



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. Neuse Termite and Pest Control
2018-3-SPM
9:00 am- 9:30 am
[Application 2018-03-SPM Neuse Termite and Pest Control](#)
[Site Plan 2018-03-SPM Neuse Termite and Pest Control](#)
- b. Novo Nordisk Boiler Room
2018-9-SPM
9:30 am- 10:00 am
[Application 2018-09-MSP Novo Nordisk Boiler Room](#)
[Site Plan 2018-09-SP Novo Nordisk Boiler Room](#)
- c. Sunbelt Rental Major Site Plan
2018-2-SP

10:00 am- 10:30 am

[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: Tracy Coats
 Mailing Address: 179 Townsend Dr., Clayton, NC 27527
 Phone Number: 919-275-5823 Fax: _____
 Email Address: neusebug@yahoo.com

APPLICANT INFORMATION

Applicant: True Line Surveying
 Mailing Address: 205 W. Main St., Clayton, NC 27520
 Phone Number: 919-359-0427 Fax: 919-359-0428
 Contact Person: Curk Lane
 Email Address: curk@truelinesurveying.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Minor Site Plan application.

To be completed by the applicant: <i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. Site Plan Review Fee (\$250 + \$5/acre)	<input type="checkbox"/>				
2. Completed application	<input type="checkbox"/>				
3. Owner's Consent Form <i>Required if applicant is not property owner.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i> , OR plan sets meeting requirements as directed by Planning staff	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Copy of plan sets in .PDF on USB flash drive	<input type="checkbox"/>	<input type="checkbox"/>			
6. Wastewater allocation request OR verification of wastewater allocation <i>For new uses or expansion of use.</i>	<input type="checkbox"/>	<input type="checkbox"/>			

Planning Department staff may require additional materials in addition to the above.

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 Minor 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.

Curk Lane
 Print Name


 Signature of Applicant

12/21/17
 Date



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

OWNER'S CONSENT FORM

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

Project Name: Neuse Termite & Pest Control **Address or PIN #:** 05G020180

AGENT/APPLICANT INFORMATION:

True Line Surveying
 (Name - type, print clearly)

205 W. Main St.
 (Address)
Clayton, NC 27520
 (City, State, Zip)

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

Minor 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:

TRACY COATS
 (Name - type, print clearly)

221 Guy Rd.
 (Address)

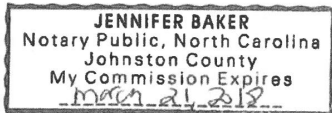
Tracy Coats
 (Owner's Signature)

Clayton N.C. 27520
 (City, State, Zip)

STATE OF NC
 COUNTY OF Johnston

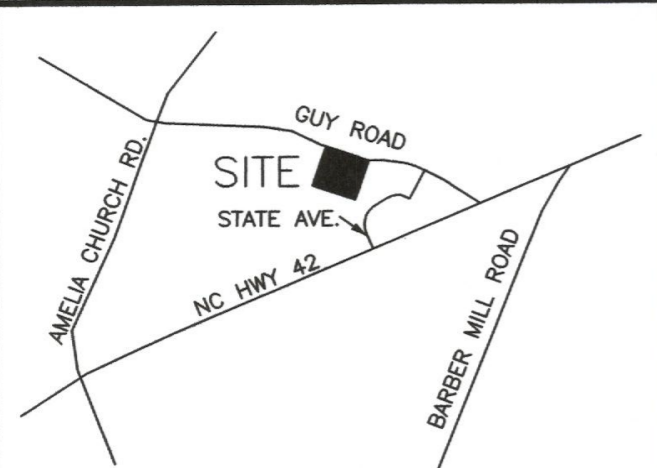
Sworn and subscribed before me *Jennifer Baker*, a Notary Public for the above State and County, this the 21 day of December, 2017.

SEAL



Jennifer Baker
 Notary Public

My Commission Expires: March 21, 2018



VICINITY MAP (NOT TO SCALE)

PLANT LEGEND

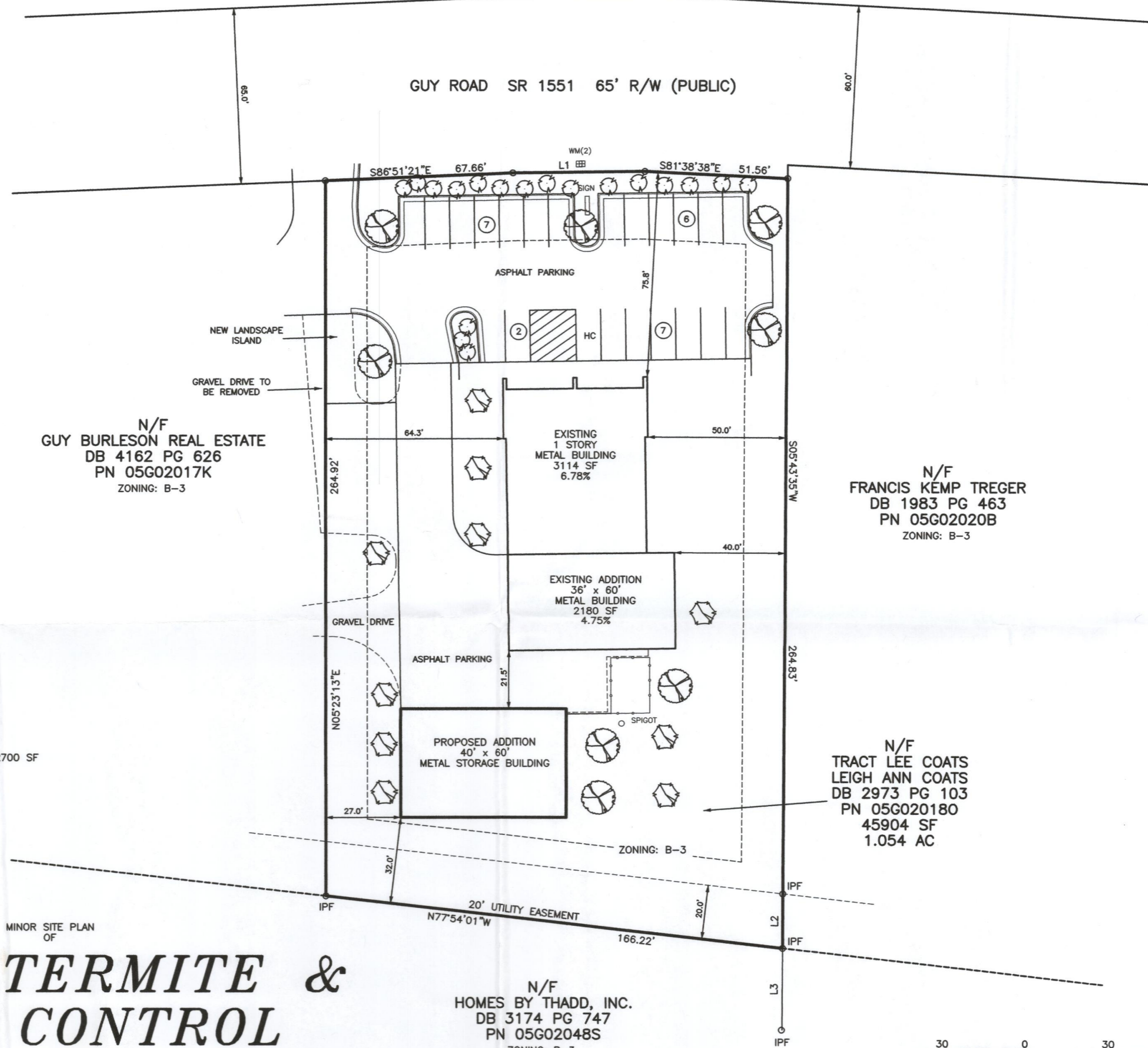
CANOPY TREES: MINIMUM 6' HT. MINIMUM Caliper 2.5"	SHRUBS: MINIMUM 30" HT.
RED MAPLE <i>Acer rubrum</i>	BOXWOOD <i>sempervirens</i>
UNDERSTORY TREES: MINIMUM 4' HT.	
BIRCH <i>Betula nigra</i>	

