



Town of Clayton
Technical Review Committee Meeting - FINAL Agenda
Wednesday, August 15, 2018 @ 9:00 AM
GS 223 - Clayton Town Hall

1. ITEMS SCHEDULED FOR TRC REVIEW THIS MONTH

- a. 9:00am
421, 423, 425 E Main. Street
2018-159--SPM
Minor Site Plan
[Application 2018-159-SPM 421, 423, 425 E. Main St.](#)
[Site Plan 2018-159-SPM 421, 423, 425 E. Main St.](#)
- b. 9:30am
Kyli Knolls
2018-62-SD
Major Subdivision
[3rd Revision TRC 2018-62-SD Kyli Knolls Subdivision](#)
[3rd TRC site plan 2018-62-SD Kyli Knolls](#)
- c. 10:00am
Village at Parkview Ph. 9-16
2018-122-SD
Major Subdivision
[2nd Revision TRC Comments 2018-122-SD The Village at Parkview Ph 9-16](#)
[2nd Revision TRC Site Plan 2018-122-SD The Village at Parkview Ph 9-16](#)
- d. 10:30am
Rising Tide Contractors Office
2018-162-SPM
Minor Site Plan
[Application 2018-162-SPM Rising Tide Contractors Office](#)
[Owner's Consent Form 2018-162-SPM Rising Tide Contractors Office](#)
[Adjacent Property Owner List 2018-162-SPM Rising Tide Contractors Office](#)
[Site Plan 2018-162-SPM Rising Tide Contractors Office](#)

2. CURRENT MEMBERS OF TECHNICAL REVIEW COMMITTEE

- a. Tony Atkinson, Fire Marshal
Samantha Wullenwaber, Planning Director
Larry Bailey, Parks & Recreation Director
Steve Blasko, Street and Property Superintendent
Amy Calo, Energy Services Technician
Rich Cappola, Engineering Director
David DeYoung, Economic Development Director
Beth Franson, Planning Specialist

Samuel Lawhorn, NCDOT
Deborah Bridges, Johnston County Schools
Captain Herring, Police Captain
Haley Hogg, Planner
Dale Medlin, Electric Systems Director
Blair Myhand, Police Chief
Paralee Smith, Development Services Coordinator
Chris Rowland, Construction Project Administrator
Becky Shires, USPS Postmaster
Andrew Simerman, Construction Project Administrator
Tim Simpson, Public Works Director
Jessica Batten, Development Engineer/Stormwater Manager



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

MINOR SITE PLAN APPLICATION

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Director to approve a Minor Site Plan application.

Application Fee: \$250.00 + \$5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☒ New Minor Site Plan

☐ Minor Modification to an approved site plan
Project Modified: _____

Name of Project: 421, 423, 425 E. MAIN STREET

Acreage of Property: 0.36 ACRES

County Tag #: 05011020, 05011020E

NC PIN: 166917-11-5845, 166917-11-5872

Address/Location: 425 E. MAIN STREET, CLAYTON, NC 27520

Existing Use: VACANT BUILDING W/ GRAVEL PARKING

Proposed Use: PAVED PARKING FOR FUTURE RESTAURANT

Zoning District: B-1

Is project within a Planned Development?

☒ No

☐ Yes (list): _____

Is project within an Overlay District?

☒ No

☐ Yes (list): _____

EXPLANATION OF PROJECT

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

THE PROPOSED PROJECT IS TO PROVIDE A FORMAL PARKING AREA FOR AN EXISTING VACANT BUILDING THAT WILL BE RENOVATED TO BECOME A RESTAURANT. THE PARKING WILL INCLUDE LANDSCAPING, A DUMPSTER ENCLOSURE AND ACCESS TO THE REAR OF THE FUTURE RENOVATION/EXPANSION OF THE EXISTING BUILDING

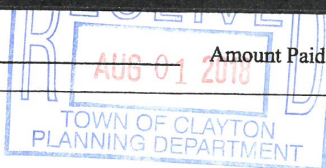
FOR OFFICE USE ONLY

Date Received: _____

Amount Paid: \$255.00

File Number: 2018-159-SPM

October 2017



Page 1 of 3

PROPERTY OWNER INFORMATION

Name: J&B REAL ESTATE CONSULTANTS, LLC

Mailing Address: 328 E. MAIN STREET, CLAYTON, NC 27520

Phone Number: 919-422-4704

Fax: 919-553-0330

Email Address: james@myhtr.com

APPLICANT INFORMATION

Applicant: J&B REAL ESTATE CONSULTANTS, LLC

Mailing Address: 328 E. MAIN STREET, CLAYTON, NC 27520

Phone Number: 919-422-4704

Fax: 919-553-0330

Contact Person: James Lipscomb / Mark Hall

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

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.

James H. Lipscomb

Print Name


Signature of Applicant

08/01/2018

Date



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

PLAN REQUIREMENTS

Pursuant to Article 7, Section 155.706 of the Unified Development Code, applications requesting a public hearing or administrative approval process shall submit a plan set to the Planning Department. These plans may include Master Plan, Site Plan, Subdivision Plan, Regulating Plan, Architectural Elevations, Landscape Plan, Photometric/Lighting Plan, Engineering Plans, and Survey. The plan requirements shall be based on the type of development application or approval process.

PLAN FORMAT

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

- All plans and architectural elevations shall be limited to 24" x 36" in size, and folded to an 8.5" x 11" format.
- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).
- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

PLAN ELEMENTS AND GRAPHIC DATA

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

Provided			
Yes	No	N/A	
✓			Consultant Logo Box (name, address, phone number, fax, and e-mail, if applicable)
•			Project/Application Name
•			Type of Plan (site plan, landscape plan, elevations, etc.)
•			Signature and Professional Seal (landscape plans, architectural elevations, engineering plans, surveys)
✓			Revision Date
✓			Sheet Number
✓			Location Map (site plan only)
✓			North Arrow
✓			Graphic Scale (engineering or architectural graphic and written scale)

The following elements are specific to each property and application request, and shall be shown graphically on the specific plan types listed below. These graphics shall be supported by text, labeling, and dimensional information (width, length, and depth).

SURVEY

Provided			
Yes	No	N/A	
✓			A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department) with the bearings and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.
	✓		The existing topographical conditions of the property with a two-foot contour interval.
	✓		The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
✓			The existing structures located on the subject property.
	✓		The existing structures within 100 feet of project boundary.
	✓		The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.
		✓	The existing trees identified by caliper and species (if required by the Planning Department).

SITE PLAN

Provided			
Yes	No	N/A	
•			Site data table
•			Name of project (AKA names if applicable)
•			Parcel identification number (and/or Tag number)
•			Property size (acres and square feet)
•			Property location (Town limits or ETJ)
•			Existing zoning district
		•	Proposed zoning district (if applicable)
		•	Overlay (if applicable)
•			Existing use
•			Proposed use
		•	Number of seats/students/fueling positions (as applicable).
		•	Number of housing units proposed, per housing unit type.
	•		Existing density (number of units per acre)
		•	Proposed density (number of units per acre)
		•	Existing intensity (gross floor area)
		•	Proposed intensity (gross floor area)
	•		Floor area ratio

Provided			
Yes	No	N/A	
	•		Building coverage (as percentage of total site)
	•		Pervious surface area (square feet and as percentage of total site)
	•		Impervious surface area (square feet and as percentage of total site)
	•		Building height (number of stories and in feet)
	•		Required parking (list requirement i.e. 1 space per 300 SF)
•			Proposed parking
•			Required/proposed handicap accessible parking
•			Required loading space(s)
•			Provide name of Electric Provider.
•			Provide name of Water Provider.
•			Provide name of Sewer Provider.

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

Other site plan elements:

Provided			
Yes	No	N/A	
•			Identify adjacent property owners, their parcel ID number, current zoning and present use.
		•	Identify the affected area for amendments to previously approved projects
	•		Overlay (if applicable)
•			Existing use
•			Proposed use
		•	Number of seats/students/fueling positions (as applicable).
		•	Identify existing easements.
		•	Identify proposed easements.
		•	Identify Open Space/Common Areas.
•			Identify clear sight triangle at project ingress/egress points.
	•		Identify driveways, curb and gutter, cross section with ROW.
		•	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
•			Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows.
		•	Provide queuing details for drive-up/drive-thru facilities (if applicable).
		•	Provide the locations and dimensions of existing and proposed sidewalks.
•			Provide the location and details of refuse collection areas.
•			Provide the location, size and orientation of freestanding signs.
		•	Identify the location and nature of all recreational facilities and common areas.
•			Identify alternative modes of transportation including school stops pedestrian connections, bicycle paths and associated racks.
		•	Identify proposed phasing (phasing lines) of construction.
		•	Cul-de-sacs must be dimensioned.
		•	Identify cluster mailbox unit (CBU) locations and details.

CONCEPTUAL ENGINEERING PLANS

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

Provided			
Yes	No	N/A	
		✓	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
✓			Identify the curve radii for all internal and external vehicular use areas.
✓			Identify access to the project.
✓			Identify existing conditions and proposed grading plans.
		✓	Identify Tree Conservation Areas shown on grading plan.
✓			Show proposed flow of traffic.
		✓	Identify proposed traffic control signs and striping.
		✓	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection.
		✓	Identify the proposed sanitary sewer collection system (including size) and point of connection. If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable.
		✓	Provide preliminary wastewater allocation calculation.
	✓		Identify proposed grease traps.
	✓		Identify backflow prevention.
		✓	If a pool is present, show how it will connect to storm water.
		✓	Identify the Utility Plan.
		✓	Identify soil erosion control measures including impoundment structures.
		✓	Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.
		✓	Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.

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

Provided			
Yes	No	N/A	
		✓	Identify fire hydrant distribution (distance of hose lay).
		✓	Identify the sprinkler connection locations and size.
		✓	Identify fire lane designations and circulation around buildings (stripe fire lanes and show minimum stabilized access around all structures).
		✓	Identify the emergency evacuation route (access in and out of the property).
		✓	Identify fire apparatus turning radius.
		✓	Verify the location of fire hydrants is not interfering with required landscaping (must be 24" clearance of landscaping from bottom of steam fitting).
		✓	Identify the Lock Box/Knox Box locations.
		✓	Identify placard locations for hazardous materials.

LANDSCAPE PLAN

Provided			
Yes	No	N/A	
✓			Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).
	✓		Indicate the location, width and type of all required buffers.
✓			Indicate the location, width and type of landscaping within vehicular use areas.
	✓		Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.
✓			Provide a plant list summary table which includes: 1. A planting key identifying the various planting elements 2. The quantity of each type of plant material proposed 3. The size, height, caliper and spacing of plant material proposed 4. The Botanical and common names of plant material proposed
	✓		Verify/identify clear sight distances at project ingress/egress points.
✓			Provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant species must be used).
			Provide a landscape maintenance note which states: "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion".
✓			Identify and list any existing plant material which will be used to satisfy landscape requirements.

LIGHTING PLAN

Provided			
Yes	No	N/A	
	✓		Conceptual Lighting Plan
	✓		Identify the light source and provide a detail of the fixture.
	✓		Identify the proposed height of fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

Provided			
Yes	No	N/A	
	✓		Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina.
	✓		Indicate the height and number of stories for each structure.
	✓		Indicate the location and screening method for all roof mounted structures or equipment.

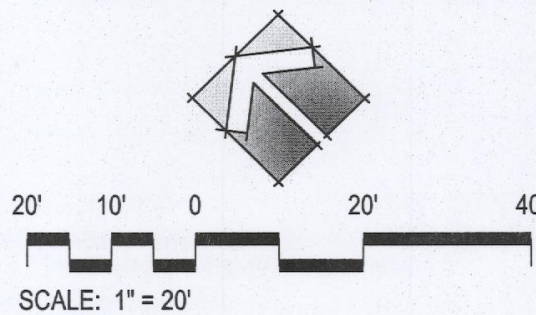


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NOT RELEASED FOR
CONSTRUCTION

EXISTING CONDITIONS

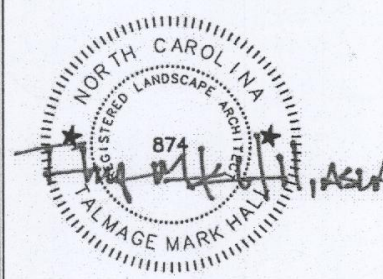


SITE INFORMATION

1. OWNER: J&B REAL ESTATE CONSULTANTS, LLC
328 E. MAIN ST
CLAYTON, NC 27520-2484
2. DEVELOPER/APPLICANT: J&B REAL ESTATE CONSULTANTS, LLC
328 E. MAIN ST
CLAYTON, NC 27520-2484
3. SITE ADDRESS: 425 E. MAIN ST
CLAYTON, NC 27520
4. PARCEL #.: 168917-11-5845, 168917-11-5872
5. TAG #.: 09511020, 05011020E
6. BOOK/PAGE #: 0496/045
7. TOTAL ACREAGE = 0.385 AC/ 15,892 SF
8. CURRENT ZONING: B
9. SITE IS LOCATED WITHIN THE TOWN OF CLAYTON CITY LIMITS
10. CURRENT USE: VACANT BUILDING(S) WITH DIRT PARKING AREA
IN THE REAR
11. THE SUBJECT PROPERTY IS LOCATED IN A FLOOD HAZARD
AREA AS PER FEMA FLOOD MAP # 3702169800Q/DATED 06/20/2018



PRELIMINARY SITE PLAN FOR OFF STREET PARKING
421, 423 & 425 EAST MAIN STREET
CLAYTON, NORTH CAROLINA
J&B REAL ESTATE CONSULTANTS, LLC, CLAYTON, NC



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

		DATE
PROJECT:	:	08.2018
ISSUE:	SITE PLAN	08.01.2018
REVISIONS:		
DRAWN BY:	TMH	
CHECKED BY:	TMH	
CONTENT:	EXISTING CONDITIONS	

EC01.00

TOWN OF CLAYTON PROJECT NO:

TOWN OF CLAYTON PROJECT NO:



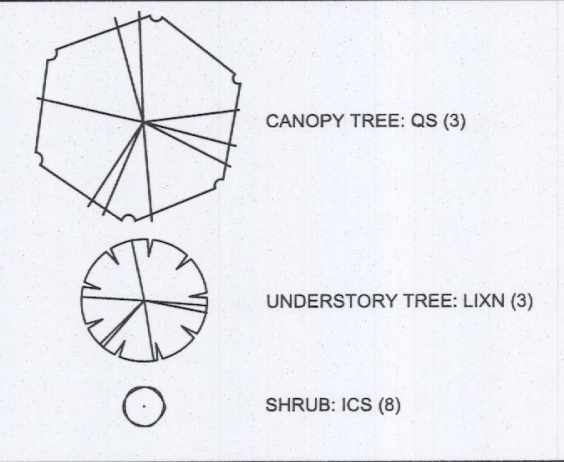
Vicinity Map

Landscape Notes

GENERAL LANDSCAPE NOTES

- 1. ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
- 2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.
- 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.
- 4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- 5. ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEEDING OR SOODED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.
- 6. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 7. ALL PLANTING BEDS, SAUCERS, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 3-4 INCHES OF TRIPLE SHREDDED HARDWOOD MULCH.
- 8. PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "Y" CUT ALONG ITS BORDER WITH SOODED OR SEEDING AREAS.
- 9. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- 10. GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
- 11. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND ENUMERATED ON THIS SHEET UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.
- 12. AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOXED AND CLIPPED HEDGEROWS.
- 13. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.
- 14. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR UNLESS THE APPLICANT CHOOSES TO USE DROUGHT TOLERANT LANDSCAPE MATERIAL.

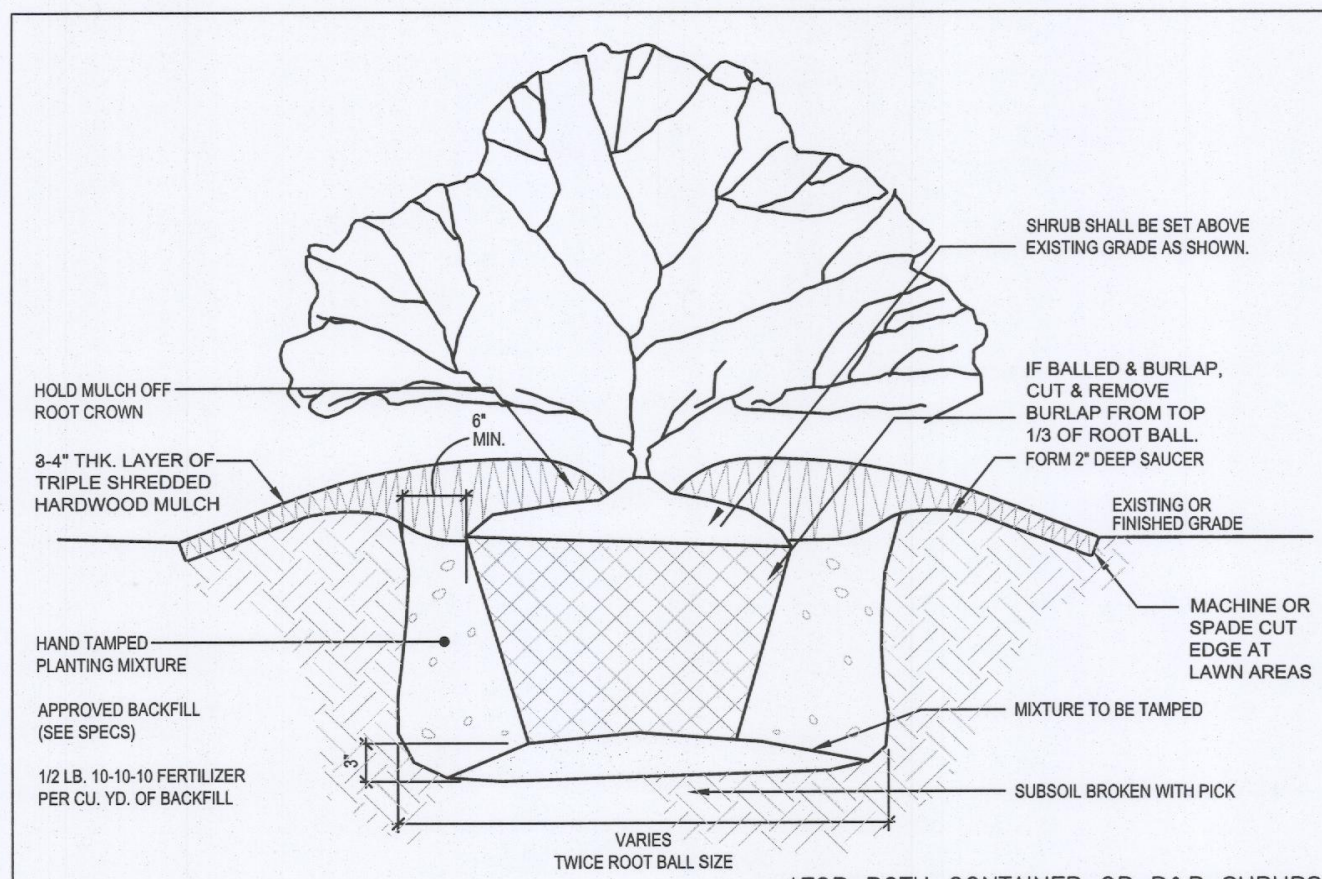
Plant Symbol Key



Plant List

QUAN	KEY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
TREES						
3	QS	Quercus Shumardii	Shumard Oak	2-2 1/2" Cal.	8' Min.	Parking Terminal Islands/Landscape Requirement
3	LIXN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Cape Myrtle	10-12' Multi-stem	8' Min.	Parking Terminal Islands/Landscape Requirement
SHRUBS						
2	ICS	Ilex crenata 'Steeds'	Steeds Holly	36" B&B	24" Min.	Dumpster Enclosure Screening/Landscape Requirement

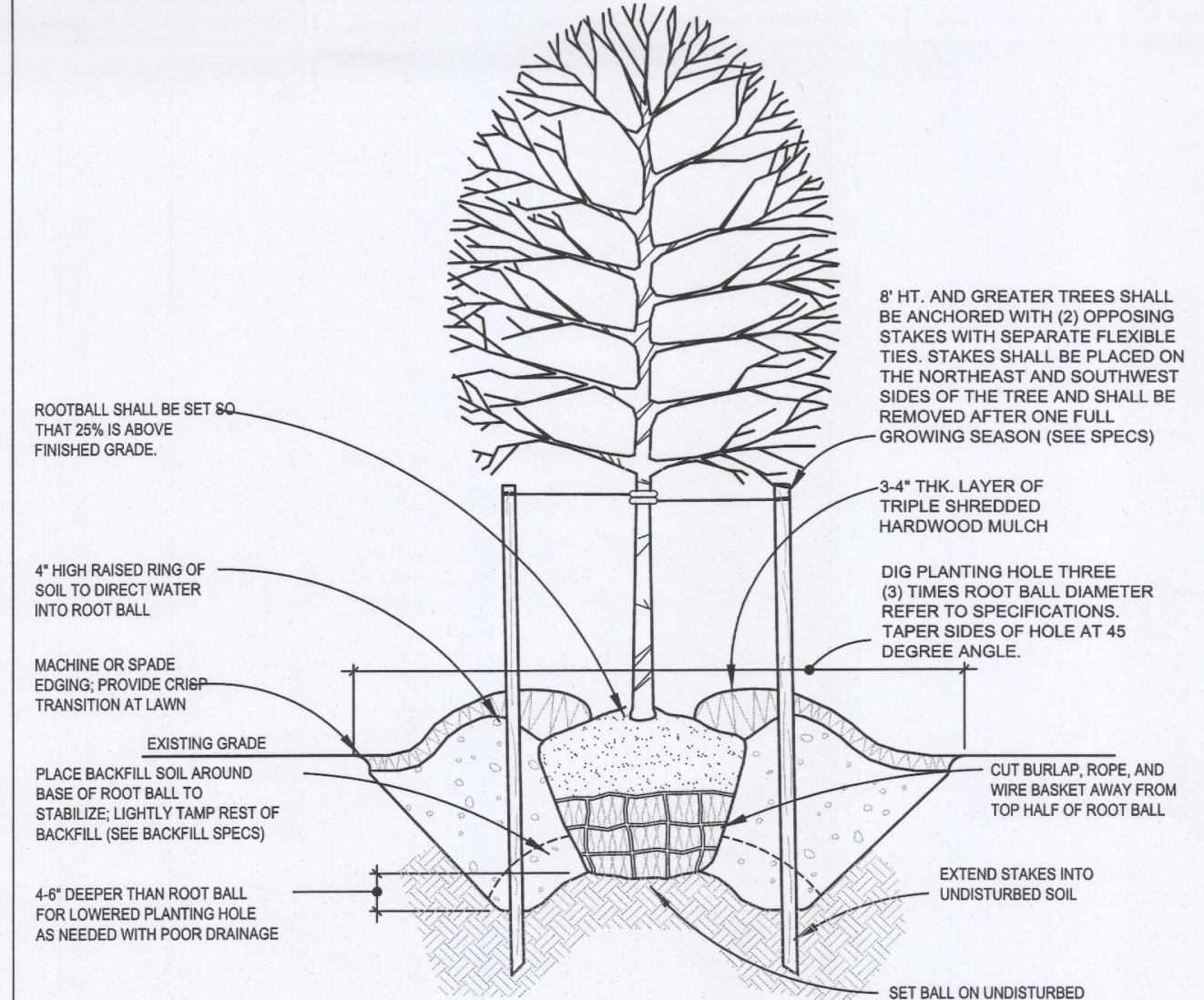
Note: All plant material to be installed as per the Town of Clayton guidelines and specifications
Note: The landscape contractor is responsible for verifying all quantities
Note: Substitutions must be submitted to the landscape architect for review and approval



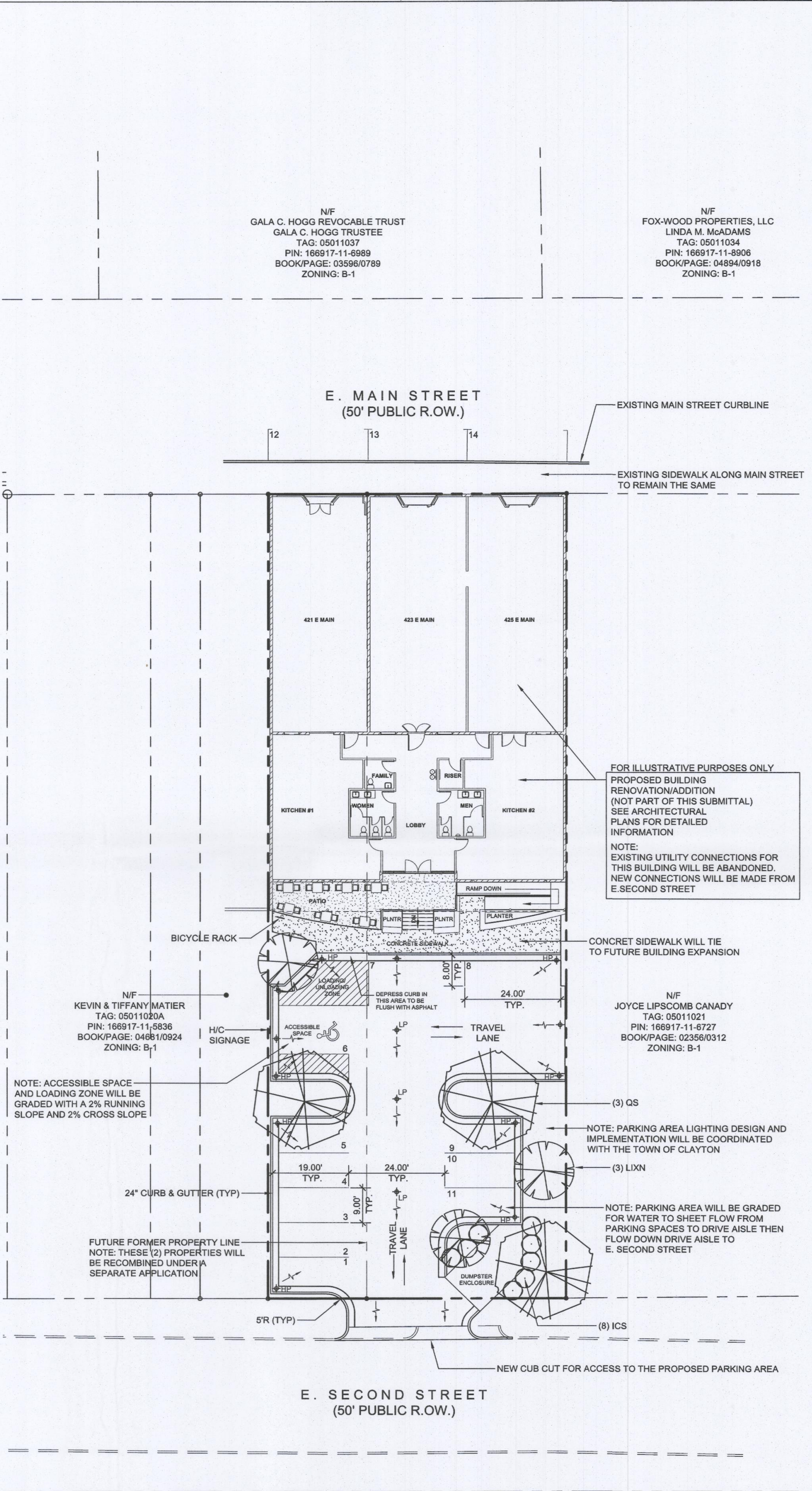
*TYPICAL SHRUB INSTALLATION
SCALE: NTS

NOTES

- 1. THE PLANTING PROCES IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
- 2. FOR SINGLE STEM TREES, DO NOT SUPPLY TREES WITH MULTIPLE LEADERS. ONLY PROVIDE TREES WITH A SINGLE LEADER. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS AND TO INSURE COMPLIANCE WITH SIGHT DISTANCE STANDARDS.
- 3. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
- 4. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.
- 5. FOR CONTAINER-GROWN TREES, SET THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- 6. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- 7. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.



*TYPICAL TREE INSTALLATION
SCALE: NTS



SITE INFORMATION

- 1. OWNER: J&B REAL ESTATE CONSULTANTS, LLC
328 E. MAIN ST
CLAYTON, NC 27520-2464
- 2. DEVELOPER/APPLICANT: J&B REAL ESTATE CONSULTANTS, LLC
328 E. MAIN ST
CLAYTON, NC 27520-2464
- 3. SITE ADDRESS: 425 E. MAIN ST
CLAYTON, NC 27520
- 4. PARCEL #: 166917-11-5845, 166917-11-5872
- 5. TAG #: 05011020, 05011020E
- 6. BOOK/PAGE #: 04985/0549
- 7. TOTAL ACREAGE = 0.36 AC/ 15,682 SF
- 8. CURRENT ZONING: B-1
- 9. SITE IS LOCATED WITHIN THE TOWN OF CLAYTON CITY LIMITS
- 10. CURRENT USE: VACANT BUILDING(S) WITH DIRT PARKING AREA IN THE REAR
- 11. PROPOSED USE: RESTAURANT(S)
- 12. ELECTRIC PROVIDER: TOWN OF CLAYTON
- 13. WATER PROVIDER: TOWN OF CLAYTON
- 14. SEWER PROVIDER: TOWN OF CLAYTON
- 15. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEMA FLOOD MAP # 3720166900K DATED 06/20/2018
- 16. IMPERVIOUS AREA: ±14,447 SF (INCLUDES BUILDING EXPANSION)
- 17. TRASH COLLECTION: ENCLOSED DUMPSTER (WEEKLY DUMPING)
- 18. PARKING PROVIDED: 14 SPACES (INCLUDES (3) ON STREET, (1) H/C)

Landscape Data

LANDSCAPE REQUIREMENTS	
TOTAL AREA OF LOT:	15,682 SQ.FT.
20% OF LOT AREA:	3,136 SQ.FT.
PLANTINGS REQUIRED:	3 CANOPY TREES 3 UNDERSTORY TREES 6 SHRUBS
PLANTINGS PROVIDED:	3 CANOPY TREES 3 UNDERSTORY TREES 6 SHRUBS

BICYCLE RACK BY:

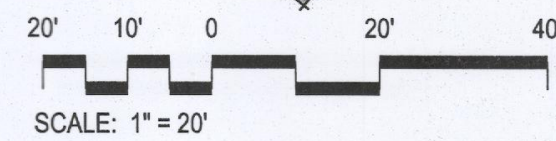
AMERICAN BICYCLE SECURITY COMPANY
www.ameribike.com
OR APPROVED SUBSTITUTE
NOTE: COLOR AND STYLE AS SELECTED BY OWNER

"U" SHAPED BICYCLE RACK DETAIL
(NOT TO SCALE)



HANDICAP PARKING SIGN
(NOT TO SCALE)

SITE PLAN



FOR REVIEW AND COMMENT ONLY

NOT RELEASED FOR CONSTRUCTION



PRELIMINARY SITE PLAN FOR OFF STREET PARKING
421, 423 & 425 EAST MAIN STREET
CLAYTON, NORTH CAROLINA
J&B REAL ESTATE CONSULTANTS, LLC, CLAYTON, NC

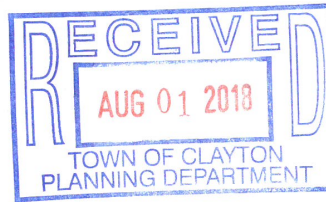


NOTE: THIS SEAL AND SIGNATURE APPLIES ONLY TO THE LANDSCAPE PLAN, LANDSCAPE DETAILS AND LANDSCAPE NOTES

PROJECT:	DATE
ISSUE: SITE PLAN	08.01.2018
REVISIONS:	
DRAWN BY: TMH	
CHECKED BY: TMH	
CONTENT: SITE PLAN	

SP01.00

TOWN OF CLAYTON PROJECT NO: 2018-001
© 2018 TALMAGE "MARK" HALL, ASLA. ALL RIGHTS RESERVED. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF TALMAGE "MARK" HALL, ASLA.



Town of
Planning D
111 E. Second Street, Clayton,
P.O. Box 879, Clayton,
Phone: 919
Fax: 919

TECHNICAL REVIEW COMMITTEE REVIEW

FROM: Planning

CONTACT: Haley Hogg, Planner, hhogg@townofclaytonnc.org

DATE: April 18, 2018

PROJECT NAME
& NUMBER: 2018-62-SD Kyli Knolls Major Subdivision

SUBJECT: 1st Review Comments

General Comments:

1. Please record the project number on the cover sheet (2018-62-SD). **As shown**
2. Do you intend to annex the property? **No**
3. Due to the volume of comments from staff, please note that this application will likely proceed to a 2nd TRC meeting once revisions are received. If this occurs, the application may be postponed accordingly until the plans have obtained required TRC certification to proceed for board review.

Existing Conditions Sheet:

CERTIFICATION ISSUES:

4. Please note that a signed and sealed boundary survey is required, as noted within the plan requirements checklist. Please revise the plans accordingly to include this.
5. Please revise the plans accordingly to include the following required items, as noted within the plans requirements checklist:
 - a. Existing structures on subject property **As shown**
 - b. Bearings and distances **As shown**
 - c. Existing structures within 100' **As shown**
 - d. Existing utilities within 100' **As shown**
 - e. Existing driveways and easements within 100' **As shown**

Site / Subdivision Plan Sheet:

CERTIFICATION ISSUES:

6. Please include the following within the site data table:
 - a. Existing/Proposed use **As shown**
 - b. Existing/Proposed density **As shown**
 - c. Required/proposed parking **There is required parking inside a subdivision? I did note that we were providing 2 spaces per lot.**
 - d. Electric/water/sewer providers **As shown**
7. Will these lots be served by public water and septic or public water and sewer? It is unclear based upon how the plans are currently drawn. **As shown**
8. R-E Zoning Standards:
 - a. Please revise the minimum lot size to the size required within the UDC. The minimum lot size for lots served by public water and septic is 25,000 SF. The minimum lot size for lots served by water and sewer is 20,000 SF. Please revise accordingly. **Plan has been revised to correct this.**
9. Lots 10, 11, 12, and 13 do not meet the minimum lot width requirement for R-E zoning standards (80'). Please revise the plans accordingly. **80' lot width line shown on lots 10-13**
10. Lots 8 and 9 do not meet the minimum lot size requirement. Please see comment #7 above, and revise the plans accordingly to meet this requirement. **Plan has been revised to correct this.**
11. Please label the proposed street sections with which streets they apply to (Street "A", "B", "C"). **Not sure what you mean by this. Streets are labeled as you are asking.**
12. Please label the 30' access easement as "Existing" on the site plan, and label the record book and BE **As shown**
13. Please show and label safe sight triangles at the entrance off Amelia Church Road. **As shown**
14. Please show any propose roadway improvements on Amelia Church Road. **None**

RECOMMENDATIONS:

15. Please note that staff has safety concerns due to the location of the proposed driveway in conjunction with the existing access easement. Please consider relocating this access easement to the cul-de-sac on Street "B". **Access to remain as shown**

CBU Site Plan Sheet:

CERTIFICATION ISSUES:

16. Where will the driveways for lots 11 and 12 be located? Please show on the plan. **As shown**
17. Will the proposed CBU landscaping be located within an easement? Who will maintain the landscaping? **As shown**

Landscaping Sheet:

CERTIFICATION ISSUES:

18. Please show the safe sight triangles. *As shown*
19. Please do not locate landscaping within the safe sight triangles. *As shown*
20. Please do not locate landscaping within the existing 30' access easement. *As shown*
21. Please label the width of the Class "A" landscape buffer. *The Town may wish to consider its buffer requirements on Lot 12 along Amelia Church Road. Since no landscaping can be located in the 10'x70' sight triangle nor the existing 30' access easement, there is barely any room left inside the 10' Class "A" buffer to locate the required landscaping.*

TECHNICAL REVIEW COMMITTEE REVIEW

FROM: Engineering
CONTACT: Rich Capolla
DATE: 4/18/18
PROJECT NAME
& NUMBER: Kyli Knolls 2018-62-SD
SUBJECT: 1st Review Comments

General Comments:

1. Incomplete Submittal – not reviewed.
2. No signed and sealed boundary survey *Signed and sealed*
3. No sheets are signed and sealed *Signed and sealed*
4. No site plan *See subdivision sheet*
5. Site information is incomplete or conflicting with plans *Corrected*
6. NCDOT, TOC, or private streets? *NCDOT*
7. Utility providers not listed. *Listed*
8. Engineering/Utility plan is incomplete *Completed*
9. See attached check list for other missing information. Missing information is highlighted in yellow.

