIDE TOWN LIMITS:	NO
14. INSIDE FLOOD HAZARD BOUNDARY:	NO (PER FEMA MAP #3720167700J) EFFECTIVE DATE: DECEMBER 2, 2005
15. BUILDING SQUARE FOOTAGE & USE:	3,000 SF OFFICE 7,500 SF SERVICE BAYS (9 TOTAL) 10,500 SF TOTAL
16. PROPOSED PARKING REQUIREMENTS:	OFFICE (1 SPACE / 250 SF) X (3,000 SF) 12 SPACES REQUIRED
VEHICLE SALES / RENTAL	(2 SPACES / SERVICE BAY) X (9 BAYS) 18 SPACES REQUIRED
TOTAL SPACES REQUIRED	30 SPACES TOTAL
TOTAL SPACES PROVIDED	34 SPACES PROPOSED (2 H.C. + 26 REG.)
17. PROPOSED BICYCLE PARKING REQUIRED:	1 RACK REQUIRED (2 SPACES) PER UDO SECTION 155.401(C)(2)
18. IMPERVIOUS SURFACE AREA:	EXISTING: 93,245 SF / 2.14 ACRES (35.7%) PROPOSED: 111,135 SF / 2.55 ACRES (42.5%) TOTAL: 204,380 SF / 4.69 ACRES (78.2%)
19. OWNER:	CMH HOMES, INC. P.O. BOX 9790 MARYVILLE, TENNESSEE 37802
20. DEVELOPER:	MOFFAT PROPERTIES 4901 UNICION DRIVE WAKE FOREST, NORTH CAROLINA 27587



PRELIMINARY DRAWING FOR REVIEW PURPOSES ONLY

THIS ORIGINAL SHEET IS 30"X42". OTHER DIMENSIONS INDICATE IT HAS BEEN ALTERED. ALL INFORMATION REPRESENTED ON THIS SHEET IS THE PROPERTY OF RED LINE ENGINEERING, P.C. UNDER PENALTY OF LAW, THE INFORMATION ON THIS SHEET IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM RED LINE ENGINEERING, P.C. 2017 ©

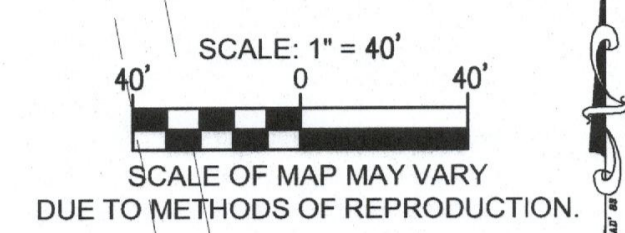
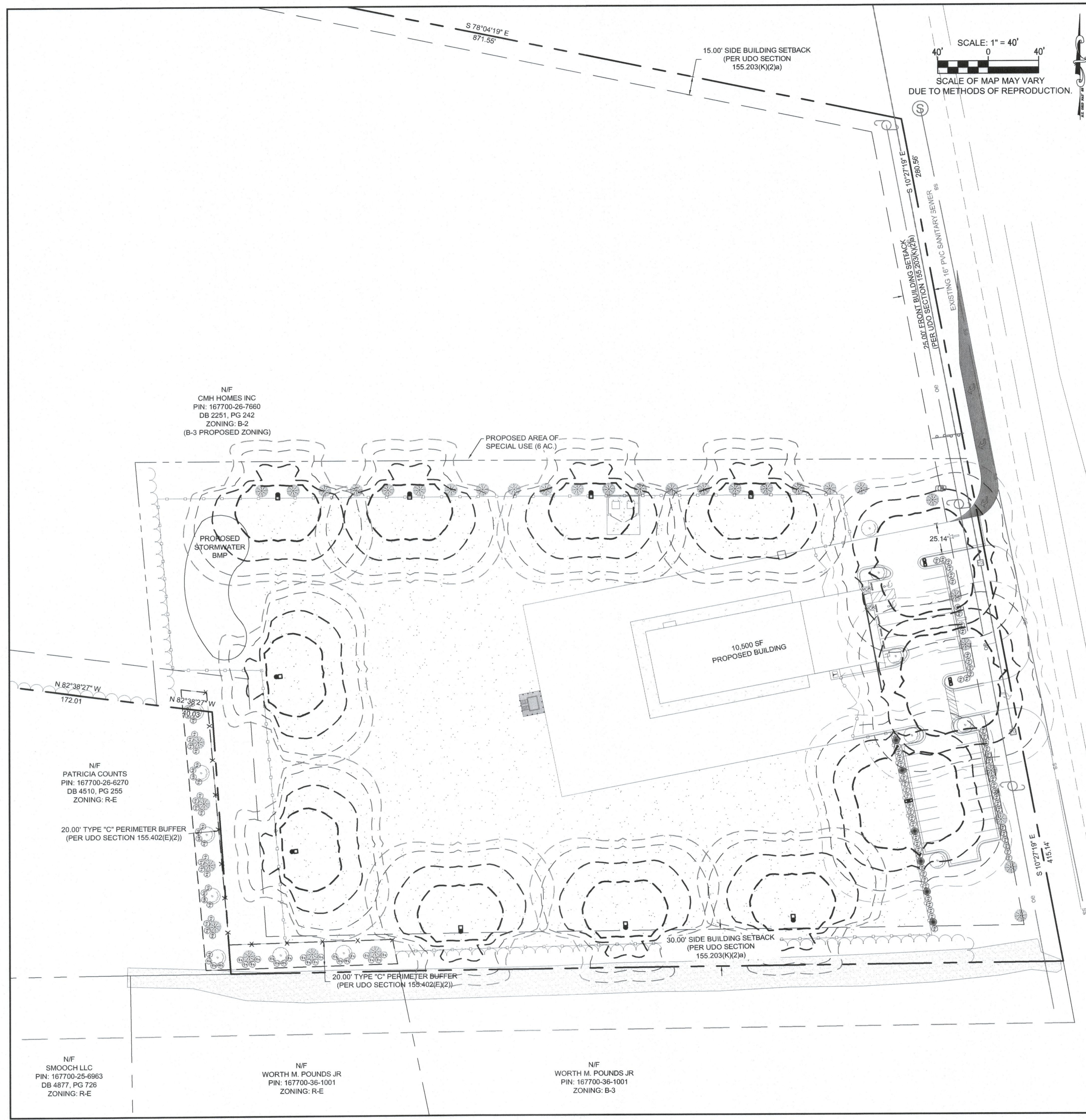