20% OF TOTAL LOT AREA SHALL BE LANDSCAPED
45904 SF * .20 = 9180 SF

EXISTING IMPERVIOUS SURFACE AREA.....22344 SF
48% OF LOT CONTAINS IMPERVIOUS SURFACE AREA
PROPOSED ADDITIONAL IMPERVIOUS SURFACE AREA.....356 SF
TOTAL IMPERVIOUS SURFACE AREA AFTER BUILDING ADDITION.....22700 SF
49.5% OF LOT TO CONTAIN IMPERVIOUS SURFACE AREA

VEHICULAR USE AREA.....17523 SF
PARKING REQUIRED.....9 SPACES
PARKING PROVIDED.....21 SPACES

ZONING.....B-3
SETBACKS
FRONT.....25'
SIDE.....15'
REAR.....30'



LINE	BEARING	DISTANCE
L1	S85°19'01"E	47.68'
L2	S05°43'09"W	20.09'
L3	S05°43'33"W	30.28'

N/F
GUY BURLESON REAL ESTATE
DB 4162 PG 626
PN 05G02017K
ZONING: B-3

N/F
FRANCIS KEMP TREGER
DB 1983 PG 463
PN 05G02020B
ZONING: B-3

N/F
TRACT LEE COATS
LEIGH ANN COATS
DB 2973 PG 103
PN 05G020180
45904 SF
1.054 AC

N/F
HOMES BY THADD, INC.
DB 3174 PG 747
PN 05G02048S
ZONING: B-3

MINOR SITE PLAN
OF

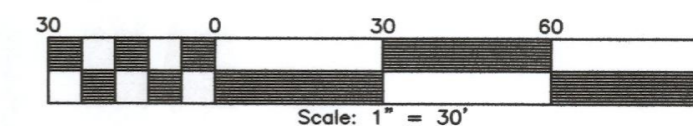
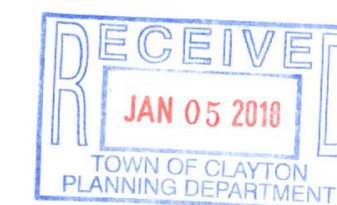
NEUSE TERMITE & PEST CONTROL

FOR

TRACY LEE COATS AND LEIGH ANN COATS

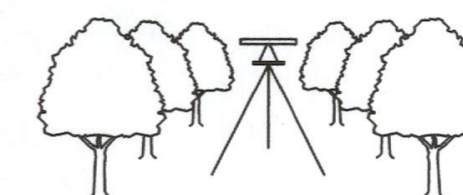
CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
DECEMBER 13, 2017

OWNER: TRACY LEE COATS
LEIGH ANN COATS
179 TOWNSEND DRIVE
CLAYTON, N.C. 27527



SURVEYED BY:	
DRAWN BY:	MIKE
CHECKED BY:	
DRAWING NAME:	ASBUILT.DWG
SURVEY DATE:	
JOB NO.	2088.001

TRUE LINE SURVEYING, P.C.



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

C-1859

PROPERTY OWNER INFORMATION

Name: Don Kanning
 Mailing Address: 3611 Powhatan Rd. Clayton NC 27527
 Phone Number: 919-429-1562 Fax: _____
 Email Address: dika@newnorfolk.com

APPLICANT INFORMATION

Applicant: Brian Reid CCB
 Mailing Address: 1255 Crescent Green Suite 350 Cary NC 27518
 Phone Number: 919-740-9144 Fax: 919.852.5454
 Contact Person: Brian Reid
 Email Address: brian.reid@ccbusa.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Minor Site Plan application.

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
Submit 9 copies of all materials unless otherwise noted or directed by staff					
1. Site Plan Review Fee (\$250 + \$5/acre)	<input checked="" type="checkbox"/>				
2. Completed application	<input type="checkbox"/>				
3. Owner's Consent Form <i>Required if applicant is not property owner.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Plan sets meeting the requirements listed in the Plan Requirements Checklist, OR plan sets meeting requirements as directed by Planning staff	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Wastewater allocation request OR verification of wastewater allocation <i>For new uses or expansion of use.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Planning Department staff may require additional materials in addition to the above.

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 Minor 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.

Brian Reid
 Print Name


 Signature of Applicant

1-24-2018
 Date



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

OWNER'S CONSENT FORM

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

Project Name: Boiler House **Address or PIN #:** 3611 Powhatan Rd. Clayton NC. 27527

AGENT/APPLICANT INFORMATION:

Brian Reid
(Name - type, print clearly)

1255 Crescent Green Suite 350
(Address)
 Cary NC 27518
(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)*:

[Signature]

John Wallace Novo Nordisk

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:

John Wallace
(Name - type, print clearly)

3611 Powhatan Road
(Address)

[Signature]
(Owner's Signature)

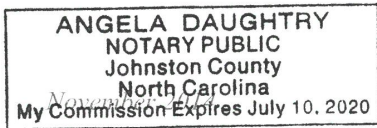
Clayton NC. 27527
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Angela Daughtry, a Notary Public for the above State and County, this the 24 day of January, 2018.

SEAL

Angela Daughtry
Notary Public
My Commission Expires: 07-10-2020



ANITA DAUGHTY
Library Clerk
Knox County
Knox, Tennessee
My Commission Expires July 11, 2024