PRELIMINARY SUBDIVISION PLAN

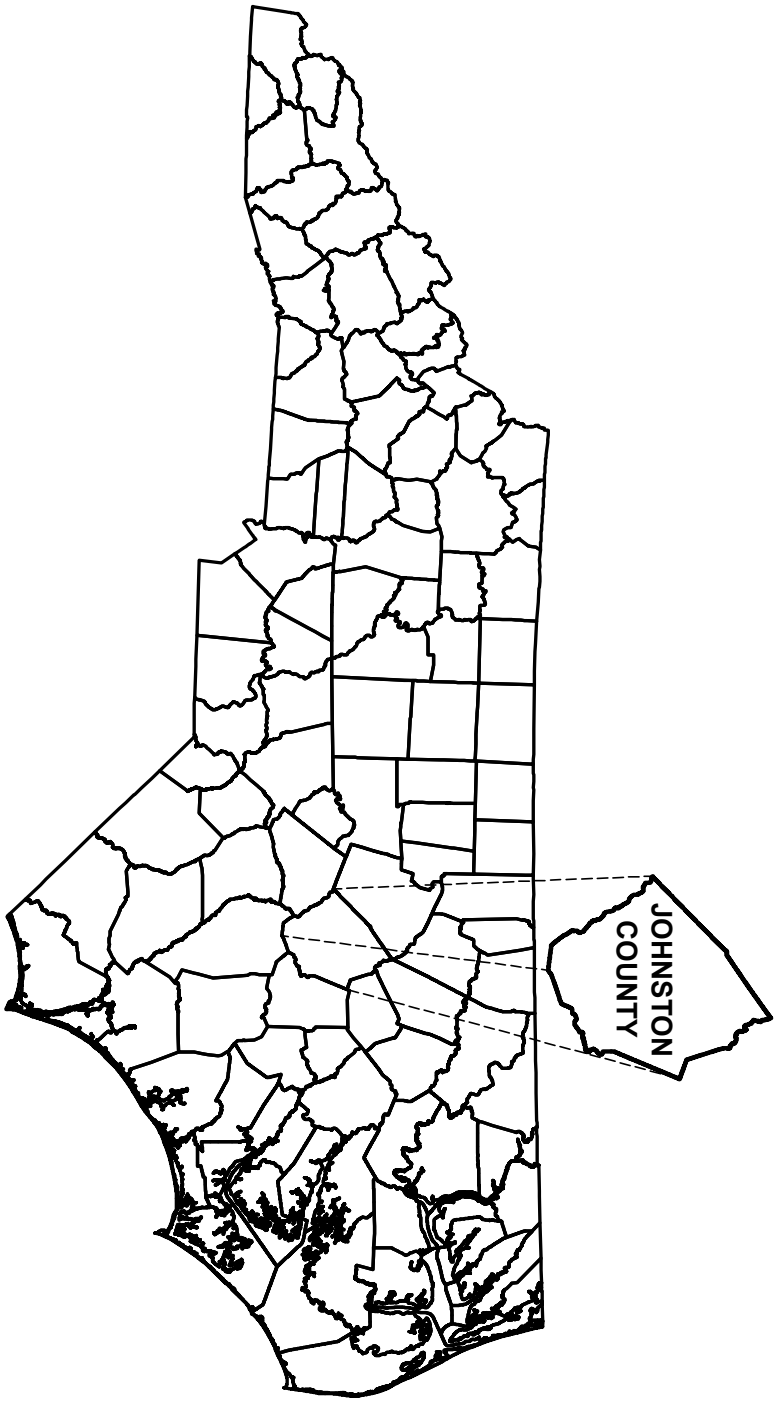
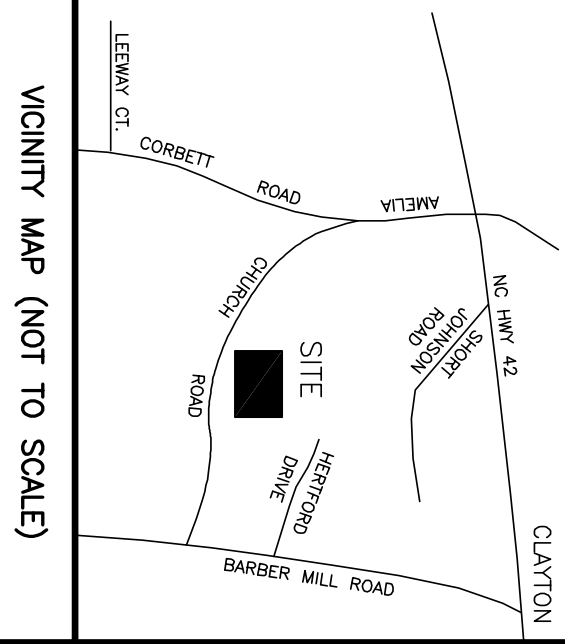
FOR

KYL KNOX'S SUBDIVISION

CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO. 2017-98-SD

Received by
Town of
Clayton
8/3/2018



SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS.....	2
SUBDIVISION PLAN.....	3
CBU SITE PLAN & DETAILS.....	4
LANDSCAPING PLAN.....	5
UTILITY PLAN.....	6
BOUNDARY.....	7
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SITE LAYOUT (ENGINEERING).....	9
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WATER DETAIL SHEET (ENGINEERING).....	11
STORMWATER MANAGEMENT & SEDIMENT & EROSION CONTROL (ENGINEERING).....	12
SEDIMENT & EROSION CONTROL DETAIL SHEET (ENGINEERING).....	13

DEVELOPER/APPLICANT:

FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

LAND SURVEYOR

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-359-0427
FAX: 919-359-0428

ENGINEER

DALTON ENGINEERING & ASSOCIATES, P.A.
446 EAST MAIN STREET
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-550-4740
FAX: 919-550-4741

SHEET 1: COVER SHEET

STARTED BY:
TOWN OF
MIKE

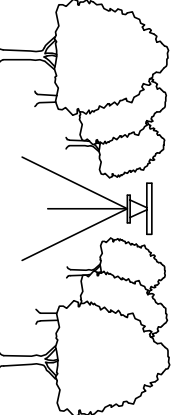
DRAWN BY:
CLARK

CHECKED BY:
DALE

DESIGNED BY:
DALE

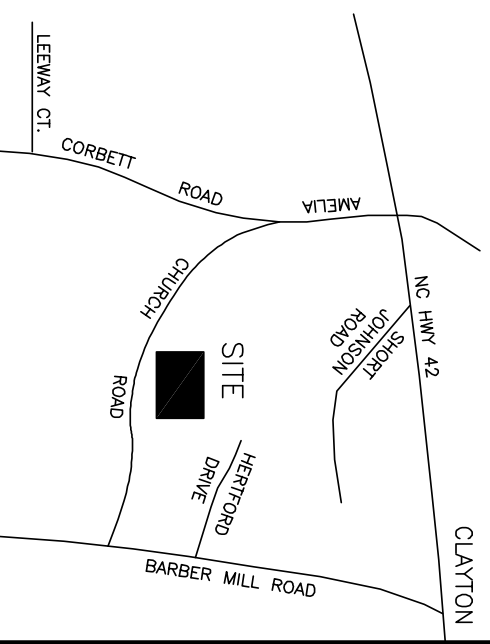
START DATE:
4/30/2018

TRUE LINE SURVEYING, P.C.



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

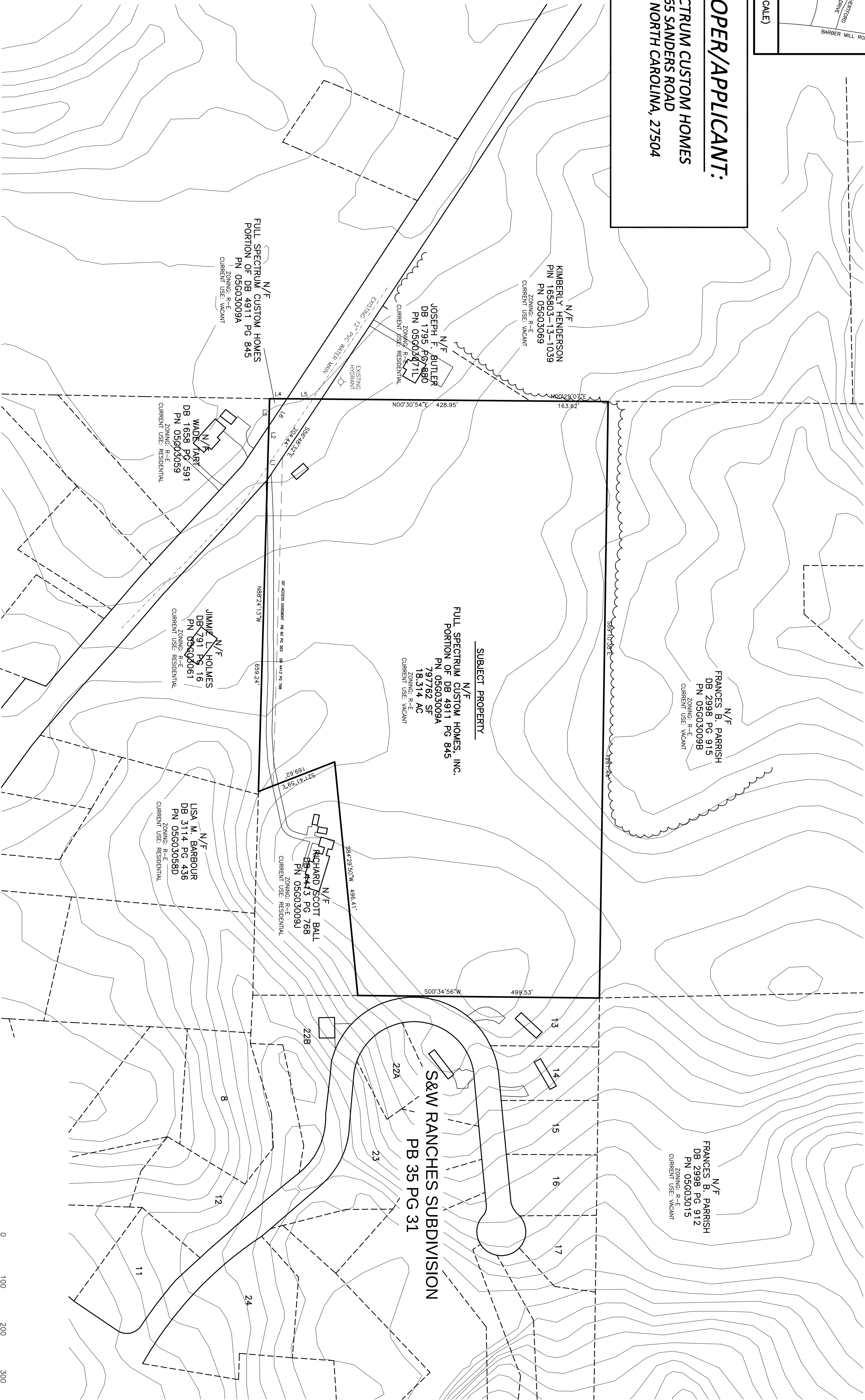
C-1859



VICINITY MAP (NOT TO SCALE)

DEVELOPER/APPLICANT:
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

LINE	BEARING	DISTANCE
1/1	N86°21'3"W	74.27'
1/2	N86°29'00"W	40.23'
1/3	N86°29'00"W	40.23'
1/4	N02°23'50"E	35.89'
1/5	N02°23'50"E	71.35'
1/6	S52°48'32"E	68.38'

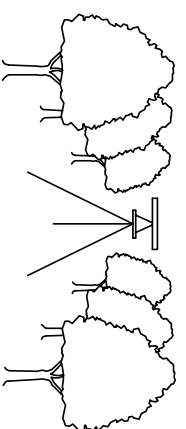


SITE INFORMATION

OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, NC 27504
PARCEL NO. 056030094
PARENT TRACT DEED: DB 4811 PG 845
TAX UNIQUE ID: 4729974
TOWNSHIP: CLAYTON
COUNTY: CLAYTON
TOWN ZONING: R-E
TOTAL ACRES: 18.961

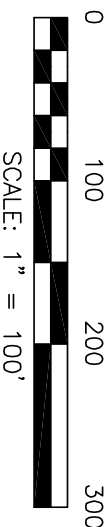
REVISION: JULY 30, 2018 - TOWN OF CLAYTON COMMENTS
REVISION: APRIL 18, 2018 - TOWN OF CLAYTON COMMENTS
REVISION: NOVEMBER 13, 2017 - TOWN OF CLAYTON COMMENTS
REVISION: JUNE 30, 2017 - TOWN OF CLAYTON COMMENTS

DESIGNED BY	TRUE LINE SURVEYING, P.C.
DRAWN BY	TRUE LINE SURVEYING, P.C.
CHECKED BY	TRUE LINE SURVEYING, P.C.
DATE	4/30/2018

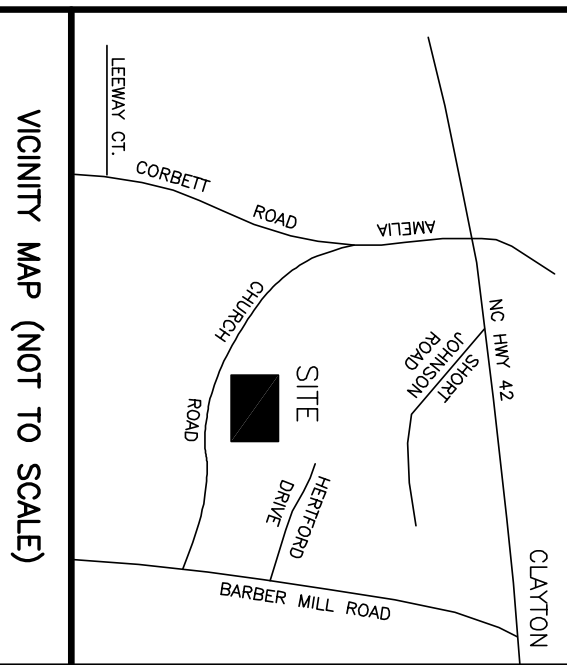


205 WEST MAIN STREET
CLAYTON, NC 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

SHEET 2: EXISTING CONDITIONS



C-1859



LINE	BEARING	DISTANCE
L1	S55°48'32"E	48.18'
L2	S89°10'38"E	50.00'
L3	S89°10'38"E	124.81'
L4	S89°10'38"E	124.81'
L5	S89°10'38"E	112.00'
L6	S89°10'38"E	50.71'
L7	S89°10'38"E	50.71'
L8	S89°10'38"W	100.00'
L9	N89°10'38"W	100.00'
L10	S89°10'38"W	61.08'
L11	S89°10'38"W	100.00'
L12	S89°10'38"W	100.00'
L13	S89°10'38"W	40.23'
L14	S89°10'38"W	40.23'
L15	N89°24'13"W	74.22'
L16	N89°24'13"W	40.23'
L17	N89°24'13"W	40.23'
L18	N00°25'50"E	35.89'
L19	N00°25'50"E	71.35'

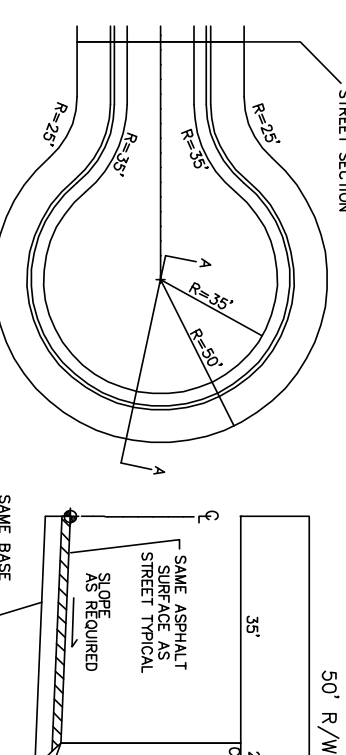
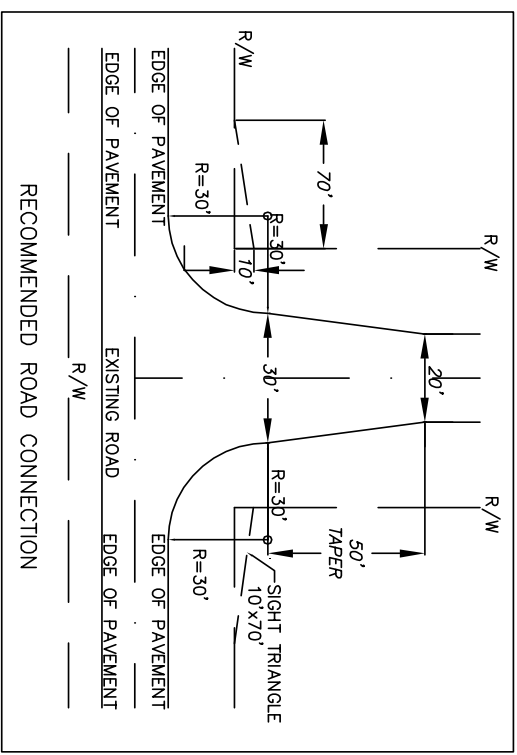
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	25.00'	36.02'	N79°27'31"E
C2	230.00'	46.20'	N41°13'19"E
C3	230.00'	67.23'	N62°48'53"E
C4	235.00'	67.23'	N62°48'53"E
C5	235.00'	79.82'	N44°18'00"E
C6	235.00'	85.36'	N44°18'00"E
C7	235.00'	85.36'	N44°18'00"E
C8	235.00'	85.36'	N44°18'00"E
C9	235.00'	85.36'	N44°18'00"E
C10	235.00'	85.36'	N44°18'00"E
C11	235.00'	85.36'	N44°18'00"E
C12	235.00'	85.36'	N44°18'00"E
C13	235.00'	85.36'	N44°18'00"E
C14	235.00'	85.36'	N44°18'00"E
C15	235.00'	85.36'	N44°18'00"E
C16	235.00'	85.36'	N44°18'00"E
C17	235.00'	85.36'	N44°18'00"E
C18	235.00'	85.36'	N44°18'00"E
C19	235.00'	85.36'	N44°18'00"E
C20	235.00'	85.36'	N44°18'00"E
C21	235.00'	85.36'	N44°18'00"E
C22	235.00'	85.36'	N44°18'00"E

DEVELOPER/APPLICANT:

FULL SPECTRUM CUSTOM HOMES

865 SANDERS ROAD

BENSON, NORTH CAROLINA, 27504



NCDOT TYPICAL SYMMETRICAL CULDESAC

NO SCALE

NOTES: 1. STEEPER SLOPES OF 1:1 MAY BE USED IN STEP OR HILY TERRAIN. PROVIDE FILL DITCH (SEE SEPARATE DETAIL) WHEN NECESSARY TO CONTINUE DRAINAGE AROUND CUL-DE-SAC IN FILL SECTION.

2. CONTRACTOR SHALL PROVIDE SURFACE, BASE, AND PAVERMENT FINISHING ON ALL STREETS IN ACCORDANCE WITH NCDOT STANDARDS.

3. THIS CUL-DE-SAC IS INTENDED TO MEET ALL EXISTING TYPICAL NCDOT CUL-DE-SAC CRITERIA (SEE NCDOT SUBMISSION ROADWAY MANUAL CONSTRUCTION STANDARDS 2000 VERSION).

SITE INFORMATION

OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, NC 27504
PARCEL NO. 055003098
SUBDIVISION: S&W RANCHES SUBDIVISION
PARENT TRACT DEED: DB 491 PG 845
NO. LOTS PROPOSED: 22

TAX UNIQUE ID: 47295574

THERE ARE NO INSTANCES OF 100 YEAR FEMA FLOOD ON SITE. FEMA FLOOD PANEL 3720165800 J

TOWN ZONING: R-E 341

CURRENT USE: VACANT

PROPOSED DENSITY: 1 LOT PER 0.834 ACRES

PROPOSED PARKING: 2 SPACES PER LOT

WATER PROVIDER: TOWN OF CLAYTON

LOTS TO BE SERVED BY PUBLIC WATER AND ON-SITE SEPTIC

N/F

FRANCES B. PARRISH
DB 2998 PG 915
PN 055003098
ZONING: R-E
CURRENT USE: VACANT

N/F

FRANCES B. PARRISH
DB 2998 PG 915
PN 055003098
ZONING: R-E
CURRENT USE: VACANT

R-E ZONING STANDARDS

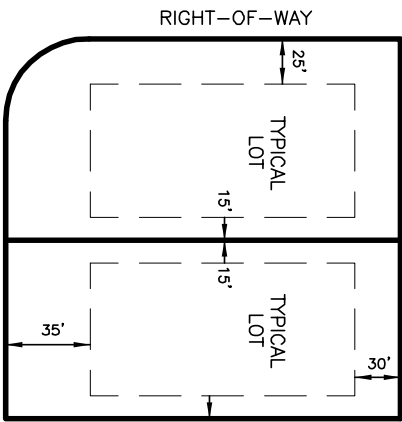
1. SETBACKS AS SHOWN ARE TYPICAL
2. MAXIMUM BUILDING HEIGHT = 35' PER LOT = 50%
3. MAXIMUM LOT COVERAGE = 35%
4. MAXIMUM LOT SIZE = 30,000 SF
5. MINIMUM BUILDING UNIT SIZE = 1,400 SF
6. MINIMUM BUILDING SETBACKS

MINIMUM BUILDING SETBACKS

FRONT = 15'

REAR = 10'

SIDE = 25'

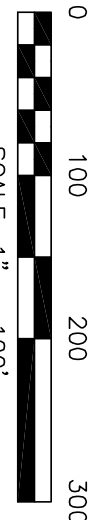
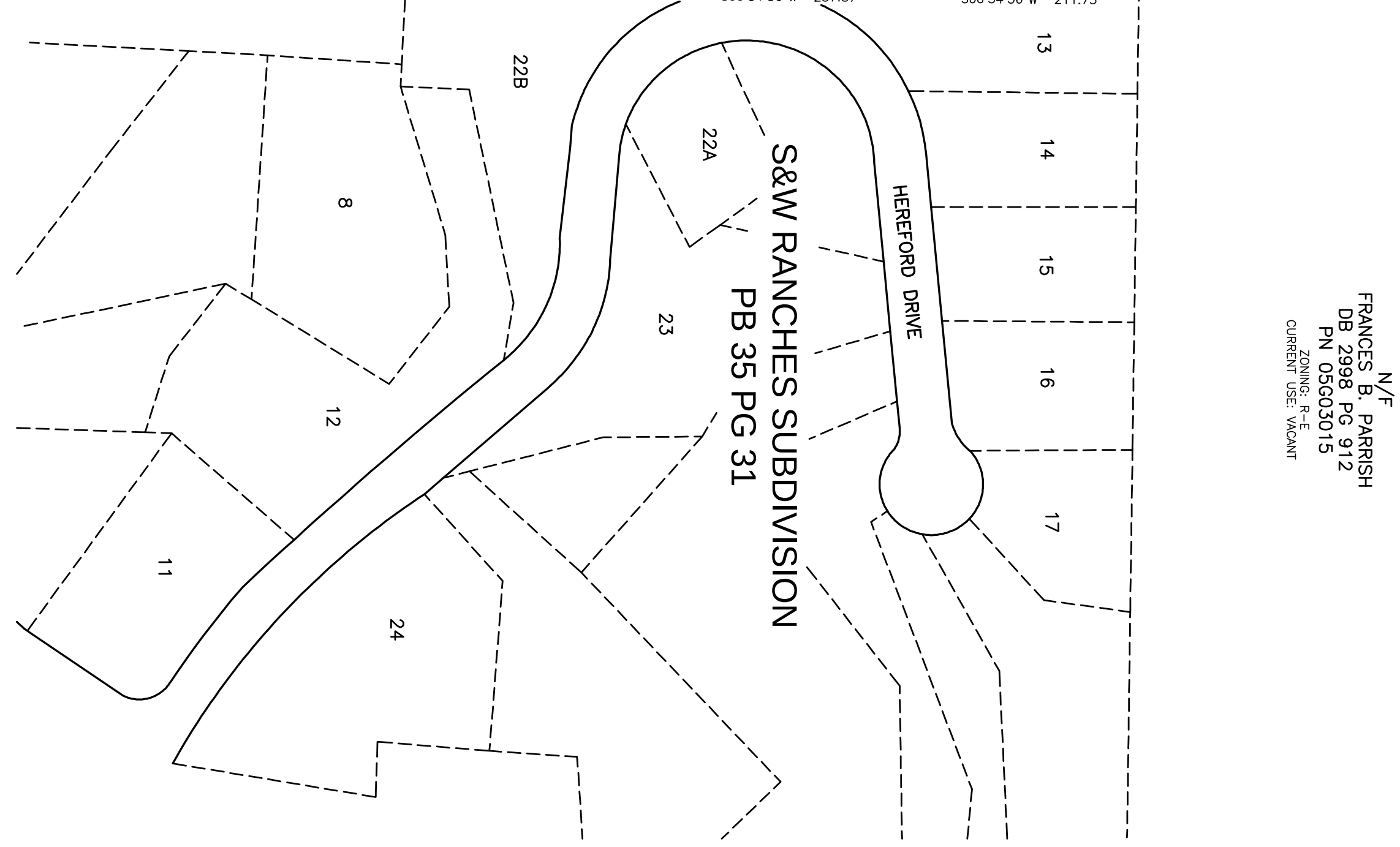
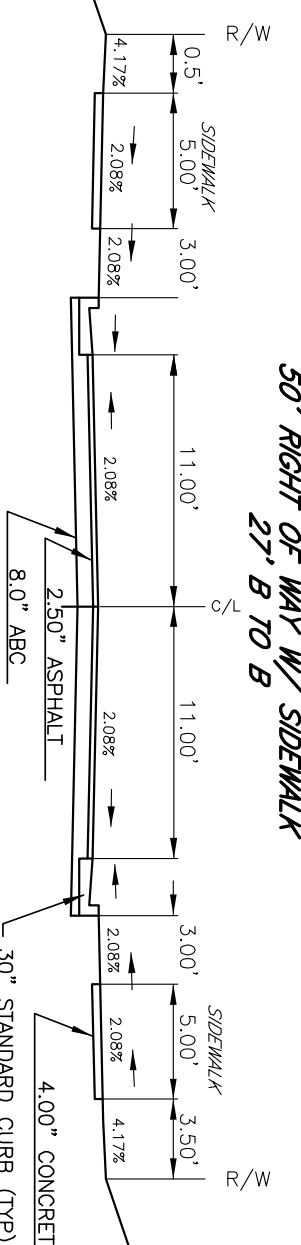
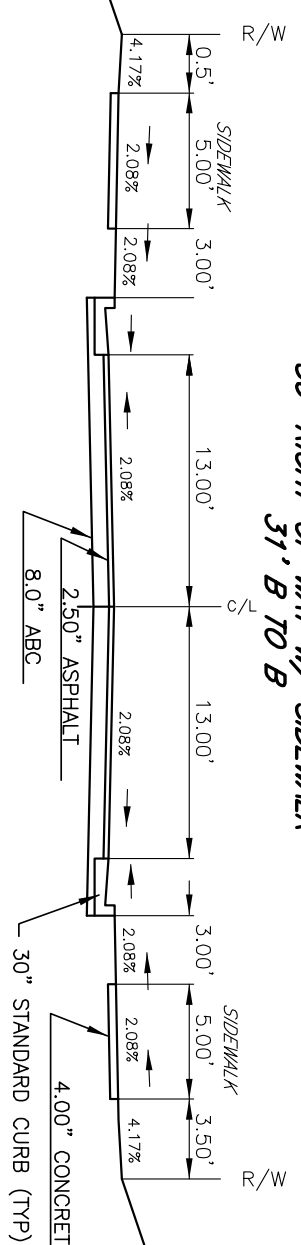


NOTE: MINIMUM LOT WIDTH=40'

MINIMUM LOT DEPTH=150'

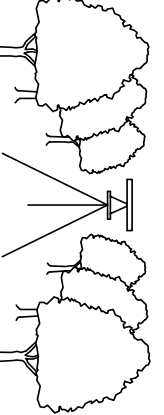
TYPICAL RESIDENTIAL STREET
50' RIGHT OF WAY W/ SIDEWALK
5' B TO B

TYPICAL RESIDENTIAL STREET
50' RIGHT OF WAY W/ SIDEWALK
27' B TO B



SHEET 3: SUBDIVISION

TRUE LINE SURVEYING, P.C.

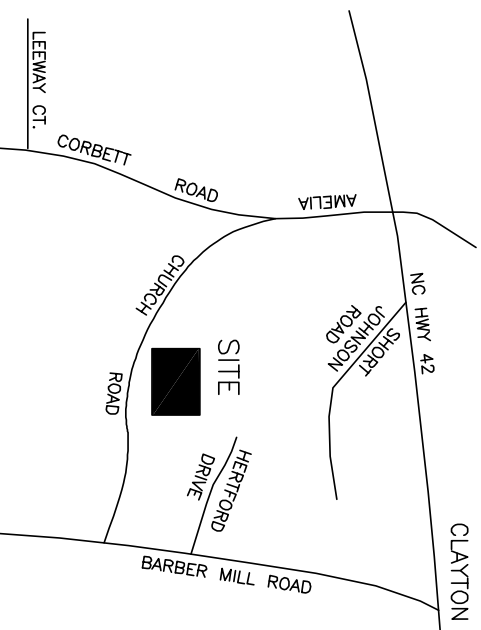


205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859

DEVELOPER/APPLICANT:

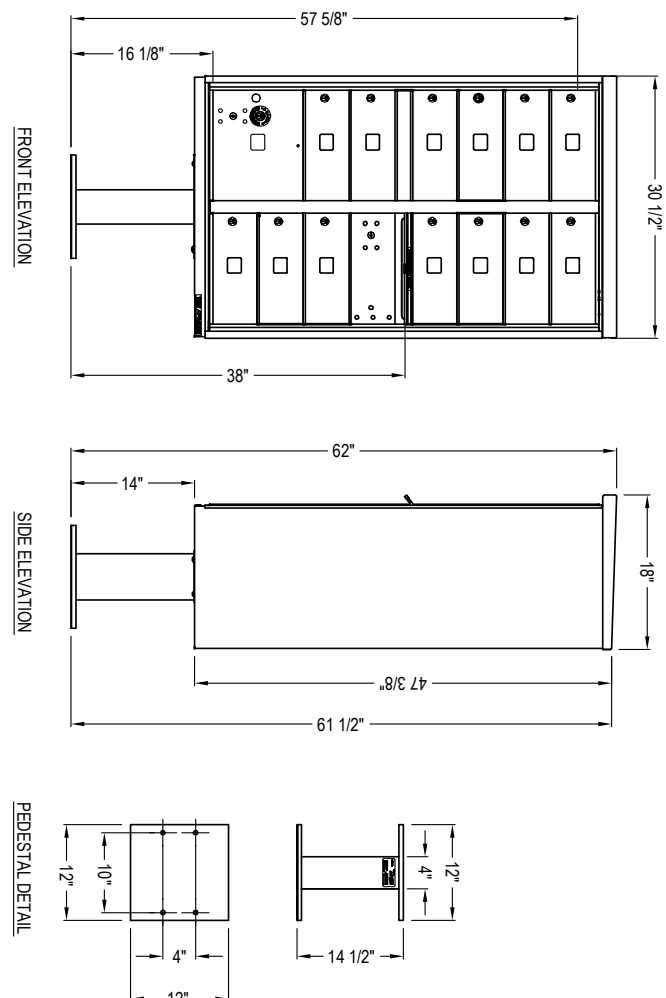
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504



VICINITY MAP (NOT TO SCALE)

FLORENCE CORPORATION

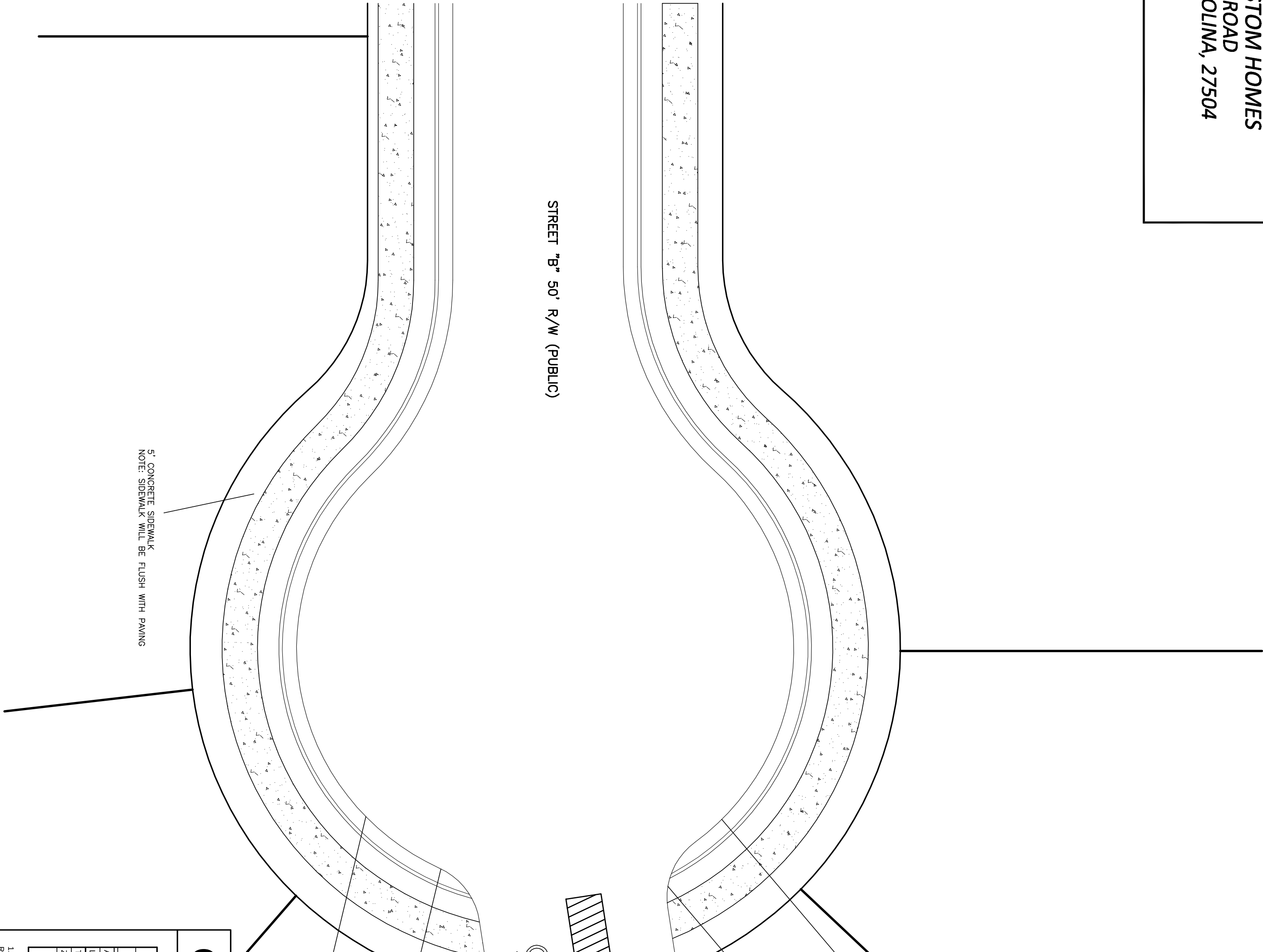
FLORENCE CORPORATION
5850 CLAYTON DRIVE
CLAYTON, NC 27009
TOLL FREE: 1-800-275-1747
PHONE: (781) 233-4400
FAX: (801) 275-5081
www.florencehomes.com



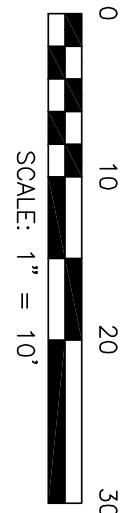
- MANUFACTURED NOTES:
- THIS UNIT IS APPROVED FOR IPS AND PRIVATE APPLICATIONS.
 - RECOGNIZE THAT THE ACCESSORIES SOLD SEPARATELY AND ARE NOT APPROVED PRODUCTS.
 - IF YOU ARE A CONTRACTOR, YOU MUST BE A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT.
 - IF YOU ARE A CONTRACTOR, YOU MUST BE A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT.
 - IF YOU ARE A CONTRACTOR, YOU MUST BE A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT.
- NOTES:
- THE UNIT IS TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THE DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF PREPARATION BUT MUST BE REVIEWED AND APPROVED BY THE CONTRACTOR'S ENGINEER OR ARCHITECT.
 - CONTRACTORS MUST BE AWARE OF ANY CHANGES TO THE DRAWING AND MUST BE REVIEWED AND APPROVED BY THE CONTRACTOR'S ENGINEER OR ARCHITECT.
- REFERENCE NUMBER: 1570-1570

VITAL™ 1570 CLUSTER BOX UNIT

STREET "B" 50' R/W (PUBLIC)



CLUSTER MAIN BOX UNIT - ENLARGED SITE PLAN



CBU - Plant List

PLANT LIST - CBU SITE ONLY									
ALUS	QTY	BOTANICAL NAME	COMMON NAME	CULTURE	HEIGHT	SPELAD	ROOT	REMARKS	
AS	15	ABELIA GRANDIFOLIA, SHERWOOD	SHERWOOD ABELIA	-	5' GAL	-	15' GAL	CBU PLANTINGS	
LD	3	LABURNUM VIRENS, WHITE WITTE	WHITE WITTE	-	6' MIN.	-	15' GAL	CBU PLANTINGS	
TOR	6	TRIFOLIUM OCCIDENTALE, PHENOCID	PHENOCID	-	7' GAL	-	15' GAL	CBU PLANTINGS	
ZSG	2	ZELKOVA SERBATA, GOLD FAL	GOLD FAL ZELKOVA	-	12"	8' MIN.	-	COVETABLE CBU PLANTINGS	

- ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCE.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN THAT REQUIRE CLEARANCES FOR ACCESS.

NOTE: AS PER A.D.A. STANDARDS, THE PARKING AREA SHALL BE 24" CROSS SLOPE AND 4" 2% RUNNING SLOPE.

SHEET 4: CBU SITE PLAN

REVISION: APRIL 18, 2018 - TOWN OF CLAYTON COMMENTS
REVISION: NOVEMBER 13, 2017 - TOWN OF CLAYTON COMMENTS
REVISION: JUNE 30, 2017 - TOWN OF CLAYTON COMMENTS

STARTED BY:
TOWN OF CLAYTON

CHECKED BY:
CLAYTON

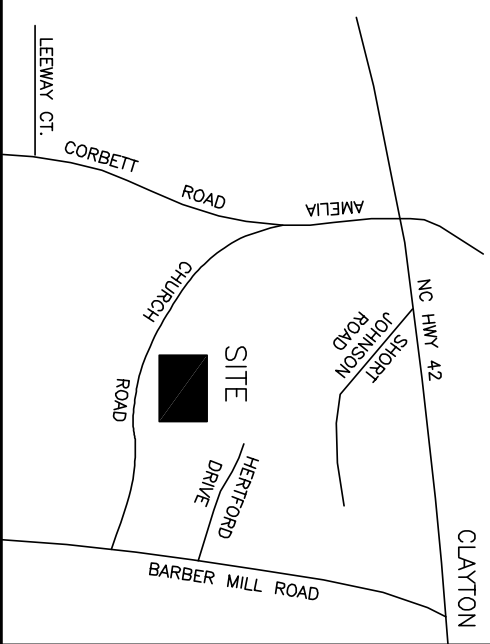
DRAWING NAME:
CLAYTON

DATE:
CLAYTON

SCALE:
CLAYTON

205 WEST MAIN STREET
CLAYTON, NC 27009
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelineurveying.com

C-1859



VICINITY MAP (NOT TO SCALE)

DEVELOPER/APPLICANT:
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

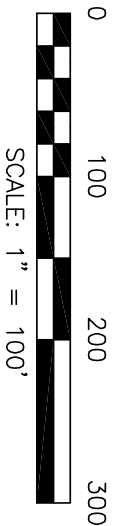
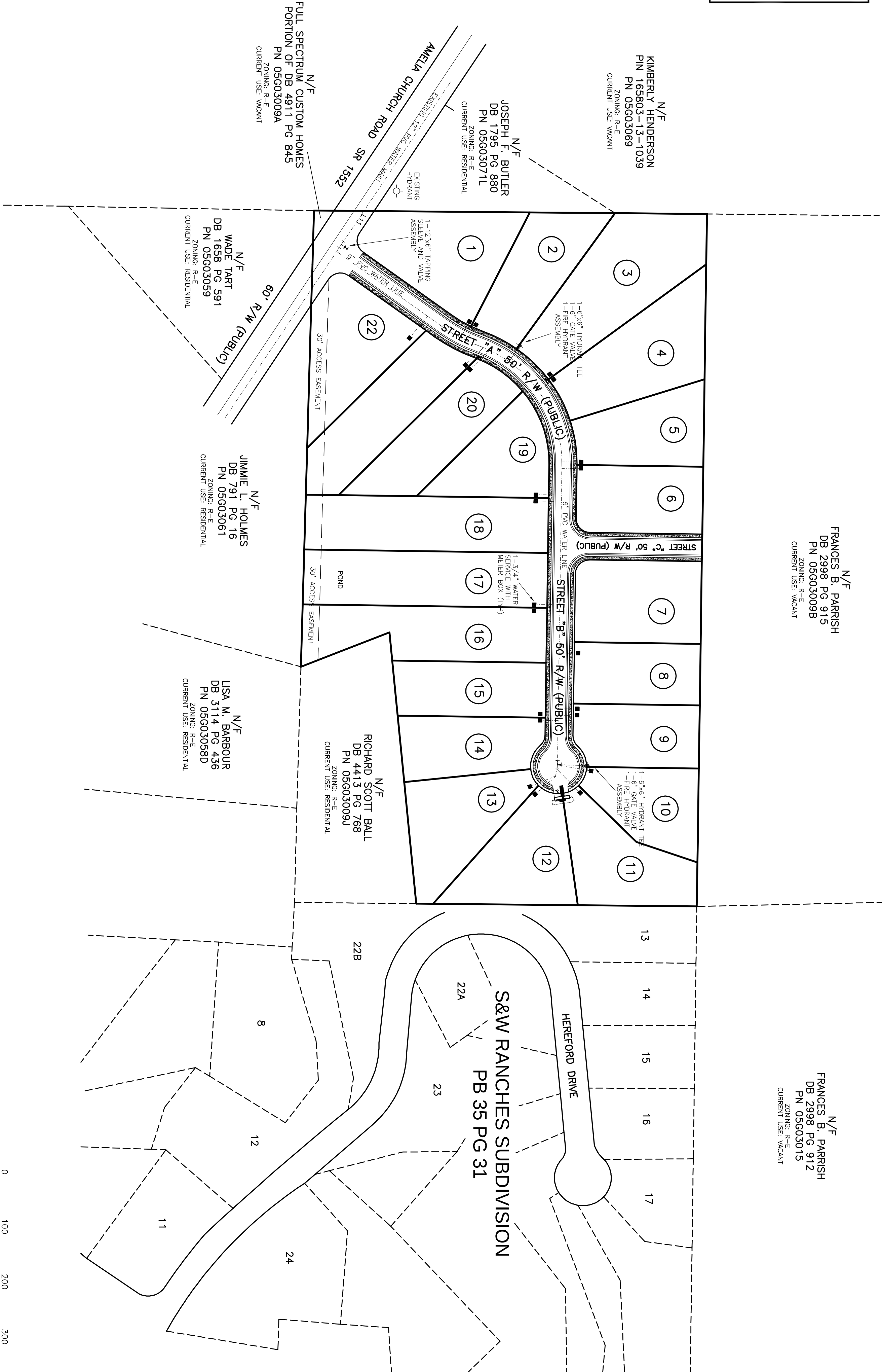
NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWNS ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

THE TOWN OF CLAYTON AND/OR JOHNSBORO MAY REQUEST A RIGHT SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

LEGEND	
EXISTING	PROPOSED
WATERLINE	WATERLINE
SEWER	SEWER
HYDANT	HYDANT
VALVE	VALVE
REDUCER	REDUCER
METER	METER
SEWERLINE	SEWERLINE
MANHOLE	MANHOLE
CLAMPOUT	CLAMPOUT
STORM DRAINAGE	STORM DRAINAGE
CATCH BASIN	CATCH BASIN
DEEP ALLEY/VALE NILET	DEEP ALLEY/VALE NILET
PROPOSED STITCH ROW	PROPOSED STITCH ROW

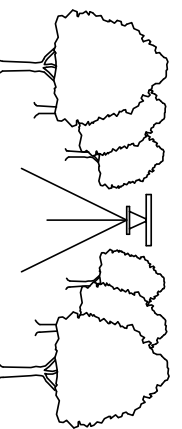
SITE INFORMATION

OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, NC 27504
PARCEL NO. 056030904
N/C PIN NO. 166803-23-2856 PG 845
P/N 056030904
TAX MAP NO. 166803-23-2856 PG 845
TOWNSHIP: CLAYTON
TOWN ZONING: R-E
CURRENT USE: VACANT
TOWN: KANSASVILLE, 19381



SHEET 6: UTILITY PLAN

TRUE LINE SURVEYING, P.C.

