The Town of Clayton
Technical Review Committee Meeting - FINAL Agenda
Wednesday, September 20, 2017 @ 9:00 AM
GS 223 - Clayton Town Hall

1. CALL TO ORDER

2. CURRENT MEMBERS OF TECHNICAL REVIEW COMMITTEE

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

3. NEW BUSINESS

a. Powhatan Warehouse
2017-144-SP
9:00 am - 9:20 am

Major site plan request to develop a 20,000 square foot warehouse.
Application 2017-144-SP Powhatan Warehouse
Site Plan 2017-144-SP Powhatan Warehouse
Wastewater 2017-144-SP Powhatan Warehouse

b. Instill Distillery
2017-148-SP
9:20 am - 9:40 am

Major site plan request to establish a distillery.
Application 2017-148-SP
Site Plan 2017-148-SP Instill Distillery

c. Massey Building
2017-147-SP
9:40 am - 10:00 am

Major site plan request to expand the existing building to accommodate restaurant and office space. The site plan includes a parking expansion, landscaped courtyard, outdoor seating, and water feature.
Application 2017-147-SP Massey Building
Site Plan 2017-147-SP Massey Building

d. Recovery Logistics
2017-84-SP
10:00 am - 10:20 am

Major site plan request to create an equipment storage yard.
Application 2017-84-SP Recovery Logistics
Site Plan 2017-84-SP Recovery Logistics
Landscape Plan 2017-84-SP Recovery Logisitcs
Wastewater 2017-84-SP Recovery Logistics

e. Capps Tract Townhomes
2017-146-SD
10:20 am - 10:40 am

Major subdivision request to develop 163-unit residential townhome subdivision including swimming pool site.
Application 2017-146-SD Capps Tract
Site Plan 2017-146-SD Capps Tract

4. ADJOURN

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

MAJOR 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 Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: $500.00 + $5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☒ New Major Site Plan ☐ Major Modification to an approved site plan
Project Modified: _____

Name of Project: Powhatan Warehouse **Acreage of Property:** 2.75

County Tag #: 05I05017D **NC PIN:** 167700-39-6464

Address/Location: 8182 US Hwy 70 Bus Clayton, NC 27520

Existing Use: Vacant **Proposed Use:** Warehouse

Zoning District: I-2

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

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

FOR OFFICE USE ONLY

RECEIVED SEP 01 2017 TOWN OF CLAYTON PLANNING DEPARTMENT

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

PROPERTY OWNER INFORMATION

Name: Franklin Clayton Associates, LLC

Mailing Address: 8636 Vintage Club Drive Wilmington, NC 28411-7685

Phone Number: 910-262-8058 **Fax:** _____

Email Address: edvogelsong@aol.com

APPLICANT INFORMATION

Applicant: Sanderson Engineering, Inc.

Mailing Address: PO Box 2016 Wendell, NC 27591

Phone Number: 919-366-2016 **Fax:** _____

Contact Person: Steven S. Sanderson, P. E.

Email Address: sandersonengineering@yahoo.com

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

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
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: 8-23-17	☑	☐			
2. I have referenced the *Plan Requirements Checklist* and used this as a guide	☑				
3. Site Plan Review Fee ($500 + $5/acre)	☑				
4. Completed application	☑				
5. Owner's Consent Form	☑	☐			
6. Plan sets meeting the requirements listed in the *Plan Requirements Checklist*	☑	☐			
7. Adjacent property owners list	☑	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☑	☐			
9. Signed and sealed traffic impact analysis (2 copies) *(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)*	☐	☑			
10. Neighborhood meeting notice letter (1 copy)* *See sample letter and meeting requirements included in this packet* **Not required for subdivisions that are part of an approved planned development*	☑	☐			
11. Neighborhood meeting summary form (1 copy) * *Included in this packet* **Not required for subdivisions that are part of an approved planned development*	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

The Owner plans to construct a 20,000 sf warehouse.

APPLICANT AFFIDAVIT

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

Steven S. Sanderson, P. E.		8-31-17
Print Name	*Signature of Applicant*	*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: Powhatan Warehouse **Address or PIN #:** 05I05017D

AGENT/APPLICANT INFORMATION:

Steven S. Sanderson, P. E.
(Name - type, print clearly)

PO Box 2016
(Address)
Wendell, NC 27591
(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)***:

Major Site Plan Application

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

Edward W Vogelsong
(Name - type, print clearly)

(Owner's Signature)

8636 Vintage Club Dr,
(Address)
Wilmington NC 28411
(City, State, Zip)

STATE OF North Carolina
COUNTY OF New Hanover

Sworn and subscribed before me Meredith Walker, a Notary Public for the above State and County, this the 25 day of August, 2017.