SUNBELT GENERAL TOOLS  
7635 US HWY 70 W BUSINESS  
CLAYTON, NORTH CAROLINA 27520

PRELIMINARY SITE PLAN

REVISIONS:	DATE:
ISSUED FOR:	DATE:
REVIEW/APPROVAL	12/21/17
PROJECT NO.:	17-014
DRAWN BY:	TAL
REVIEWED BY:	GJM
SHEET NUMBER:	C3
	OF 05 SHEETS

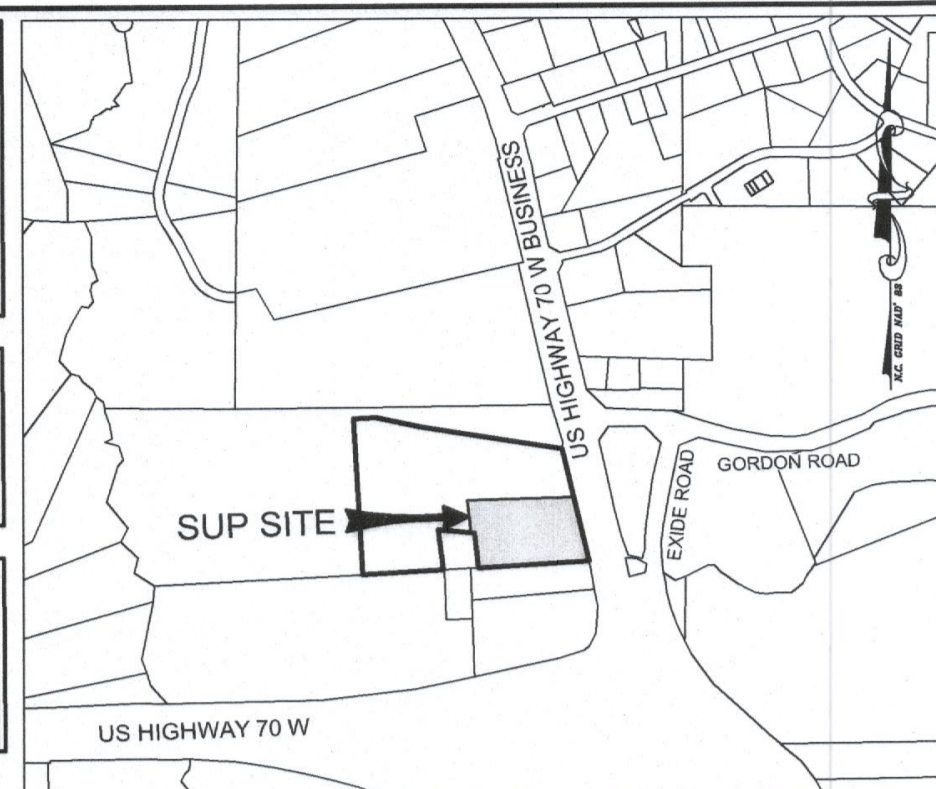




**SITE LIGHTING NOTE:** PLEASE NOTE THAT DUKE ENERGY WILL BE PROVIDING SITE LIGHTING POLES AND FIXTURES FOR THIS PROJECT. CONTRACTOR SHALL COORDINATE AND FACILITATE BETWEEN OWNER AND DUKE ENERGY. CONTRACTOR SHALL INSTALL BASES, CONDUITS AND PULL BOXES FOR SITE LIGHTING FIXTURES. SEE ARCHITECTURAL & ELECTRICAL PLANS FOR BUILDING MOUNTED AND GROUND MOUNTED LIGHTING.