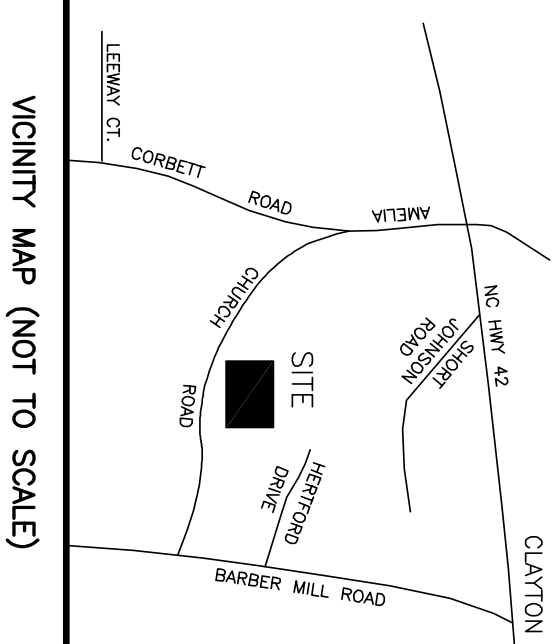


205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

REVISED: APRIL 18, 2018 - TOWN OF CLAYTON COMMENTS
REVISED: NOVEMBER 13, 2017 - TOWN OF CLAYTON COMMENTS
REVISED: JUNE 29, 2017 - TOWN OF CLAYTON COMMENTS

SUBMITTED BY:	MIKE
DRAWN BY:	MIKE
CHECKED BY:	MIKE
DATE:	4/10/2018
PROJECT NO.:	430.090

C-1859



LINE	BEARING	DISTANCE
L1	N88.24.13"W	74.22'
L2	N88.28.00"W	40.23'
L3	N88.28.00"W	57.50'
L4	N00.25.50"E	35.89'
L5	N00.25.50"E	71.35'
L6	S56.48.32"E	68.36'

N/F
FRANCES B. PARRISH
DB 2998 PG 915
PN 05G03009B

N/F
FRANCES B. PARRISH
DB 2998 PG 912
PN 05G03015

NC GRID NORTH NAD 83/2011



N/F
KIMBERLY HENDERSON
PIN 165803-13-1039
PN 05G03069

N/F
FULL SPECTRUM
CUSTOM HOMES, INC.
DB 4911 PG 845
PN 05G03009A

AREA ACROSS AMELIA CHURCH ROAD
1070 05

TOTAL AREA
797762 SF
18.314 AC

N/F
JOSEPH F. BUTLER
DB 1795 PG 880
PN 05G03071L

(b)(7)(C)

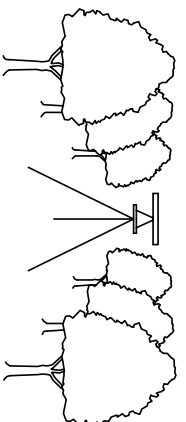
DEVELOPER/APPLICAN
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

SITE INFORMATION

OWNER: BELL SPECTRUM CUSTOM HOMES, INC.
866 SANDERS ROAD
BENSON, N.C. 27504
PARCEL NO: 056303094
APN: 056303-03-2556
PARENT TRACT DEED: DB 49111 PG 845
TAX UNIQUE ID: 4739574
TAXPAYER: CLAYTON
ET AL LAYTON
TOWNSHIP: ZONING: R-E
CURRENT USE: VACANT
TOTAL ACREAGE: 18.561

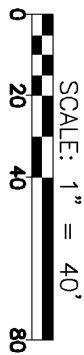
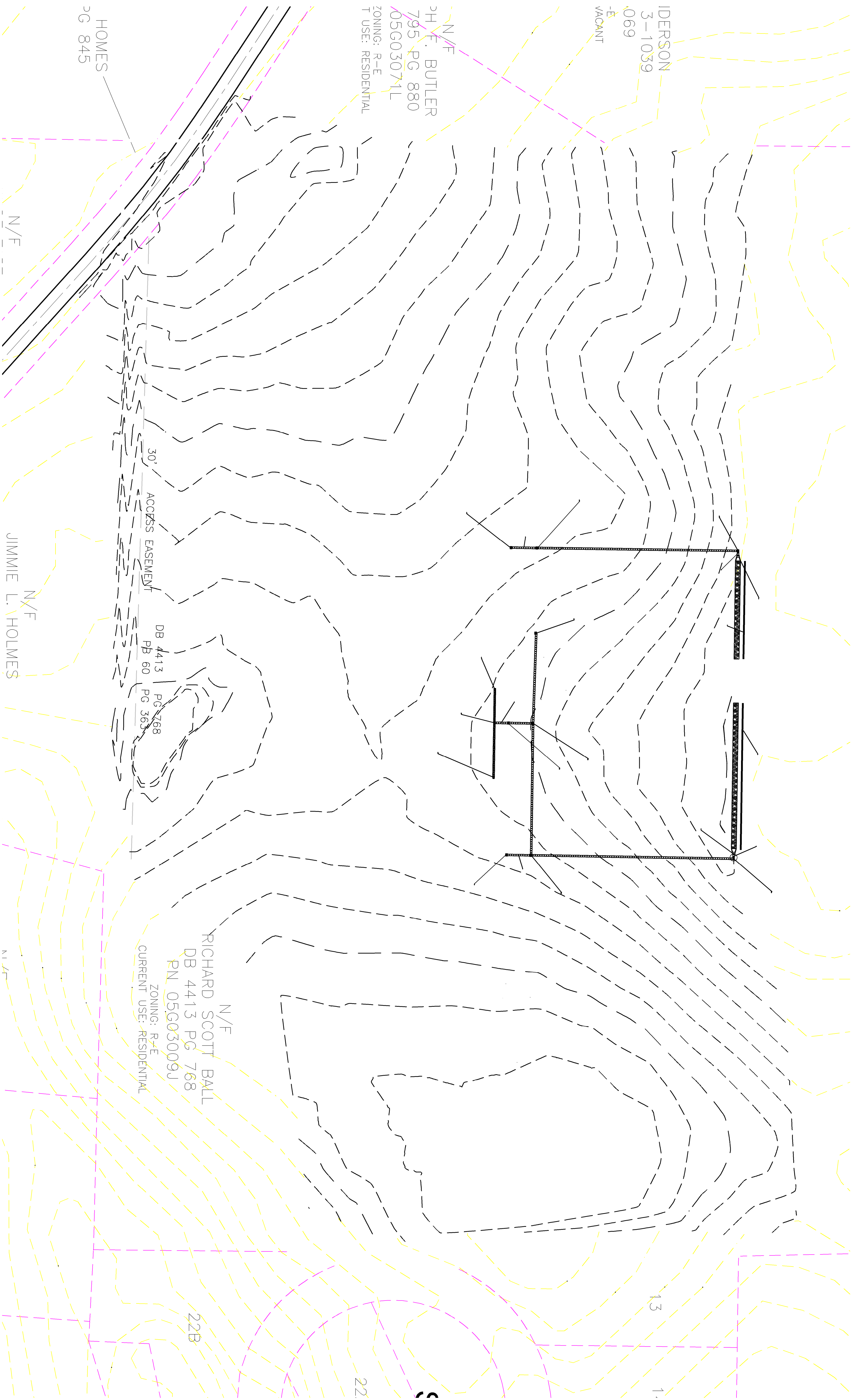
SHEET 7: BOUNDARY

TRUE LINE SURVEYING, P.C.

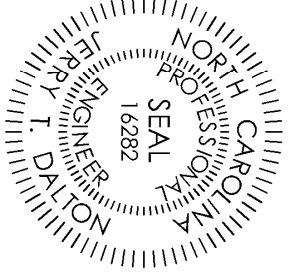


205 WEST MAIN STREET
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FAX: (919) 359-0428
www.truelinesurveying.com

C-18



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EXCAVATION DEEPER THAN TWO (2) FEET AND NO MORE THAN TEN (10)
WORKING DAYS PRIOR TO EXCAVATION OR
INSTALLATION OF NEW UTILITIES.
North Carolina One-Call
www.ncocall.org
1-800-632-4349

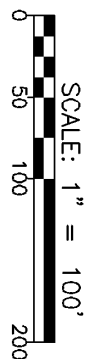
	
Dalton Engineering and Associates, P.A.	
446 East Main Street P.O. Box 426 Clayton, NC 27520	
(919) 550-4740 Fax (919) 550-4741	
Job: 17016	Revision:
Date: 6/20/18	Sheet: 1 OF 4
File: 2018-6-28_KYL FOR KYL KNOLLS MASTER.dwg	

PRELIMINARY PLAN
FOR
KYL KNOLLS SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

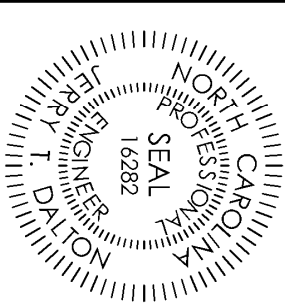
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CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF
EXISTING UTILITIES PRIOR TO EXCAVATION OF
ANY DEPTH OR WIDTH. CALL 811 AT LEAST
THAT TWO (2) BUT NO MORE THAN TEN (10)
WORKING DAYS PRIOR TO EXCAVATION OR
INSTALLATION OF ANY NEW UTILITY.
FOR MORE INFORMATION VISIT
www.ncoc.org
North Carolina One-Call
1-800-632-4343



EXISTING DRAINAGE PATTERNS
FOR
KYLI KNOLLS SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

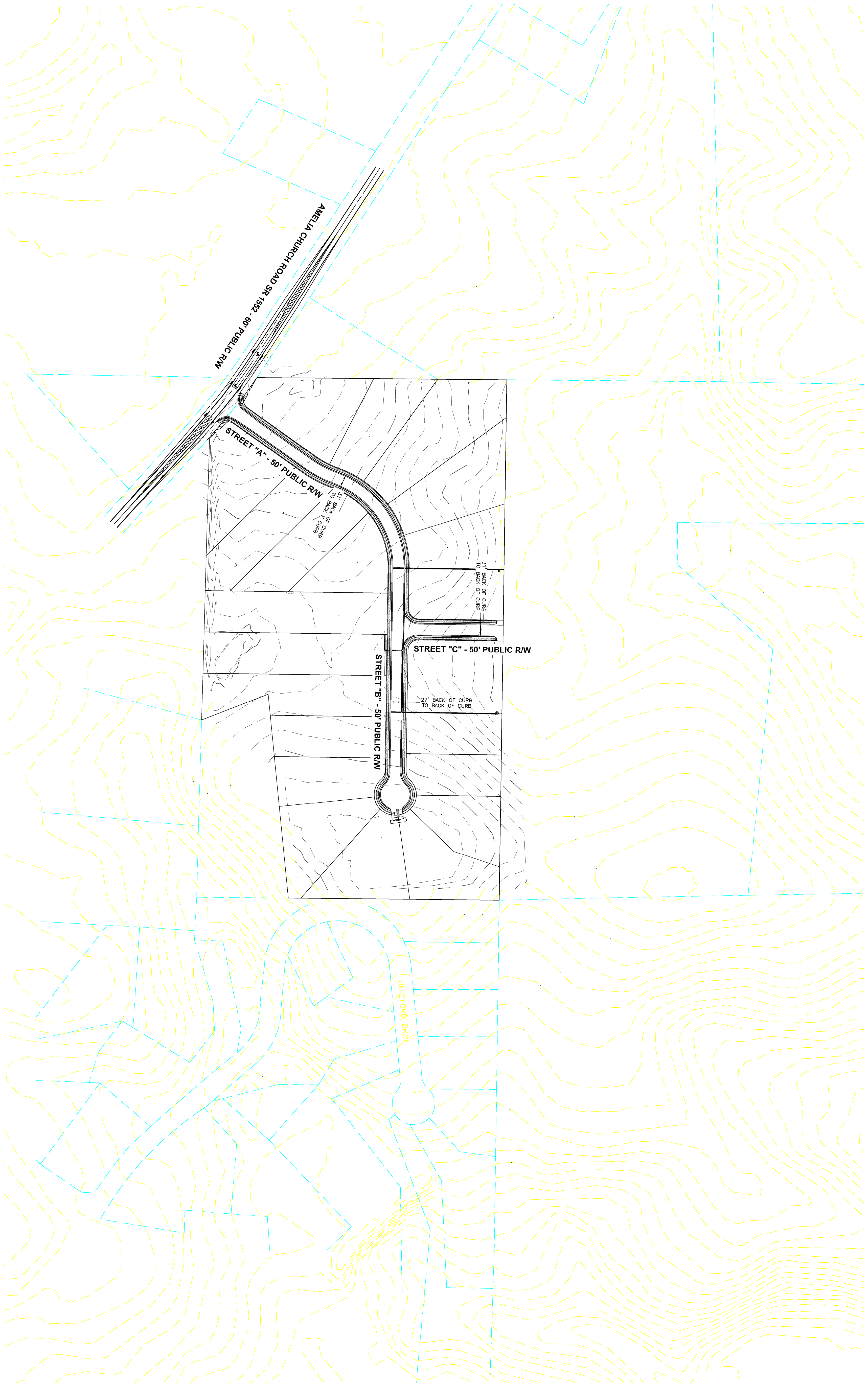


**Dalton Engineering
and Associates, P.A.**

446 East Main Street
P.O. Box 426
Clayton, NC 27520

(919) 550-4740
Fax (919) 550-4741

Job: 17016 Date: 6/20/18 Revision: 6 OF 4
File: 2018-6-28_KYLI KNOLLS SUB\17016-MASTER-Model.dwg



PERMANENT BLOW-OFF ASSEMBLY

NOT TO SCALE

NOTES:

- 1) WHERE TAPED AT 4\"/>
- 2) ALLOW FOR POSITIVE DRAINAGE UNDER UTILIZATION.
- 3) BE USED AND TESTED CAREFULLY AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.

FIRE HYDRANT ASSEMBLY

NOT TO SCALE

NOTES:

- 1) FIRE HYDRANTS INSTALLED ON EXISTING WATER MAINS MUST BE INSTALLED USING A 4\"/>
- 2) MAINS LARGER THAN 4\"/>
- 3) MAINS LARGER THAN 4\"/>
- 4) MAINS LARGER THAN 4\"/>

VERTICAL BEND RODDING AND BLOCKING DETAIL

NOT TO SCALE

GENERAL NOTES:

- 1) RODS MUST BE 1\"/>
- 2) CONCRETE BLOCKS MUST BE 16\"/>
- 3) CONCRETE BLOCKS MUST BE 16\"/>

THRUST BLOCK DETAIL

NOT TO SCALE

NOTES:

- 1) CONCRETE THRUST BLOCK SHALL BE 1600 PSI MIN.
- 2) CONCRETE THRUST BLOCK SHALL BE 16\"/>
- 3) CONCRETE THRUST BLOCK SHALL BE 16\"/>
- 4) CONCRETE THRUST BLOCK SHALL BE 16\"/>
- 5) CONCRETE THRUST BLOCK SHALL BE 16\"/>

VALVE AND VALVE BOX INSTALLATION

NOT TO SCALE

NOTES:

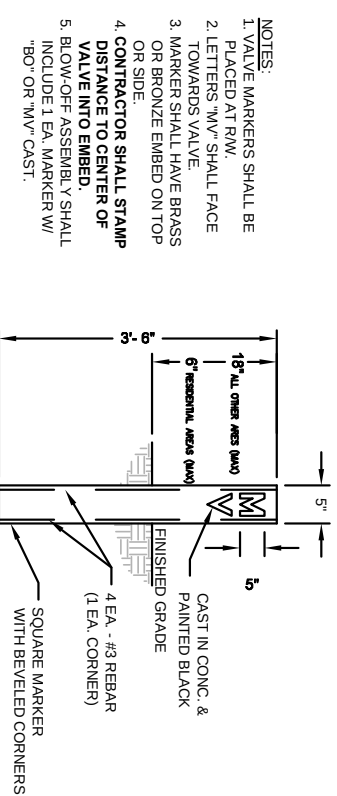
- 1) VALVE BOX SHALL BE USED FOR VALVE BOX EXTENSIONS.
- 2) VALVE BOX SHALL NOT BE CONTACTED WHEN MAIN IS IN USE.
- 3) CONCRETE PROTECTIVE RING SHALL BE USED IN ALL APPLICATIONS.
- 4) ALL VALVES SHALL BE USED IN THE POSITIVE WATER MAIN.
- 5) BE USED AND TESTED CAREFULLY AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.

WATER MAIN VALVE AND VALVE BOX INSTALLATION

NOT TO SCALE

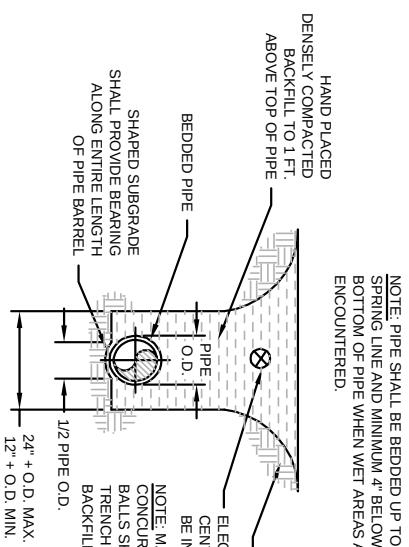
NOTES:

- 1) VALVE BOX SHALL BE USED FOR VALVE BOX EXTENSIONS.
- 2) VALVE BOX SHALL NOT BE CONTACTED WHEN MAIN IS IN USE.
- 3) CONCRETE PROTECTIVE RING SHALL BE USED IN ALL APPLICATIONS.
- 4) ALL VALVES SHALL BE USED IN THE POSITIVE WATER MAIN.
- 5) BE USED AND TESTED CAREFULLY AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.



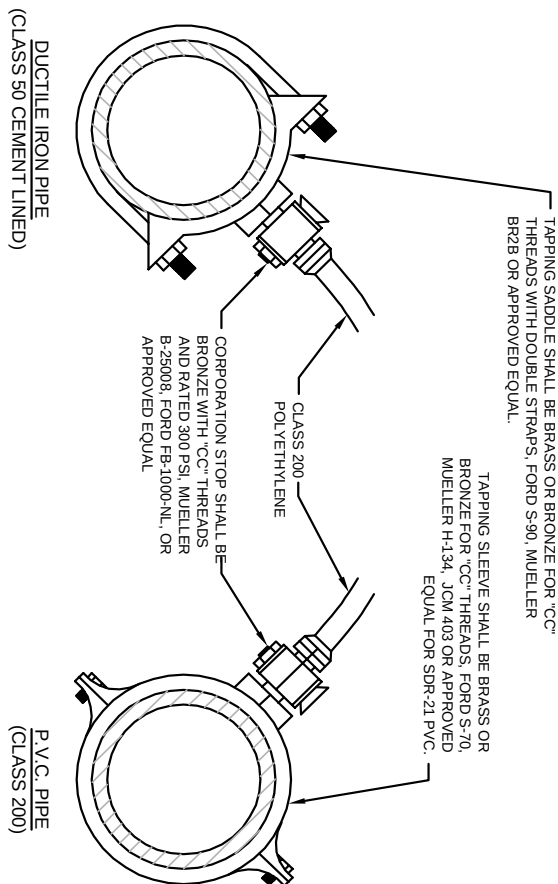
VALVE MARKER DETAIL
NOT TO SCALE

NOT TO SCALE



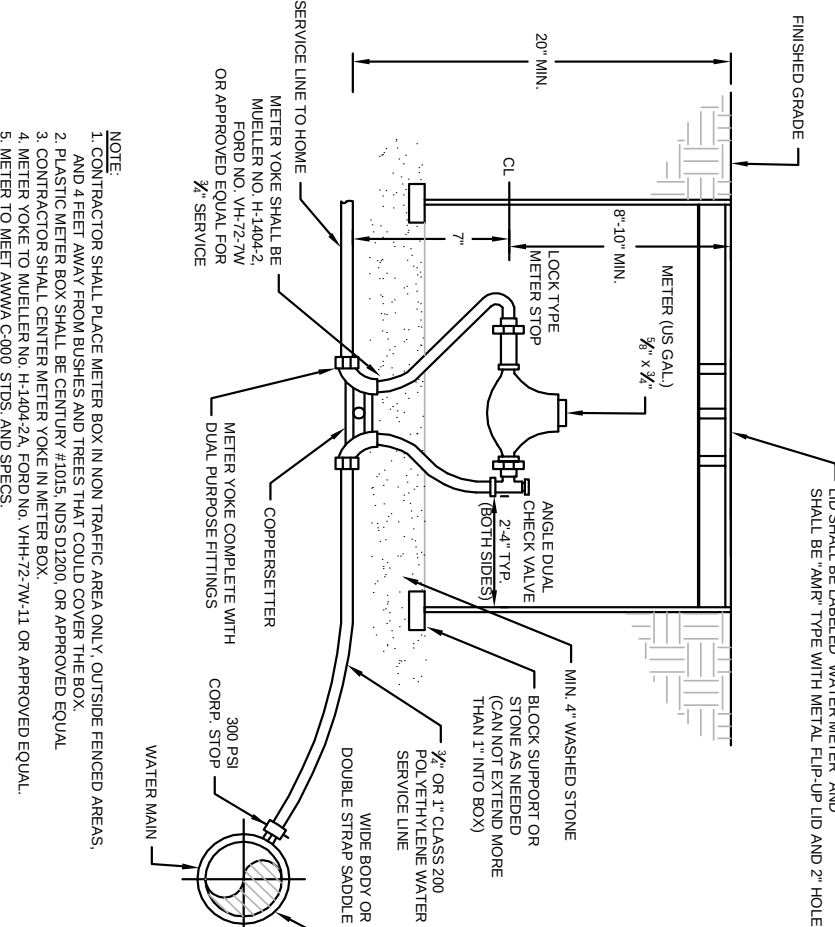
PIPE LAYING CONDITION

NOT TO SCALE



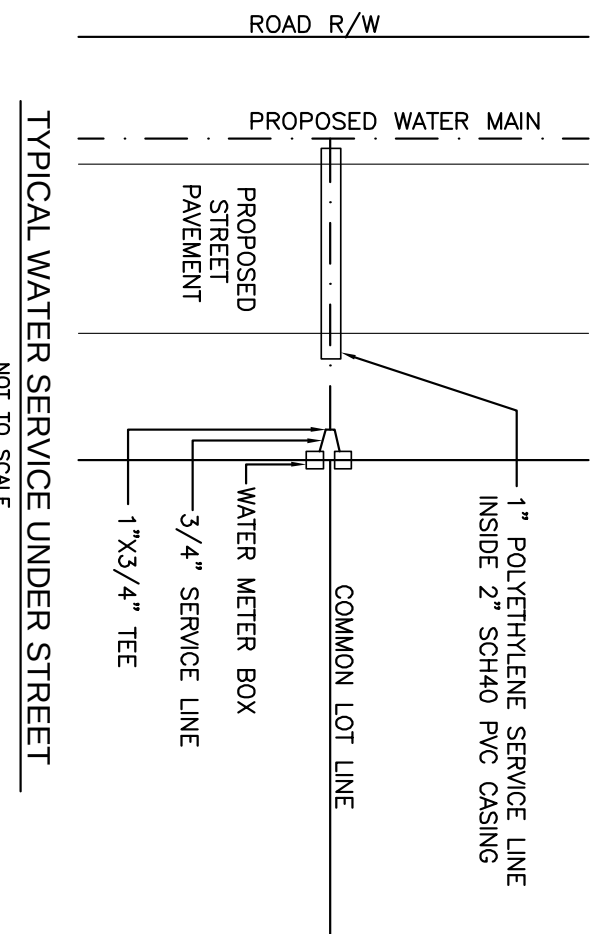
STANDARD WATER TAP DETAIL

NOT TO SCALE



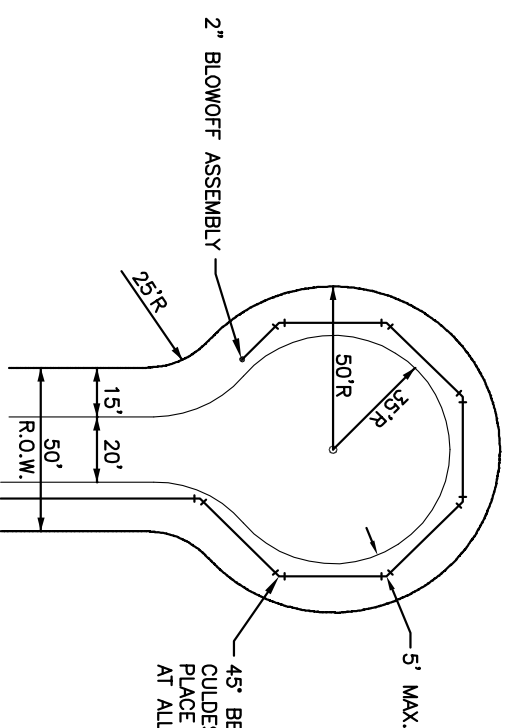
3/4" & 1" WATER METER SERVICE DETAIL

NOT

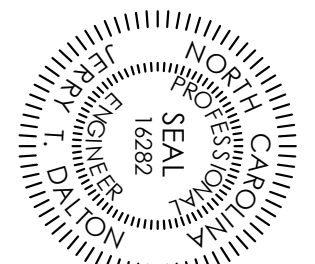


TYPICAL WATER LINE INSTALLATION AT CULDESAC

NOT TO SCALE



WATER DETAIL SHEET
FOR
KYLI KNOLLS SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.



Dalton Engineering
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Job: 17016 | Date: 6/20/18 | Revision:

1	2	3
1	2	3

Category	Item	Score
Cognitive Function	1. Memory	85
	2. Attention	78
	3. Problem Solving	92
	4. Decision Making	88
	5. Planning	75
	6. Organization	82
	7. Communication	70
	8. Social Interaction	65
	9. Emotional Stability	72
	10. Overall Health	80
Physical Function	11. Mobility	75
	12. Endurance	82
	13. Strength	78
	14. Flexibility	70
	15. Balance	72
	16. Coordination	75
	17. Sensory Perception	78
	18. Pain Management	70
	19. Sleep Quality	72
	20. Overall Physical Health	75

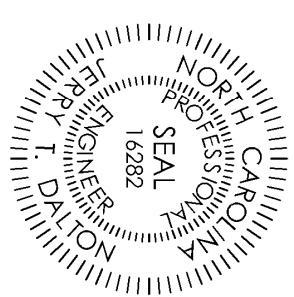
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UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION
DEEPER THAN TWO (2) FEET AND WIDER THAN TEN (10)
FEET. CALL 811 OR VISIT www.nc811.org
FOR MORE INFORMATION.
North Carolina One-Call
www.nc811.org
1-800-632-4343



**STORMWATER MANAGEMENT
AND
SEDIMENT AND EROSION CONTROL PLAN**
FOR
KYL KNOLLS SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

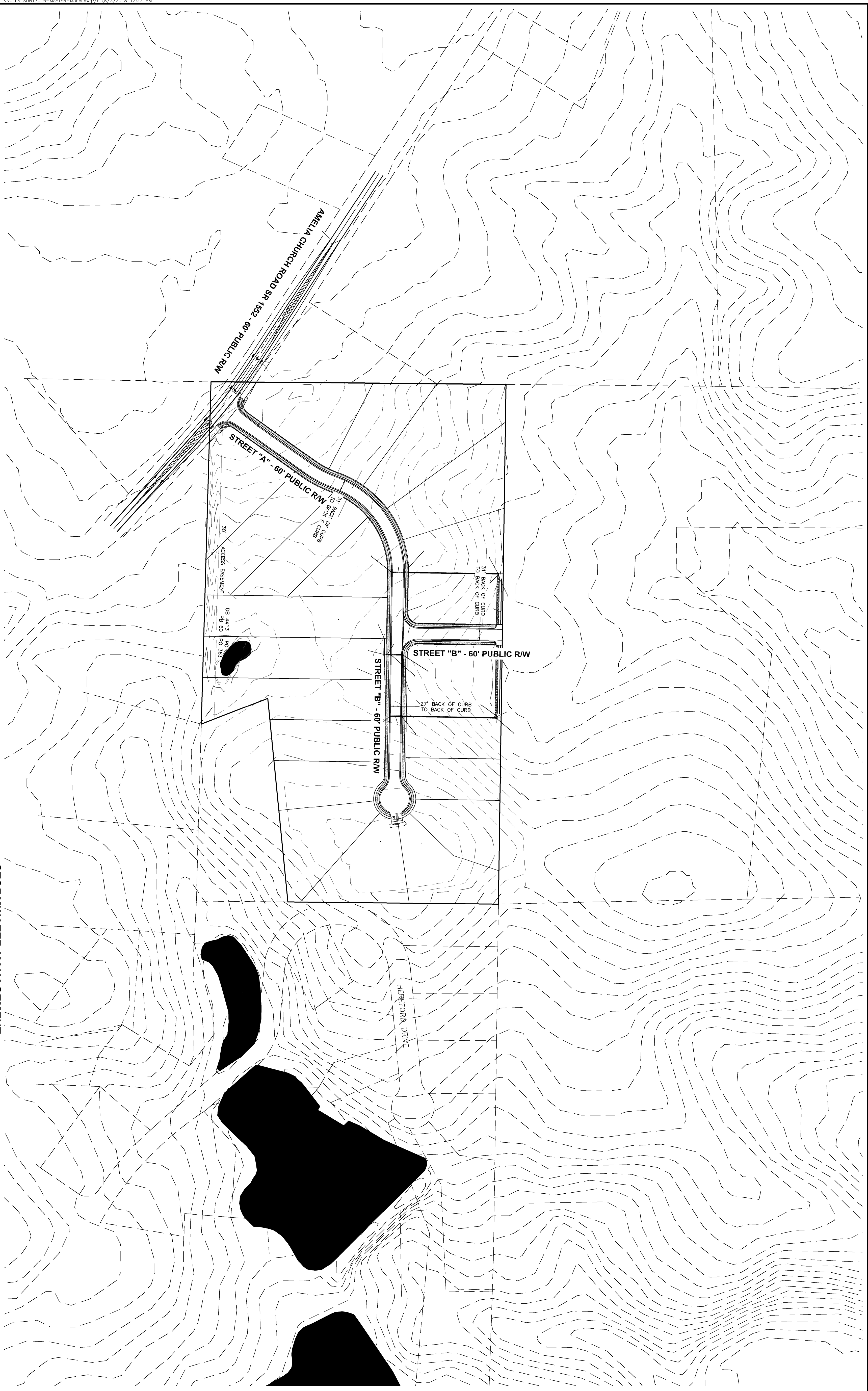


**Dalton Engineering
and Associates, P.A.**

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Clayton, NC 27520

(919) 550-4740
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Job: 17016 Date: 6/20/18 Revision: 1 OF 4
File: 2018-6-28_KYL KNOLLS SUB\17016-MASTER-M.dwg

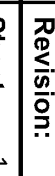


SEDIMENT AND EROSION CONTROL DETAIL SHEET

KYLI KNOLLS SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.



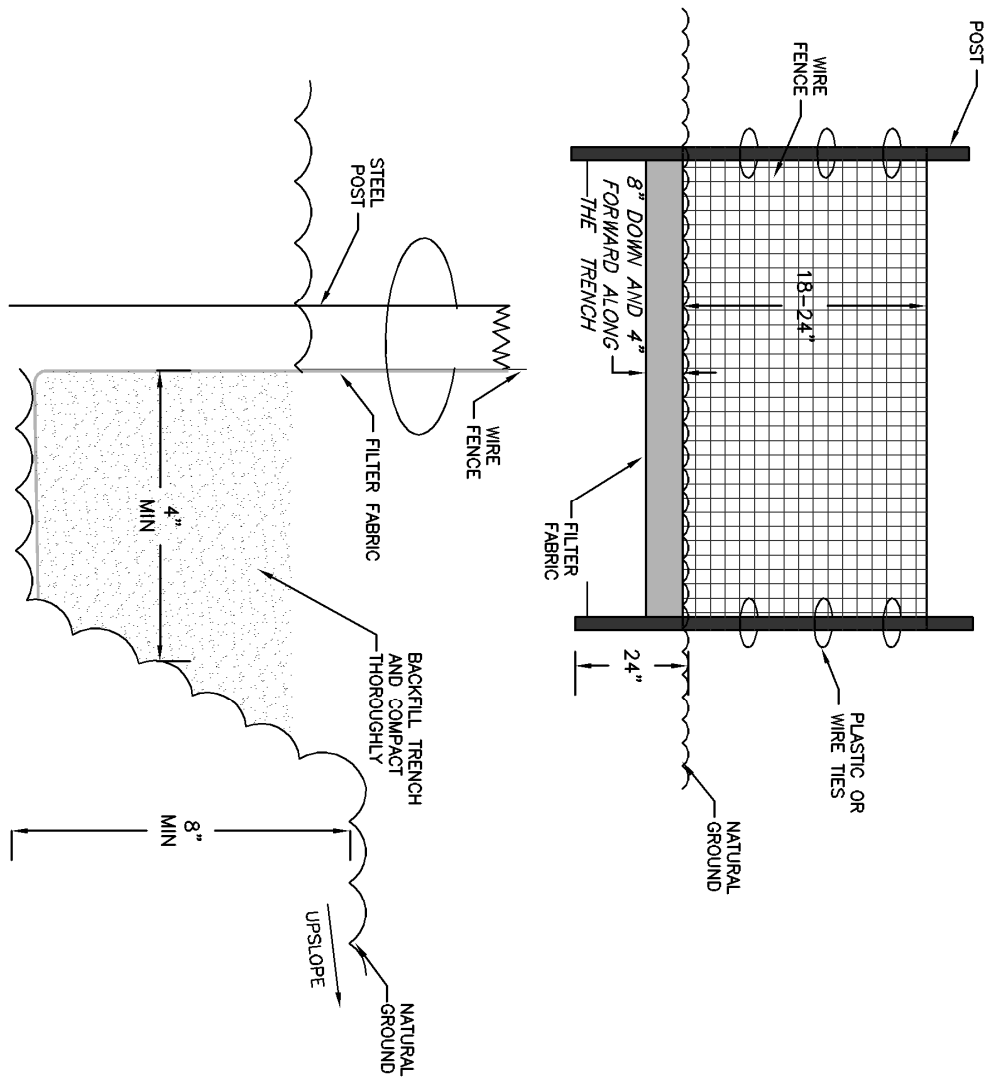
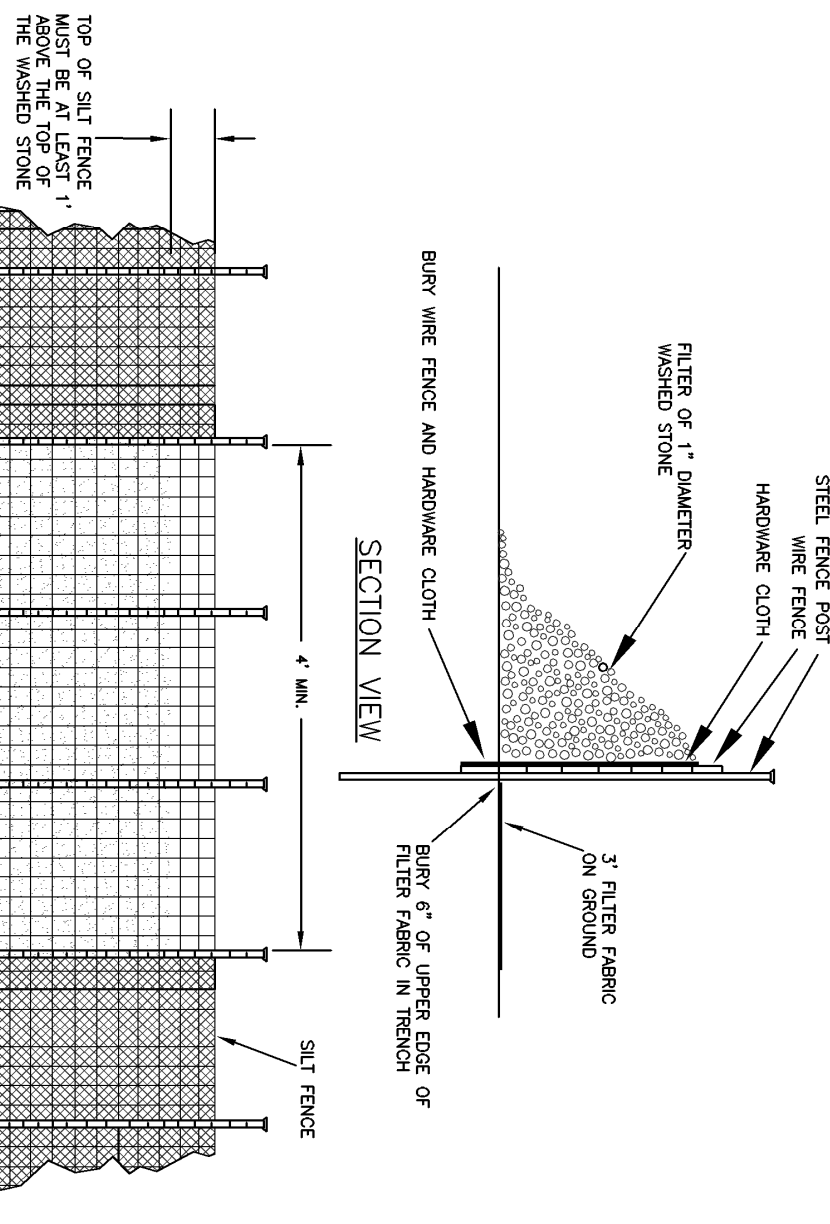
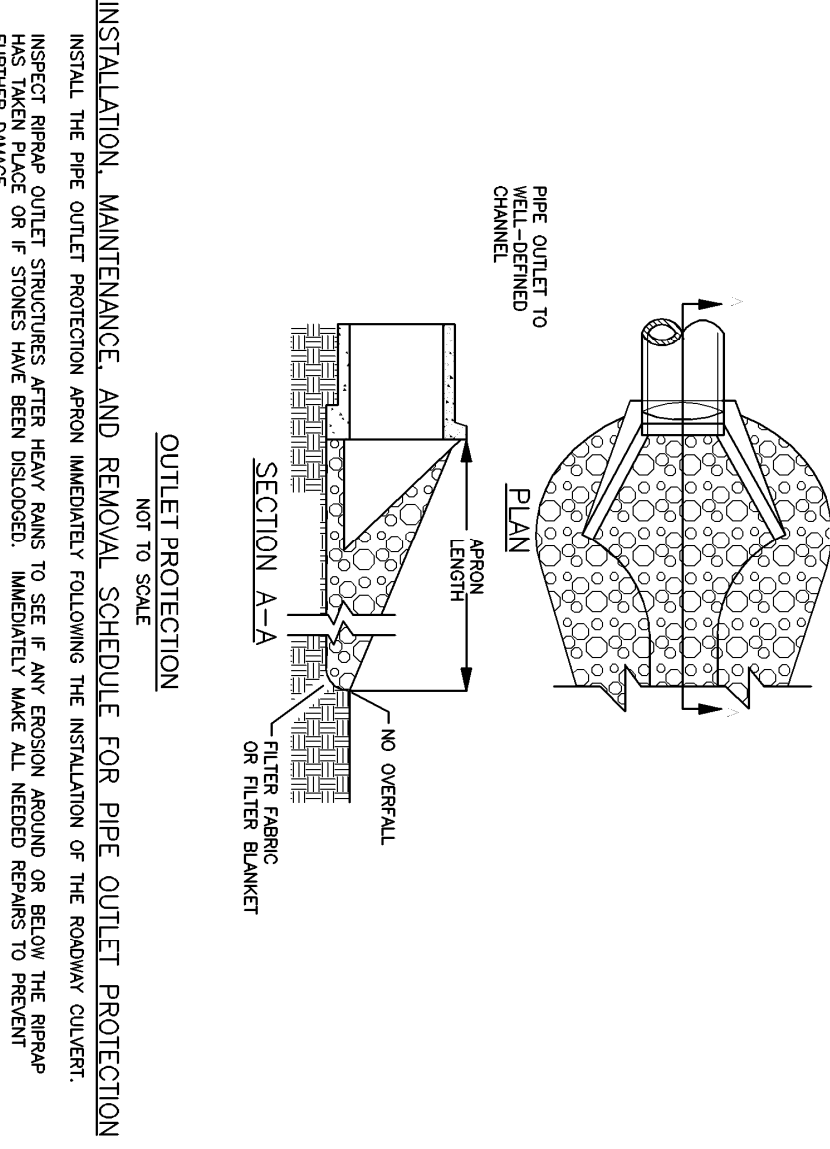
North Carolina
 DEPARTMENT OF
 REVENUE
 DIVISION OF
 TAX SERVICES