SEAL

MEREDITH WALKER
Notary Public
New Hanover Co., North Carolina
My Commission Expires Mar. 08, 2022

Meredith Walker
Notary Public
My Commission Expires: March 8, 2022

Franklin Clayton Associates, LLC

8182 US Hwy 70 Bus
Clayton, NC 27520

Conditions of Approval:

1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.

2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval. The Conditions of Approval shall be printed on the cover sheet or site plan sheet.

3. All roof- and ground-mounted mechanic equipment shall be completely screened from

4. A Zoning Compliance Permit shall be required prior to issuance of any building permits.

5. Utility fees shall be paid to the Town prior to issuance of any building permits.

6. All terminal landscape islands for parking areas require an 8' tall canpoy tree (min. 2.5" caliper).

7. A Class C landscape buffer (or appropriate visual buffer of the same performance) shall be required along the western property line, particularly between any parking or outdoor storage areas and the adjacent property.

8. A successful site/landscape inspection shall be required prior to the issuance of a Certificate of Occupancy.

Contiguous Properties

A – Owner: Powhatan Self Storage, LLC
Parcel ID Number: 05105018
Current Zoning: B-3
Present Use: Mini Storage

B – Owner: Franklin Clayton Associates, LLC
Parcel ID Number: 05105017C
Current Zoning: I-1
Present Use: Warehouse

C – Owner: Walthom Group III, LLC II
Parcel ID Number: 05105017
Current Zoning: I-2
Present Use: Vacant

D – Owner: Ironwood Developers, LLC
Parcel ID Number: 05105017H
Current Zoning: I-2
Present Use: Vacant

E – Owner: Grifols Therapeutic Inc.
Parcel ID Number: 05105017F
Current Zoning: I-2
Present Use: Manufacturing

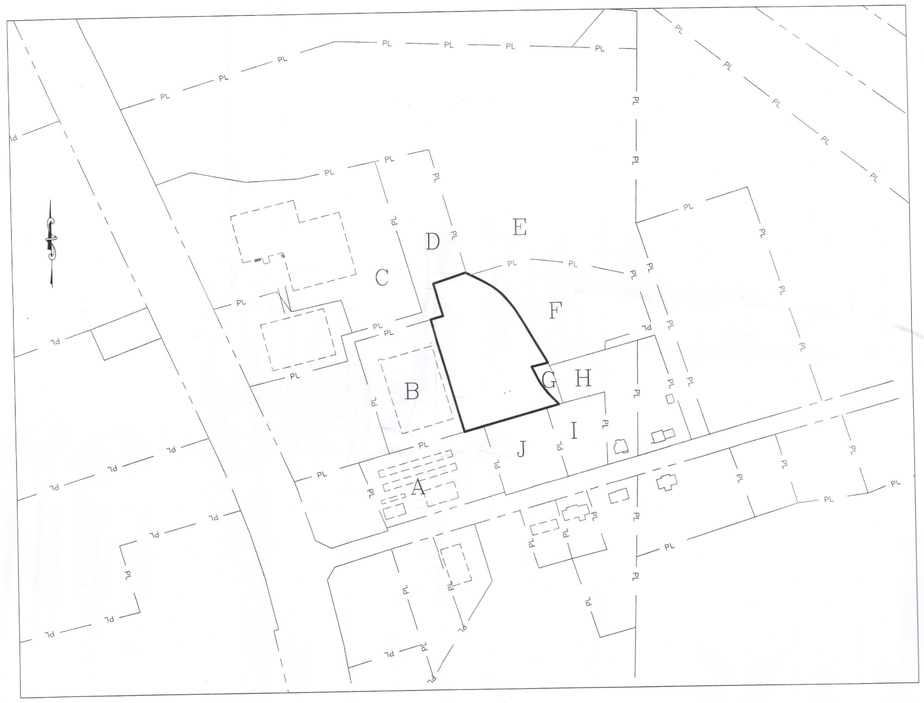
F – Owner: Grifols Therapeutic Inc.
Parcel ID Number: 05105017G
Current Zoning: I-2
Present Use: Vacant

G – Owner: Ironwood Developers, LLC
Parcel ID Number: 05105017J
Current Zoning: I-2
Present Use: Vacant

H – Owner: James W. Lee and Braxton A. Lee
Parcel ID Number: 05105019A
Current Zoning: R-E
Present Use: Bakery

I – Owner: James W. Lee and Braxton A. Lee
Parcel ID Number: 05105019D
Current Zoning: R-E
Present Use: Bakery

J – Owner: Powhatan Self Storage, LLC
Parcel ID Number: 05105019B
Current Zoning: B-3
Present Use: Outdoor Storage



1"=200'

Vicinity Map – Town of Clayton – Johnston County
1"=500'

RECEIVED
SEP 01 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT

Sheet Index

1	Cover Sheet
2	Boundary Survey
3	Site Plan
4	Conceptual Engineering Plans
LP01.0	Landscape Plan
LP02.0	Landscape Plan Details
1 of 1	Exterior Lighting Plan
A101	Floor Plan
A201	Elevations

Clayton Planning Project Number 2017-?-?