**PERIMETER SITE LIGHTING NOTE:** PLEASE NOTE THAT ALL SITE LIGHTING WITHIN 50 FT. OF THE PROPERTY LINE OR PERIMETER OF THE PROPOSED IMPROVEMENTS SHALL BE FULL CUT-OFF FIXTURES AND SHALL NOT EXCEED 0.50 FOOT-CANDLES AT THE PROPERTY LINE.

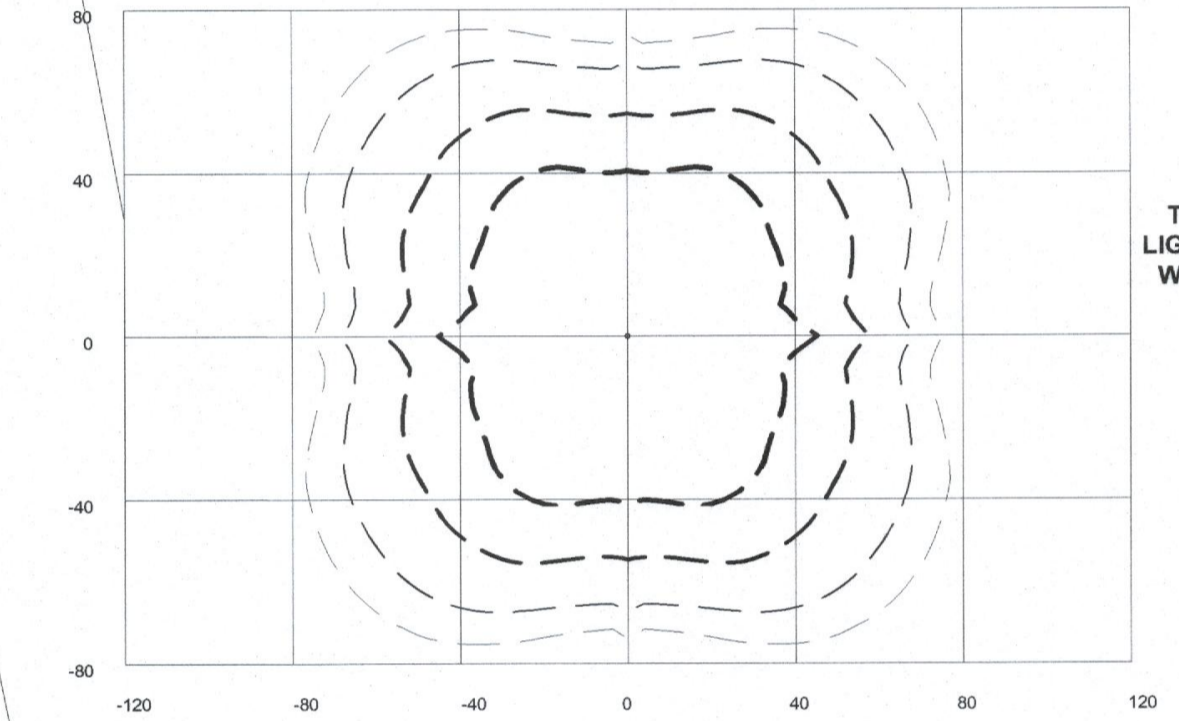
**ELECTRICAL & GAS SERVICES NOTE:** ELECTRICAL SERVICE AND TRANSFORMERS SHALL BE PROVIDED BY OTHERS (DUKE ENERGY). NATURAL GAS SERVICE SHALL BE PROVIDED BY OTHERS AND IS NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL COORDINATE SERVICES WITH SERVICE PROVIDERS DIRECTLY.



**VICINITY MAP**  
SCALE: 1"=1,000'

FIXTURE SCHEDULE	TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
20FT	☐	(2)	LITHONIA LIGHTING DSX1 LED DSX1 LED 40C 1000 40K T4M MVOLT HS	(2) 20 LED LIGHT ENGINE	12,379	20' MT HT LEDINTA1050C140DO	0.64	3