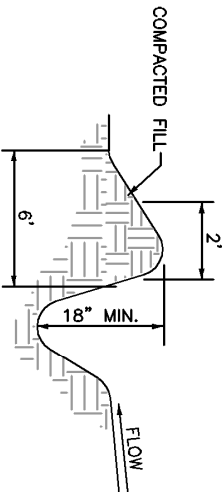
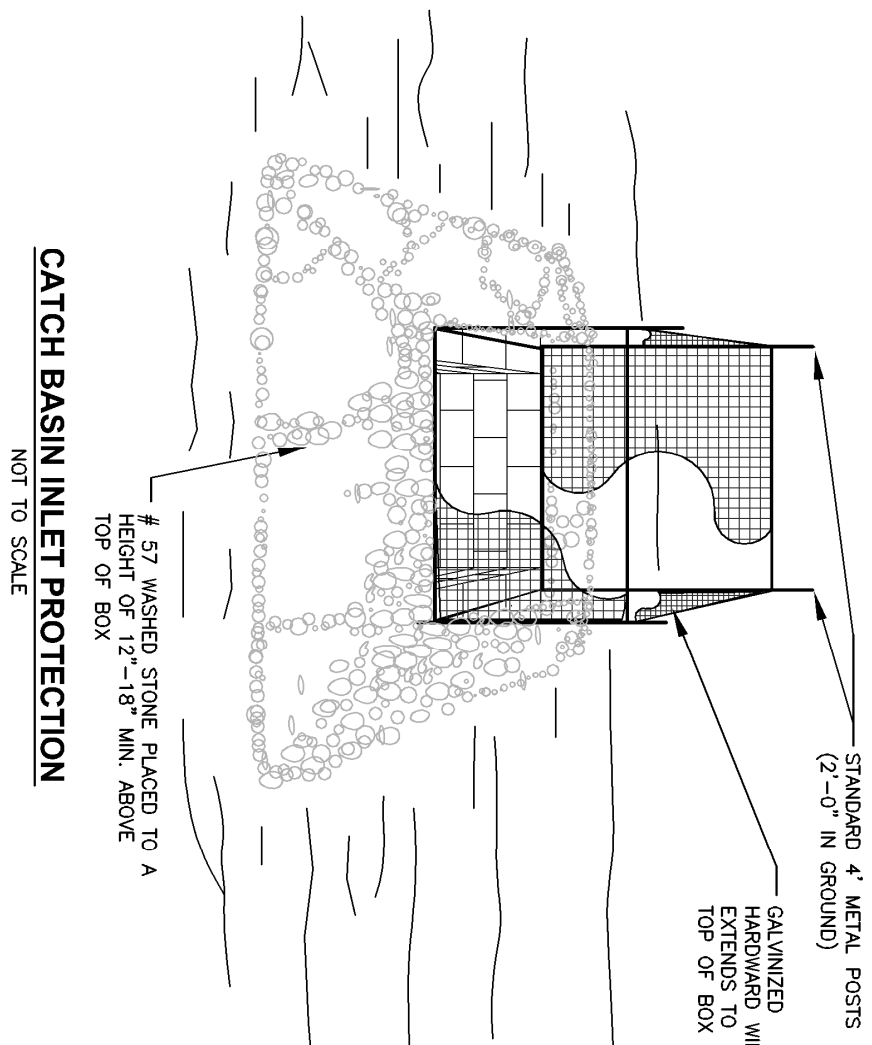
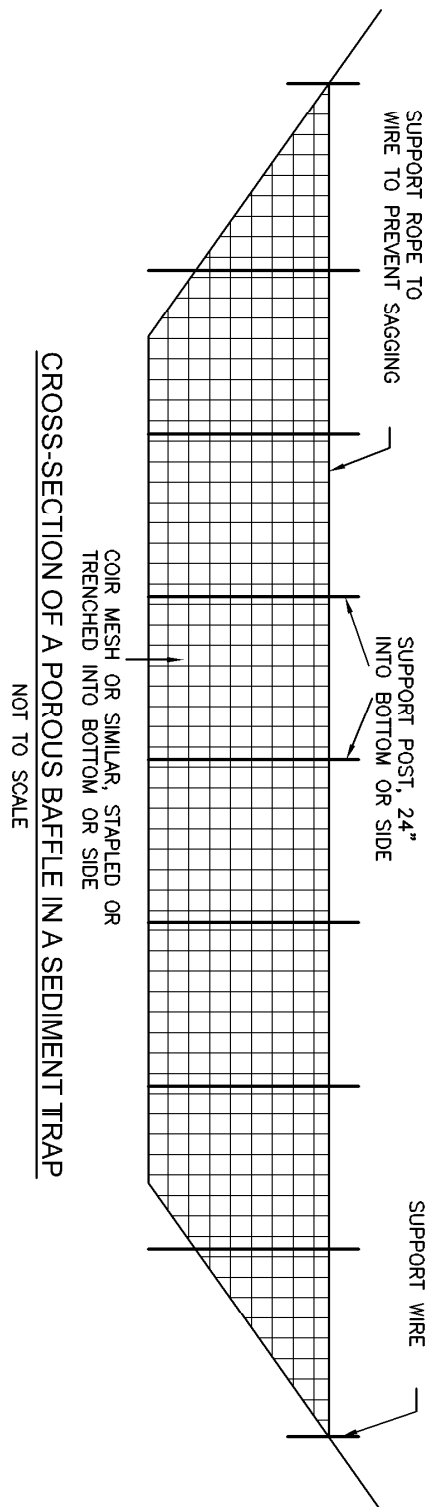
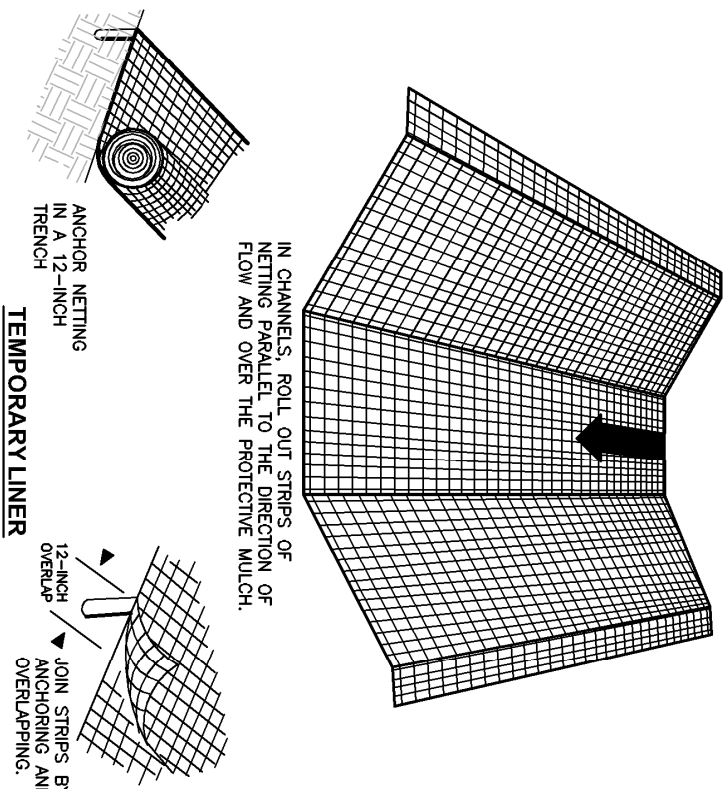
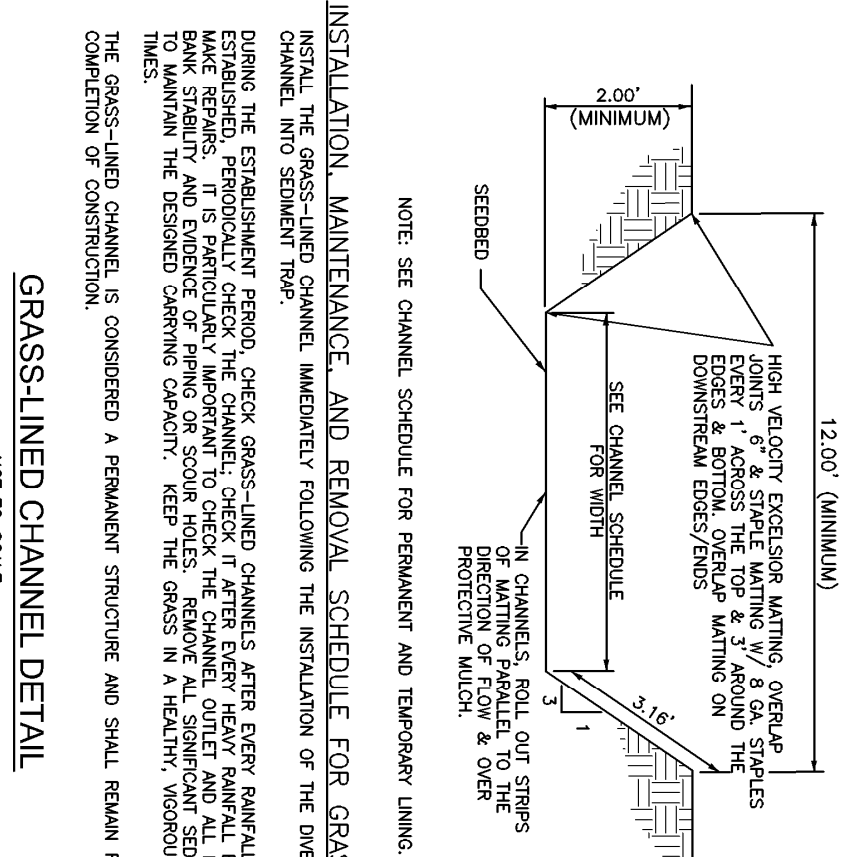
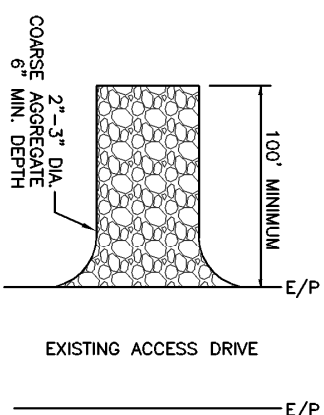
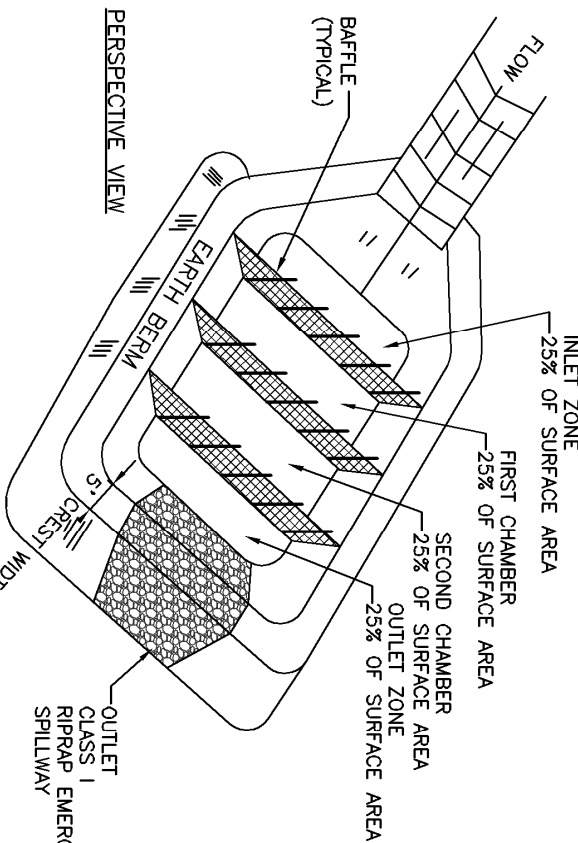
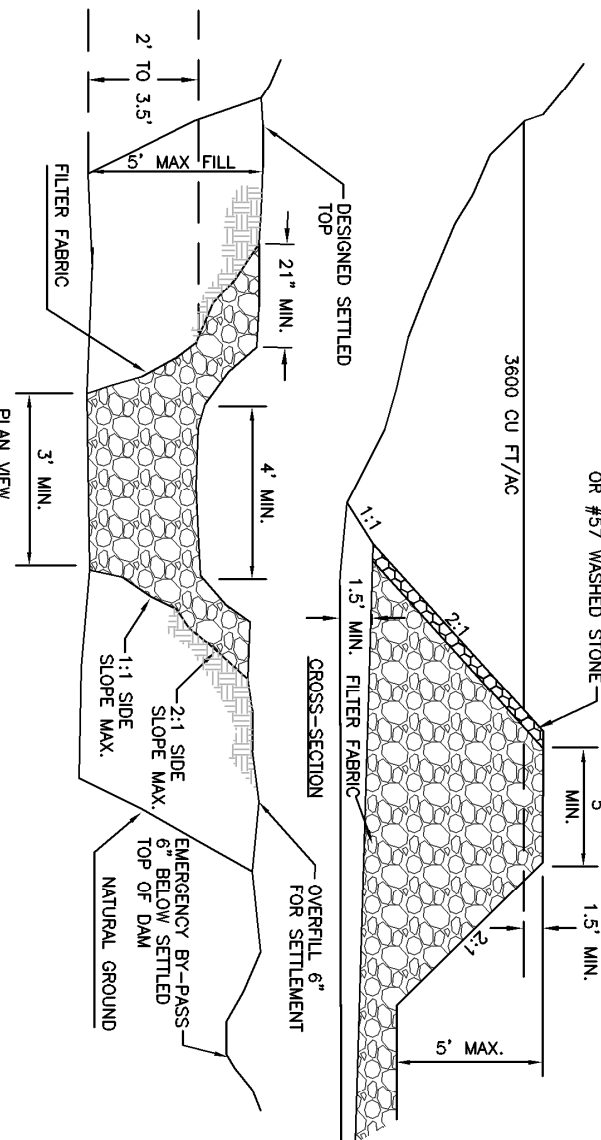
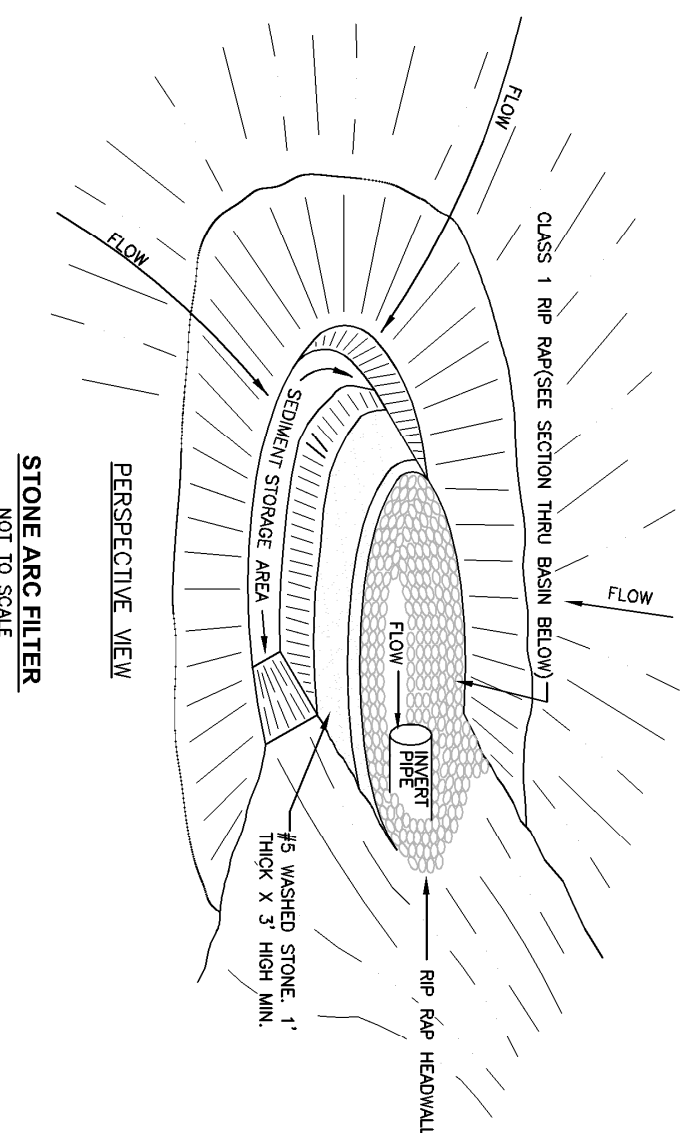
**Dalton Engineering
 and Associates, P.A.**
 446 East Main Street
 P.O. Box 426
 Clayton, NC 27520

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 Fax: (919) 550-4741

Job: 17016	Date: 6/20/18	Revision:	
File: 2018-6-28-2018	Customer: 4580	Sheet: 1	OF 4



INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR SEDIMENT FENCE

[illegible]

INSTALLATION, MAINTENANCE AND REMOVAL SCHEDULE FOR DIVERSION DITCH

INSTALL THE DIVERSION DITCHES IMMEDIATELY FOLLOWING THE COMPLETION OF CLEARING WITHIN THE STREET R/W.

INSPECT DIVERSION DITCHES AFTER EVERY ANNUAL DRAINAGE CONSTRUCTION OPERATION. IMMEDIATELY REMOVE ANY OBSTRUCTIONS AND/OR SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION ROADS. CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED.

DRAINAGE DIVERSIONS, WHICH DURING THE ROUTE-TO-ROUTE PROCESS ARE CONVERTED INTO ROADSIDE DITCHES, ARE CONSIDERED PERMANENT STRUCTURES AND SHALL REMAIN FOLLOWING THE COMPLETION OF CONSTRUCTION.



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

TECHNICAL REVIEW COMMITTEE REVIEW

FROM: Development Services

CONTACT: Para Smith, Development Services Coordinator, (919) 359-9337,
PSmith@Townofclaytonnc.org

DATE: July 18, 2018

PROJECT NAME
& NUMBER: The Village at Parkview Ph 9-16, 2018-122-SD

SUBJECT: 1st Review Comments

The following is a list of comments, which must be addressed prior to the application proceeding to either final approval or the next public hearing (see below). You may schedule a meeting with the TRC or staff to address/clarify written comments.

Important Dates and Submittal Requirements

1. Please note that there is a distinction between certification issues and recommendations. Certification issues must be addressed in order to receive TRC certification, and proceed forward. Recommendations are not requirements to proceed, but rather are staff's recommendations to the applicant for the project. However, please note that if the project is required to proceed to a Board for final approval, these comments may be noted within the staff reports for board consideration. If you have any questions regarding this, please contact me. **Noted**
2. Upcoming meetings – applicant or representative must be present. All meetings are in Town Hall (111 E 2nd St, Clayton, NC) and begin at either 6:00pm (Planning Board) or 6:30pm (Town Council). Failure to attend will result in the application being tabled. **Noted**
 - Planning Board - August 27, 6:00pm
 - Town Council – September 27, 6:00pm
 - Town Council – October 1, 6:00pm



3. Provide a written response to these comments, along with 5 copies of full size (24''x36'') revised plans, and a digital copy of the plans on a USB drive or CD, to the Development Services Coordinator no later than 9 calendar days after the TRC meeting. **Noted**
4. If a neighborhood meeting must be held as a requirement of this application, please submit the following the items to the Planning Department and prior to 10 calendar days before the Planning Board meeting date: **As noted**
 - a. Completed and signed Neighborhood Meeting Summary form, including:
 - i. A copy of the letter notifying adjoining property owners of the neighborhood meeting,
 - ii. List or map with the addresses to whom the letter was mailed,
 - iii. Roster of attendees (sign-in sheet), and
 - iv. Minutes from the meeting, including issues that were discussed and what, if any, resolutions were achieved.
5. Please note that no later than 10 days prior to the Planning Board meeting date, the following shall be provided to the Planning Department, attention of "Paralee Smith": **As noted**
 - a. Seven copies of 11"x17" plan sets (including all submitted plan sheets and architectural elevations) and a digital copy of these plans, on USB or CD. Plans shall address all TRC comments up to that date. The 11"x17" copies and digital file will be provided to the Planning Board and Town Council for review.
 - b. An emailed digital .pdf version of the 11"x17" plan set, sent to the Development Services Coordinator (Planning@townofclaytonnc.org).



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

TECHNICAL REVIEW COMMITTEE REVIEW

FROM: Planning Department

CONTACT: Haley Hogg, Planner, 919-359-2102, hhogg@townofclaytonnc.org

DATE: July 9, 2018

PROJECT NAME
& NUMBER: 2018-122-SD THE VILLAGE AT PARKVIEW (Goodson Tract Addition)

SUBJECT: 1st Review Comments

General Comments:

CERTIFICATION ISSUES:

1. Please record the project number on the cover sheet. **The project number has been recorded on the cover sheet.**
2. Please change the name of the project to "Major Subdivision Plan (Major Modification to 2017-171-SD). **The project name has been changed.**
3. Please revise the application to reference the project number that this is a major modification of (Goodson Townhomes, 2017-171-SD). Also, please list the parcel ID information for that property, property owner information, owner's consent form, and provide a signed/sealed boundary survey of the parcel. **The application has been revised and owner's consent forms for all parcels have been added. Signed and sealed boundary survey for 166909-06-4838 in process.**
4. Please revise the Findings of Fact listed within the application to be more thorough (i.e explain in detail how the proposed development meets the findings). **Findings of fact has been revised.**
5. Since this is a major modification of Goodson Townhomes, please include the existing approved subdivision plan as a part of this site plan. This application is noted to be a "major modification" and will therefore supersede the approved Goodson Townhomes plan set in the future. As such, all information for the phases should be included within this site plan submittal to ensure the entire subdivision plan is shown on the same plan (similar to how it is shown on the phasing map). **A Master plan of all has been added.**

6. Please note that a Traffic Impact Analysis is required. Per UDC requirements, 100 single-family units constitutes a requirement for a TIA. **TIA submitted with the response to comments.**

Boundary Survey:

CERTIFICATION ISSUES:

1. Please provide a survey that is signed and dated, as required in the plan requirement checklist. **Survey has been signed, sealed and dated.**

Site / Subdivision Plan Sheet:

CERTIFICATION ISSUES:

2. In the site data table, please provide the following:
 - a. Project Name **Added**
 - b. Note each parcel size **Each parcel size is shown.**
 - c. Revise the existing use (single-family residential) **Existing use has been revised.**
 - d. Lot width **Lot width is on the table that has been added to the master plan.**
 - e. There are discrepancies between the max. lot coverage, max. impervious area per lot, proposed impervious area per lot, and max. lot coverage per lot. Please revise accordingly. **All discrepancies have been adjusted accordingly.**
3. Please add the bike rack parking requirement, and show the proposed bike rack on the plans. A detail of the bike rack type should also be provided. **Bike racks have been added.**
4. Please add a note referencing that this subdivision is to be added to the previously approved 2017-171-SD Goodson Tract preliminary plat. **A note has been added.**
5. Please remove the internal property line to avoid confusion, since these lots will be recombined. **Internal property line has been removed.**
6. One proposed parking space to the north appears to be located on the property to the north. If this is the case, please revise the site data table, application, and owner's consent form to include the northern property as a part of the application. **Phase links are laid out such that each phase has an appropriate amount of parking spaces.**
7. Per 155.400(H) of the UDC, internal driveway connections to adjacent existing or future development shall be provided and clearly identified. These connections shall be constructed and stubbed. As such, please provide a stub-out connecting to the property to the south and east at the ends of Street "E" and Street "C". **Stub-outs have been added to the appropriate locations.**

Landscaping Sheet:

CERTIFICATION ISSUES:

8. Please show the location of mechanical equipment. **A detail of the buildings have been added to show the location of mechanical units.**
9. Please show the required stub-out connections, as noted in comment #8. **Stub-outs have been added.**

10. Please show the existing wood line in the “open space”. Existing wood line has been added in the open space.

Architectural Elevations / Details Sheet:

CERTIFICATION ISSUES:

11. Please provide architectural elevations, prepared by a registered architect, for all sides of the building. Please label the side that will face City Road. All elevations have been added. Rear elevation has been noted as “To be facing City Road”.
12. Please revise the architectural elevations so that the written information is readable. All written information is now legible.



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

TECHNICAL REVIEW COMMITTEE REVIEW

FROM: Engineering/Public Works
CONTACT: Andy Simerman
DATE: 7/18/18
PROJECT NAME
& NUMBER: Village of Parkview – Phases 9-16
SUBJECT: 1st Review Comments

General Comments:

1. Provide TIA **Traffic Generation Letter attached.**
2. NCDOT driveway permits and encroachment agreements will be required. **As noted.**

Existing Conditions Sheet:

3. Existing wells and septic tanks to be abandoned per the Health Department **A note has been added to sheet SP06**
4. Transfer boundary survey data to existing conditions plan (existing structures, bearings, distances, etc) **Boundary information has been transferred.**

Site / Subdivision Plan Sheet:

5. Show access easement for pond **Access easement has been added.**
6. Show public easements **Public easements have been shown**

Landscaping Sheet:

- 7.

Boundary Survey:

8. Sign Boundary Survey **Boundary has been signed, sealed and dated.**

Utilities Plan:

9. Application says septic, plans show town sewer, please correct. **Application has been revised.**

10. Extend water line through the entire frontage (property line to property line) on City Road. **Water line at City Road has been extended.**
11. Where is the sewer main going once it leaves the property? **Sewer main location is shown.**
12. Provide fire hydrants at all intersections. **Hydrants have been added accordingly.**
13. Private streets will need to be designed for fire truck loadings **As noted.**
- 14.

TECHNICAL REVIEW COMMITTEE REVIEW

FROM: NCDOT

CONTACT: Sam Lawhorn

DATE: 7/18/18

PROJECT NAME

& NUMBER: THE VILLAGE AT PARKVIEW PHASES 9-16 2018-122-SD

SUBJECT: 1st Review Comments

General Comments:

1. Access will need to be limited to Right In/Out as shown on plans. Driveway permits will be required for both Streets "E" and "A". Street "A" permit will require the proposed turn lane on City Road to be extended. **Noted**

Existing Conditions Sheet:

- 2.

Site / Subdivision Plan Sheet:

- 3.

Landscaping Sheet:

- 4.

Architectural Elevations / Details Sheet:

- 5.

Lighting Plan Sheet:

- 6.

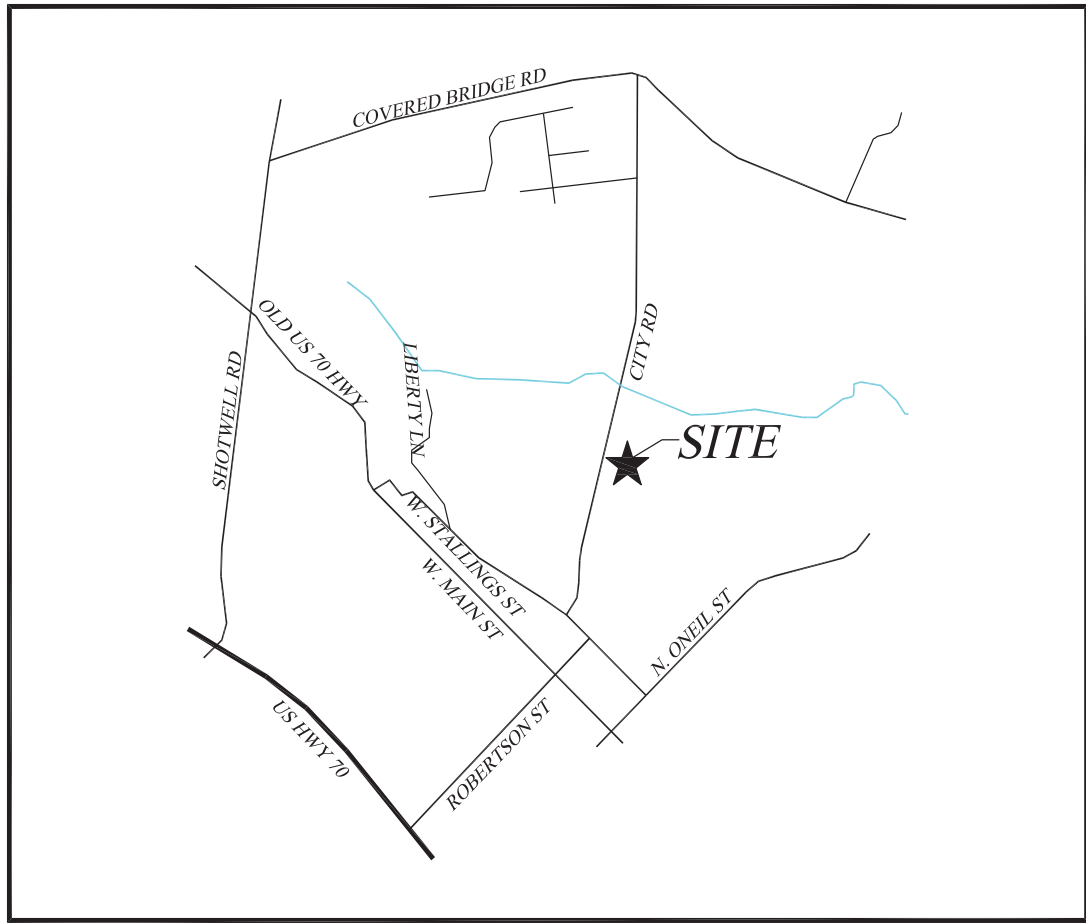
MAJOR MODIFICATION SUBDIVISION PLAN
(MAJOR MODIFICATION TO 2017-171-SD)

THE VILLAGE at PARKVIEW
PHASES 9-16

IN

TOWN OF CLAYTON

Received by the Town of Clayton
7/30/2018



SITE VICINITY MAP
NOT TO SCALE

PRELIMINARY



REVISED
5:22 pm, Jul 27, 2018

SHEET INDEX

DEVELOPER/APPLICANT:
SAM'S BRANCH DEVELOPMENT
114 W. MAIN ST
CLAYTON, NC 27520

CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278

SHEET TITLE	SHEET No.
SEALED BOUNDARY.....	BM1
MASTER PLAN.....	MP1
EXISTING CONDITIONS.....	SP01
SITE PLAN.....	SP02
PHASE PLAN.....	SP03
UTILITY PLAN.....	SP04
GRADING PLAN.....	SP05
LANDSCAPE PLAN.....	SP06
REGULATORY STANDARDS.....	SP07 & SP08

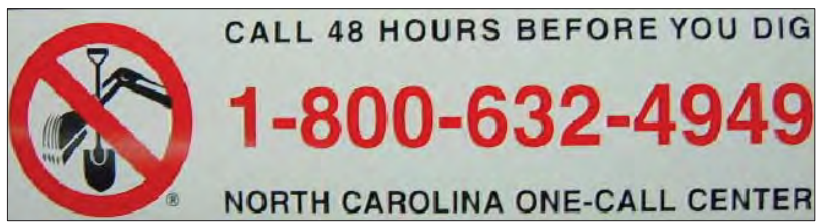


ADAMS & HODGE
ENGINEERING, PC
3355 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-243-1332 donnie@adamsandhodge.com
FIRM # C-1197

The Village at Parkview
Phases 9-16
TOWN OF CLAYTON, JOHNSTON COUNTY NC

JULY 2, 2018

*JULY 26, 2018 - TRC COMMENTS



MAJOR MODIFICATION TO 2017-171-SD / 2018-122-SD

PARKING CALCULATIONS*			
	NUMBER OF UNITS	PARKING SPACE REQUIREMENTS	TOTAL NUMBER OF SPACES
PHASES 1-8 = 2 BDRM APARTMENT UNITS	64	2 SPACES/2 BEDROOM UNIT	128
PHASES 9-16 = 2 BDRM APARTMENT UNITS	39	2 SPACES/2 BEDROOM UNIT	78
GUEST PARKING FOR APARTMENTS	103	1 SPACE/4 UNITS	26
TOTAL REQ'D SPACES			232
TOTAL PROPOSED SPACES			248
*NOTE: PARKING CALCULATIONS ARE BASED ON SECTION 155.401, TABLE 4-2 OF THE TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE			

REQUIRED ADA PARKING SPACES:
 232 SPACES/25 SPACES = 9.28 ADA SPACES (10 ADA SPACES REQUIRED)
 248 SPACES PROPOSED (INCLUDING 10 ADA SPACES)

THE VILLAGE AT PARKVIEW SUBDIVISION STANDARDS												
ZONING	UNIT TYPE	LOT STANDARDS							MINIMUM SETBACKS (FT.)			
		Min. Site Area (acres)	Min. Parcel Size (sq.ft.)	Min. Lot Area (sq.ft.)	Min. Lot Width (LF)	Max. Lot Coverage (%)	Max. Impervious Surface (%)	Density (dwelling units/acre)	Front	Side Interior	Side Street	Rear
R-10	TOWNHOUSE (2 UNITS)	-	12,000	1,250	17.5'	35	60	10	12	0	5	10
												35
												N/A

THE VILLAGE AT PARKVIEW DEVELOPMENT CHART									
PHASE	AREA OF PHASE	% OF OVERALL SITE	# OF LOTS	RIGHTS-OF-WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA	STATUS OF PHASE
1-8	7.00 AC	65%	68	2.15 AC	0 AC	2.99 AC	3.04 AC (43%)	3.96 AC (57%)	APPROVED
9-16	3.85 AC	35%	35	1.06 AC	2.47 AC	1.14 AC	1.52 AC (39%)	2.33 AC (61%)	SUBMITTED FOR APPROVAL
Totals	10.85 AC	100.00%	103	3.21 AC	2.47 AC	4.13 AC	4.57 AC (42%)	6.29 AC (58%)	



314 East Main Street
 Clayton, NC 27320
 dominic@adamsandhodge.com
 919-241-1332
 TRN17-04187

ADAMS & HODGE
 ENGINEERING, PC

The Village @ Parkview
 MASTER PLAN

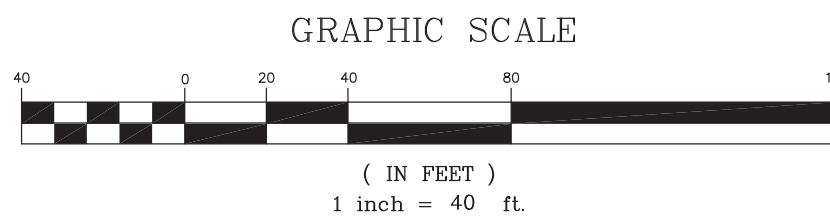
REVISOR
 5:22 pm, Jul 27, 2018

DESIGN: DCA/ADS
 DRAWN: ADS
 CHECKED: DCA
 HORIZONTAL SCALE: SEE GRAPHIC SCALE
 VERTICAL SCALE: N/A
 DATE: 07/02/2018
 JOB NO: AH-
 SHEET: MP1

MP1



NOTE:
TOPO INFORMATION WAS TAKEN FROM
JOHNSTON COUNTY GIS AND DOES NOT
REPRESENT AN ACTUAL FIELD SURVEY.



PRELIMINARY



REVISED
5:26 pm, Jul 27, 2018



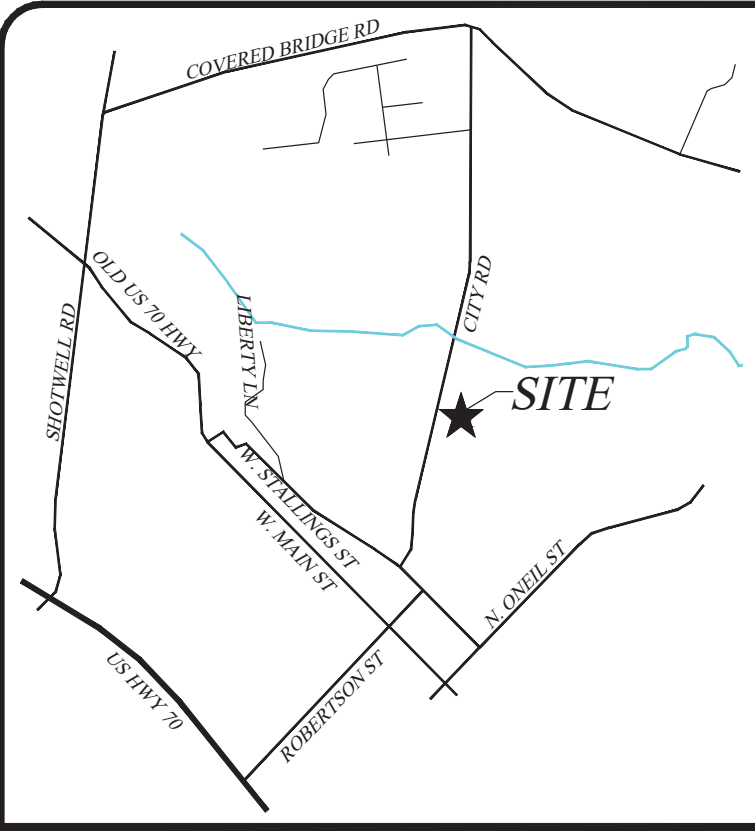
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DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	3/8\"/>
VERTICAL SCALE	N/A
DATE	07/02/2018
JOB NO.	44-
SHEET	SP01

The Village @ Parkview
Phases 9-16
TOWN OF CLAYTON, NC 27520

A&H **ADAMS & HODGE**
ENGINEERING, PC

314 East Main Street
Clayton, NC 27520
dominic@adamsandhodge.com
919-443-1312
FIRM / C-4107

REVISIONS:
1) 07/26/18 REC COMMENTS



VICINITY MAP
(NO SCALE)

NOTE:
THIS SUBDIVISION TO BE ADDED TO THE PREVIOUSLY APPROVED
2017-171-SD GOODSON TRACT PRELIMINARY PLAT.