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 of Applicant

1/2/18
Date

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

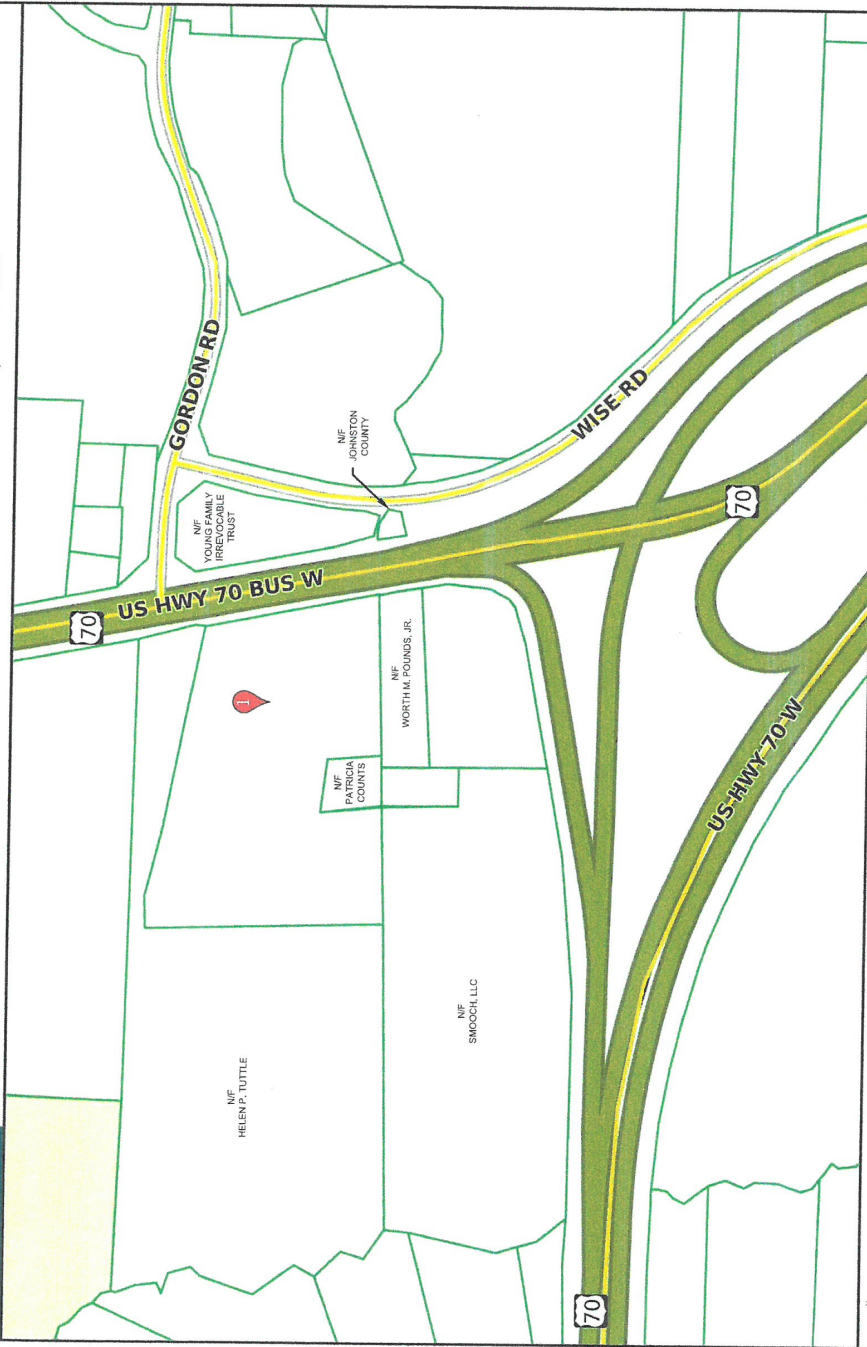
Red Line Engineering, P.C. (Engineer)
1401 Aversboro Road, Garner, North Carolina 27529
(919) 779-6851

Cc: Town of Clayton Planning Dept.

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



*** 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		
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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)

P.O. Box 9790
 (Address)

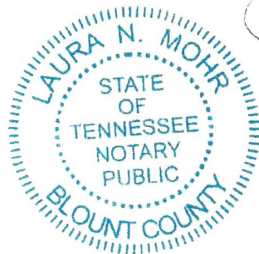
(Owner's Signature)

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



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

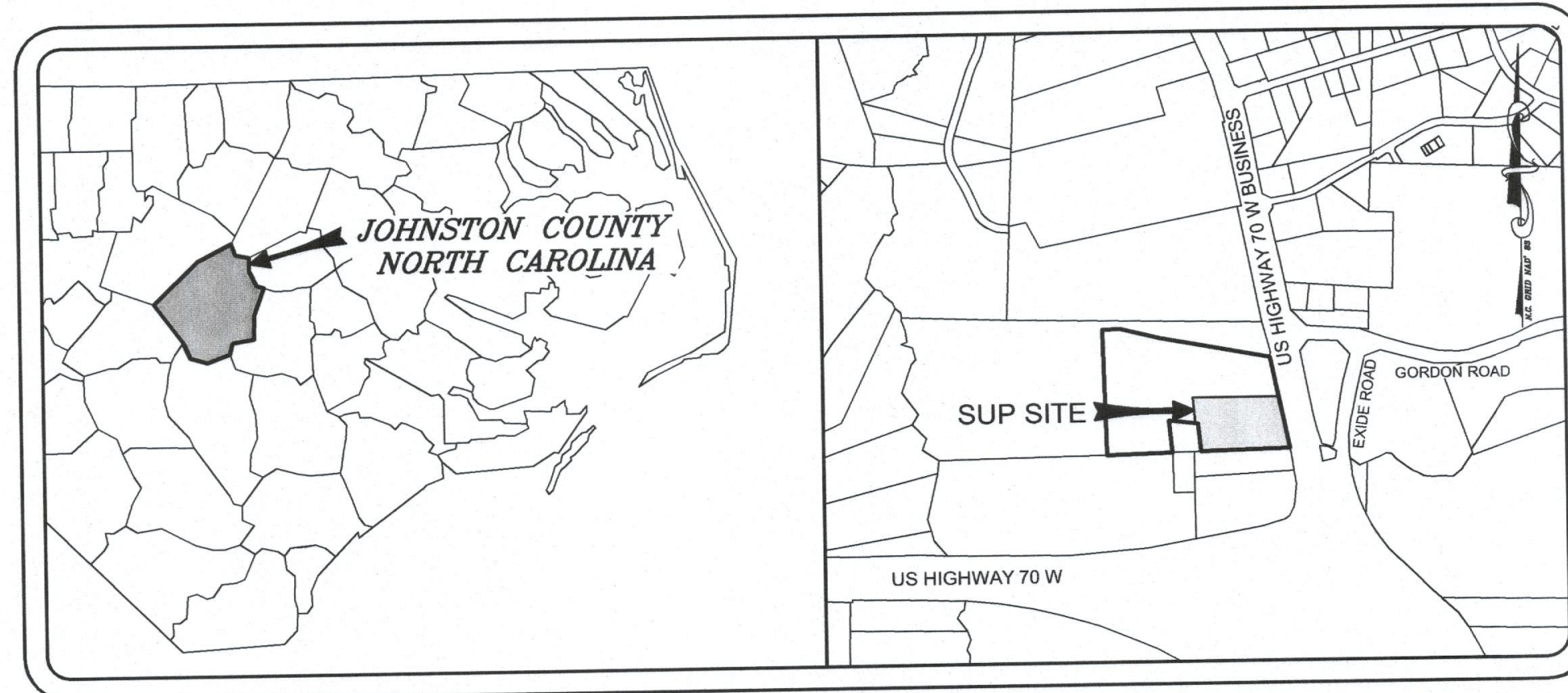
SURVEYOR

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.



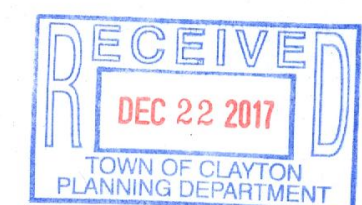
VICINITY MAP
 SCALE: 1"=1,000'

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

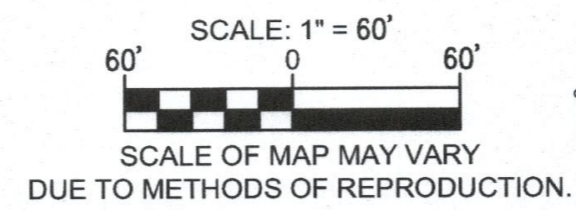
- (1) BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY TERRESTRIAL SURVEYING, P.C. PERFORMED BY TIMOTHY P. MURRAY, P.L.S. (L-4833), DATED DECEMBER 20, 2017. INFORMATION PROVIDED FOR ENGINEERING DESIGN PURPOSES ONLY. NOT FOR SALE OR RECORDATION.
- (2) CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, 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 NCPS 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.