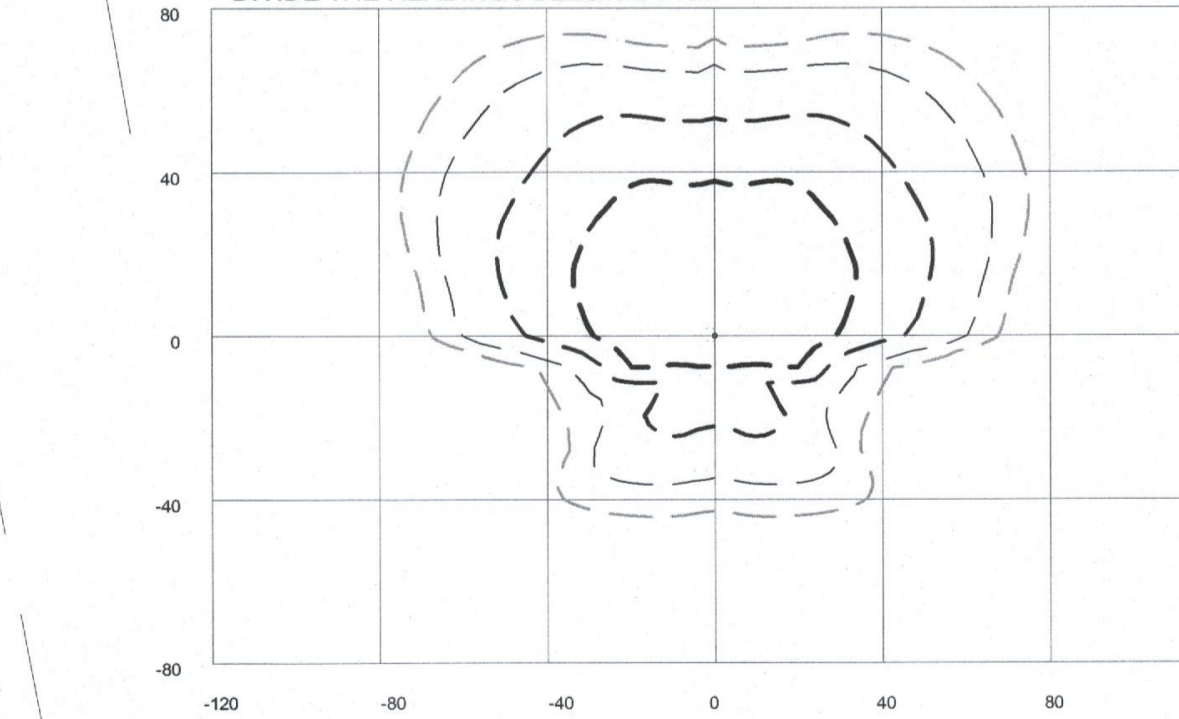
**NOTE:** THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .64.



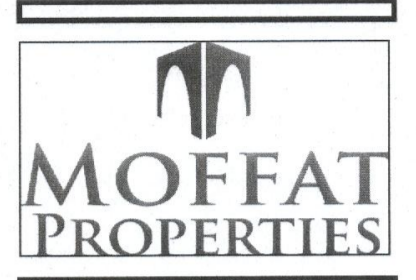
**LEGEND (OUTER to INNER):** 0.100 , 0.200 , 0.500 , 1.00

FIXTURE SCHEDULE	TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
20FT	☐	LITHONIA LIGHTING DSX1 LED DSX1 LED 40C 1000 40K T4M MVOLT HS	(2) 20 LED LIGHT ENGINE	12,379	20' MT HT LEDINTA1050C140DO	0.64	9	

**NOTE:** THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .64.



**LEGEND (OUTER to INNER):** 0.100 , 0.200 , 0.500 , 1.00



PRELIMINARY DRAWING FOR REVIEW PURPOSES ONLY

THIS ORIGINAL SHEET IS UNFINISHED. OTHER DIMENSIONS INDICATED HAVE BEEN ADOPTED. ALL INFORMATION REPRESENTED ON THIS SHEET IS THE PROPERTY OF RED LINE ENGINEERING, P.C. UNDER PENALTY OF LAW, THIS INFORMATION SHALL NOT BE DUPLICATED IN PART OR WHOLE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM RED LINE ENGINEERING, P.C. 2017 ©



**SUNBELT GENERAL TOOLS**  
7635 US HWY 70 W BUSINESS  
CLAYTON, NORTH CAROLINA, 27520

**PRELIMINARY SITE LIGHTING PLAN**

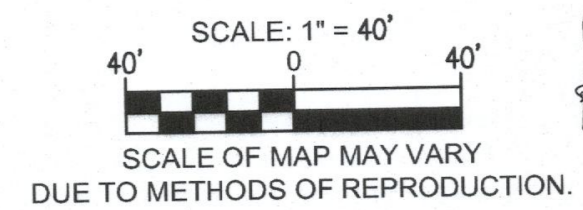
REVISIONS:	DATE:

ISSUED FOR:	DATE:
REVIEW/APPROVAL	12/21/17

PROJECT NO.: 17-014  
DRAWN BY: TAL  
REVIEWED BY: GJM

SHEET NUMBER:  
**C4**  
OF 05 SHEETS





NOTE: 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.