DEVELOPER/APPLICANT:

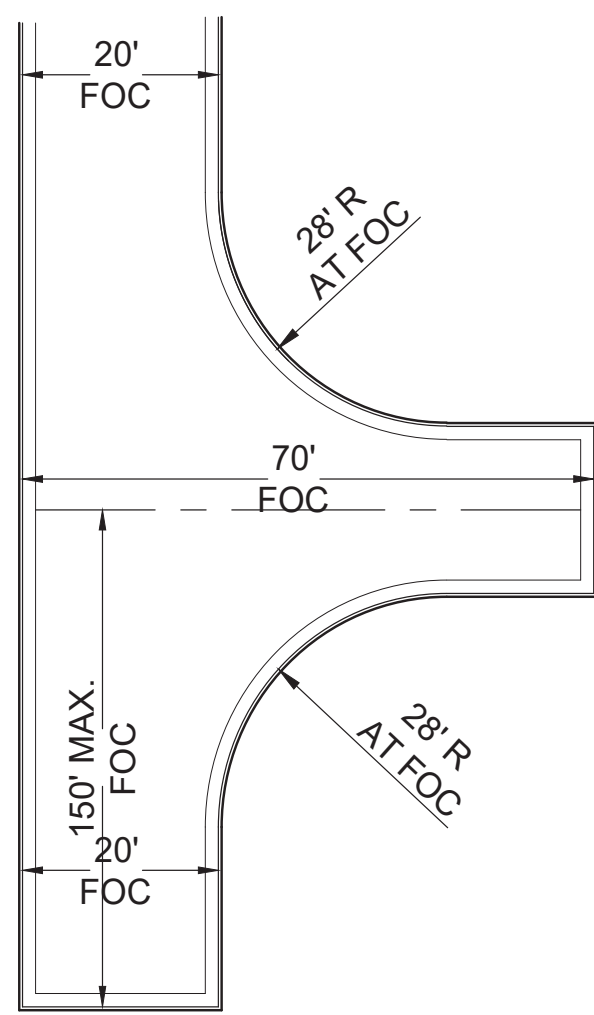
SAM'S BRANCH DEVELOPMENT
114 W. MAIN ST.
CLAYTON, NC 27520

CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278

THE VILLAGE AT PARKVIEW DEVELOPMENT CHART								
PHASE	AREA OF PHASE	% OF OVERALL SITE	# OF LOTS	RIGHTS-OF-WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA
1-8	7.00 AC	65%	68	2.15 AC	0 AC	2.99 AC	3.04 AC (43%)	3.96 AC (57%)
9-16	3.85 AC	35%	35	1.06 AC	2.47 AC	1.14 AC	1.52 AC (39%)	2.33 AC (61%)
Totals	10.85 AC	100.00%	103	3.21 AC	2.47 AC	4.13 AC	4.57 AC (42%)	6.29 AC (58%)

THE VILLAGE AT PARKVIEW PH 9-16 SITE DATA CHART			
PARCEL OWNER	SAM'S BRANCH, LLC	SAM'S BRANCH, LLC	DELIA R B THOMPSON LIVING TRUST
PARCEL OWNER ADDRESS	114 W. MAIN ST, SUITE 102 CLAYTON, NC 27520	114 W. MAIN ST, SUITE 102 CLAYTON, NC 27520	8013 OLD STAGE RD RALEIGH, NC 27603
PARCEL IDENTIFICATION	166909-06-4838	166909-06-1495	166909-06-1265
PROPERTY SIZE (SF)	7.00 ACS / 304,520 SF	2.00 ACS / 87,120 SF	1.85 ACS / 80,986 SF
PROPERTY SIZE (SF) TOTAL	10.85 AC / 167,706 SF		
PROPERTY LOCATION	TOWN OF CLAYTON/CLAYTON TOWNSHIP	TOWN OF CLAYTON/CLAYTON TOWNSHIP	
EXISTING/PROPOSED ZONING	R-10/R-10	R-10/R-10	
EXISTING USE	SINGLE FAMILY - RESIDENTIAL	SINGLE FAMILY - RESIDENTIAL	
PROPOSED USE	SINGLE FAMILY TOWNHOME UNITS	SINGLE FAMILY TOWNHOME UNITS	
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	40,053 SF / 0.92 ACS (1027 SF/UNIT)	35,445 SF / 0.83 ACS (1027 SF/UNIT)	
PROPOSED NUMBER OF LOTS	68 LOTS	35 LOTS	
PROPOSED DENSITY	TOTAL 103 UNITS/10.85 ACS = 9.49 UNITS/AC		
MINIMUM LOT SIZE	1250 SF/ 0.03 AC		
MAX. LOT COVERAGE (AS % OF TOTAL SITE)	21%		
MAX. IMPERVIOUS AREA (% OF TOTAL SITE)	60%		
MAX. IMPERVIOUS AREA PER LOT	75%		
PROPOSED IMPERVIOUS AREA	72%		
TOTAL RESOURCE CONSERVATION AREA	107,593 SF / 2.47 AC		
BUILDING HEIGHT (NUMBER OF STORIES & FEET)	2 STORIES/ 35'		
ELECTRIC PROVIDER	TOWN OF CLAYTON		
WATER PROVIDER	TOWN OF CLAYTON		
SEWER PROVIDER	TOWN OF CLAYTON		
BUILDING SEPARATION	20'		
REQUIRED FRONT BUILDING SETBACKS	12'		
REQUIRED SIDE BUILDING SETBACKS	5'		
REQUIRED INTERIOR SIDE SETBACKS	ZERO LOT LINE		
REQUIRED SIDE STREET BUILDING SETBACKS	5'		
REQUIRED REAR SETBACKS	10'		

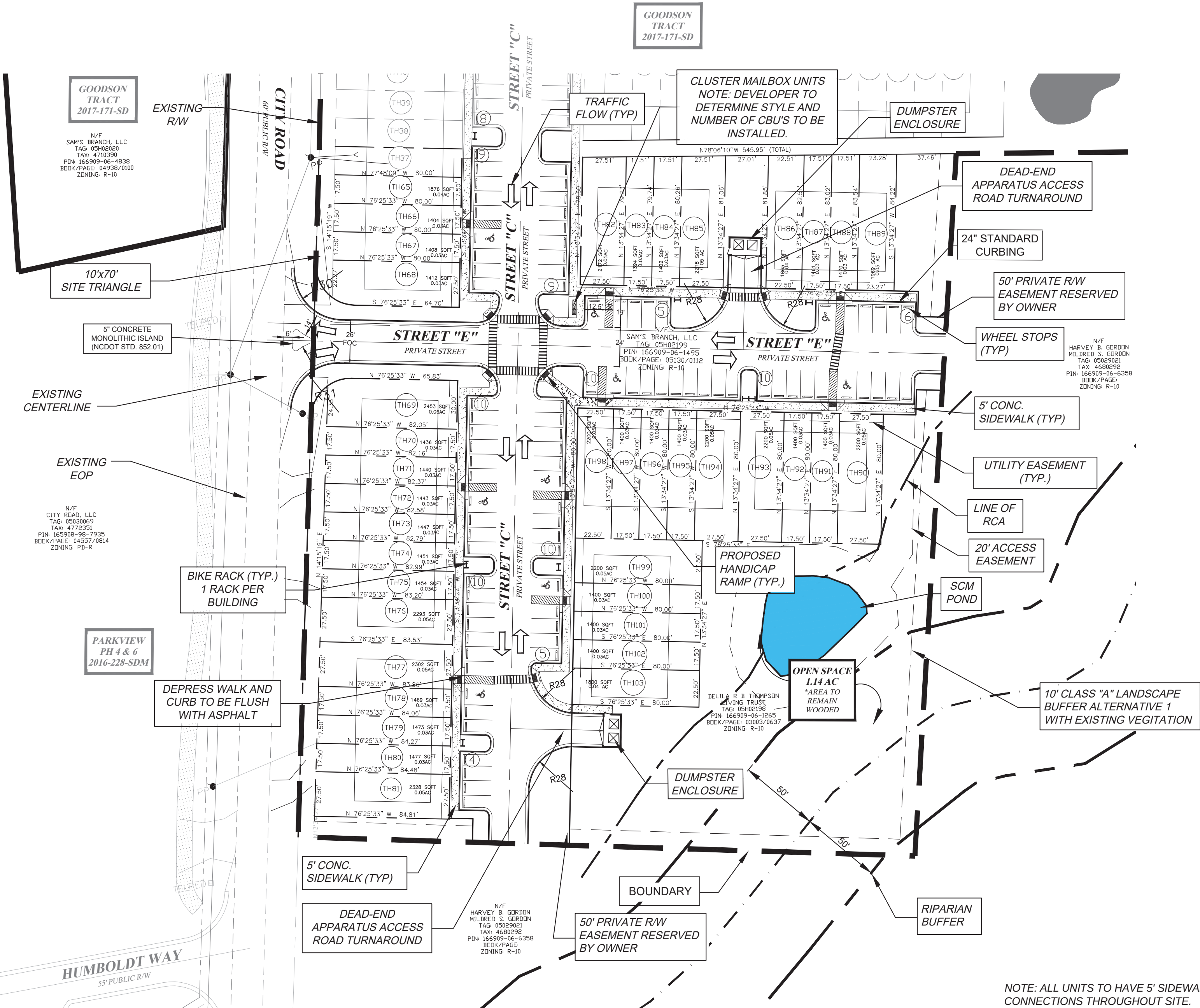
*THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN AND LAND USE BUFFER.
*NO FLOOD PLAIN EXISTS AS PER FEMA FIRM PANEL 3720165900J & 3720166900J DATE 12/02/2015.
*REQUIRED LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.
*PROPOSED OPEN SPACE TO BE DEDICATED TO HOA.



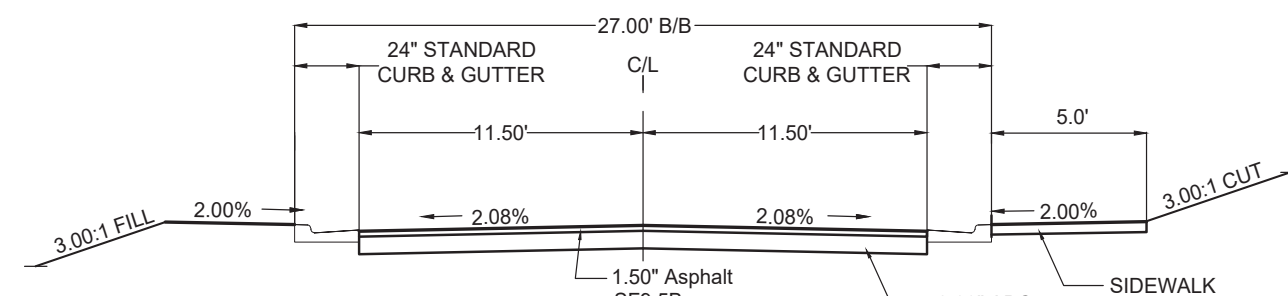
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND
ACCEPTABLE ALTERNATIVE TP 120' HAMMERHEAD

PARKING CALCULATIONS*			
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REQUIRED ADA PARKING SPACES:
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248 SPACES PROPOSED (INCLUDING 10 ADA SPACES)



NOTE: ALL UNITS TO HAVE 5' SIDEWALK CONNECTIONS THROUGHOUT SITE.



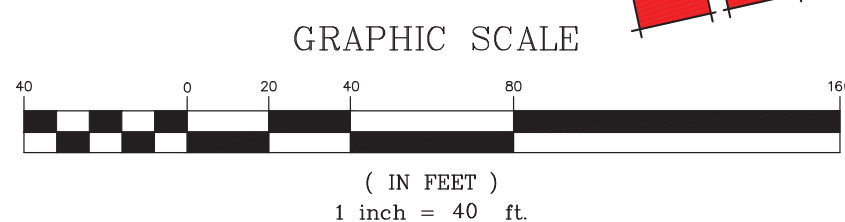
TYPICAL PRIVATE STREET
(STREET "C" & "E")
45' RIGHT-OF-WAY W/ SIDEWALK
NO SCALE

NOTE:
ROADS TO BE DESIGNED FOR FIRE TRUCK LOADING.

PRELIMINARY



REVISED
6:02 pm, Jul 27, 2018



DESIGN: DCA/ADS

DRAWN: ADS

CHECKED: DCA

HORIZONTAL SCALE: SET GRAPHIC SCALE

VERTICAL SCALE: N/A

DATE: 07/02/2018

JOB NO: 4H-

SHEET

SP02

ADAMS & HODGE
ENGINEERING, PC

The Village @ Parkview
Phases 9-16
TOWN OF CLAYTON, NC 27520

PRELIMINARY
SITE PLAN

DESIGN: DCA/ADS

DRAWN: ADS

CHECKED: DCA

HORIZONTAL SCALE: SET GRAPHIC SCALE

VERTICAL SCALE: N/A

DATE: 07/02/2018

JOB NO: 4H-

SHEET

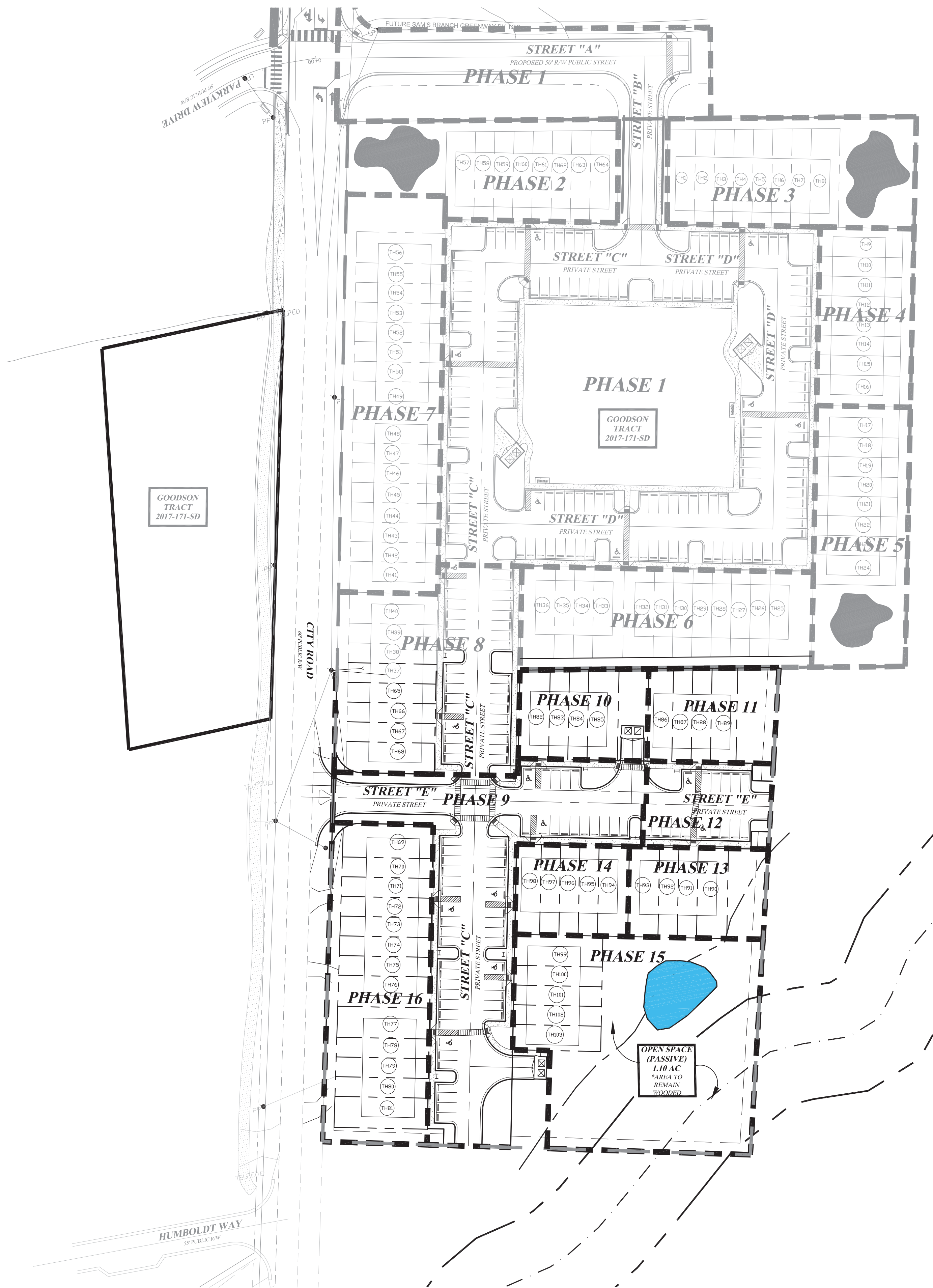
SP02

314 East Main Street
Clayton, NC 27520
dominic@adamsandhodge.com
919-241-1332
FAX: 919-241-1332

DEVELOPER/APPLICANT:

SAM'S BRANCH DEVELOPMENT
114 W. MAIN ST
CLAYTON, NC 27520

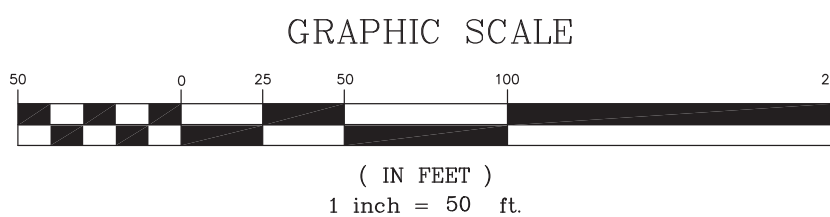
CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278



PRELIMINARY



REVISED
6:20 pm, Jul 27, 2018



ADAMS & HODGE
ENGINEERING, PC



The Village @ Parkway
Phases 9-16
TOWN OF CLAYTON, NC 27520

PHASE PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SET GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 07/02/2018
JOB NO: AH-
SHEET: SP03

WATER SYSTEM PROJECT SUMMARY:
1. THERE ARE 39 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS WATER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF WATER MAIN EXTENSIONS ARE AS FOLLOWS:
±668 LF OF 6" PVC MAIN

SEWER SYSTEM PROJECT SUMMARY:
1. THERE ARE 39 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS GRAVITY SEWER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF SEWER MAIN EXTENSIONS ARE AS FOLLOWS:
± 665 LF OF 8" PVC MAIN

STREET SUMMARY:

1. THE TOTAL LINEAR OF PRIVATE STREETS:
±935 LF

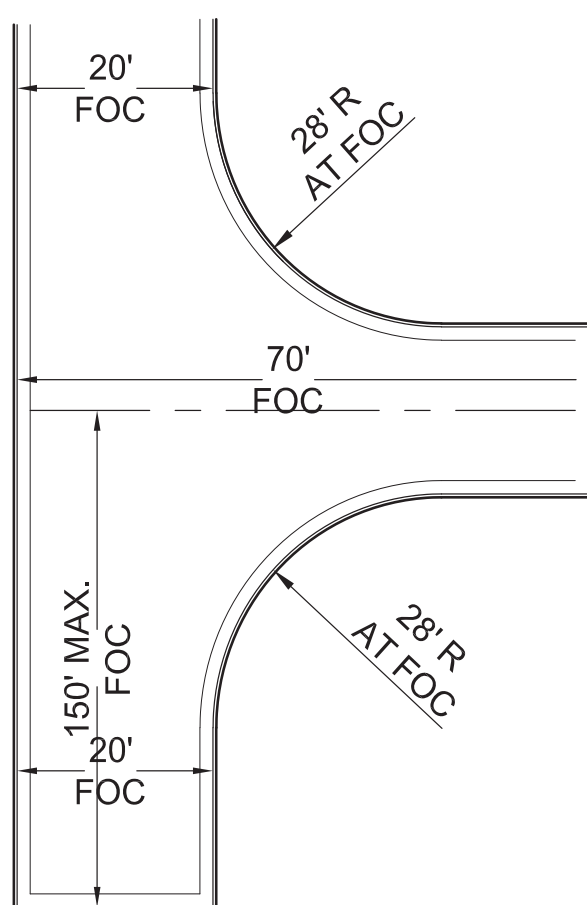
NOTES:

- ALL PUBLIC WATER AND SEWER UTILITY MATERIALS AND METHODS OF INSTALLATION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS AND MEET APPLICABLE NC PLUMBING CODES.
- CONTRACTOR SHALL CALL NC CALL ONE AT 1-800-632-4949 TO VERIFY LOCATION OF EXISTING SERVICES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL REPAIR ALL AREAS DISTURBED TO THEIR ORIGINAL CONDITIONS. THIS INCLUDES ANY EXISTING UTILITY DAMAGE AND REPAIR OF ANY PAVEMENT, WALKWAYS, OR STRUCTURAL ITEMS, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, ELECTRIC, GAS, IRRIGATION, CATV, FIBER OPTIC, TELEPHONE, LANDSCAPING, PAVEMENT, SIDEWALKS AND CURB & GUTTER.
- INTERNAL SIDEWALKS TO BE INSTALLED BY BUILDER.
- ALL ACCESS TO OUTFALL WATER AND SEWER EASEMENTS SHALL HAVE A MAXIMUM SLOPE OF 4:1 (H:V) AND A MAXIMUM CROSS SLOPE OF 4%.
- OWNERSHIP AND MAINTENANCE FOR PERMANENT STORM WATER FACILITIES TO BE IN ACCORDANCE WITH JOHNSTON COUNTY AND TOWN OF CLAYTON REQUIREMENTS.
- ALL 5' DIAMETER MANHOLES SHOWN IN PLANS SHALL REQUIRE AN EXTENDED BASE SECTION.
- ALL 4" SANITARY SEWER SERVICES EQUAL TO OR GREATER THAN 12" DEEP SHALL BE 4" 401 LINED DIP.
- ALL CONCRETE THROUGH LIMITS OF KIOSK AREA SHALL BE A MINIMUM OF 6" THICK.
- EXISTING WELLS AND SEPTIC TANKS TO BE ABANDONED PER JOHNSTON COUNTY HEALTH DEPARTMENT.

THE TOWN OF CLAYTON AND/OR JOHNSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

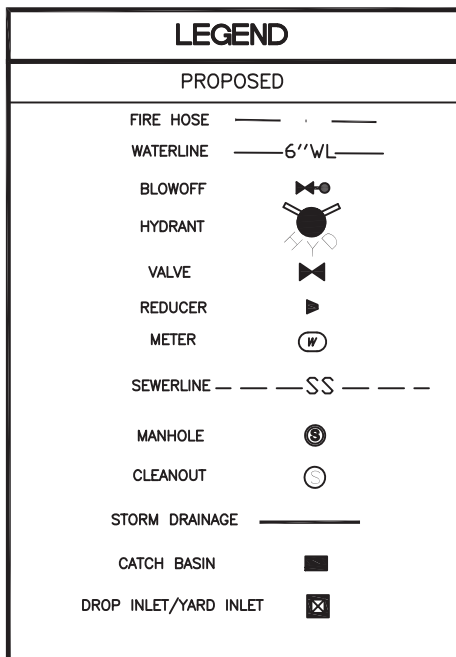
NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

WASTE WATER FLOW:
(39) - 2 BDRM UNITS @ 120GPD/BDRM
9,360 GPD/UNIT



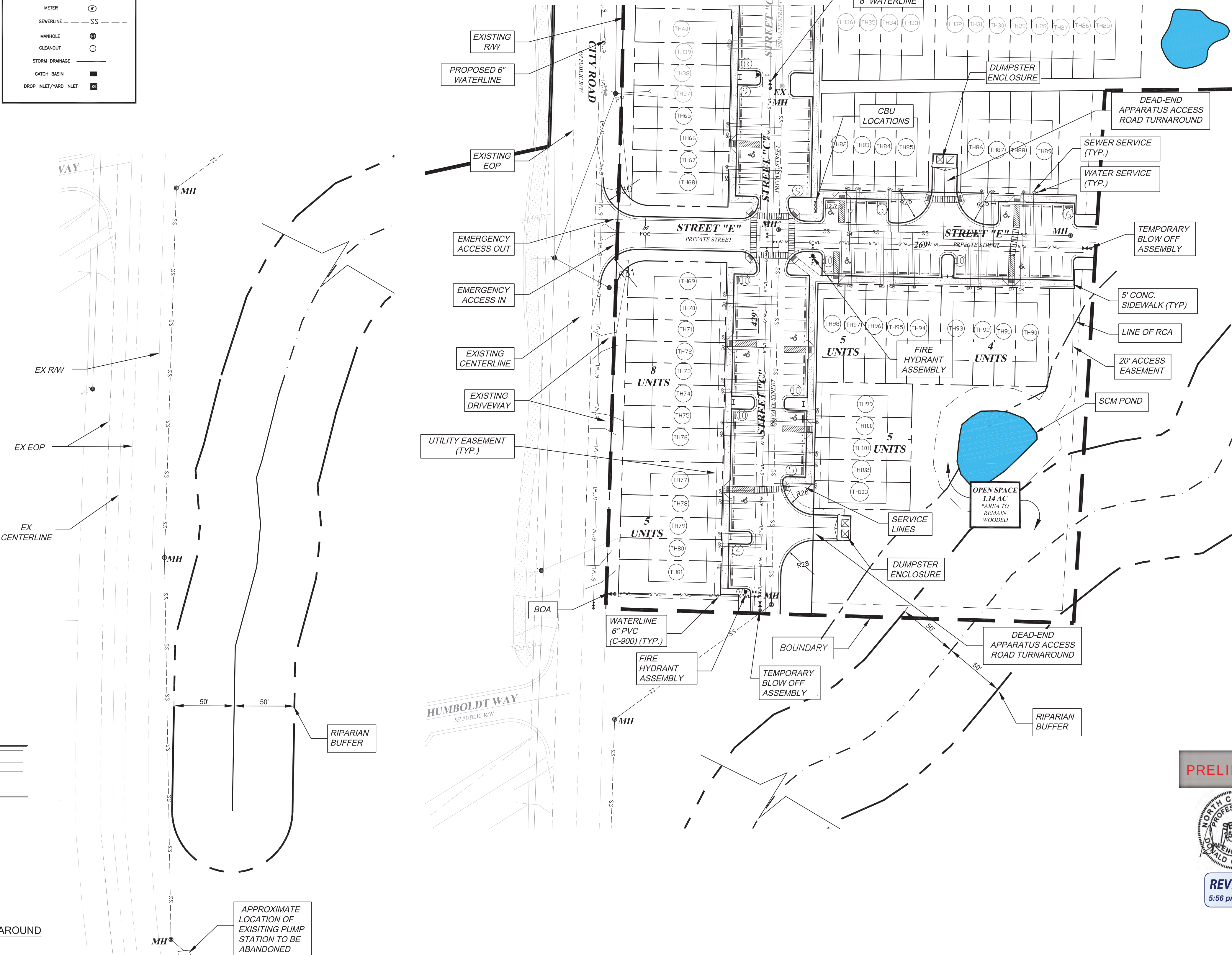
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND
ACCEPTABLE ALTERNATIVE TP 120' HAMMERHEAD

PER CHANGE IN THE NORTH CAROLINA GERNERAL STATUTES (NCGS 87-121(g)), UNDERGROUND UTILITIES ARE TO BE LOCATED BY ELECTRONIC MEANS. SIMILAR TO OTHER DETAILS, GRAVITY SEWER MAINS NOW REQUIRE A #12 AWG INSULATED (GREEN) SOLID COPPER WIRE TO BE PLACED WITH THE GRAVITY SEWER MAIN. IF THE SEWER MAIN DEPTH IS GREATER THAN 8 FT. FROM FINAL SURFACE ELEVATION, PLACE THE WIRE AT A DEPTH BETWEEN 7 AND 6 FT. BELOW FINAL SURFACE ELEVATION. THE TOWN IS PREPARING A DETAIL.



NOTE:

- SEE SHEET SP06 FOR STORM WATER MANAGEMENT.
- FIRE HYDRANTS ARE SPACED LESS THAN 500' APART. FIRE HOSE LAY WILL NOT EXCEED 500' MAX.

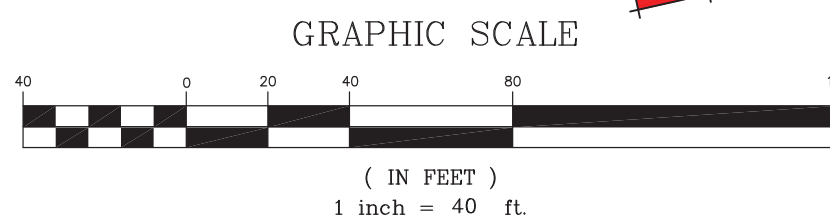
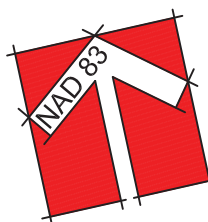


SEWER EXTENTION

PRELIMINARY



REVISED
5:56 pm, Jul 27, 2018



314 East Main Street
Clayton, NC 27520
dennis@adamsandhodge.com
919-241-1332
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC



The Village @ Parkview
Phases 9-12
TOWN OF CLAYTON, NC 27520

PRELIMINARY
UTILITY PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 07/02/2018
JOB NO: MH-
SHEET

SP04

Plant List

PLANT LIST

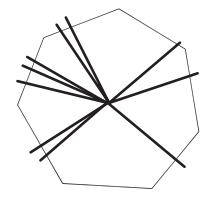
ALIAS	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	WIDTH	ROOT
AORG	13	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	10'-12" MIN.	-	B&B
QA	10	QUERCUS ACUTISSIMA	SAW TOOTH OAK	2.5"	10'-12" MIN.	-	B&B
TD	7	TAXODIUM DISTICHUM	BALD CYPRESS	2.5"	10'-12" MIN.	-	B&B
TCG	9	TILIA CORDATUM 'GREENSPIRE'	LINDEN	2.5"	10'-12" MIN.	-	B&B
IAF	14	ILEX ATTENUATA FOSTERII	FOSTER HOLLY	2"	6'-8" MIN.	-	B&B/15 GAL
INS	8	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	2"	6'-8" MIN.	-	B&B/15 GAL
LIN	26	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CREPE MYRTLE	2"	6'-8" MIN.	-	B&B/15 GAL
PGP	9	PRUNUS CERASIFERA 'PURPLE PONY'	PURPLE LEAF PLUM	2"	6'-8" MIN.	-	B&B/15 GAL
CJ	18	CAMELLIA JAPONICA	CAMELLIA	-	24'-30" MIN.	-	7 GAL
CP	21	CHAMAECYPARIS PISIFERA 'GOLD MOPS'	GOLD MOPS CYPRESS	-	24'-30" MIN.	-	7 GAL
IC	9	ILEX CORNUTA 'BURFORD'	GLOSSY PRIVET	-	24'-30" MIN.	-	7 GAL
LJ	16	LIGUSTRUM JAPONICA	ZHIZHOU	-	24'-30" MIN.	-	7 GAL
LC	27	LOROPETALUM CHINESE RUBRUM 'ZHIZHOU'	ZHIZHOU LORPETALUM	-	24'-30" MIN.	-	7 GAL
BT	26	BERBERIS THUMBERGIIATROPURPUREA 'CRIMSON PIGMY'	BAR BERRY	-	15'-18" MIN.	-	3 GAL

1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCE
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY BUFFER PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS

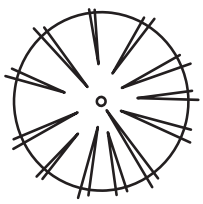
NOTES:

1. ALL ROOF, GROUND, AND WALL MOUNTED MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW. 155.402(G)(2).
2. THE DUMPSTER ENCLOSURE SHALL MATCH THE MATERIALS OF THE PRIMARY STRUCTURE. 155.402(G)(2) SEE DETAIL ON SHEET SPOB.
3. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR. (IF IRRIGATION WILL NOT BE UTILIZED, DROUGHT-TOLERANT SPECIES MUST BE USED).
4. ALL LANDSCAPED AREA SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.

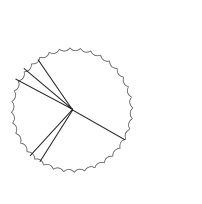
Plant Symbol Key



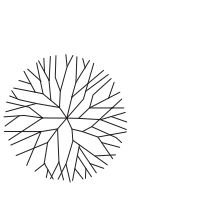
CANOPY TREE:
OCTOBER GLORY RED MAPLE



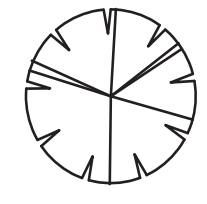
CANOPY TREE:
SAW TOOTH OAK



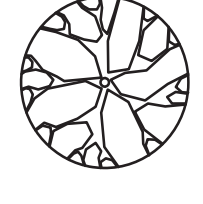
UNDERSTORY TREE:
FOSTER HOLLY



UNDERSTORY TREE:
NELLIE STEVENS HOLLY



CANOPY TREE:
LINDEN



CANOPY TREE:
BALD CYPRESS



UNDERSTORY TREE:
NATCHEZ CREPE MYRTLE



UNDERSTORY TREE:
PURPLE LEAF PLUM



SHRUB:



SHRUB:

Landscape Data

LANDSCAPE REQUIREMENTS

STREET TREE PLANTINGS REQUIRED: (2) AT 40' O.C. [4 PROVIDED]*
PARKING LOT TREES REQUIRED: (15) [15 PROVIDED]
PROPERTY LINES (750 L.F. OF BUFFER)
CLASS "A" ALTERNATIVE 3 (10' WIDE)
REQUIRED PLANTINGS PER 100 LIN FT OF "A" BUFFER:
(2) CANOPY TREES [14 TOTAL] /15 PROVIDED
(2) UNDERSTORY TREE [14 TOTAL] /22 PROVIDED
(12) SHRUBS [90 TOTAL] /91 PROVIDED

LANDSCAPE CALCULATION*			
TOTAL AREA OF LOT:	167,767 SQ.FT.	PLANT TYPE	REQUIRED** PROPOSED
20% OF LOT AREA:	33,553.40 SQ.FT.	CANOPY TREE	34 34
REQUIRED LANDSCAPE AREA:	33,553.40 SQ.FT.	UNDERSTORY TREE	34 34
PROPOSED LANDSCAPE AREA:	±67,000 SQ.FT.***	SHRUBS	67 67

* AS PER SECTION 155.402 (D) OF THE UNIFIED DEVELOPMENT CODE
** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA
*** INCLUDES THE OPEN SPACE FOR THIS PROJECT

STREET YARD TREES

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

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

*REQUIRED LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.

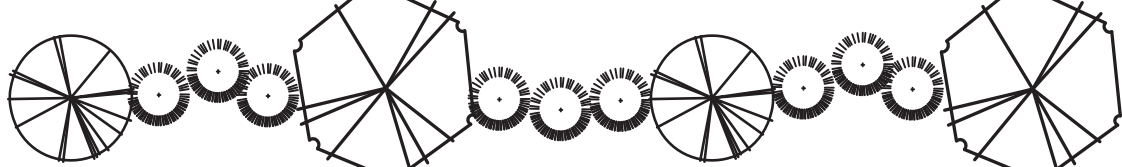
*PROPOSED OPEN SPACE TO BE DEDICATED TO HOA.

*ALL INTERIOR LANDSCAPE ISLANDS SHALL CONTAIN A MINIMUM OF ONE TREE W/ MINIMUM CALIPER OF 2.5".

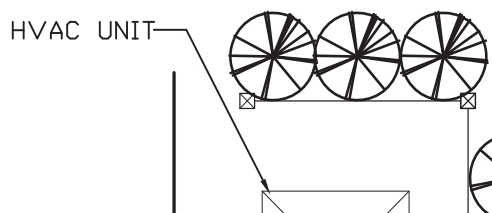
CLASS A BUFFER DETAIL

(PLANTS PER 100 LF) ALTERNATE 1, 10' WIDE BUFFER

NOTE: PLANT LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY - ACTUALLY LAYOUT MAY VARY



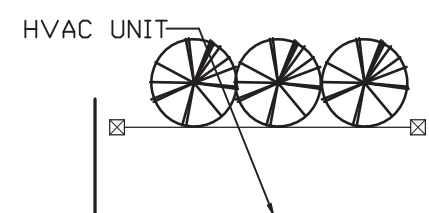
*NOTE: EXISTING TREES SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE (REQUIRED BY UDC.)