Owner: Franklin Clayton Associates, LLC
8636 Vintage Club Drive
Wilmington, NC 28411

Preliminary Design – NOT Released For Construction

REV.NO.	DESCRIPTIONS REVISIONS	DATE

NORTH CAROLINA PROFESSIONAL SEAL 17688 ENGINEER STEVEN LAWYER SANDERSON

9-1-2017 DATE

DESIGNED SSS
DRAWN SSS
CHECKED SSS
PROJ. ENG. SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

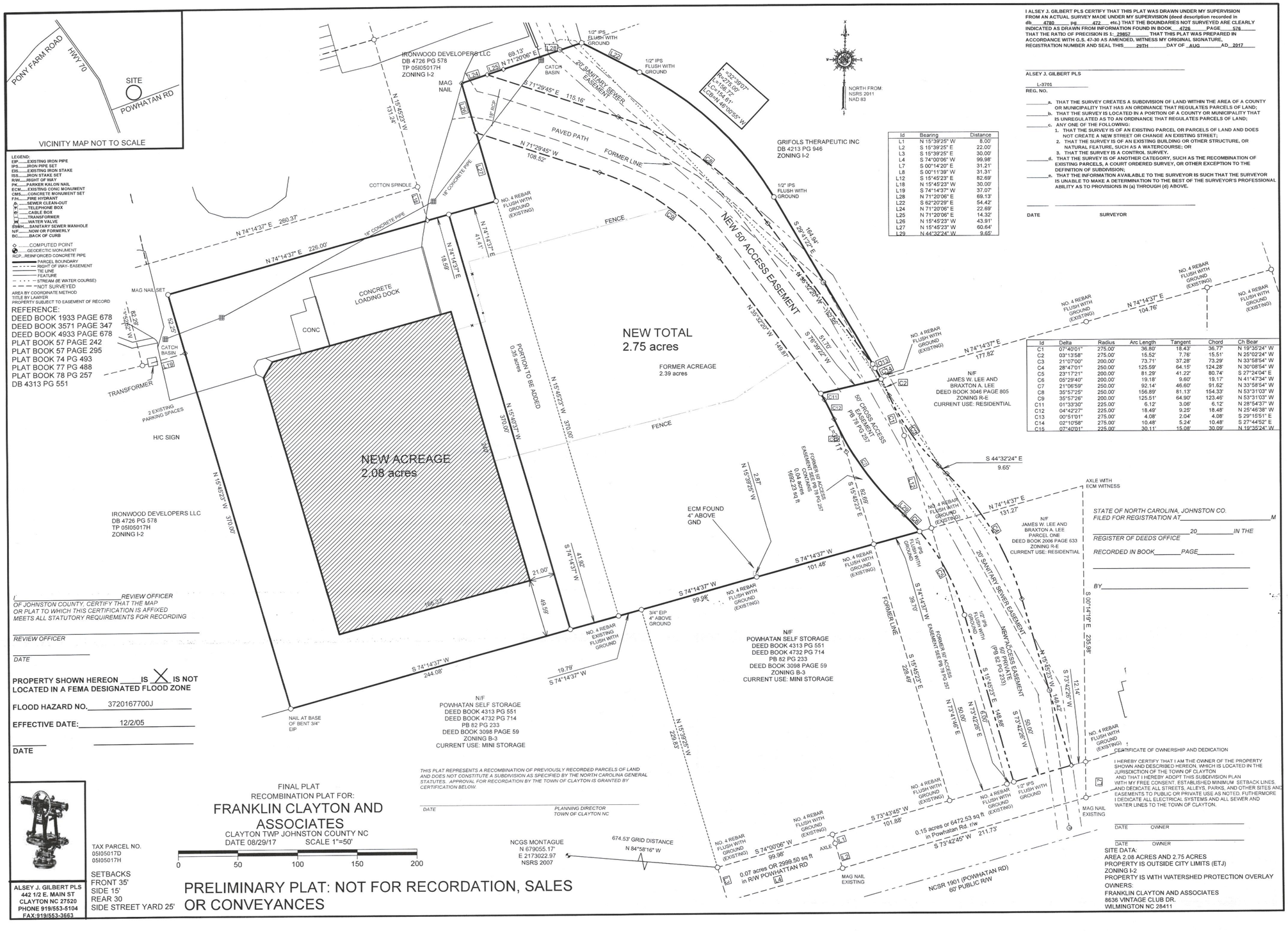
Powhatan Warehouse
Franklin Clayton Associates, LLC