MULCH NOTE: ALL PLANTER BEDS AND LANDSCAPE ISLANDS SHALL BE INSTALLED WITH A MINIMUM OF 3\"/>

PLANT LIST						
SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	NOTES
	RM	ACER RUBRUM	BRANDYWINE RED MAPLE	12	3\"/>	

NF  
CMH HOMES INC  
PIN: 167700-26-7660  
DB 2251, PG 242  
ZONING: B-2  
(B-3 PROPOSED ZONING)

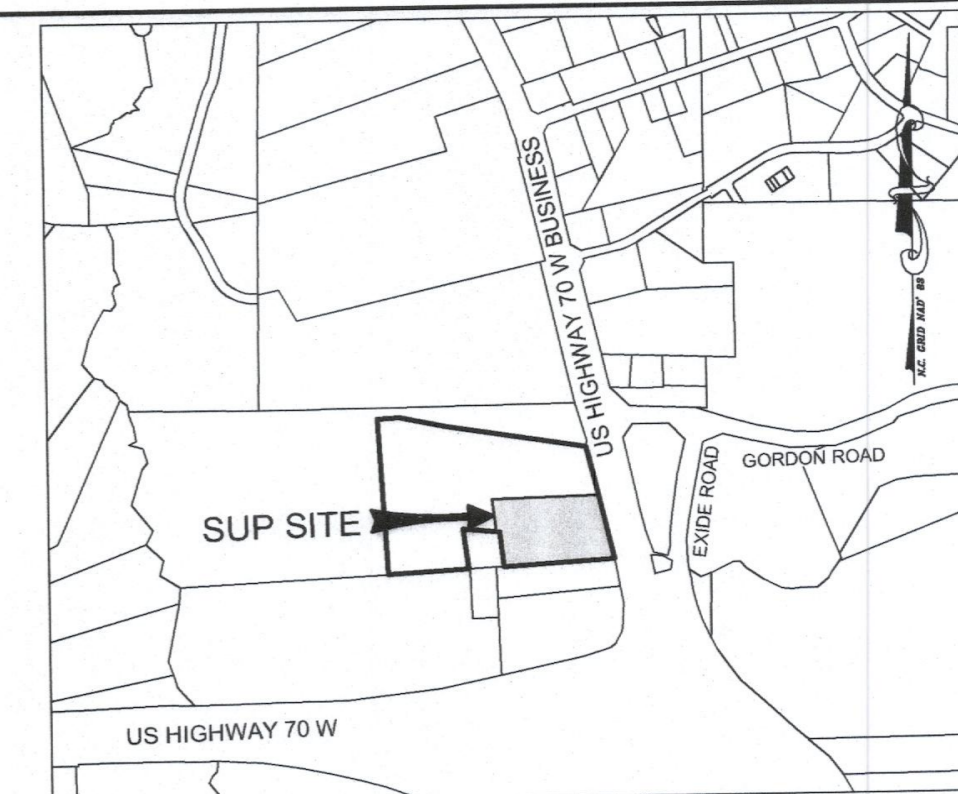
NF  
PATRICIA COUNTS  
PIN: 167700-26-6270  
DB 4510, PG 255  
ZONING: R-E

20.00' TYPE 'C' PERIMETER BUFFER  
(PER UDO SECTION 155.402(E)(2))

NF  
SMOOTH LLC  
PIN: 167700-25-6963  
DB 4877, PG 726  
ZONING: R-E

NF  
WORTH M. POUNDS JR  
PIN: 167700-36-1001  
ZONING: R-E

NF  
WORTH M. POUNDS JR  
PIN: 167700-36-1001  
ZONING: B-3



VICINITY MAP  
SCALE: 1\"/>



PRELIMINARY DRAWING  
FOR REVIEW  
PURPOSES ONLY

THIS ORIGINAL SHEET IS 34X50. OTHER DIMENSIONS INDICATE IT. ALL INFORMATION REPRESENTED ON THIS SHEET IS THE PROPERTY OF RED LINE ENGINEERING, P.C. UNDER PENALTY OF LAW, THIS INFORMATION SHALL NOT BE DUPLICATED IN PART OR WHOLE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM RED LINE ENGINEERING, P.C. 2017 ©



RED LINE ENGINEERING, P.C.  
1401 AVERSBORO ROAD, SUITE #210  
GARNER, NORTH CAROLINA 27629  
PHONE: (919) 779-8851 (C-3075)

GENERAL LANDSCAPE NOTES:

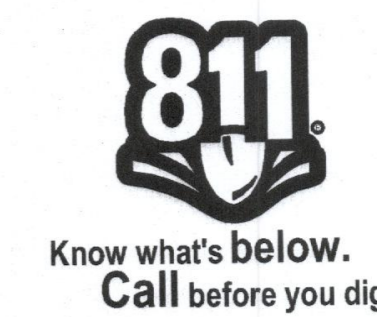
- NO CONSTRUCTION SHALL BEGIN PRIOR TO LOCATION OF EXISTING UTILITIES AND INSTALLATION OF TREE PROTECTION FENCING (WHEN REQUIRED) HAS BEEN COMPLETED AND APPROVED. CONTRACTOR SHALL CALL NC-ONE CALL AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- WHEN REQUIRED, TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK HAS BEEN COMPLETED. HOWEVER, THE TREE PROTECTION FENCING SHALL BE REMOVED PRIOR TO FINAL INSPECTION BY THE CITY OF RALEIGH FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL DISTURBED AREAS NOT IN PLANTING BEDS AND ALL SLOPES STEEPER THAN 3:1 SHALL BE SO DDED WITH CENTIPEDE SOD (UNLESS OTHERWISE SPECIFIED BY OWNER/ENGINEER) QUANTITY OF SOD NOT SHOWN ON PLAN. CONTRACTOR SHALL FIELD VERIFY QUANTITY PRIOR TO INSTALLATION.
- PLANT MATERIAL SHALL BE AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER IN WRITING OF ANY INTENDED CHANGES OR SUBSTITUTIONS. THERE SHALL BE NO CHANGES, DELETIONS, ADDITIONS OR SUBSTITUTIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER OR OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED THROUGHOUT CONSTRUCTION AND SHALL INCLUDE SUCH COSTS IN THEIR BID FOR THE PROJECT.
- ALL EXISTING VEGETATION ON SITE, WITH THE EXCEPTION OF SPECIES NOTED OR TREE SAVE AREAS AS INDICATED, SHALL BE REMOVED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL.
- LANDSCAPE CONTRACTOR SHALL AMEND PROPOSED PLANTING BEDS AND PLANT PITS WITH SOIL, CONDITIONERS, SOIL CONDITIONERS SHALL BE APPLICABLE TO THE GEOGRAPHIC AREA AND SHALL COMPLY WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR SHALL LIMIT DISTURBANCE WITHIN THE DRIP-LINE OF EXISTING TREES, OR TREE SAVE AREAS, AS NOTED ON THE PLANS. NO TEMPORARY OR PERMANENT STORAGE OF VEHICLES, EQUIPMENT, MACHINERY, OR ITEMS ASSOCIATED WITH CONSTRUCTION IS PERMITTED WITHIN THESE AREAS WHICH MAY BE INDICATED AS "TREE PROTECTION AREA" OR AS SPECIFICALLY DEFINED BY OWNER, ENGINEER OR TOWN.
- ALL PLANT BEDS AND SEED/SOD LINE LOCATION SHALL BE STAKED IN THE FIELD BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE ENGINEER, OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANT INSTALLATION.
- ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF MULCH TO THE DEPTH SPECIFIED ON THE LANDSCAPE PLAN; MULCH TYPE/MATERIAL SHALL BE AS SPECIFIED BY OWNER.
- ALL NEWLY PLANTED MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO EXISTING GRADE AS IT PREVIOUSLY BORE FROM NURSERY, WHETHER BALLED AND BURLAPPED OR CONTAINER GROWN STOCK.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE LATEST VERSION OF THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARDS FOR NURSERY STOCK, SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL LANDSCAPE MATERIAL INSTALLATION SHALL COMPLY WITH CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- NO TREE SHALL BE LOCATED WITHIN 10' OF LIGHTING LOCATION, WITHIN THE PUBLIC RIGHT OF WAY OR WITHIN THE SIGHT DISTANCE TRIANGLES.

LANDSCAPE MAINTENANCE PLAN:

- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THE APPROVED PLANS. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:
  - FERTILIZATION: FERTILIZE LAWNS TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN IN SEPT. 1-OCT. 31) ACCORDING TO SOIL TEST RESULTS. FERTILIZE WARM SEASON GRASSES ONCE DURING GROWING SEASON PER SOIL TEST.
  - PRUNING: PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD OR DAMAGED WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCE/SAFETY REASONS. THE SHINGO STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF PLANT EXCEPT FOR SHEARED HEDGES.
  - PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM. POST-EMERGENT WEED CONTROL MAY BE APPLIED AS NEEDED IN MULCHED AND LANDSCAPED AREAS TO MAINTAIN ACCEPTABLE APPEARANCES.
  - MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 3-4" IN PLANTING BEDS AND SHALL BE REAPPLIED EVERY YEAR.
  - MOWING: PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3". SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
  - PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE CRITICAL ROOT ZONE AREA OF ESTABLISHED MATURE VEGETATION.
  - WATERING: CONTRACTOR SHALL WATER ALL VEGETATION BY HAND AS NECESSARY TO ESTABLISH AND MAINTAIN THE NEW PLANTINGS FOR A PERIOD OF 1 YEAR.
  - WARRANTY: CONTRACTOR SHALL WARRANT ANY AND ALL PLANTINGS FOR A PERIOD OF 3 YEARS. AT THE OWNER'S SOLE DISCRETION, THE CONTRACTOR SHALL REPLACE ANY AND ALL LANDSCAPE MATERIALS DEEMED TO BE UNACCEPTABLE, DAMAGED OR DEAD.