TYPICAL HVAC SCREENING
STREET SIDE

NOTE: BUILDER WILL MAINTAIN THE HVAC MANUFACTURER'S RECOMMENDED CLEARANCES AROUND EACH HVAC UNIT

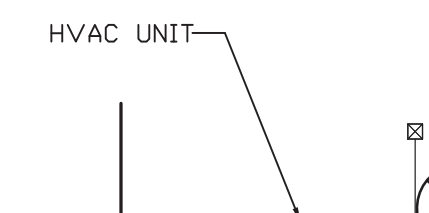
NOTE: HVAC UNIT WILL BE SCREENED WITH EITHER SCREEN FENCE PANELS OR AN EVERGREEN HEDGE CONSISTING OF ±3 COMPACTA HOLLY ON 3 SIDES (ILEX CRENATA 'COMPACTA') MIN. 24" HT. AT INSTALLATION



TYPICAL HVAC SCREENING
BUILDING SIDE

NOTE: BUILDER WILL MAINTAIN THE HVAC MANUFACTURER'S RECOMMENDED CLEARANCES AROUND EACH HVAC UNIT

NOTE: HVAC UNIT WILL BE SCREENED WITH EITHER SCREEN FENCE PANELS OR AN EVERGREEN HEDGE CONSISTING OF ±3 COMPACTA HOLLY ON 2 SIDES (ILEX CRENATA 'COMPACTA') MIN. 24" HT. AT INSTALLATION

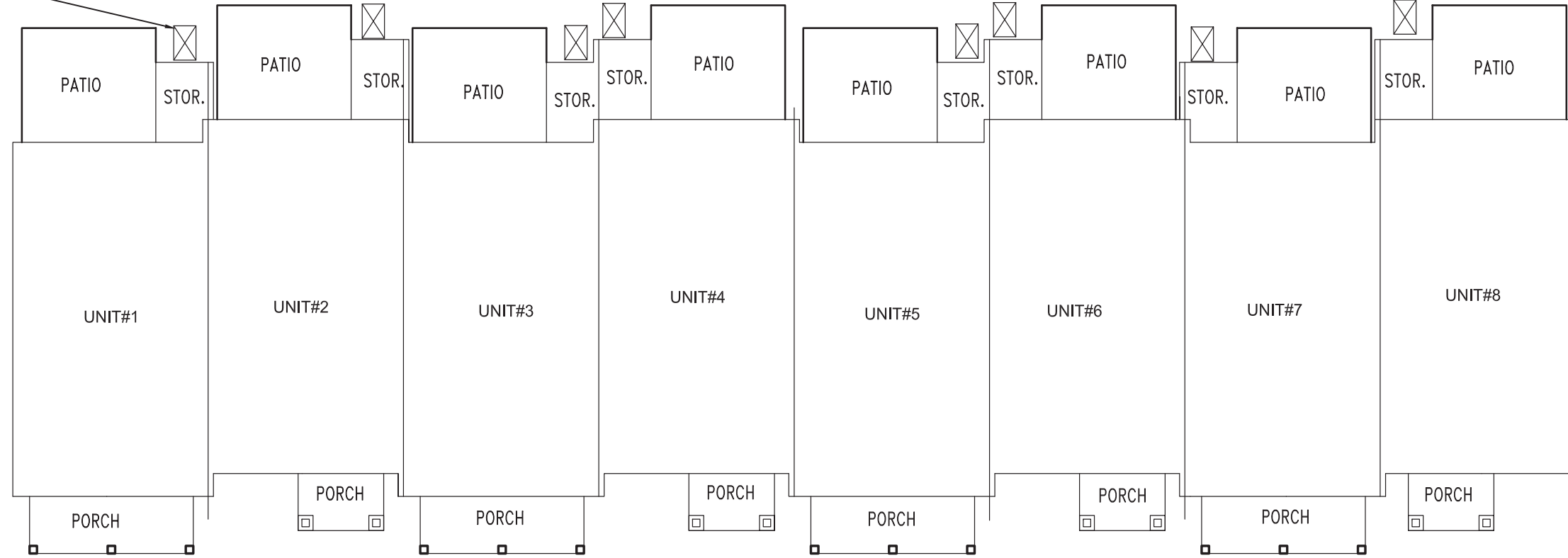


TYPICAL HVAC SCREENING
BUILDING REAR

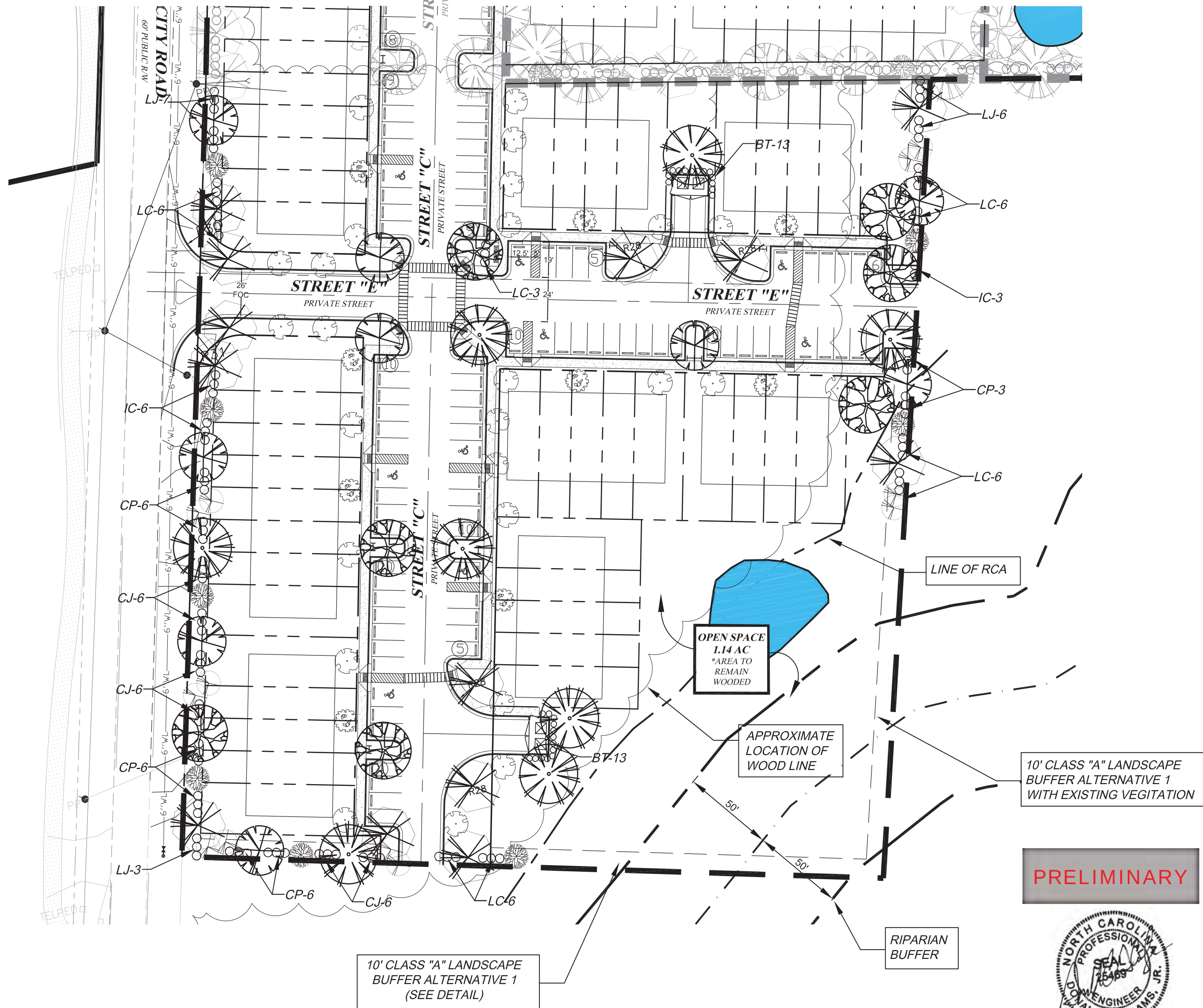
NOTE: BUILDER WILL MAINTAIN THE HVAC MANUFACTURER'S RECOMMENDED CLEARANCES AROUND EACH HVAC UNIT

NOTE: HVAC UNIT WILL BE SCREENED WITH EITHER SCREEN FENCE PANELS OR AN EVERGREEN HEDGE CONSISTING OF ±3 COMPACTA HOLLY ON REAR (ILEX CRENATA 'COMPACTA') MIN. 24" HT. AT INSTALLATION

HVAC UNIT (TYP.)



TYPICAL HVAC LOCATION



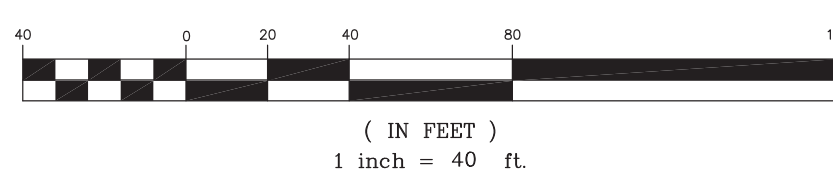
PRELIMINARY



REVISED
5:58 pm, Jul 27, 2018



GRAPHIC SCALE



314 East Main Street
Clayton, NC 27520
dominic@adamsandhodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

The Village @ Parkview
Phase 9-16
TOWN OF CLAYTON, NC 27520

PRELIMINARY
LANDSCAPE PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE DRAWING SCALE
VERTICAL SCALE: N/A
DATE: 07/02/2018
JOB NO.: AH--
SHEET:

SP06

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

THE TOWN OF CLAYTON AND/OR JOHNSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

EROSION LEGEND:

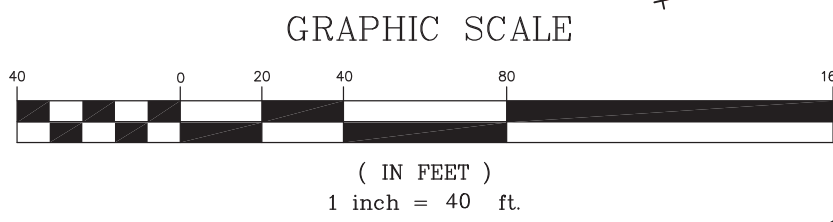
- | | | |
|---------------------------------|--------------------------------|------------------------------------|
| ---LIMITS OF DISTURBANCE | ---OUTLET PROTECTION | ---CONSTRUCTION ENTRANCE |
| ---SILT FENCE | ---CHECK DAM | ---DITCH LINER - NAG C350 OR EQUAL |
| ---EXISTING TEMPORARY DIVERSION | ---WATTLE | ---SILT FENCE OUTLET |
| ---TEMPORARY DIVERSION | ---CHECK DAM W/ WEIR & STORAGE | ---EXISTING CONTOUR |
| ---CLEAN WATER DIVERSION | ---WATTLE W/ STORAGE | ---PROPOSED CONTOUR |
| ---TREE PROTECTION BARRIER | | ---CONCRETE WASHOUT AREA |
| ---INLET PROTECTION | | ---SKIMMER BAFFLES |
| ---ARC INLET PROTECTION | | |
- NOTE* ALL DITCHES LINED W/ NAG S150 UNLESS OTHERWISE NOTED.



PRELIMINARY



REVISED
5:54 pm, Jul 27, 2018



314 East Main Street
Clayton, NC 27320
dennis@adamsandhodge.com
919-241-1332
FIRM # C-4197

ADAMS & HODGE
ENGINEERING, PC

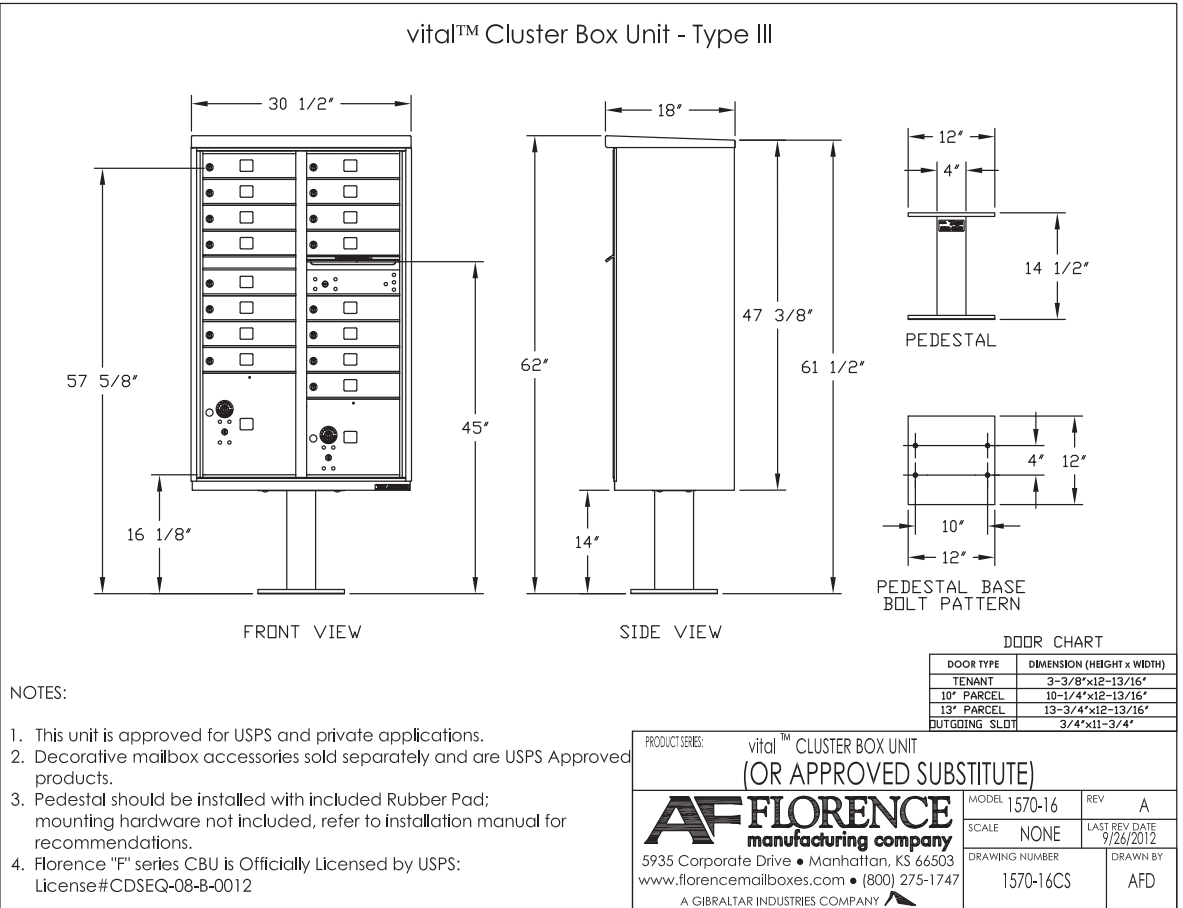


The Village @ Parkview
Phases 9-16
TOWN OF CLAYTON, NC 27520

PRELIMINARY
GRADING PLAN &
EROSION CONTROL

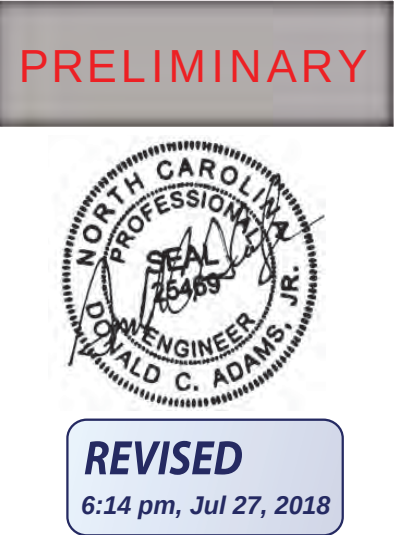
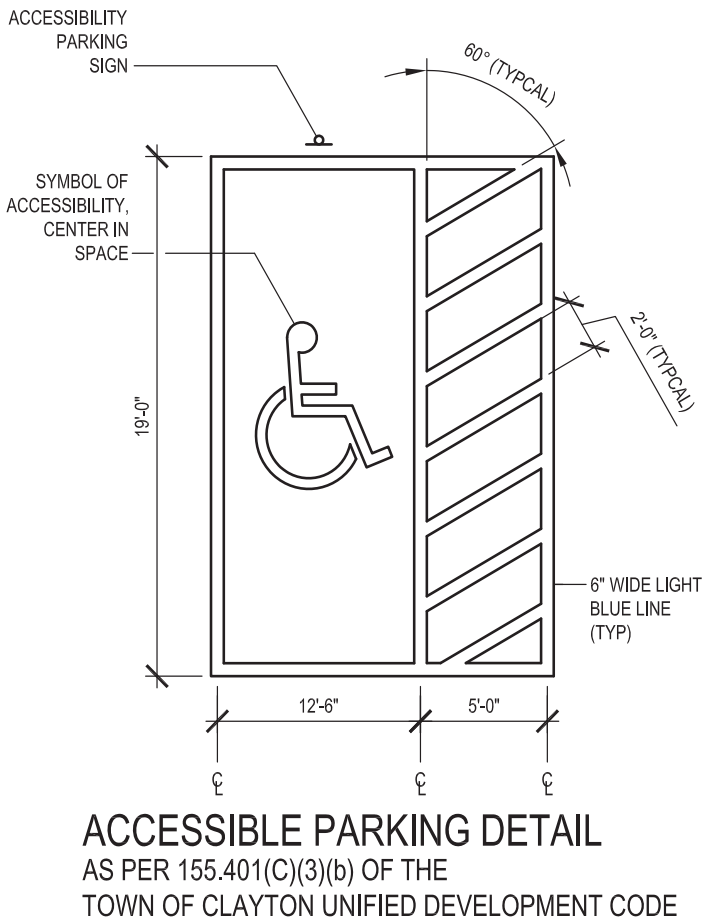
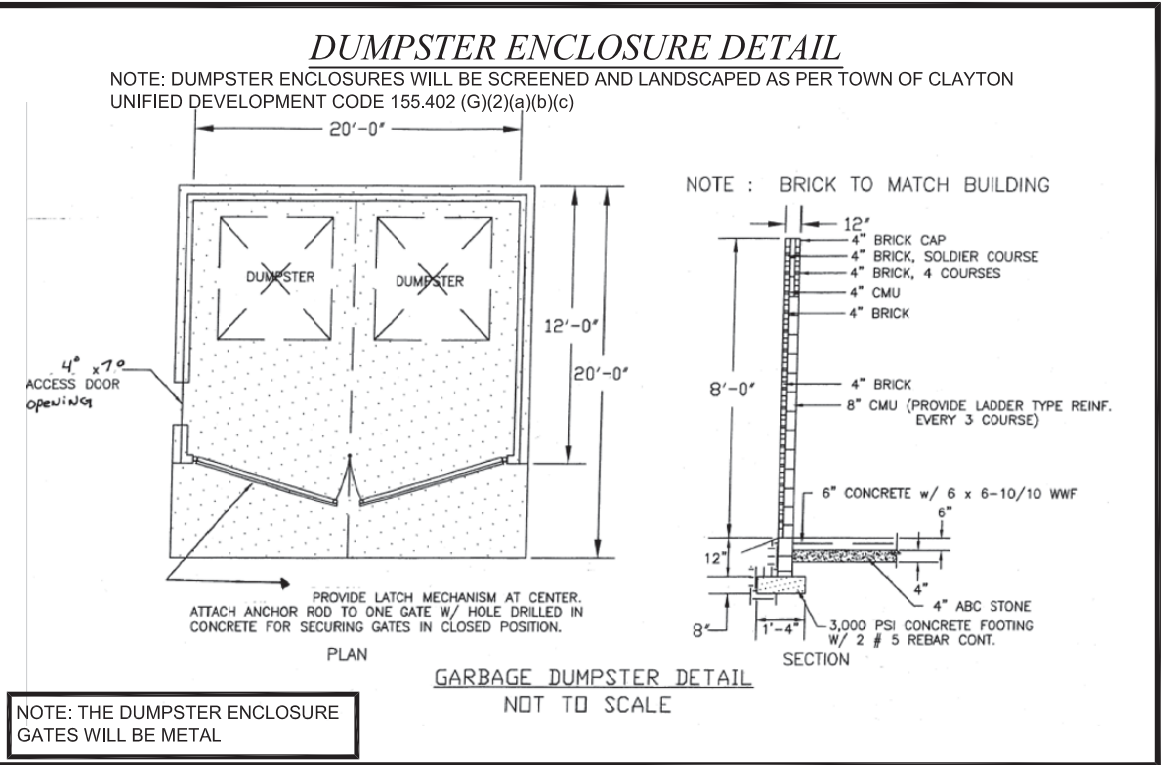
DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 07/02/2018
JOB NO: 44-
SHEET

SP05



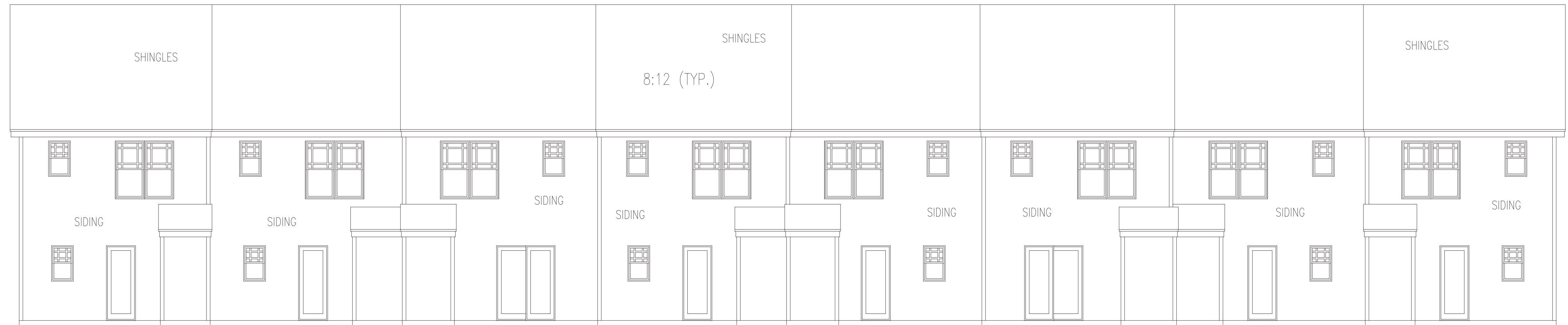
CLUSTER MAILBOX UNIT

NOT TO SCALE



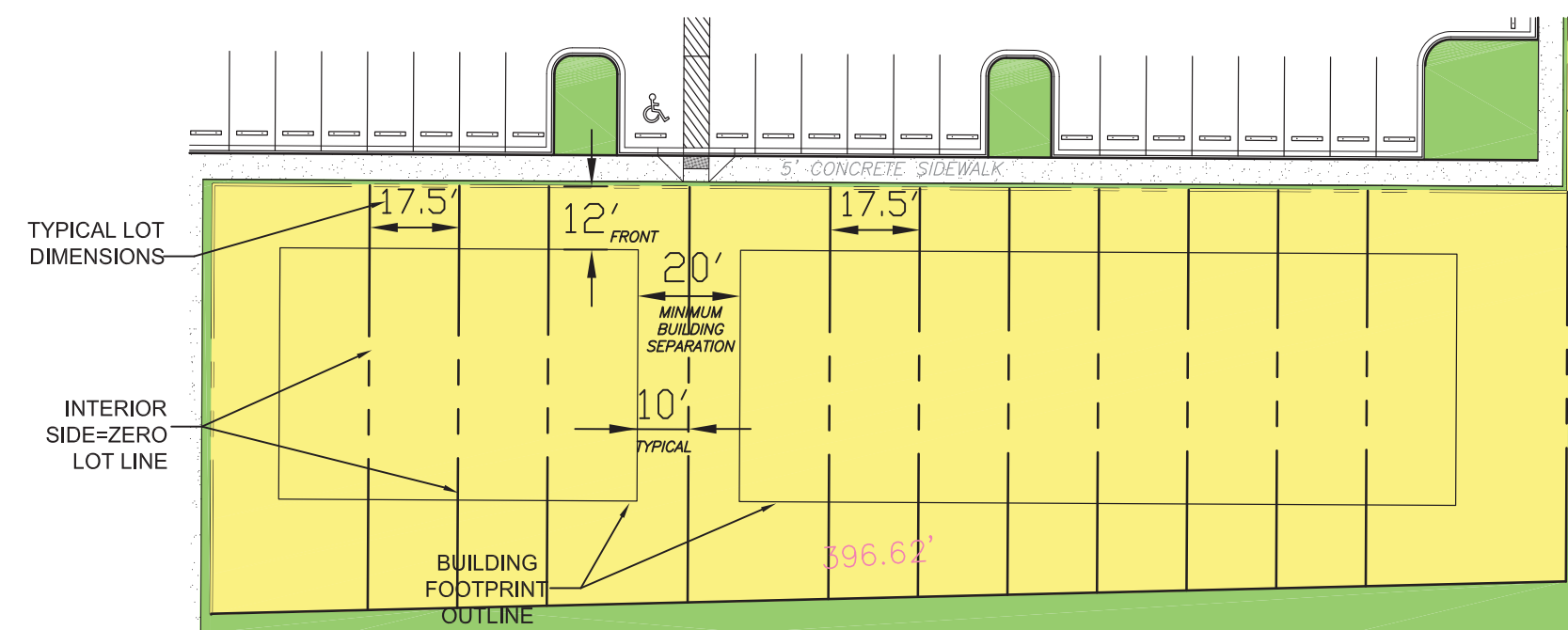


FRONT ELEVATION (8 UNITS)
NOT TO SCALE
*ALL UNITS ARE 2 BEDROOMS/ 2 BATHS
EXTERIOR MATERIALS: VINYL SIDING, STONE, AND ASPHALT SHINGLES
RIDGE VENT



REAR ELEVATION
TO BE FACING CITY ROAD

PRELIMINARY

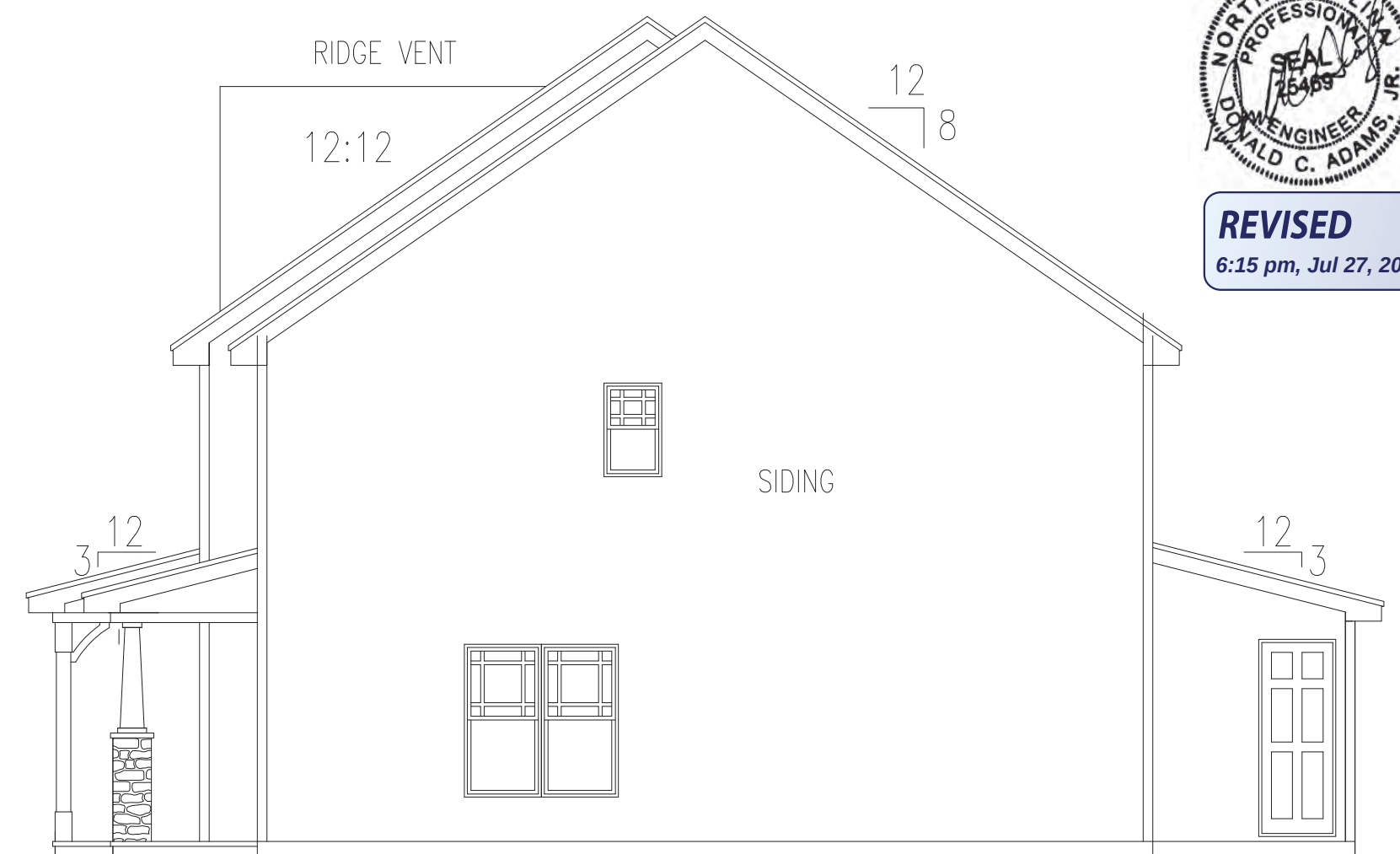


1. SETBACKS AS SHOWN ARE TYPICAL
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM INTERVIEWS ARE PER LOT = 75%
4. MAXIMUM LOT COVERAGE = 50%
5. MINIMUM LOT SIZE = 1250 SF

DIMENSIONAL INFORMATION

NOTE:
MINIMUM LOT WIDTH = 17.5'
MINIMUM LOT DEPTH = 75'

MINIMUM BUILDING SETBACKS
FRONT = 12'
SIDE = 5'
INTERIOR SIDE = ZERO LOT LINE
REAR = 10'
STREET SIDE = 5'
BUILDING SEPARATION = 20'



SIDES



REVISED
6:15 pm, Jul 27, 2018



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

MINOR SITE PLAN APPLICATION

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Director to approve a Minor Site Plan application.

Application Fee: \$250.00 + \$5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☒ New Minor Site Plan

☐ Minor Modification to an approved site plan
Project Modified: _____

Name of Project: Rising Tide Contractor Office **Acreage of Property:** 0.57 AC

County Tag #: 05G01014C **NC PIN:** 165911-66-9594

Address/Location: 1218 W. Main Street, Clayton, NC 27520

Existing Use: Vacant Building **Proposed Use:** Contractor Office

Zoning District: B-3

Is project within a Planned Development? ☒ No
☐ Yes (list): _____

Is project within an Overlay District? ☒ No
☐ Yes (list): _____

EXPLANATION OF PROJECT

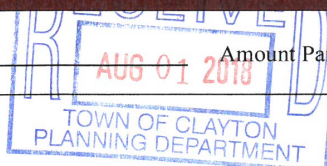
Please provide detailed information concerning all requests. Attach additional sheets if necessary.

The applicant proposes to use the current vacant building as a contractor office. The applicant also proposes, in the future, to add a space for community garden plots and artwork to be apart of the Town of Clayton's Comprehensive Plan.

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: \$255.00 File Number: 2018-162-SPM

October 2017



Page 1 of 3

PROPERTY OWNER INFORMATION

Name: Dwight and Wanda Adams

Mailing Address: 417 Lond Needle Dr., Clayton, NC 27527

Phone Number: 919-868-0129

Fax: N/A

Email Address: risingtidebuilders@gmail.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 314 E. Main St., Clayton, NC 27520

Phone Number: 919-763-7278

Fax: N/A

Contact Person: Donnie Adams

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

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.

Adams & Hodge Engineering
Print Name


Signature of Applicant

08/01/18
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

CONDITIONAL USE APPLICATION

Pursuant to Article 7, Section 155.710 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Board of Adjustment to allow a Conditional Use. Conditional Uses are uses that may be appropriate in a particular district, but has the potential to create incompatibilities with adjacent uses.

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

APPLICATION TYPE

☒ New Conditional Use Permit

☐ Major Modification to an approved CUP

Permit Modified: _____

SITE INFORMATION

Name of Project: Rising Tide Contractor Office Acreage of Property: 0.57 AC

County Tag #: 05G01014C NC PIN: 165911-66-9594

Address/Location: 1218 W. Main St., Clayton, NC 27520

Existing Use: Vacant Building Proposed Use: Contractor Office

Is project within a Planned Development? ☒ No ☐ Yes

Planned Development District (if applicable): _____

Is project within an Overlay District?: ☒ No ☐ Yes

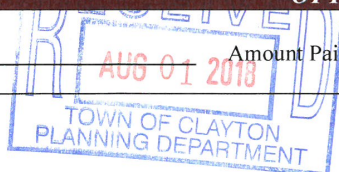
Overlay District (if applicable): _____

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

OFFICE USE ONLY

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

01/06/2016



Page 1 of 10

PROPERTY OWNER INFORMATION

Name: Dwight and Wanda Adams

Mailing Address: 417 Lond Needle Dr., Clayton, NC 27527

Phone Number: 919-868-0129 Fax: N/A

Email Address: risingtidebuilders@gmail.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 314 E. Main St., Clayton, NC 27520

Phone Number: 919-763-7278 Fax: N/A

Contact Person: Donnie Adams

Email Address: donnie@adamsandhodge.com

REQUIRED INFORMATION (to be submitted with the application)

Please fill out the following checklist. The following items must accompany a Conditional Use Permit (CUP) application.

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>05/16/18</u>	☒				
2. Review Fee (\$400) and Advertisement Fee (\$100)	☒				
3. Completed application	☒				
4. Owner's Consent Form	☐	☐			
5. Adjacent property owners list	☒				
6. Wastewater allocation request OR verification of wastewater allocation	☐	☐			
7. Signed and sealed traffic impact analysis (2 copies) <i>Required for projects generating at least 100 vehicle trips at peak hour. See §155.708 of the UDC.</i>	☐	☐			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☒	WILL SUBMIT WHEN REQ'D			
9. Set of stamped, addressed envelopes with no return address, using the adjacent property owners list (One set) <i>To be used for Town's public noticing of the Board of Adjustment hearing.</i>	☒	WILL SUBMIT WHEN REQ'D			
10. Neighborhood meeting summary form (1 copy) <i>Form is included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Board of Adjustment meeting.				

Note: More information may be requested by the Planning Department depending on the project

01/06/2016

Page 2 of 10

EXPLANATION OF PROJECT

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

The applicant proposes to use the current vacant building as a contractor office. The applicant will also propose to focus on the needs of the community by adding community garden plots and artwork. Being one of the first structures seen when entering the Town, the proposed artwork will be in the form of a mural on the west facing facade of the building which will represent the Town name. The proposed mural will incorporate good design, which will enhance the appearance and first impression of the Town of Clayton.

REQUIRED FINDINGS OF FACT

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

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

The proposed plan will not materially endanger the public health or safety if located where proposed and ultimately developed according to the submitted plans. The applicant proposes to clean up the current site and make it a more pleasing area for the community to enjoy.

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

The proposed plan includes modifications to the existing building and site based on input from Town staff. The appropriate number of parking spaces are provided including an ADA space. The landscaping plan meets or exceeds Town standards.

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

The applicant will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties of the surrounding area. The applicant is proposing to remodel the facade of the vacant existing building and then soon after add an area for the people in the community to enjoy.

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

The applicant proposes to add an area for community garden plots, landscaping, and artwork which will promote the adopted plans and policies of the Town and add to the existing standards for the surrounding area.

APPLICANT AFFIDAVIT

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

Adams i Hodge
Print Name

[Signature]
Signature of Applicant

08/01/18
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: Rising Tide Site Address or PIN #: 165911-66-9594

AGENT/APPLICANT INFORMATION:

Adams & Hodge Engineering, PC

(Name - type, print clearly)

314 E. 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 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 my agent or me 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:

Wanda B Adams

(Name - type, print clearly)

417 Long Needle Dr.

(Address)

Wanda B Adams

(Owner's Signature)

Clayton, NC 27520

(City, State, Zip)

STATE OF North Carolina COUNTY OF Wake

Sworn and subscribed before me, Lynn A Watkins, a Notary Public for the above State and County, this the 1 day of August, 2018.

SEAL

Lynn A Watkins
Notary Public

My Commission
Expires:

12-7-2021

June 2018



Page 10 of 13



TOWN OF CLAYTON

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

PLAN REQUIREMENTS

Pursuant to Article 7, Section 155.706 of the Unified Development Code, applications requesting a public hearing or administrative approval process shall submit a plan set to the Planning Department. These plans may include Master Plan, Site Plan, Subdivision Plan, Regulating Plan, Architectural Elevations, Landscape Plan, Photometric/Lighting Plan, Engineering Plans, and Survey. The plan requirements shall be based on the type of development application or approval process.

PLAN FORMAT

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

- All plans and architectural elevations shall be limited to 24" x 36" in size, and folded to an 8.5" x 11" format.
- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).
- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

PLAN ELEMENTS AND GRAPHIC DATA

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

Provided			
Yes	No	N/A	
✓			Consultant Logo Box (name, address, phone number, fax, and e-mail, if applicable)
•			Project/Application Name
•			Type of Plan (site plan, landscape plan, elevations, etc.)
•			Signature and Professional Seal (landscape plans, architectural elevations, engineering plans, surveys)
✓			Revision Date
✓			Sheet Number
✓			Location Map (site plan only)
✓			North Arrow
✓			Graphic Scale (engineering or architectural graphic and written scale)

The following elements are specific to each property and application request, and shall be shown graphically on the specific plan types listed below. These graphics shall be supported by text, labeling, and dimensional information (width, length, and depth).

SURVEY

Provided			
Yes	No	N/A	
✓			A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department) with the bearings and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.
✓			The existing topographical conditions of the property with a two-foot contour interval.
✓			The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
✓			The existing structures located on the subject property.
✓			The existing structures within 100 feet of project boundary.
✓			The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.
✓			The existing trees identified by caliper and species (if required by the Planning Department).

SITE PLAN

Provided			
Yes	No	N/A	
•			Site data table
•			Name of project (AKA names if applicable)
•			Parcel identification number (and/or Tag number)
•			Property size (acres and square feet)
•			Property location (Town limits or ETJ)
•			Existing zoning district
•			Proposed zoning district (if applicable)
		•	Overlay (if applicable)
•			Existing use
•			Proposed use
		•	Number of seats/students/fueling positions (as applicable).
		•	Number of housing units proposed, per housing unit type.
•			Existing density (number of units per acre)
		•	Proposed density (number of units per acre)
•			Existing intensity (gross floor area)
•			Proposed intensity (gross floor area)
	•		Floor area ratio

Provided			
Yes	No	N/A	
•			Building coverage (as percentage of total site)
•			Pervious surface area (square feet and as percentage of total site)
•			Impervious surface area (square feet and as percentage of total site)
•			Building height (number of stories and in feet)
•			Required parking (list requirement i.e. 1 space per 300 SF)
•			Proposed parking
•			Required/proposed handicap accessible parking
		•	Required loading space(s)
•			Provide name of Electric Provider.
•			Provide name of Water Provider.
•			Provide name of Sewer Provider.

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

Other site plan elements:

Provided			
Yes	No	N/A	
•			Identify adjacent property owners, their parcel ID number, current zoning and present use.
		•	Identify the affected area for amendments to previously approved projects
	•		Overlay (if applicable)
•			Existing use
•			Proposed use
		•	Number of seats/students/fueling positions (as applicable).
•			Identify existing easements.
•			Identify proposed easements.
		•	Identify Open Space/Common Areas.
	•		Identify clear sight triangle at project ingress/egress points.
	•		Identify driveways, curb and gutter, cross section with ROW.
		•	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
	•		Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows.
		•	Provide queuing details for drive-up/drive-thru facilities (if applicable).
		•	Provide the locations and dimensions of existing and proposed sidewalks.
	•		Provide the location and details of refuse collection areas.
		•	Provide the location, size and orientation of freestanding signs.
		•	Identify the location and nature of all recreational facilities and common areas.
		•	Identify alternative modes of transportation including school stops pedestrian connections, bicycle paths and associated racks.
		•	Identify proposed phasing (phasing lines) of construction.
		•	Cul-de-sacs must be dimensioned.
		•	Identify cluster mailbox unit (CBU) locations and details.

CONCEPTUAL ENGINEERING PLANS

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

Provided			
Yes	No	N/A	
		✓	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
		✓	Identify the curve radii for all internal and external vehicular use areas.
✓			Identify access to the project.
		✓	Identify existing conditions and proposed grading plans.
		✓	Identify Tree Conservation Areas shown on grading plan.
		✓	Show proposed flow of traffic.
		✓	Identify proposed traffic control signs and striping.
		✓	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection.
		✓	Identify the proposed sanitary sewer collection system (including size) and point of connection. If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable.
		✓	Provide preliminary wastewater allocation calculation.
		✓	Identify proposed grease traps.
		✓	Identify backflow prevention.
		✓	If a pool is present, show how it will connect to storm water.
		✓	Identify the Utility Plan.
		✓	Identify soil erosion control measures including impoundment structures.
		✓	Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.
		✓	Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.

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

Provided			
Yes	No	N/A	
		✓	Identify fire hydrant distribution (distance of hose lay).
		✓	Identify the sprinkler connection locations and size.
			Identify fire lane designations and circulation around buildings (stripe fire lanes and show minimum stabilized access around all structures).
		✓	Identify the emergency evacuation route (access in and out of the property).
		✓	Identify fire apparatus turning radius.
		✓	Verify the location of fire hydrants is not interfering with required landscaping (must be 24" clearance of landscaping from bottom of steam fitting).
		✓	Identify the Lock Box/Knox Box locations.
		✓	Identify placard locations for hazardous materials.

LANDSCAPE PLAN

Provided			
Yes	No	N/A	
✓			Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).
	✓		Indicate the location, width and type of all required buffers.
✓			Indicate the location, width and type of landscaping within vehicular use areas.
	✓		Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.
✓			Provide a plant list summary table which includes: 1. A planting key identifying the various planting elements 2. The quantity of each type of plant material proposed 3. The size, height, caliper and spacing of plant material proposed 4. The Botanical and common names of plant material proposed
	✓		Verify/identify clear sight distances at project ingress/egress points.
✓			Provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant species must be used).
✓			Provide a landscape maintenance note which states: "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion".
✓			Identify and list any existing plant material which will be used to satisfy landscape requirements.