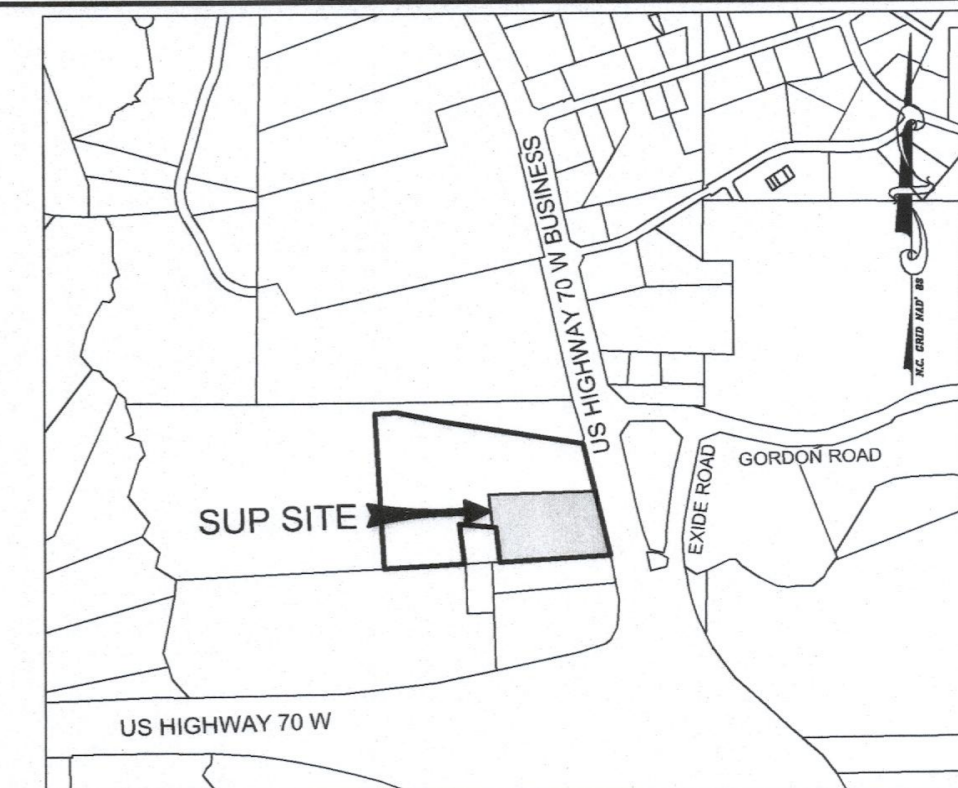
DATE: DECEMBER 21, 2017 PROJ. NO.: 17-014 SHEET C1



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 RAMP(S) 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

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

EXISTING CONDITIONS

REVISIONS:	DATE:

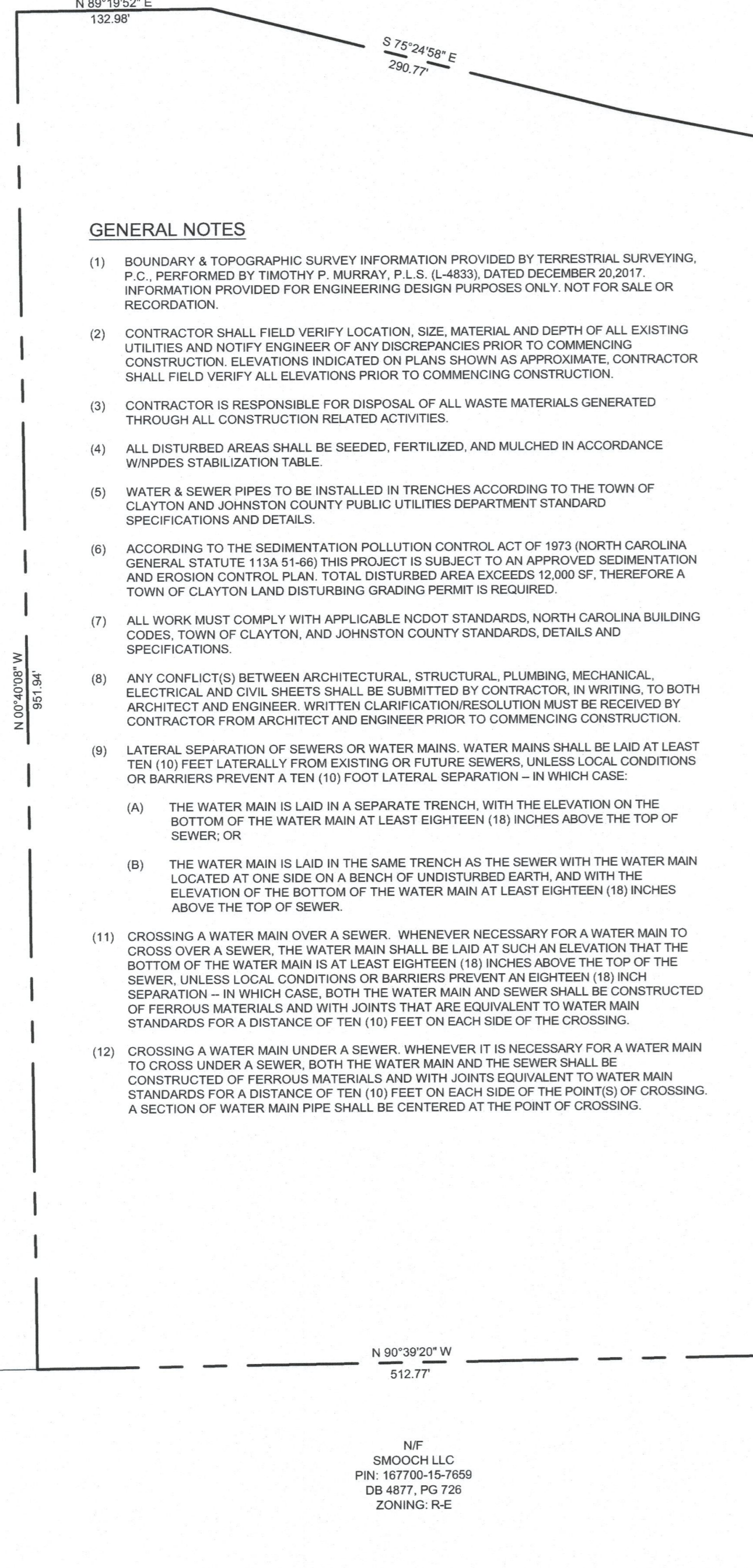
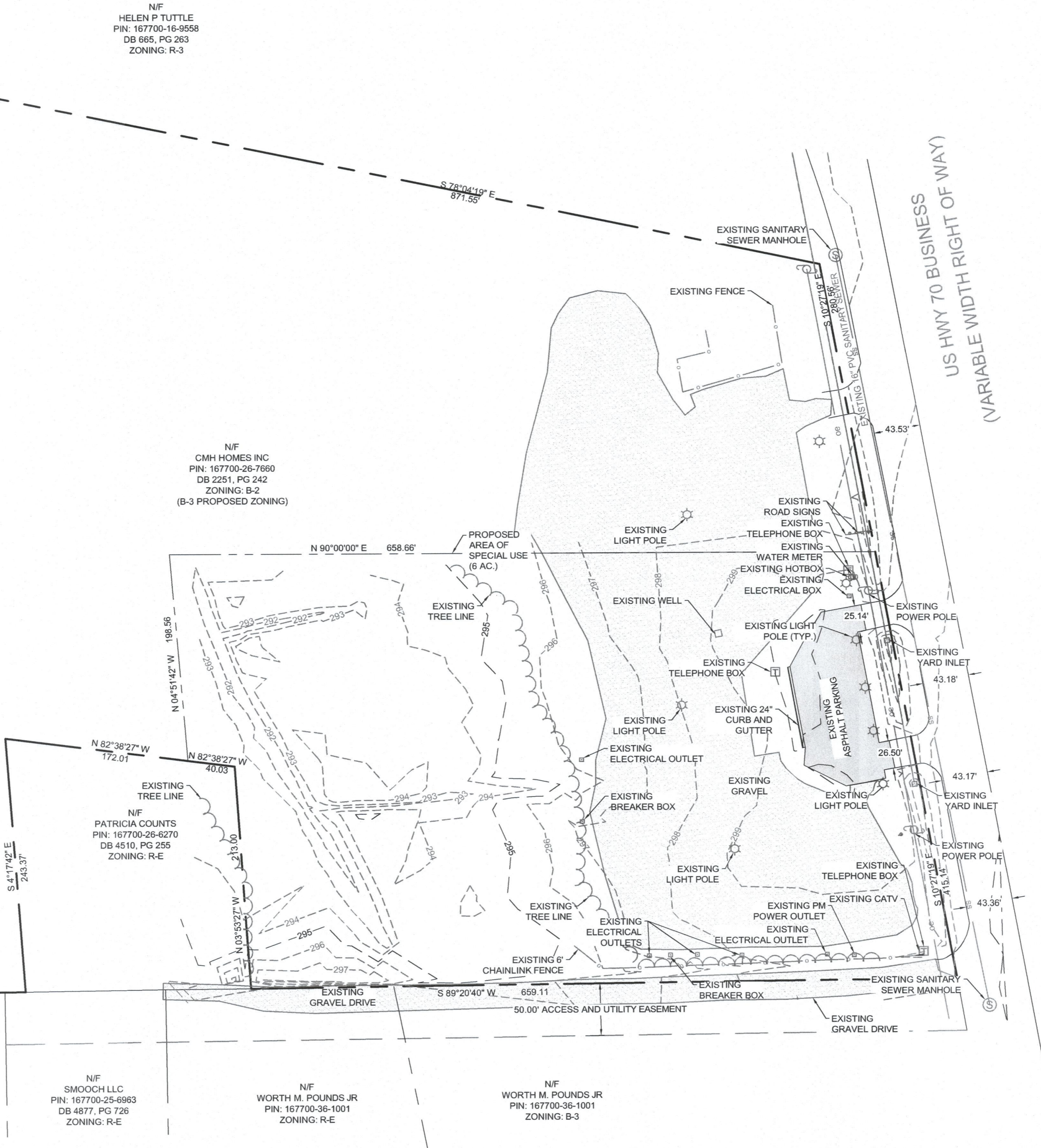
ISSUED FOR:	DATE:
REVIEW/APPROVAL	12/21/17