SEED/SOD NOTE: ALL DISTURBED AREAS SHALL BE SEED, STRAW AND TACKED WITH DROUGHT TOLERANT NATIVE GRASSES (I.E. CENTIPEDE, ZOYSIA, BERMUDA, ETC.) SOD MAY BE INSTALLED AT THE OWNER'S DISCRETION.

NO IRRIGATION SYSTEM IS PROPOSED AT THIS TIME. IF AN IRRIGATION SYSTEM IS DESIRED, IT SHALL BE DESIGNED, PERMITTED AND INSTALLED BY OTHERS.



SUNBELT GENERAL TOOLS  
7635 US HWY 70 W BUSINESS  
CLAYTON, NORTH CAROLINA 27520

REQUIRED LANDSCAPING

REVISIONS:	DATE:

ISSUED FOR:	DATE:
REVIEW/APPROVAL	12/21/17

PROJECT NO.: 17-014  
DRAWN BY: TAL  
REVIEWED BY: GJM

SHEET NUMBER:  
**C5**  
OF 05 SHEETS



**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

**Wastewater Allocation Request**

The Town of Clayton, in an effort to manage and maintain the sewer and water capacity for the Town, requires that this application be completed and submitted to the Town for consideration of a utility allocation.

**\*Application MUST be completed and sealed by a registered engineer unless otherwise approved by staff.\***

**SITE INFORMATION**

Name of Project: Clayton Homes Sunbelt Site Acreage of Property: 23.36  
County Tag Number: 05105035A NC PIN: 167700-26-7660  
Address/Location: 7635 US Highway 70 W Business, Clayton, North Carolina, 27520

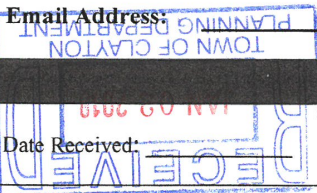
Zoning District: B-3 (Highway-Business)  
Town Limits / ETJ:  Town Limits  ETJ (Extra-Territorial Jurisdiction)

**APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by Town Engineer**

Applicant: Red Line Engineering, P.C.  
Mailing Address: 1401 Aversboro Road, Suite 210, Garner, North Carolina 27529  
Phone Number: (919) 779-6851 Fax: \_\_\_\_\_  
Contact Person: Gary J. McCabe  
Email Address: gary.mccabe@rle-pc.com

**PROPERTY OWNER INFORMATION**

Name: CMH Homes Inc. Att: Retail Properties Department #855  
Mailing Address: PO Box 9790 Maryville, Tennessee 37602  
Phone Number: (865) 380-3000 Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_



**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_ File Number: \_\_\_\_\_ Associated Project Number: \_\_\_\_\_

**NOTE TO APPLICANT:**

**Invoicing:**

Invoices are generated on the following schedule:

**Non-Residential:**

Generated with the application for a Zoning Compliance Permit.

**Residential:**

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

**Fee Development:**

Development Fees are calculated and invoiced based on the Town of Clayton adopted [Comprehensive List of Fees and Charges](#). Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

**Approval:**

Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

**APPLICANT AFFIDAVIT**

*I/We, the undersigned, do hereby make application and petition to the Town of Clayton to approve the subject Wastewater Allocation. 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.*

Crane Moffat  
Print Name

[Signature]  
Signature of Applicant

11.20.17  
Date

**Engineer Seal:**

**TOWN OF CLAYTON OFFICE USE ONLY:**

Approved by:  Town Manager  
 Town Council (*requests of 10,000 GPD or more require Council approval by resolution*)

The **Town Manager / Town Council (circle one)** has authorized the allocation of \_\_\_\_\_

gallons per day for project # \_\_\_\_\_.

Date of Approval: \_\_\_\_\_

Signed:

\_\_\_\_\_  
Town Manager

*If approved by Town Council:*  
Attach a copy of the resolution and any associated documentation.

## APPENDIX A: DESIGN FLOW RATES

The following table from the North Carolina Administrative Code 02T.0114 shall be used to determine the minimum allowable design daily flow of wastewater facilities. Alternatively, the Town in its sole and absolute discretion may calculate the customer's initial average daily wastewater flow based on data from the customer's operations (or from similarly situated customers) with a comparable sanitary sewer system, where such data are available and reasonably current.