LIGHTING PLAN

Provided			
Yes	No	N/A	
		✓	Conceptual Lighting Plan
		✓	Identify the light source and provide a detail of the fixture.
	✓		Identify the proposed height of fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

Provided			
Yes	No	N/A	
✓			Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina.
✓			Indicate the height and number of stories for each structure.
	✓		Indicate the location and screening method for all roof mounted structures or equipment.



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: Rising Tide Site Address or PIN #: 165911-66-9594

AGENT/APPLICANT INFORMATION:

Adams & Hodge Engineering, PC

(Name - type, print clearly)

314 E. 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 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 my agent or me 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:

Wanda B Adams

(Name - type, print clearly)

417 Long Needle Dr.

(Address)

Wanda B Adams

(Owner's Signature)

Clayton, NC 27520

(City, State, Zip)

STATE OF North Carolina COUNTY OF Wake

Sworn and subscribed before me, Lynn A Watkins, a Notary Public for the above State and County, this the 1 day of August, 20 18.

SEAL

Lynn A Watkins
Notary Public

My Commission
Expires:

12-7-2021

June 2018



Page 10 of 13

ADJACENT PROPERTY OWNERS LIST

Project Name: Rising Tide Contractor Office

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

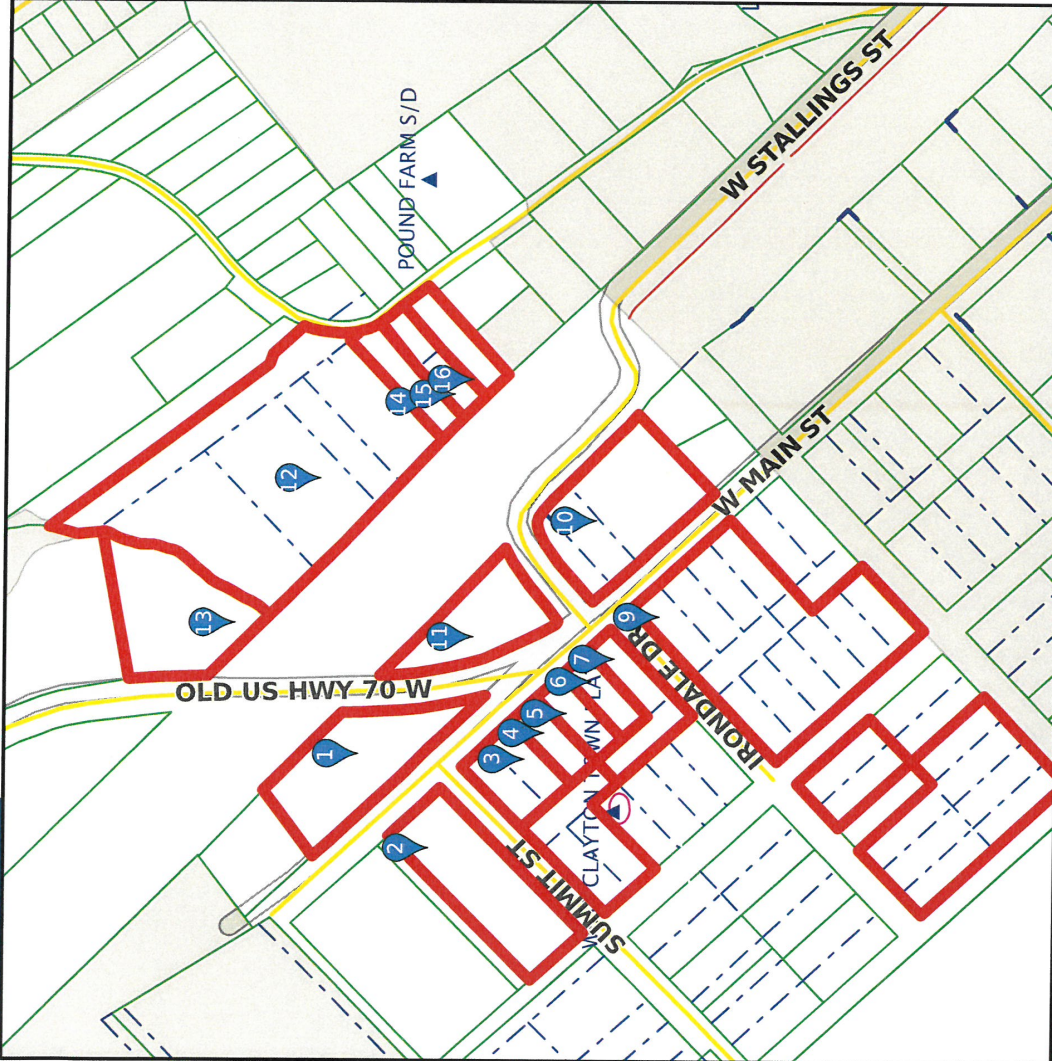
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
	See attached	



*** DISCLAIMER ***

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



Result 1

id: 05G01199L
Tag: 05G01199L
NCPin: 165911-66-8808
Mapsheet No: 165911
Owner Name 1: WHITE, DONNA M
Owner Name 2: WORLDS, SYLVIA L
Mail Address 1: 1330 WEST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02779
Page: 0716
Market Value: 40860
Assessed Acreage: 0.91
Calc. Acreage: 0.9
Sales Price: 0
Sale Date: 2004-10-13



Scale: 1:3286 - 1 in. = 273.82 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
August 1, 2018



*** DISCLAIMER ***

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

Result 2

id: 05E99180B
Tag: 05E99180B
NCPin: 165911-66-5556
Mapsheet No: 165911
Owner Name 1: CAPPS, STELLA PUCKETT
ESTATE
Owner Name 2:
Mail Address 1: 3620 WIND SOCK CT
Mail Address 2:
Mail Address 3: EASTOVER, NC 28312-9303
Site Address 1:
Site Address 2:
Book: 00470
Page: 0621
Market Value: 40570
Assessed Acreage: 1
Calc. Acreage: 1.466
Sales Price: 0
Sale Date: 1989-12-29

Result 4

id: 05G01198H
Tag: 05G01198H
NCPin: 165911-66-7474
Mapsheet No: 165911
Owner Name 1: RIPELLINO, NICOLE
Owner Name 2:
Mail Address 1: 1219 W MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1626
Site Address 1: 1219 W MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 02781
Page: 0926
Market Value: 50850
Assessed Acreage: 1
Calc. Acreage: 0.188
Sales Price: 40000
Sale Date: 2004-10-18

Result 3

id: 05G01013F
Tag: 05G01013F
NCPin: 165911-66-7540
Mapsheet No: 165911
Owner Name 1: KATCHER, MELISSA L
Owner Name 2:
Mail Address 1: 108 T R DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8026
Site Address 1: 1221 W MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 04060
Page: 0248
Market Value: 46280
Assessed Acreage: 0.36
Calc. Acreage: 0.362
Sales Price: 0
Sale Date: 2011-12-20

Result 5

id: 05E99007E
Tag: 05E99007E
NCPin: 165911-66-8421
Mapsheet No: 165911
Owner Name 1: FERRANTE, JOHN JOSEPH
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1056
Mail Address 3: CLAYTON, NC 27528-1056
Site Address 1: 1217 W MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 04343
Page: 0502
Market Value: 42410
Assessed Acreage: 0.19
Calc. Acreage: 0.192
Sales Price: 19000
Sale Date: 2013-08-22



*** DISCLAIMER ***

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

Result 6

id: 05H02199M
Tag: 05H02199M
NCPin: 165911-66-8366
Mapsheet No: 165911
Owner Name 1: WHITE, DONNA M
Owner Name 2: WORLDS, SYLVIA L
Mail Address 1: 1330 WEST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02779
Page: 0716
Market Value: 10000
Assessed Acreage: 1
Calc. Acreage: 0.189
Sales Price: 0
Sale Date: 2004-10-13

Result 7

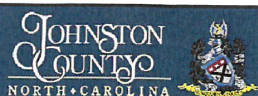
id: 05G01014X
Tag: 05G01014X
NCPin: 165911-66-8227
Mapsheet No: 165911
Owner Name 1: WHITE, DONNA M
Owner Name 2: WORLDS, SYLVIA L
Mail Address 1: 1330 WEST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02779
Page: 0716
Market Value: 18210
Assessed Acreage: 1
Calc. Acreage: 0.371
Sales Price: 0
Sale Date: 2004-10-13

Result 8

id: 05E99002D
Tag: 05E99002D
NCPin: 165911-65-7945
Mapsheet No: 165911
Owner Name 1: ALLEN, MARY H
Owner Name 2: SHALLINGTON, KATHERINE
ALLEN
Mail Address 1:
Mail Address 2: PO BOX 1633
Mail Address 3: CLAYTON, NC 27528-0000
Site Address 1: 1131 W MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 99910
Assessed Acreage: 3.83
Calc. Acreage: 3.826
Sales Price: 0
Sale Date:

Result 9

id: 05E99002D
Tag: 05E99002D
NCPin: 165911-65-7945
Mapsheet No: 165911
Owner Name 1: ALLEN, MARY H
Owner Name 2: SHALLINGTON, KATHERINE
ALLEN
Mail Address 1:
Mail Address 2: PO BOX 1633
Mail Address 3: CLAYTON, NC 27528-0000
Site Address 1: 1129 W MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 99910
Assessed Acreage: 3.83
Calc. Acreage: 3.826
Sales Price: 0
Sale Date:



*** DISCLAIMER ***

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Result 10

id: 05G01014A
Tag: 05G01014A
NCPin: 165911-76-1383
Mapsheet No: 165911
Owner Name 1: LEE BROTHERS RENTALS
Owner Name 2:
Mail Address 1: 400 WEST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02251
Page: 0725
Market Value: 104540
Assessed Acreage: 2
Calc. Acreage: 1.053
Sales Price: 0
Sale Date: 2002-06-28

Result 11

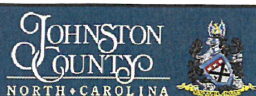
id: 05G01014C
Tag: 05G01014C
NCPin: 165911-66-9594
Mapsheet No: 165911
Owner Name 1: ADAMS, DWIGHT
Owner Name 2: ADAMS, WANDA
Mail Address 1: 417 LONG NEEDLE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7405
Site Address 1:
Site Address 2:
Book: 01391
Page: 0106
Market Value: 62850
Assessed Acreage: 1
Calc. Acreage: 0.589
Sales Price: 42500
Sale Date: 1994-07-21

Result 12

id: 05029033
Tag: 05029033
NCPin: 165911-76-3919
Mapsheet No: 165911
Owner Name 1: NAZARI, ZABIULLAH
Owner Name 2: NAZARI, RAHIMA
Mail Address 1: 111 SWORDGAGE DRIVE
Mail Address 2:
Mail Address 3: CARY, NC 27513-0000
Site Address 1:
Site Address 2:
Book: 03721
Page: 0145
Market Value: 69860
Assessed Acreage: 3.29
Calc. Acreage: 3.35
Sales Price: 90000
Sale Date: 2009-06-23

Result 13

id: 05G01012B
Tag: 05G01012B
NCPin: 165911-67-9097
Mapsheet No: 165911
Owner Name 1: AMERICAN LEGION
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:
Book: 00645
Page: 0554
Market Value: 223840
Assessed Acreage: 1
Calc. Acreage: 0.93
Sales Price: 0
Sale Date: 1965-02-23



*** DISCLAIMER ***

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

Result 14

id: 05029031
Tag: 05029031
NCPin: 165911-76-3790
Mapsheet No: 165911
Owner Name 1: LEE, JUDITH A
Owner Name 2:
Mail Address 1: 132 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1613
Site Address 1: 132 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 01591
Page: 0385
Market Value: 32600
Assessed Acreage: 0.26
Calc. Acreage: 0.262
Sales Price: 0
Sale Date: 1997-04-01

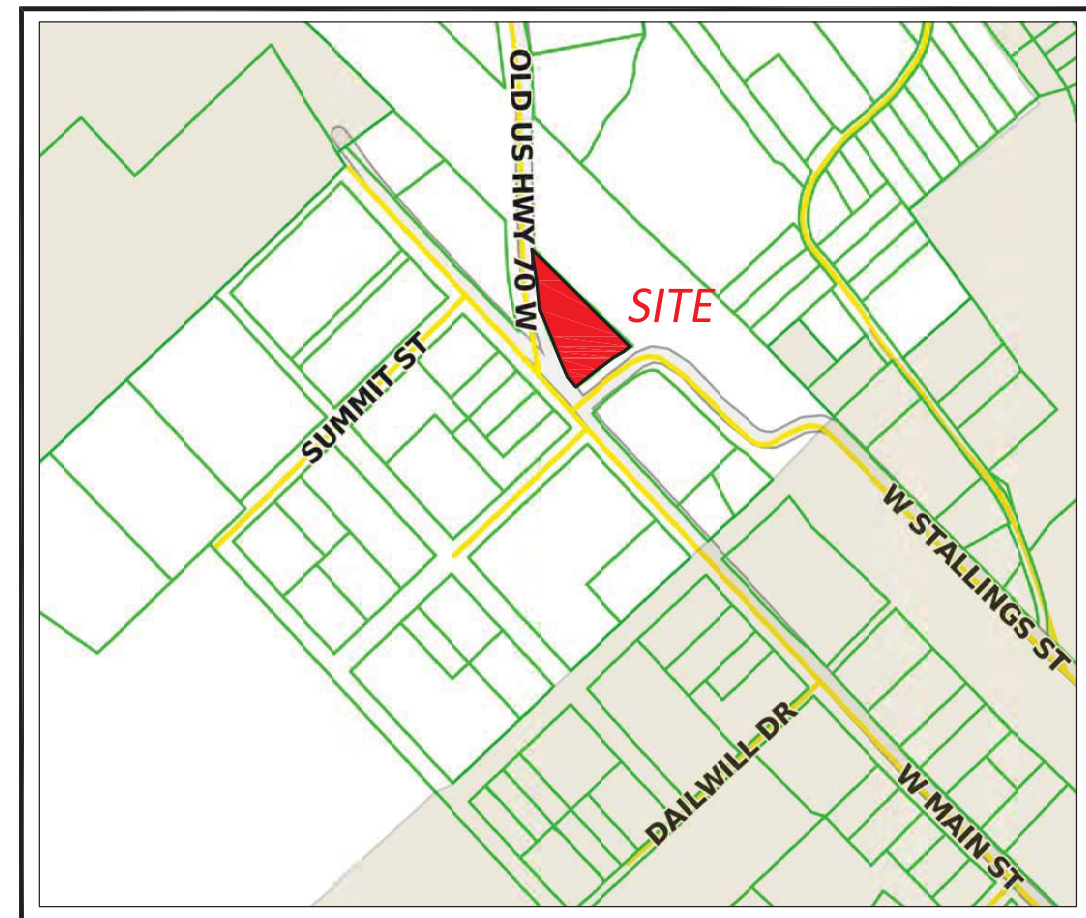
Result 15

id: 05029029
Tag: 05029029
NCPin: 165911-76-4636
Mapsheet No: 165911
Owner Name 1: HASKINS, RHONDA PARRISH
Owner Name 2:
Mail Address 1: 132 A LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 132 A LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 03961
Page: 0880
Market Value: 32410
Assessed Acreage: 0.24
Calc. Acreage: 0.235
Sales Price: 30000
Sale Date: 2011-03-14

Result 16

id: 05029028
Tag: 05029028
NCPin: 165912-76-5639
Mapsheet No: 165912
Owner Name 1: MARMOLEJOS, JOSE G
Owner Name 2:
Mail Address 1: 3225 DOVE TREE LN
Mail Address 2:
Mail Address 3: RALEIGH, NC 27610-6693
Site Address 1:
Site Address 2:
Book: 04267
Page: 0695
Market Value: 43470
Assessed Acreage: 0.23
Calc. Acreage: 0.25
Sales Price: 20000
Sale Date: 2013-03-26

MINOR SITE PLAN
CONDITIONAL USE
FOR
***RISING TIDE
CONTRACTOR OFFICE***
IN
CLAYTON, NORTH CAROLINA



SITE VICINITY MAP
NOT TO SCALE

DEVELOPER/APPLICANT:

1218 Properties, LLC.
510 Fontana Drive
Clayton, NC 27527

CONTACT/AGENT: DONNIE C. ADAMS
919 763-7278



SHEET INDEX

<u>SHEET TITLE</u>	<u>SHEET No.</u>
BOUNDARY SURVEY.....	SP1
EXISTING CONDITIONS.....	SP2
CONCEPTUAL MASTER PLAN FOR OVERALL SITE.....	SP3
SITE PLAN FOR CONTRACTOR OFFICE.....	SP4
LANDSCAPE PLAN.....	SP5
PROPOSED ARCHITECTURAL PLAN.....	A-1 & A-2
ARCHITECTUAL PLAN.....	A-3

PRELIMINARY

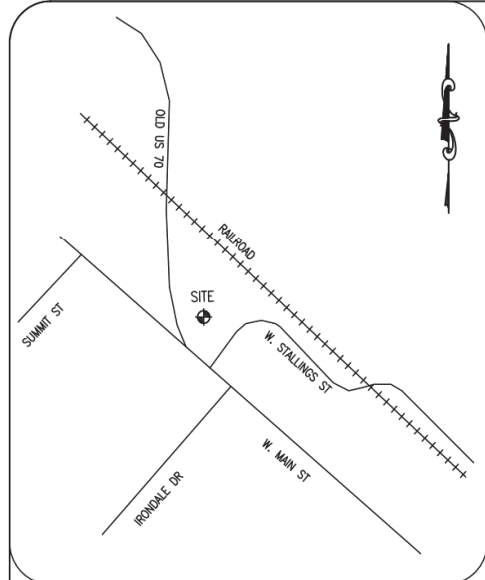


REVISED
8:34 am, Aug 01, 2018



RISING TIDE SITE
CLAYTON, NORTH CAROLINA

AUGUST 1, 2018



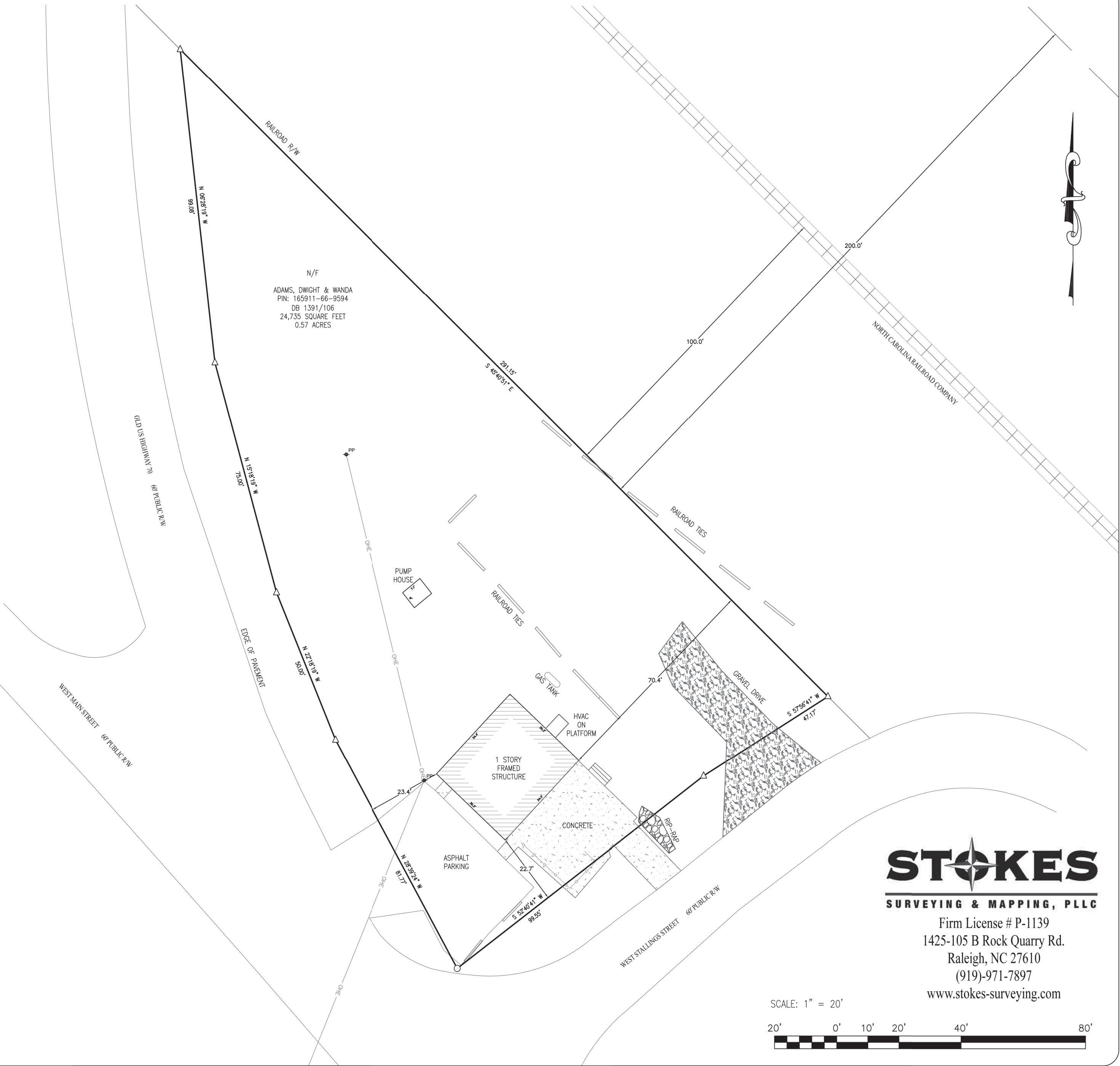
VICINITY MAP (NTS)

- Note 'A'
This property is located in Zone 'X' (minimal flood risk) and is not within a Special Flood Hazard Area.
FIRM # 3720165900K
Effective Date: 06/20/2018
- Note 'B'
This property is currently Zoned 'B-3'
- Note 'C'
All distances are horizontal ground unless otherwise stated
- Note 'D'
All areas computed by coordinate method
- Note 'E'
The parcel(s) shown hereon are subject to any and all easements, rights of way and restrictions of record
- Note 'F'
No grid monuments recovered within 2000' of property
- Note 'G'
Underground utilities were not considered on this survey

Survey for:
Joshua Davis
of:
The Property Described in Deed Book 1391 Page 106
Johnston County Registry
Clayton TWP, Johnston County, North Carolina
Being the Property Located at
1218 West Main Street, Clayton

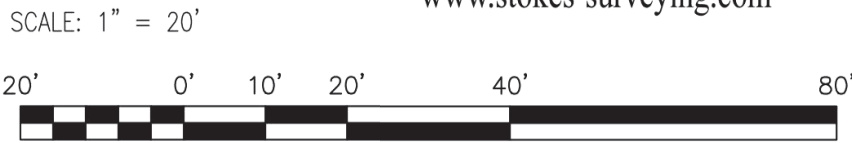
I, Michael S. Stokes, Professional Land Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 160b; that this is a class A survey, meeting the criteria of precision greater than 1:10,000; that RTN field procedure with GNSS receiver utilizing correction factors broadcast by NCOS from base station was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are ground distances unless otherwise stated. Any Easements, gaps, lappages, or encroachments are shown on this survey; that all areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for conveyance of this lot by the person(s) shown on this map.

Witness my original signature, registration number and seal this 21st day of June, A.D. 2018.
Surveyor: Michael S Stokes
License # L-4996



STOKES
SURVEYING & MAPPING, PLLC

Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com



REPORTS
114 East Main Street
Clayton, NC 27620
dominic@adamsandhodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

RISING TIDE
CONTRACTOR OFFICE
TOWN OF CLAYTON, NC 27620

BOUNDARY
SURVEY

DESIGN
DRAWN
CHECKED
HORIZONTAL SCALE
VERTICAL SCALE
DATE
JOB NO.
SHEET

SP1



PRELIMINARY

REVISED
8:36 am, Aug 01, 2018

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

REVISIONS

14 East Main Street
Clayton, NC 27920
dominic@adamsandhodge.com
919-243-1332
FIRM # C-4187

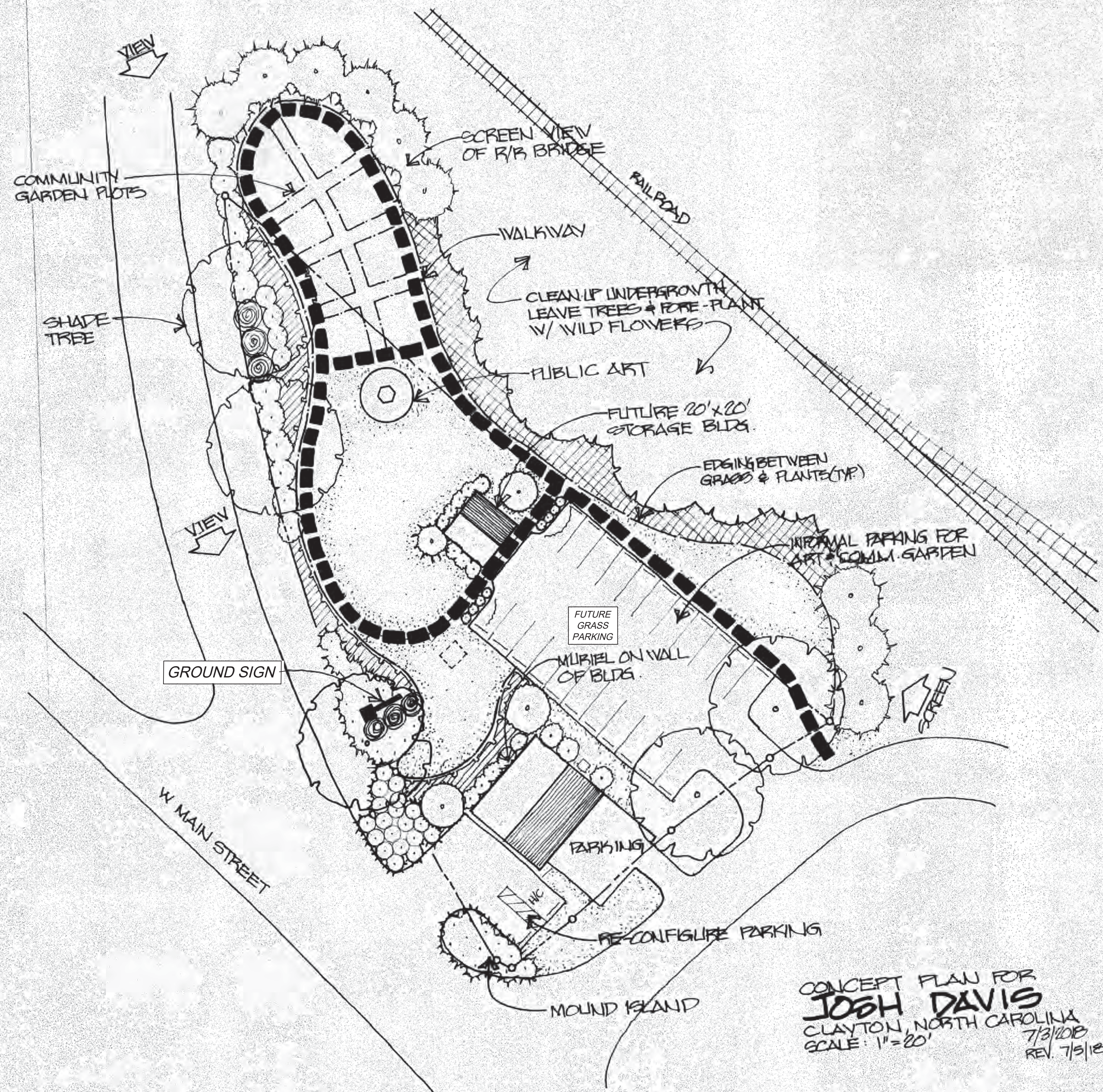
ADAMS & HODGE
ENGINEERING, PC

RISING TIDE
CONTRACTOR OFFICE
TOWN OF CLAYTON, NC 27920

EXISTING
CONDITIONS

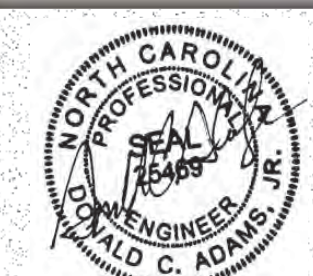
DESIGN
DRAWN
CHECKED
HORIZONTAL SCALE
VERTICAL SCALE
DATE
JOB NO.
SHEET

ADS
PCA
SEE DRAWING SCALE
N/A
05/11/2018
AH-
SP2

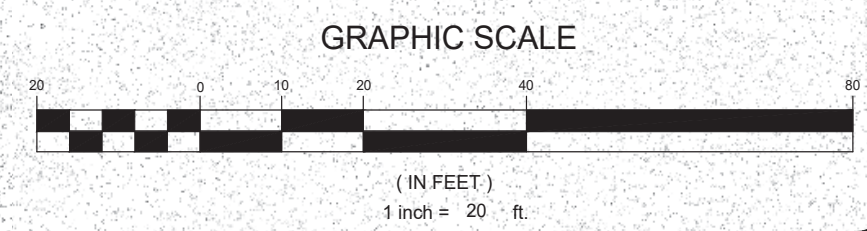
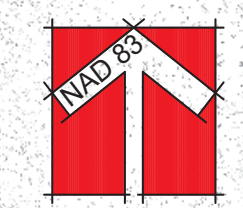


CONCEPT PLAN FOR
JOSEPH DAVIS
 CLAYTON, NORTH CAROLINA
 SCALE: 1" = 20'
 7/3/2018
 REV. 7/5/18

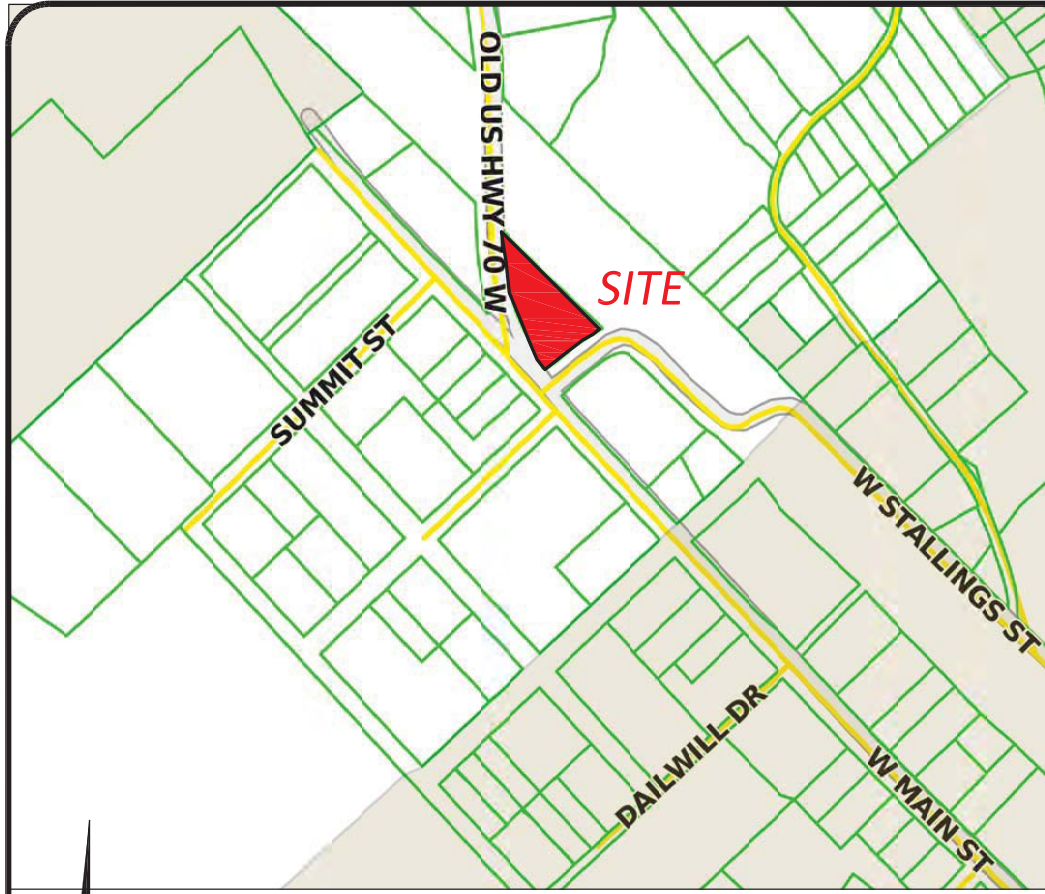
PRELIMINARY



REVISED
 8:50 am, Aug 01, 2018



		ADAMS & HODGE ENGINEERING, PC
RISING TIDE CONTRACTOR OFFICE TOWN OF CLAYTON, NC 27960		14 East Main Street Clayton, NC 27925 919.243.1332 davis@adamsandhodge.com FIRM # C-4187
CONCEPTUAL MASTER PLAN FOR OVERALL SITE	REGION: DRAWN: CHECKED: HORIZONTAL SCALE: VERTICAL SCALE: DATE: JOB NO.: SHEET:	
SP3	44-	



VICINITY MAP (NOT TO SCALE)

RISEING TIDE SITE DATA CHART

PARCEL OWNER	DWIGHT ADAMS & WANDA ADAMS
PARCEL OWNER ADDRESS	417 LOND NEEDLE DR, CLAYTON, NC 27520
PARCEL IDENTIFICATION	165911-66-9594
PROPERTY SIZE (SF) TOTAL	25,009 SF/0.57 ACS
PROPERTY LOCATION	TOWN OF CLAYTON ETJ
EXISTING/PROPOSED ZONING	B-3 / B-3
EXISTING USE / PROPOSED USE	VACANT BUILDING / CONTRACTOR OFFICE
EXISTING DENSITY	1 UNIT / .57AC
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	1,741.77 SF
BUILDING COVERAGE (AS % OF TOTAL SITE)	4%
PERVIOUS SURFACE AREA	86%
IMPERVIOUS SURFACE AREA	14%
BUILDING HEIGHT (NUMBER OF STORIES & FEET)	35' MAX.
ELECTRIC PROVIDER	TOWN OF CLAYTON
WATER PROVIDER	WELL
SEWER PROVIDER	PRIVATE SEPTIC
REQUIRED PARKING (1 SPACE / 200 SF)	400 SF = 3 SPACES INCLUDING ADA

MELISA L KATCHER
05601014A
165911-66-7540
BOOK/PAGE 04060/0246
ZONED R-E

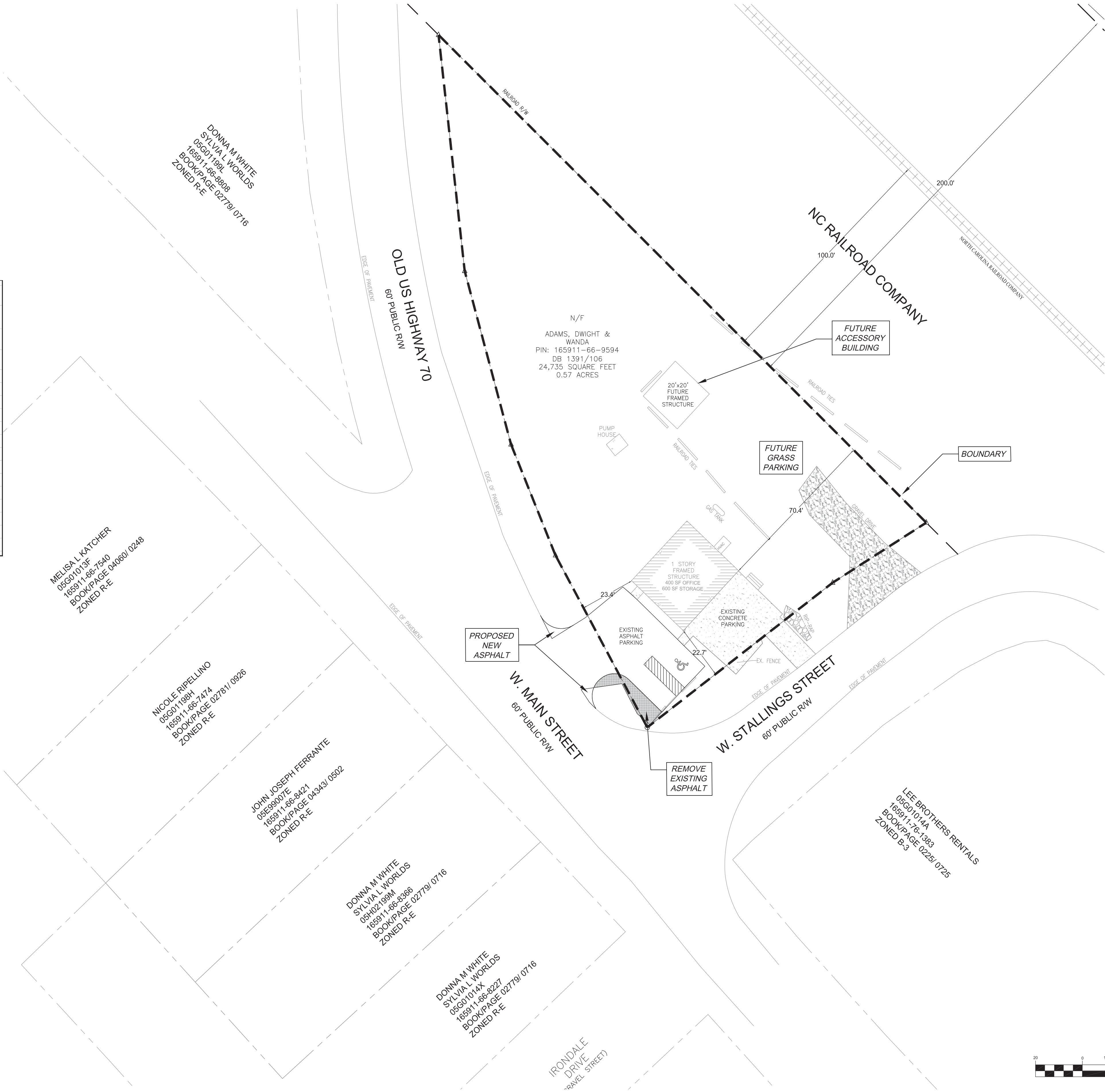
NICOLE RIFELLINO
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ZONED R-E

JOHN JOSEPH FERRANTE
056E9007E
165911-66-8421
BOOK/PAGE 04343/0602
ZONED R-E

DONNA M WHITE
SYLVIA L WORLDS
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165911-66-8808
BOOK/PAGE 02779/0716
ZONED R-E

DONNA M WHITE
SYLVIA L WORLDS
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ZONED R-E



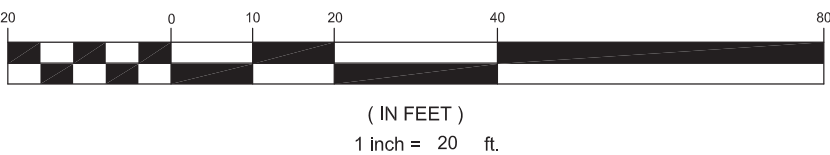
PRELIMINARY



REVISED
9:57 am, Aug 01, 2018



GRAPHIC SCALE



RISEING TIDE
CONTRACTOR OFFICE

PRELIMINARY
SITE PLAN

DESIGN
DRAWN ADS
CHECKED JCA
HORIZONTAL SCALE
SEE DRAWING SCALE
VERTICAL SCALE
N/A
DATE 05/11/2018
JOB NO. AH-
SHEET

SP4

ADAMS & HODGE
ENGINEERING, PC

REGIONS
114 East Main Street
Clayton, NC 27520
dominic@adamsandhodge.com
919-243-1332
FIRM # C-4187

Plant List

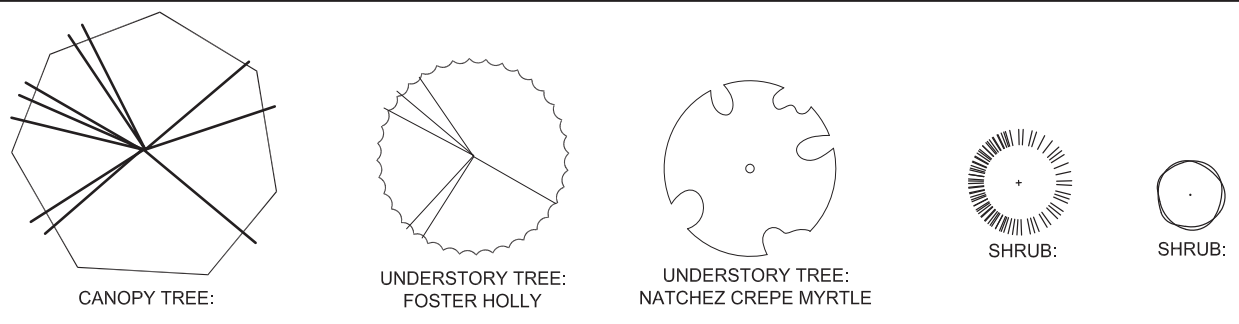
PLANT LIST						
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	WIDTH
Aj	42	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER			15'-18" MIN. 3GAL
Ch	11	ILEX CORNUTA 'CARRISSA'	CARRISSA HOLLY			15'-18" MIN. 5GAL
Fh	3	ILEX ATTENUATA FOSTERII	FOSTER HOLLY	2"	6'-8' MIN.	B&B
Hh	5	ILEX ARENATA 'HELLER'	HELLER HOLLY			15'-18" MIN. 3GAL
Jh	12	ILEX ARENATA 'COMPACTA'	COMPACT JAPANESE HOLLY			18'-24" MIN. 5GAL
VI	117	LIRIOPE MUSCARI 'VARIEGATA'	VARIATED LIRIOPE			2-3BIBS

- ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWNS MINIMUM REQUIREMENTS FOR CODE COMPLIANCE.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.
- THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY BUFFER PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.