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

SHEET NUMBER:
C2
OF 05 SHEETS

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.
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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

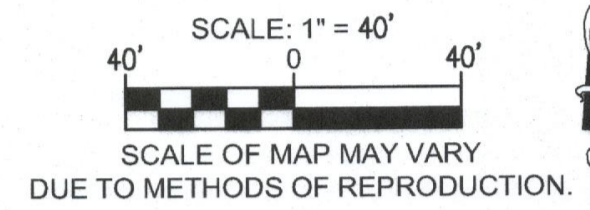
N/F
WORTH M. POUNDS JR
PIN: 167700-36-1001
ZONING: B-3

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





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.

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: 167700-25-6963
DB 4877, PG 726
ZONING: R-E

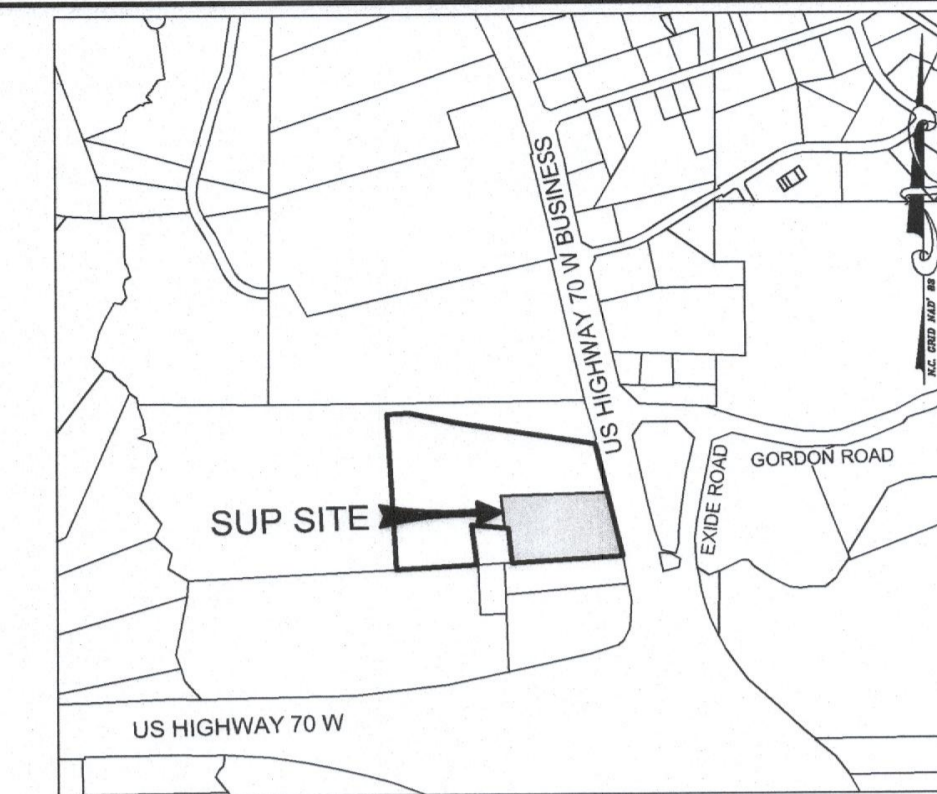
N/F
WORTH M. POUNDS JR
PIN: 167700-36-1001
ZONING: R-E

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

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'

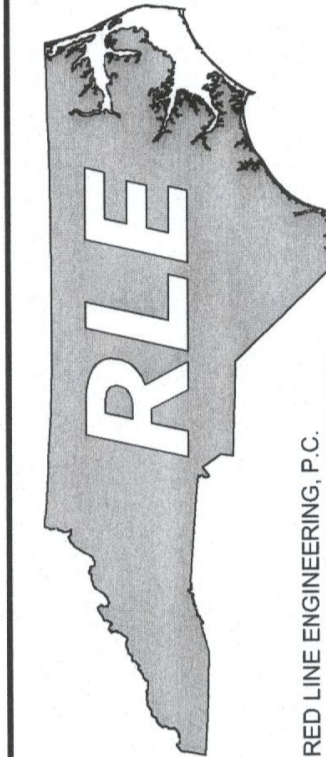
SITE PLAN INFORMATION:

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: PROPOSED: TOTAL: 93,245 SF / 2.14 ACRES (35.7%) 111,135 SF / 2.55 ACRES (42.5%) 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

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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

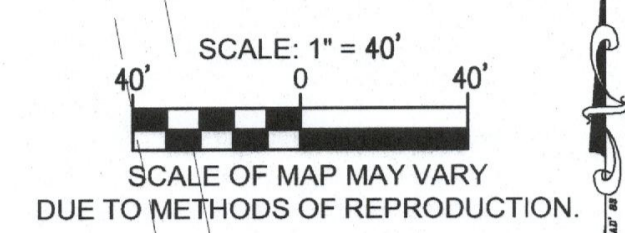
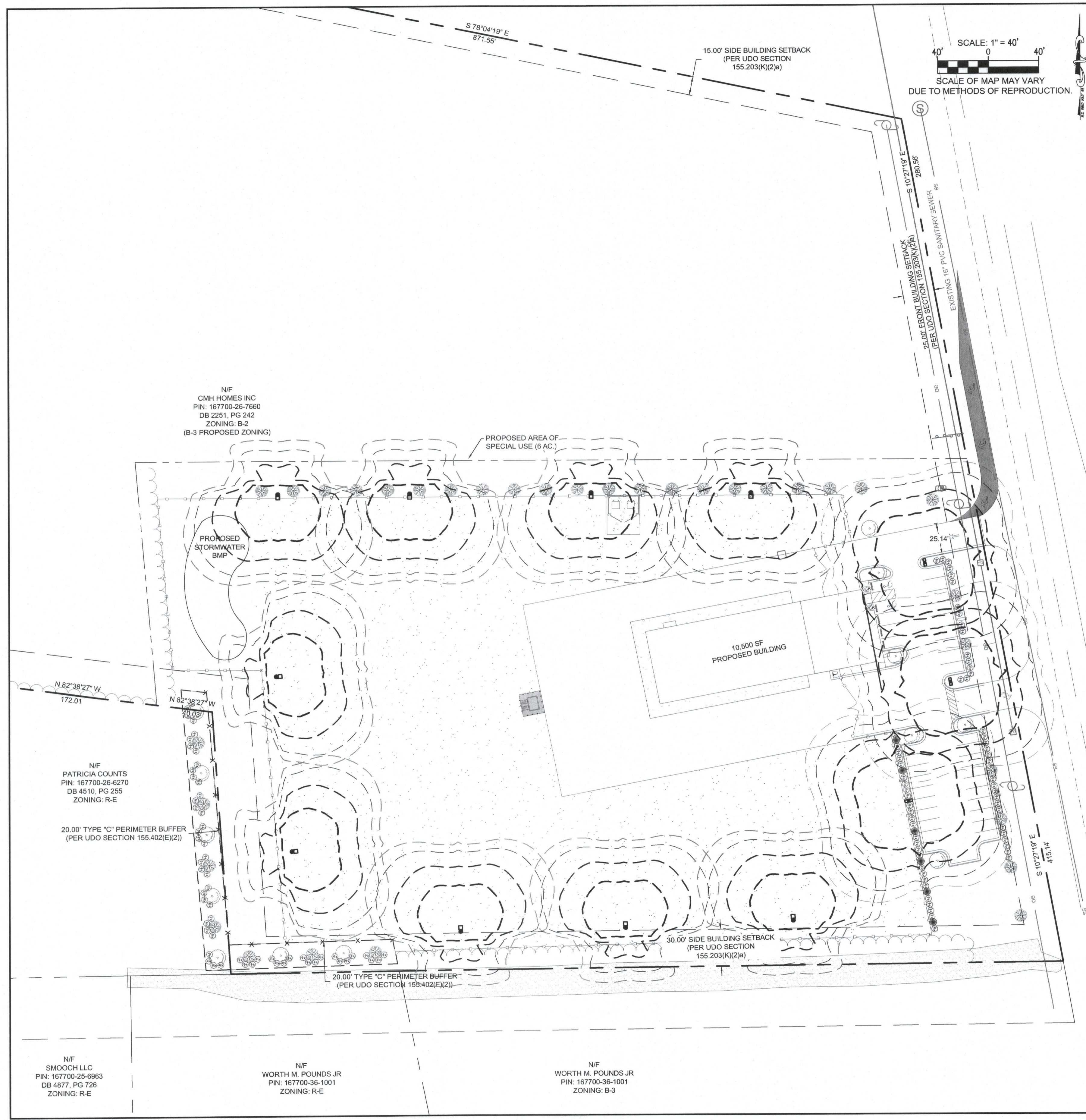
SHEET NUMBER:

C3

OF 65 SHEETS



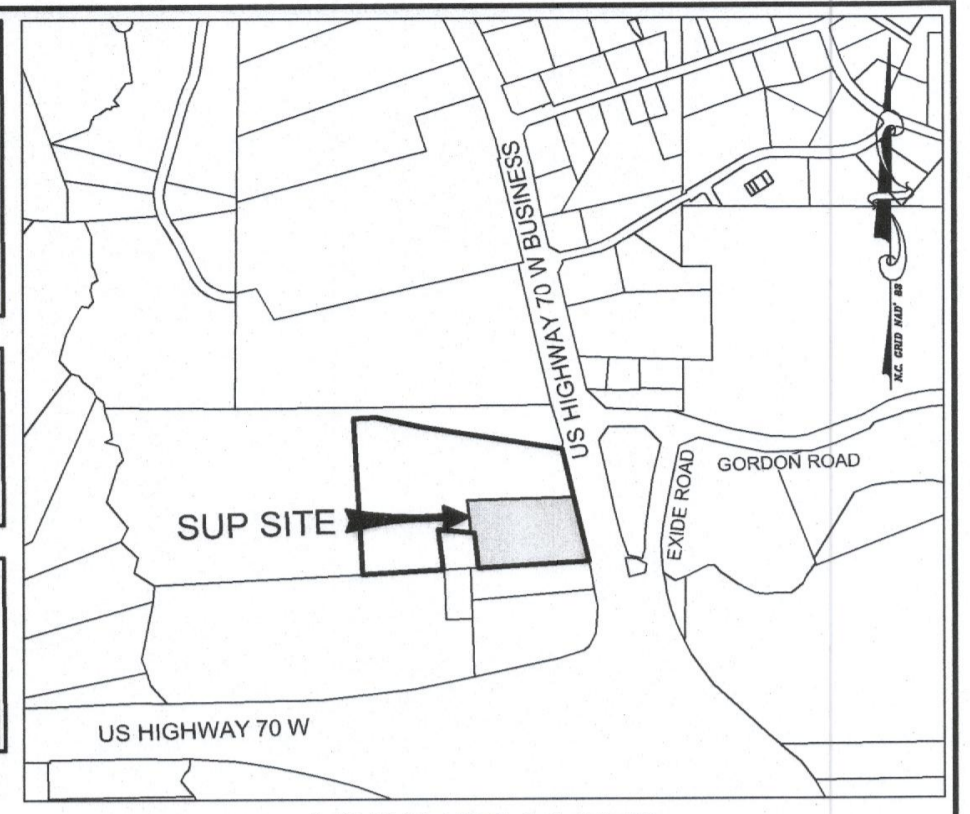
Know what's below.
Call before you dig.