Establishment Type	Daily Flow Rate
<b>Barber and Beauty Shops</b>	
Barber Shops	50 gal/chair
Beauty Shops	125 gal/booth or bowl
<b>Businesses, Offices and Factories</b>	
General business and office facilities	25 gal/employee/shift
Factories, excluding industrial waste	25 gal/employee/shift
Factories or businesses with showers or food preparation	35 gal/employee/shift
Warehouse	100 gal/loading bay
Warehouse – self storage (not including caretaker residence)	1 gal/unit
<b>Churches</b>	
Churches without kitchens, day care or camps	3 gal/seat
Churches with kitchen	5 gal/seat
Churches providing day care or camps	25 gal/person (child & employee)
<b>Fire, Rescue and Emergency Response</b>	
Fire or rescue stations without on-site staff	25 gal/person
Fire or rescue stations with on-site staff	50 gal/person/shift
<b>Food and Drink Facilities</b>	
Banquet, dining hall	30 gal/seat
Bars, cocktail lounges	20 gal/seat
Caterers	50 gal/100 sq. ft. floor space
Restaurant, full Service	40 gal/seat
Restaurant, single service articles	20 gal/seat
Restaurant, drive-in	50 gal/car space
Restaurant, carry out only	50 gal/100 sq. ft. floor space
Institutions, dining halls	5 gal/meal
Deli	40 gal/100 sq. ft. floor space
Bakery	10 gal/100 sq. ft. floor space
Meat department, butcher shop or fish market	75 gal/100 sq. ft. floor space
Specialty food stand or kiosk	50 gal/100 sq. ft. floor space
<b>Hotels and Motels</b>	
Hotels, motels and bed & breakfast facilities, without in-room cooking facilities	120 gal/room
Hotels and motels, with in-room cooking facilities	175 gal/room
Resort hotels	200 gal/room
Cottages, cabins	200 gal/unit
Self-service laundry facilities	500 gal/machine
<b>Medical, Dental and Veterinary Facilities</b>	
Medical or dental offices	250 gal/practitioner/shift
Veterinary offices (not including boarding)	250 gal/practitioner/shift
Veterinary hospitals, kennels, animal boarding facilities	20 gal/pen, cage, kennel or stall
Hospitals, medical	300 gal/bed
Hospitals, mental	150 gal/bed
Convalescent, nursing, rest homes without laundry facilities	60 gal/bed
Convalescent, nursing, rest homes with laundry facilities	120 gal/bed
Residential care facilities	60 gal/person

Establishment Type	Daily Flow Rate
<b>Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities</b>	
Campgrounds with comfort station, without water or sewer hookups	75 gal/campsite
Campgrounds with water and sewer hookups	100 gal/campsite
Campground dump station facility	50 gal/space
Construction, hunting or work camps with flush toilets	60 gal/person
Construction, hunting or work camps with chemical or portable toilets	40 gal/person
Parks with restroom facilities	250 gal/plumbing fixture
Summer camps without food preparation or laundry facilities	30 gal/person
Summer camps with food preparation and laundry facilities	60 gal/person
Swimming pools, bathhouses and spas	10 gal/person
Public access restrooms	325 gal/plumbing fixture
<b>Schools, Pre-school and Day Care</b>	
Day care and preschool facilities	25 gal/person (child & employee)
Schools with cafeteria, gym and showers	15 gal/student
Schools with cafeteria	12 gal/student
Schools without cafeteria, gym or showers	10 gal/student
Boarding schools	60 gal/person (student & employee)
<b>Service Stations and Car Wash Facilities</b>	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay
<b>Sports Centers</b>	
Bowling center	50 gal/lane
Fitness, exercise, karate or dance center	50 gal/100 sq. ft.
Tennis, racquet ball	50 gal/court
Gymnasium	50 gal/100 sq. ft.
Golf course with only minimal food service	250 gal/plumbing fixture
Country clubs	60 gal/member or patron
Mini golf, putt-putt	250 gal/plumbing fixture
Go-kart, motocross	250 gal/plumbing fixture
Batting cages, driving ranges	250 gal/plumbing fixture
Marinas without bathhouse	10 gal/slip
Marinas with bathhouse	30 gal/slip
Video game arcades, pool halls	250 gal/plumbing fixture
Stadiums, auditoriums, theaters, community centers	5 gal/seat
<b>Stores, Shopping Centers, Malls and Flea Markets</b>	
Auto, boat, recreational vehicle dealerships/showrooms with restrooms	125 gal/plumbing fixture
Convenience stores, with food preparation	60 gal/100 sq. ft.
Convenience stores, without food preparation	250 gal/plumbing fixture
Flea markets	30 gal/stall
Shopping centers and malls with food service	130 gal/1000 sq. ft.
Stores and shopping centers without food service	100 gal/1000 sq. ft.
<b>Transportation Terminals</b>	
Air, bus, train, ferry, port and dock	5 gal/passenger

Source: North Carolina Administrative Code 02T.0114, January 1, 2007