NOTES:

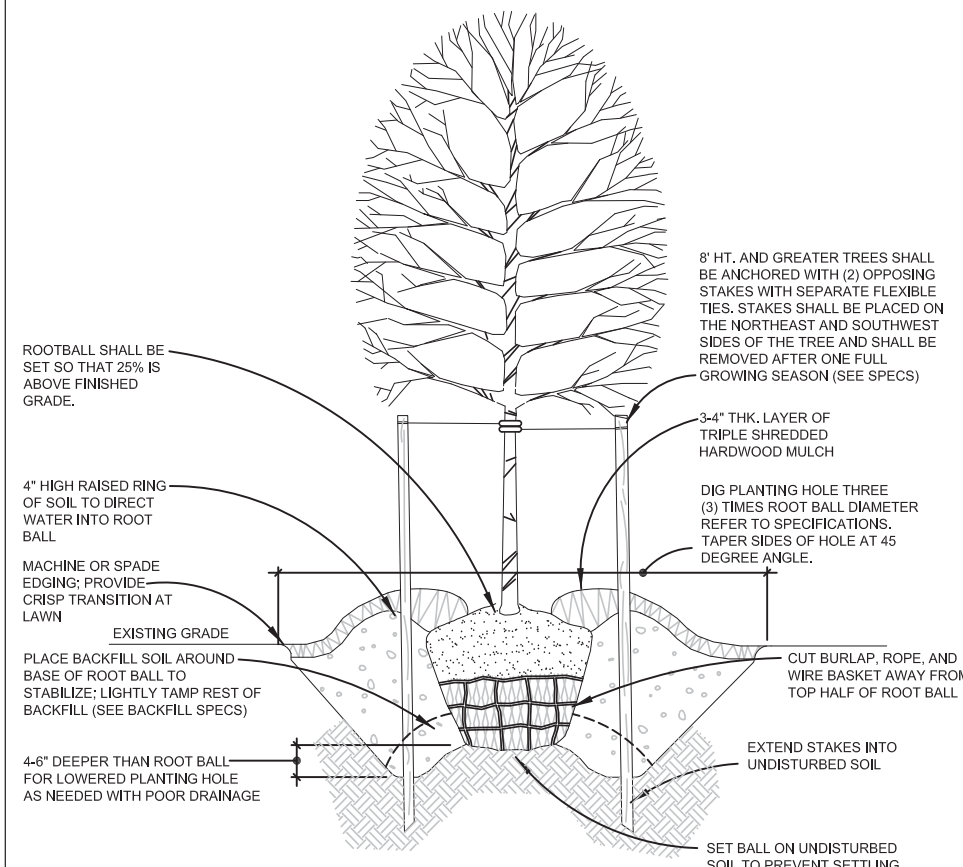
- ALL ROOF, GROUND, AND WALL MOUNTED MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW. 155.402(G)(2).
- THE DUMPSTER ENCLOSURE SHALL MATCH THE MATERIALS OF THE PRIMARY STRUCTURE. 155.(G)(2) SEE DETAIL ON SHEET SP09.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR. (IF IRRIGATION WILL NOT BE UTILIZED, DROUGH-TOLERANT SPECIES MUST BE USED).
- ALL LANDSCAPED AREA SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.

Plant Symbol Key



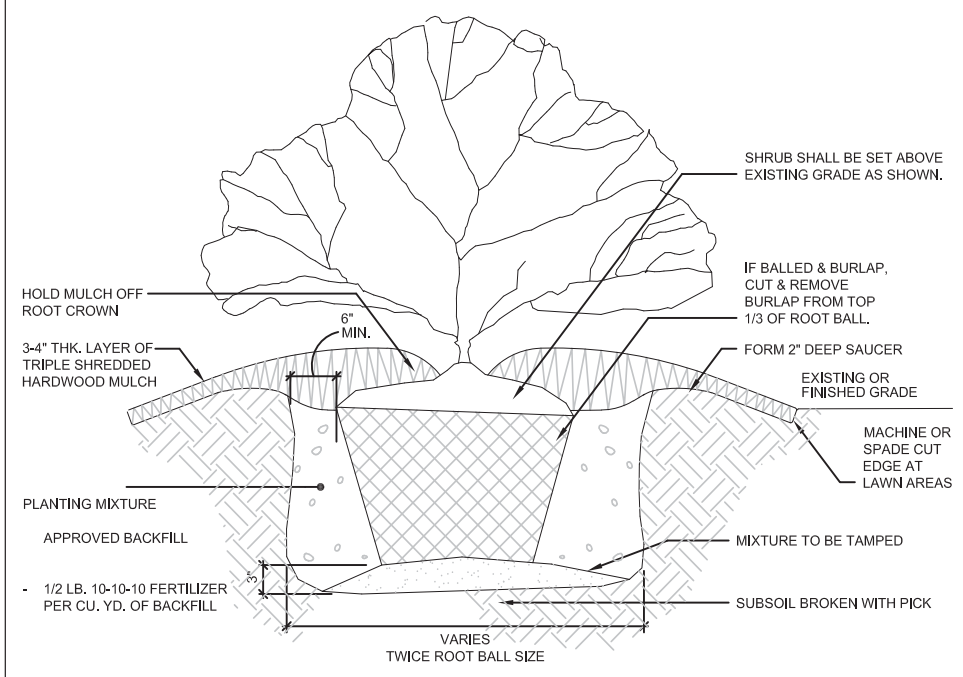
NOTES

- THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
- FOR SINGLE STEM TREES, DO NOT SUPPLY TREES WITH MULTIPLE LEADERS. ONLY PROVIDE TREES WITH A SINGLE LEADER. DO NOT PRUNE TREES AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS AND TO INSURE COMPLIANCE WITH HEIGHT/SPACING STANDARDS.
- MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
- WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 8" OVER THE ENTIRE BED AREA.
- FOR CONTAINER-GROWN TREES, SET THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL AWAY ANY ROOTS CIRCUMFERENCE THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- IF PLANTING HOLES ARE SOO WITH A LARGE JAUZER, BREAKING DOWN THE SOIL WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.



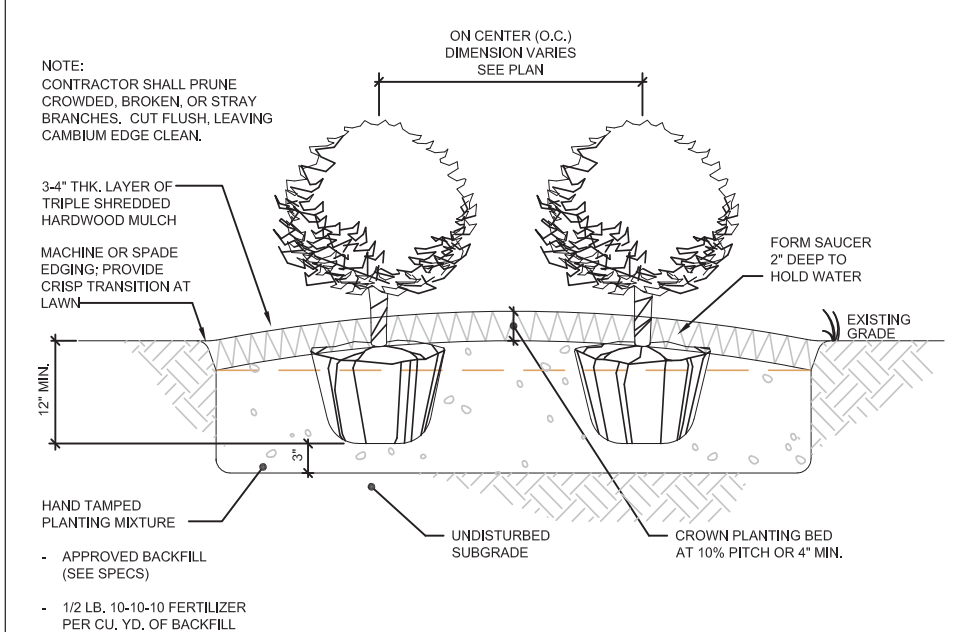
TYPICAL TREE INSTALLATION
SCALE: NTS

4



*TYPICAL SHRUB INSTALLATION
SCALE: NTS

3



MASSING PLANT INSTALLATION
SCALE: NTS

2

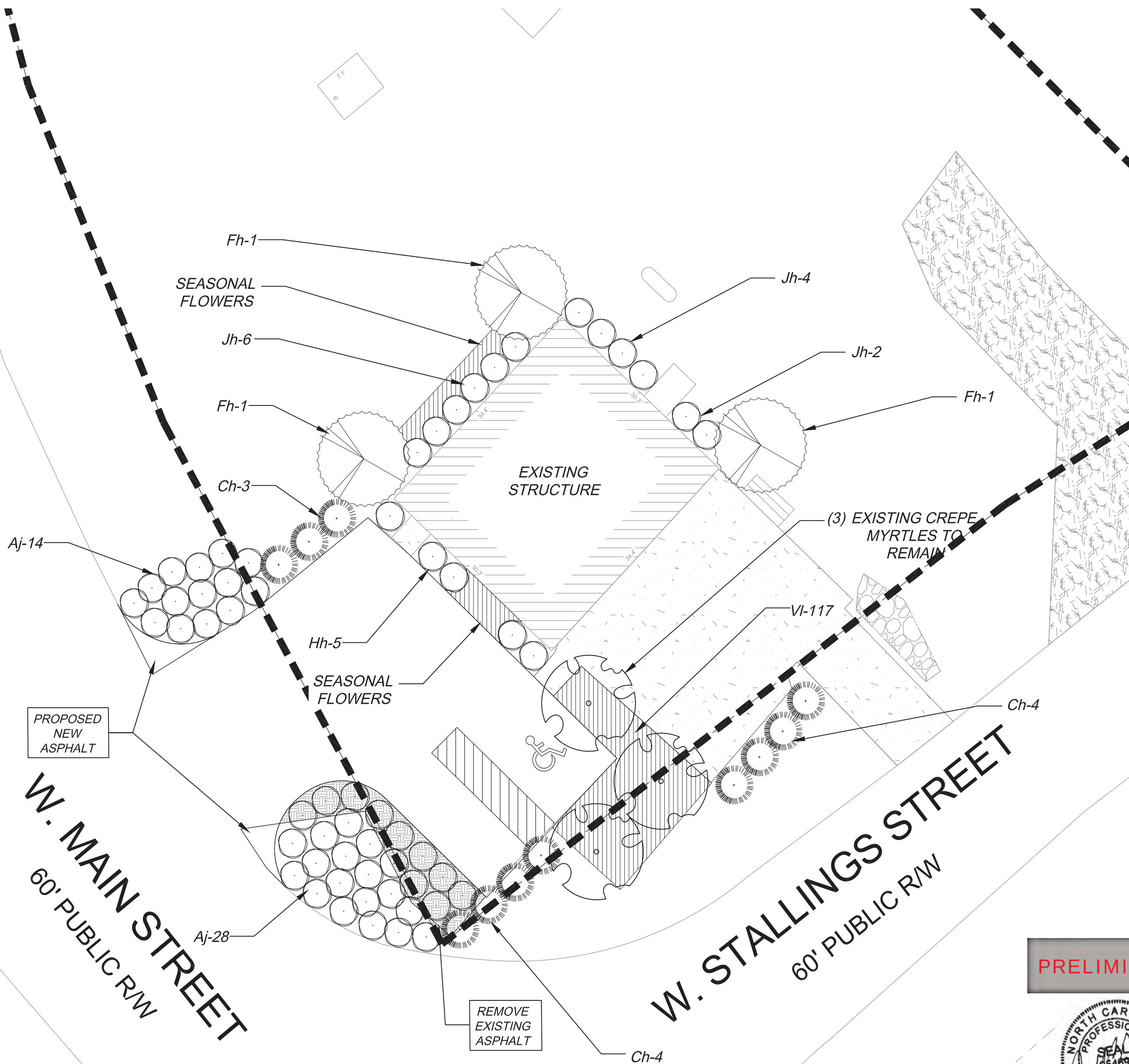
Landscape Notes

GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEED OR SOODED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS, SAUCERS, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 3-4 INCHES OF TRIPLE SHREDDED HARDWOOD MULCH.
- PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "Y" CUT ALONG ITS BORDER WITH SOODED OR SEEDD AREAS.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND ENUMERATED ON THIS SHEET UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.
- AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOXED AND CLIPPED HEDGEROWS.
- 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.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.
- ALL HVAC AND MECHANICAL EQUIPMENT WILL BE SCREENED WITH LANDSCAPING OR DECORATIVE FENCING.

BED EDGING
SCALE: NTS

1



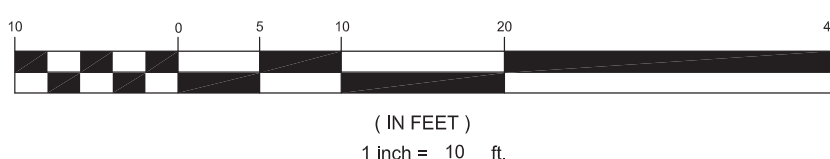
PRELIMINARY



REVISED
10:03 am, Aug 01, 2018



GRAPHIC SCALE



RESPONSE
14 East Main Street
Clayton, NC 27620
dominic@adamsandhodge.com
919-243-1332
FIRM # C-1187

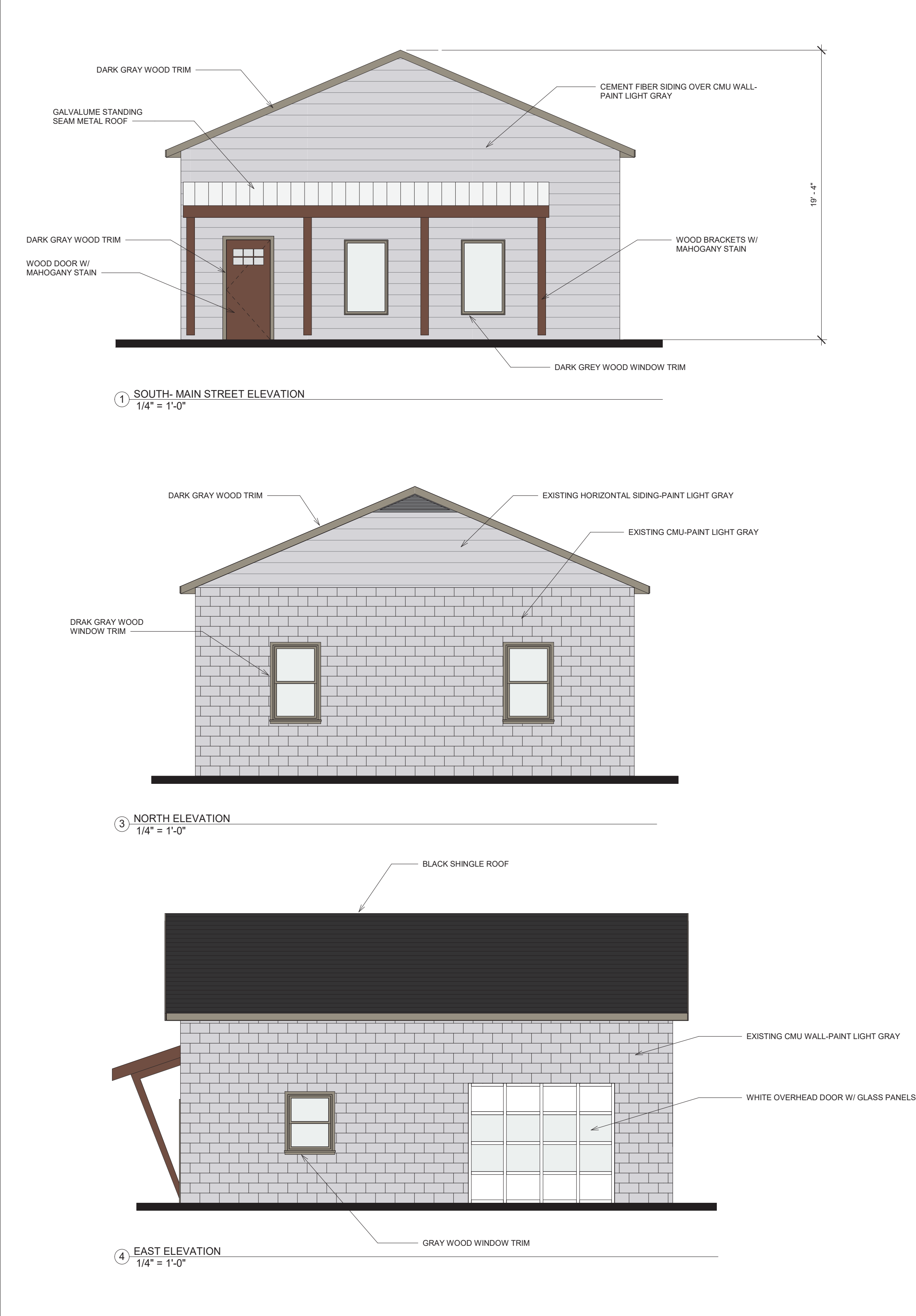
ADAMS & HODGE
ENGINEERING, PC

LANDSCAPE PLAN
RISING TIDE
CONTRACTOR OFFICE
TOWN OF CLAYTON, NC 27620

LANDSCAPE PLAN

DESIGN
DRAWN
CHECKED
HORIZONTAL SCALE
VERTICAL SCALE
DATE
JOB NO.
SHEET

SP5



(PROPOSED)
1218 PROPERTIES MURAL CONCEPT RENDERING V.2



REVISIONS	

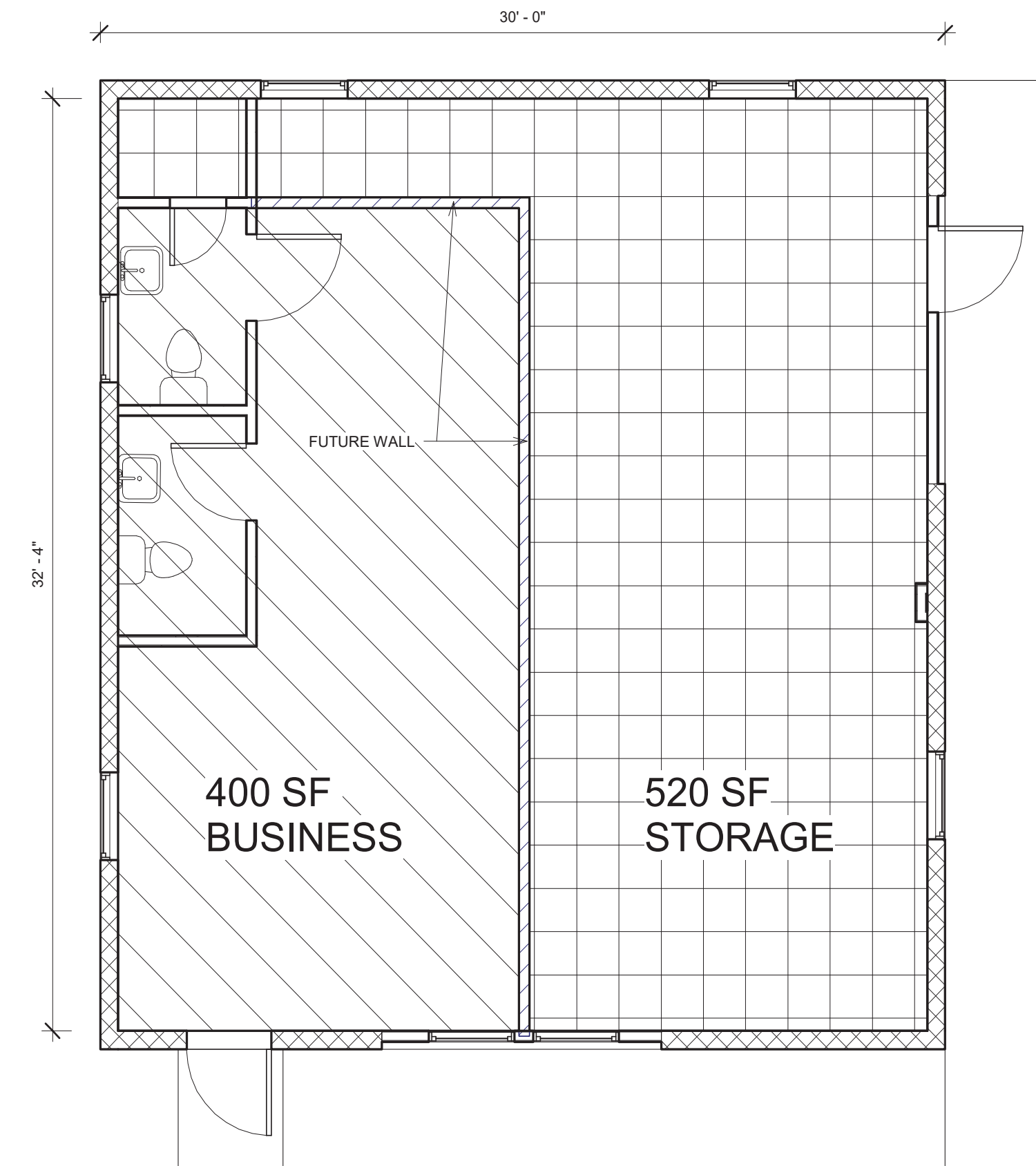
1218 W. MAIN STREET
CLAYTON, NC

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

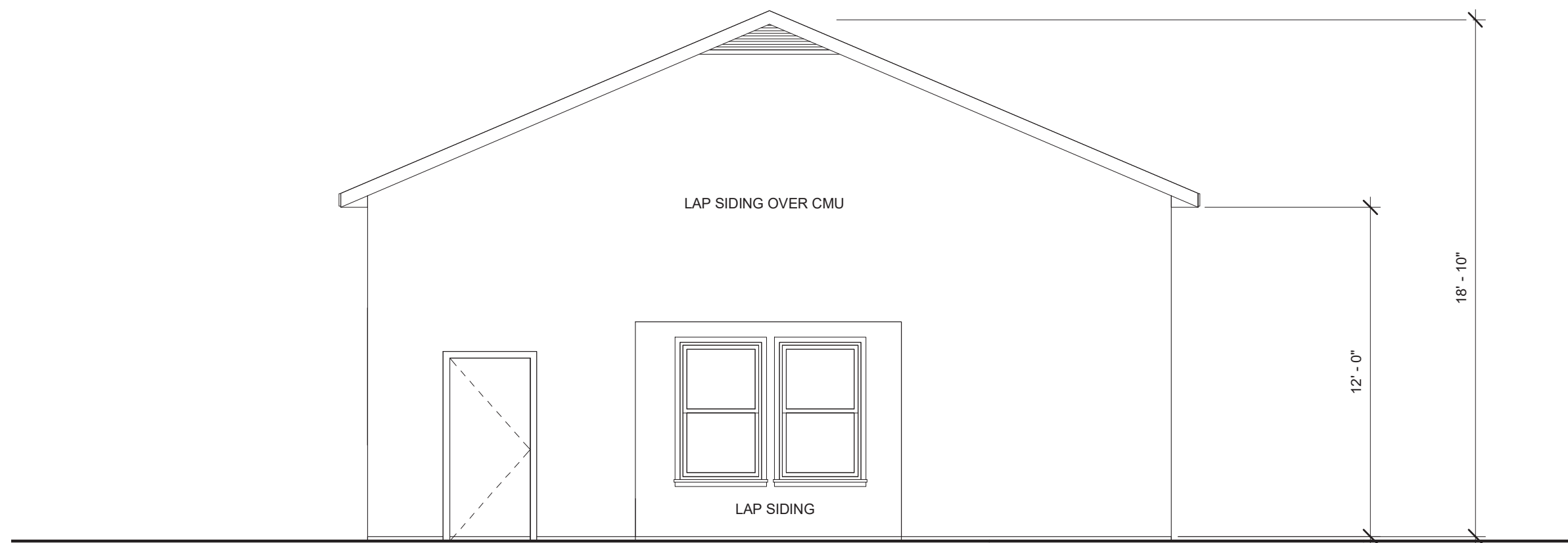
TONY
JOHNSON
ARCHITECT

DATE	7-30-2018
SHEET	A-1

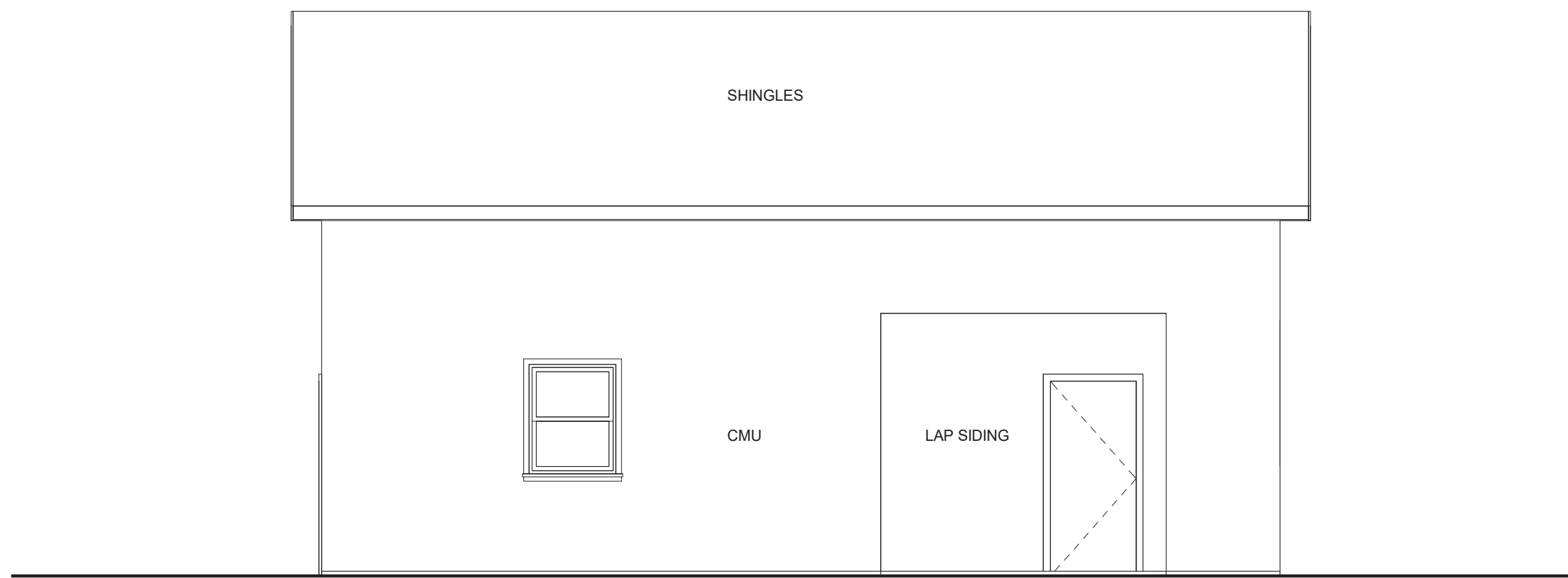
PRELIMINARY-NOT FOR CONSTRUCTION



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



2 FRONT - W. MAIN STREET ELEVATION
1/4" = 1'-0"



4 SIDE - W. STALLINGS STREET
ELEVATION
1/4" = 1'-0"



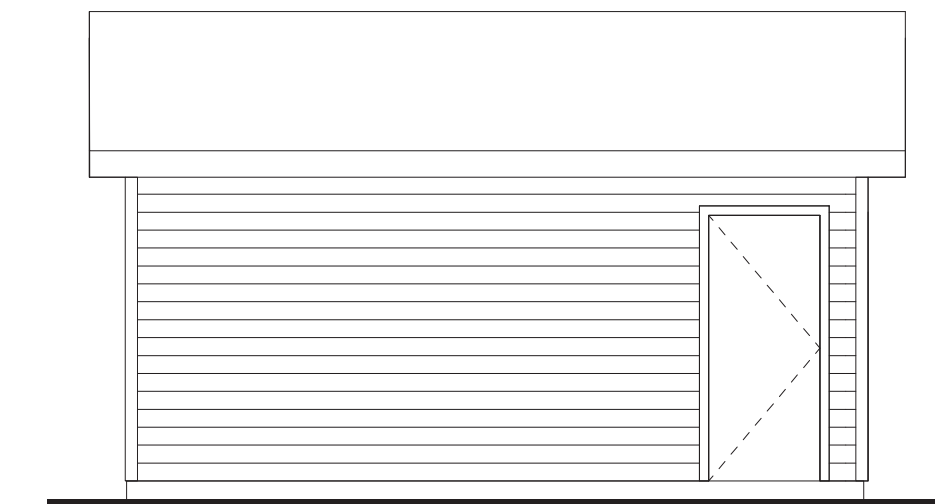
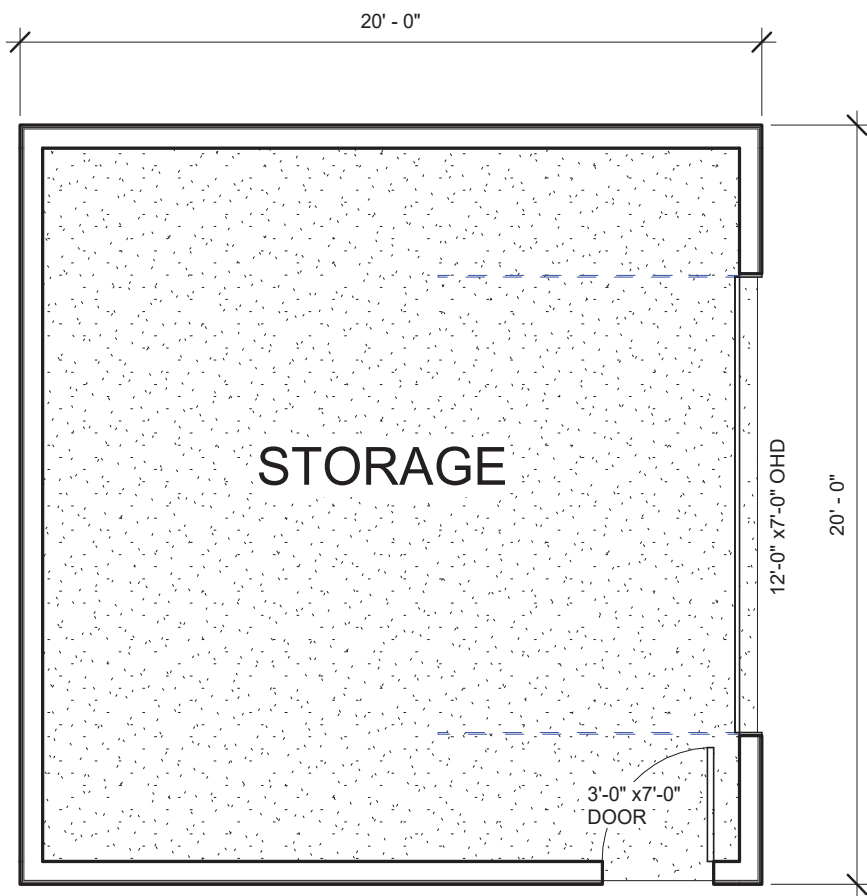
REVISIONS	

RISING TIDE OFFICE
1218 W. MAIN STREET
CLAYTON, NC

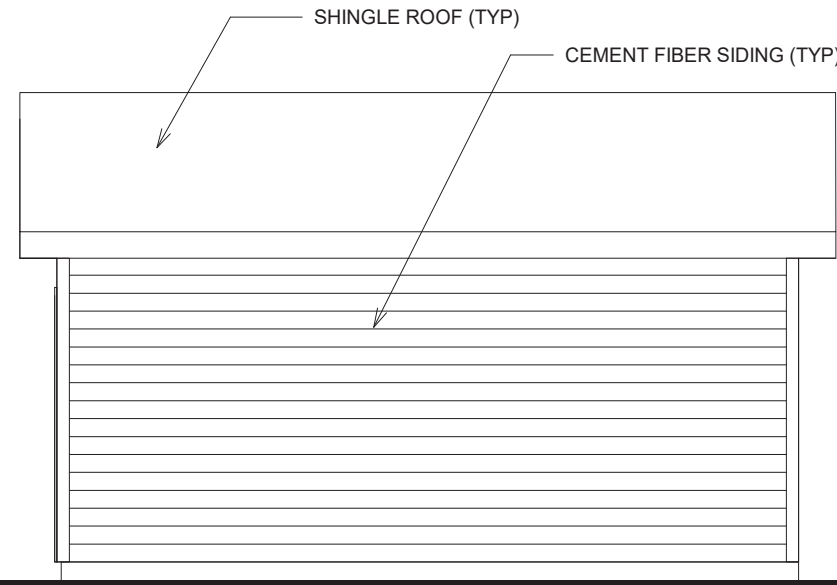
919-550-7717
TONY@TONYJOHNSONARCHITECT.COM
104 N. LOMBARD ST.
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM



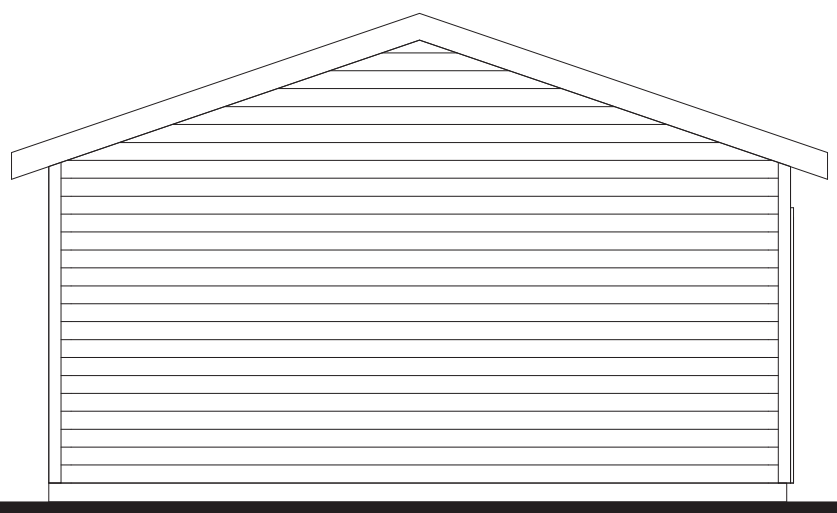
DATE	5-10-2018
SHEET	A-2



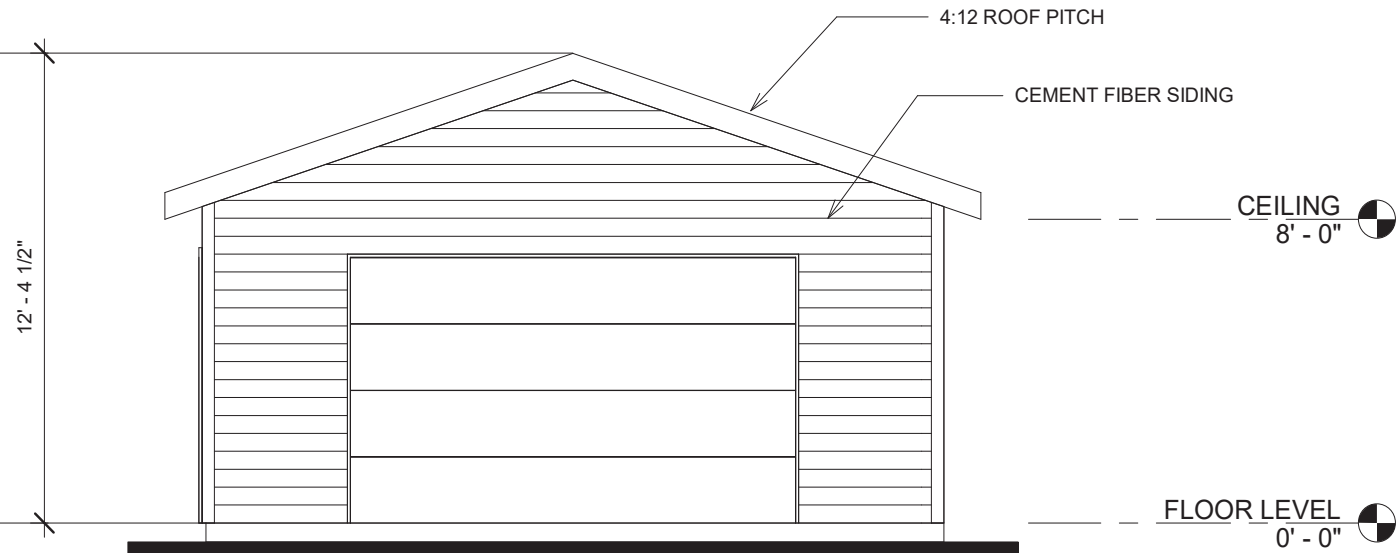
2 SOUTH ELEVATION
1/4" = 1'-0"



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



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



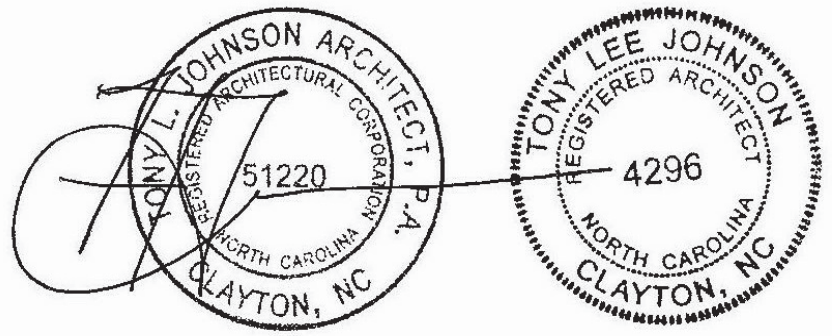
4 EAST ELEVATION
1/4" = 1'-0"

REVISIONS	



STORAGE BUILDING (FUTURE)
1218 WEST MAIN STREET
CLAYTON, NC

DATE	6-22-18
SHEET	A-3



PRELIMINARY-NOT FOR CONSTRUCTION