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.

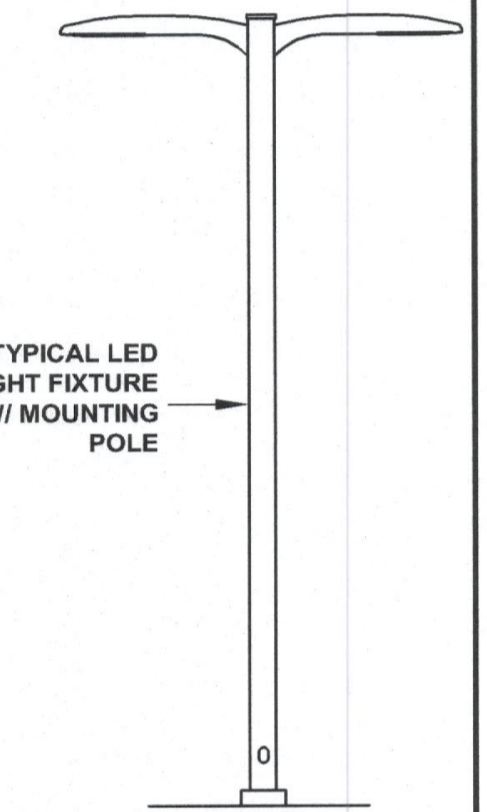
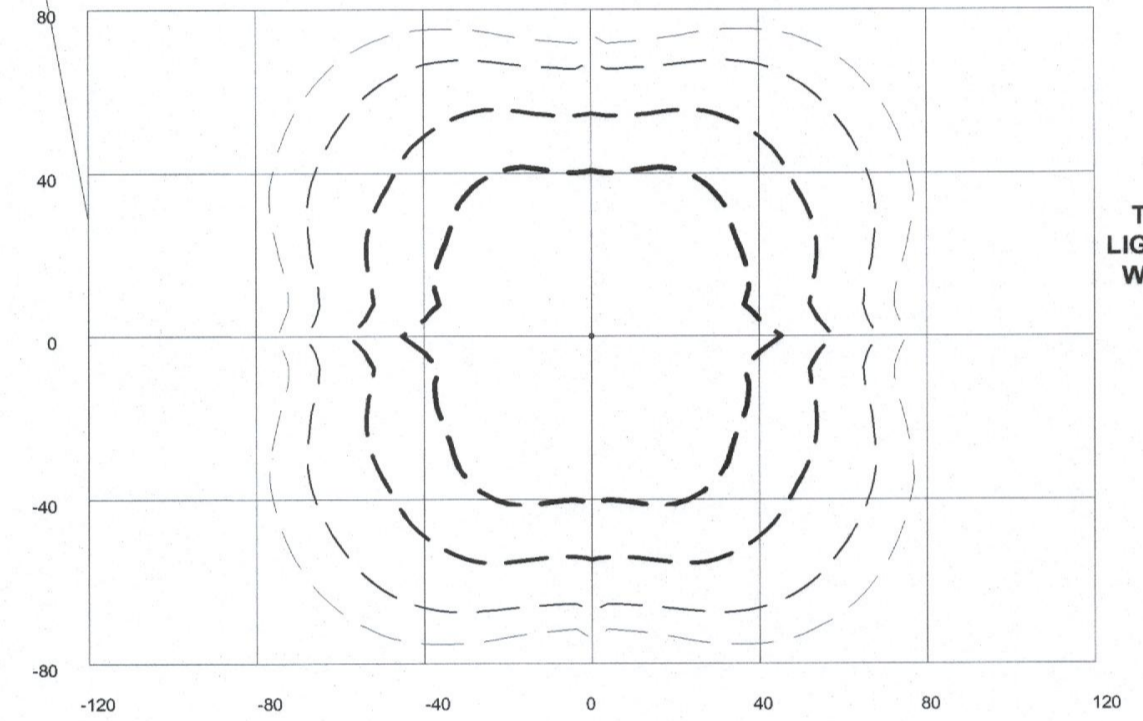
ELECTRICAL & GAS SERVICES NOTE: ELECTRICAL SERVICE AND TRANSFORMERS SHALL BE PROVIDED BY OTHERS (DUKE ENERGY). NATURAL GAS SERVICE SHALL BE PROVIDED BY OTHERS AND IS NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL COORDINATE SERVICES WITH SERVICE PROVIDERS DIRECTLY.



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

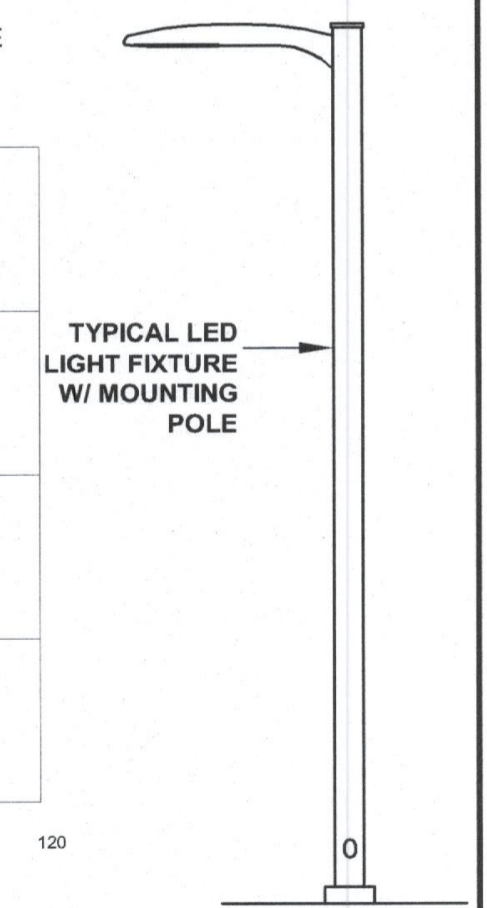
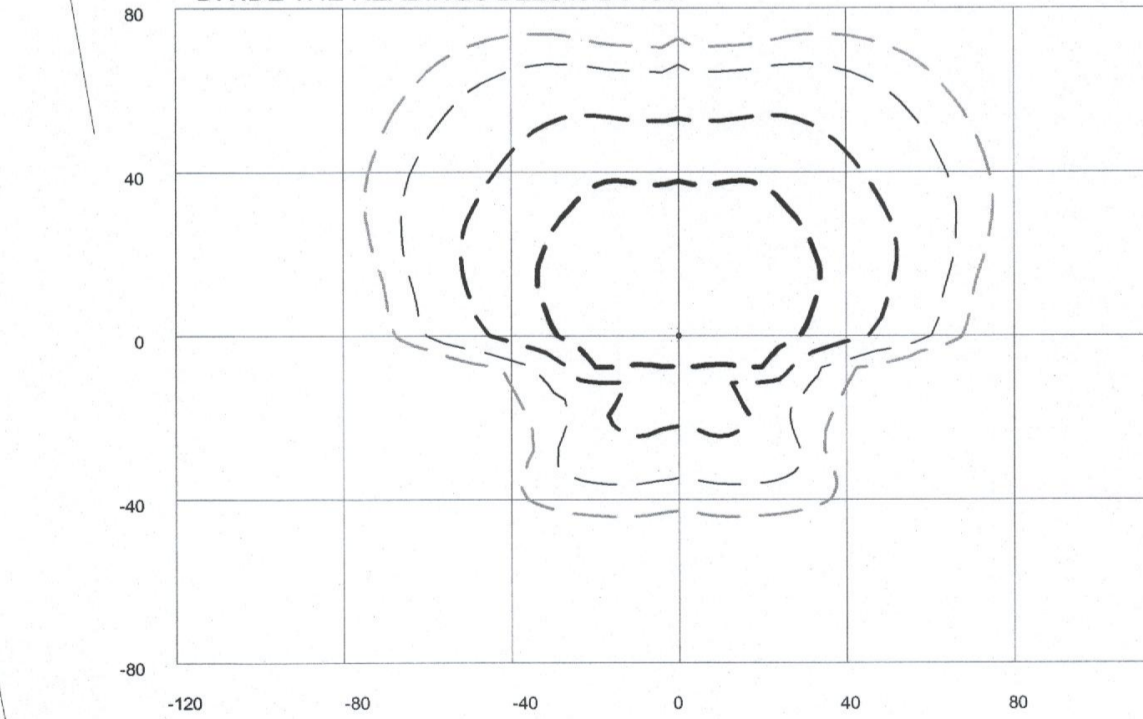
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .64.