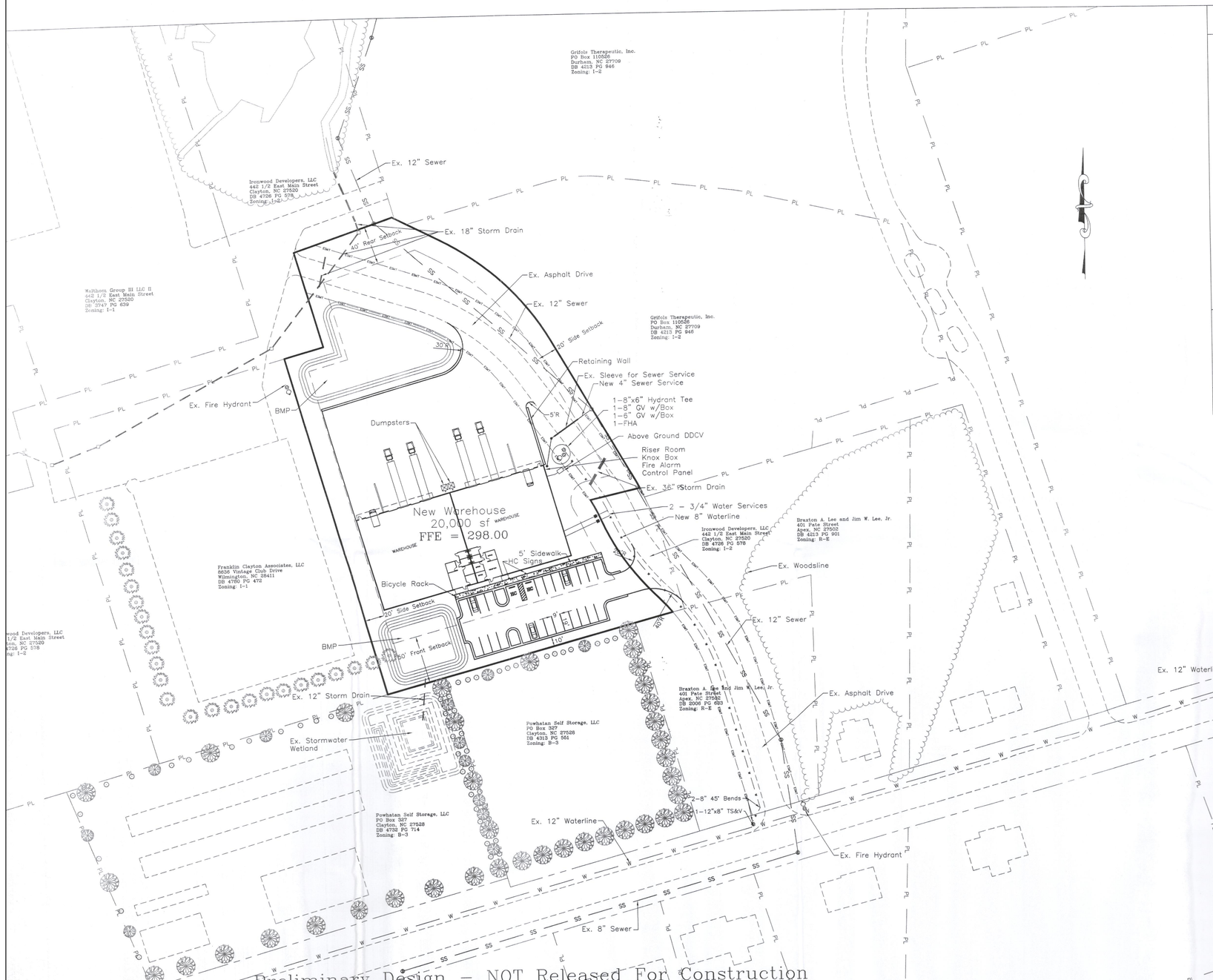
Cover Sheet

DATE: Sept 2017
SE PROJ. # 17-018
DWG FILE # 17-018

SCALE
HORIZONTAL: As Shown
VERTICAL: NA

SHEET NO. 1 OF: 4


PONY FARM ROAD
HWY 70
SITE
POWHATAN RD
VICINITY MAP NOT TO SCALE
LEGEND:
EIP.....EXISTING IRON PIPE
IPS.....IRON PIPE SET
EIS.....EXISTING IRON STAKE
ISS.....IRON STAKE SET
R/W.....RIGHT OF WAY
PK.....PARKER KALON NAIL
ECM.....EXISTING CONC MONUMENT
CMS.....CONCRETE MONUMENT SET
FH.....FIRE HYDRANT
.....SEWER CLEAN-OUT
.....TELEPHONE BOX
.....CABLE BOX
.....TRANSFORMER
.....WATER VALVE
SMH.....SANITARY SEWER MANHOLE
N/F.....NOW OR FORMERLY
B/C.....BACK OF CURB
.....COMPUTED POINT
.....GEODECTIC MONUMENT
RCP...REINFORCED CONCRETE PIPE
PARCEL BOUNDARY
RIGHT OF WAY- EASEMENT
TIE LINE
FEATURE
STREAM (BE WATER COURSE)
NOT SURVEYED
AREA BY COORDINATE METHOD
TITLE BY LAWYER
PROPERTY SUBJECT TO EASEMENT OF RECORD
REFERENCE:
DEED BOOK 1933 PAGE 678
DEED BOOK 3571 PAGE 347
DEED BOOK 4933 PAGE 678
PLAT BOOK 57 PAGE 242
PLAT BOOK 57 PAGE 295
PLAT BOOK 74 PG 493
PLAT BOOK 77 PG 488
PLAT BOOK 78 PG 257
DB 4313 PG 551
IRONWOOD DEVELOPERS LLC
DB 4726 PG 578
TP 0510501 7H
ZONING I-2
MAG NAIL
1/2" IPS FLUSH WITH GROUND
CATCH BASIN
20' SANITARY SEWER EASEMENT
PAVED PATH
FORMER LINE
GRIFOLS THERAPEUTIC INC
DB 4213 PG 946
ZONING I-2
NORTH FROM NSRS 2011 NAD 83
COTTON SPINDLE