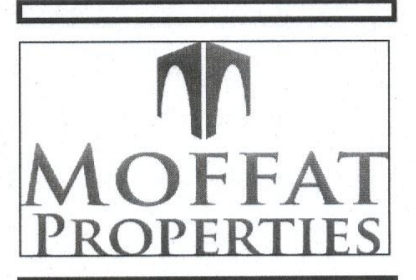
LEGEND (OUTER to INNER): 0.100 , 0.200 , 0.500 , 1.00

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.

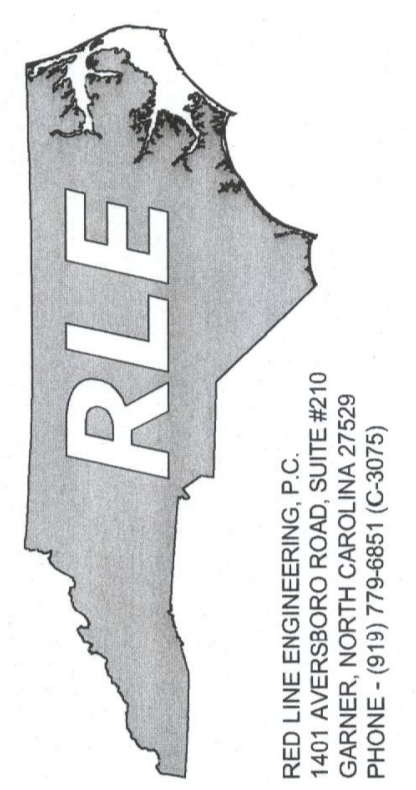


LEGEND (OUTER to INNER): 0.100 , 0.200 , 0.500 , 1.00



PRELIMINARY DRAWING FOR REVIEW PURPOSES ONLY

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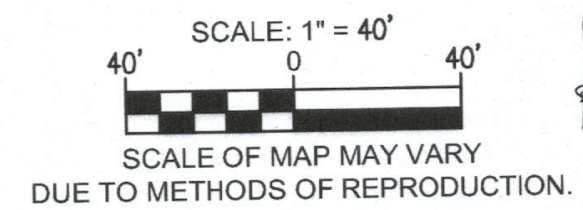


SUNBELT GENERAL TOOLS
7635 US HWY 70 W BUSINESS
CLAYTON, NORTH CAROLINA, 27520

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)

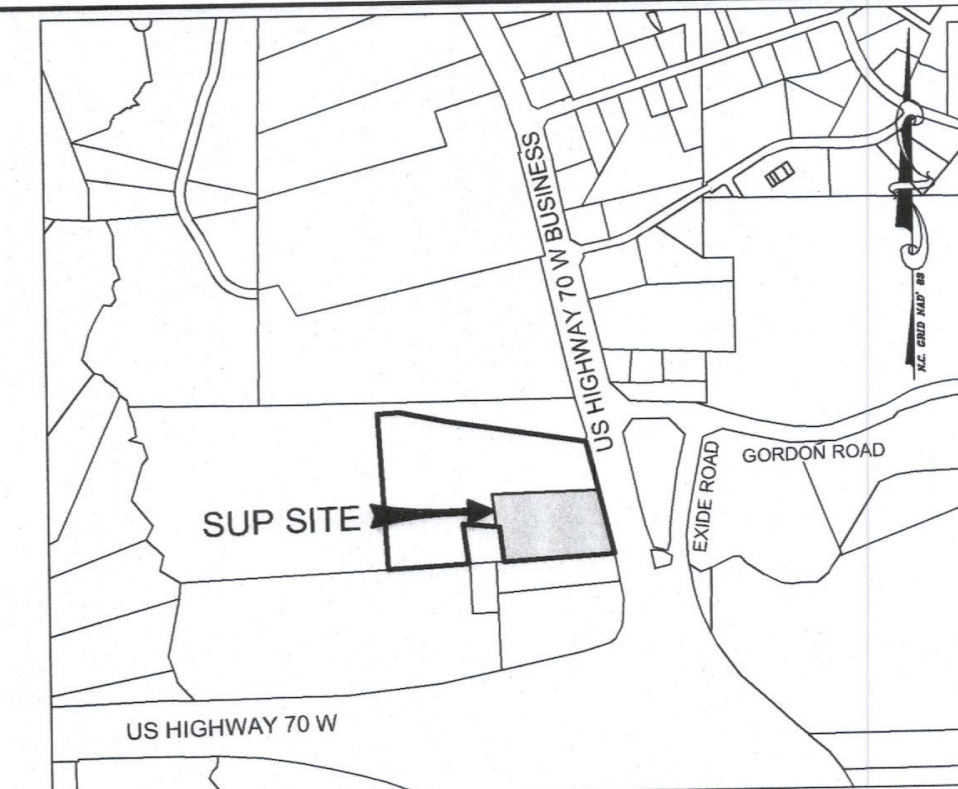
NF
PATRICIA COUNTS
PIN: 167700-25-6270
DB 4510, PG 255
ZONING: R-E

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 34\"/>



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\"/>
- MOWING: PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3\"/>

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.



Know what's below.
Call before you dig.

SUNBELT GENERAL TOOLS
7635 US HWY 70 W BUSINESS
CLAYTON, NORTH CAROLINA 27620

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
Barber and Beauty Shops	
Barber Shops	50 gal/chair
Beauty Shops	125 gal/booth or bowl
Businesses, Offices and Factories	
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
Churches	
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)
Fire, Rescue and Emergency Response	
Fire or rescue stations without on-site staff	25 gal/person
Fire or rescue stations with on-site staff	50 gal/person/shift
Food and Drink Facilities	
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
Hotels and Motels	
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
Medical, Dental and Veterinary Facilities	
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
Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities	
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
Schools, Pre-school and Day Care	
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)
Service Stations and Car Wash Facilities	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay
Sports Centers	
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
Stores, Shopping Centers, Malls and Flea Markets	
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.
Transportation Terminals	
Air, bus, train, ferry, port and dock	5 gal/passenger

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