18" CONCRETE PIPE
NO. 4 REBAR FLUSH WITH GROUND (EXISTING)
FENCE
NEW 50' ACCESS EASEMENT
MAG NAIL SET
CONCRETE LOADING DOCK
CONC
CATCH BASIN
TRANSFORMER
2 EXISTING PARKING SPACES
H/C SIGN
NEW TOTAL
2.75 acres
FORMER ACREAGE
2.39 acres
PORTION TO BE ADDED
0.35 acres
NEW ACREAGE
2.08 acres
N/F
JAMES W. LEE AND
BRAXTON A. LEE
DEED BOOK 3046 PAGE 805
ZONING R-E
CURRENT USE: RESIDENTIAL
50' CROSS ACCESS EASEMENT PB 70 PG 257
FORMER 50' ACCESS EASEMENT CONTAINS 0.04 acres 1692.23 sq ft
ECM FOUND 4" ABOVE GND
3/4" EIP 4" ABOVE GROUND
N/F
POWHATAN SELF STORAGE
DEED BOOK 4313 PG 551
DEED BOOK 4732 PG 714
PB 82 PG 233
DEED BOOK 3098 PAGE 59
ZONING B-3
CURRENT USE: MINI STORAGE
NAIL AT BASE OF BENT 3/4" EIP
0.07 acres OR 2999.50 sq ft in R/W POWHATTAN RD
0.15 acres or 6472.53 sq ft in Powhatan Rd. r/w
NCSR 1901 (POWHATAN RD) 60' PUBLIC R/W
MAG NAIL EXISTING
AXLE
AXLE WITH ECM WITNESS
N/F
JAMES W. LEE AND
BRAXTON A. LEE
PARCEL ONE
DEED BOOK 2006 PAGE 633
ZONING R-E
CURRENT USE: RESIDENTIAL
20' SANITARY SEWER EASEMENT
60' PRIVATE ACCESS EASEMENT (PB 82 PG 233)
FORMER 50' ACCESS EASEMENT PB 78 PG 257
1/2" IPS FLUSH WITH GROUND
IRONWOOD DEVELOPERS LLC
DB 4726 PG 578
TP 0510501 7H
ZONING I-2
N/F
POWHATAN SELF STORAGE
DEED BOOK 4313 PG 551
DEED BOOK 4732 PG 714
PB 82 PG 233
DEED BOOK 3098 PAGE 59
ZONING B-3
CURRENT USE: MINI STORAGE
NCGS MONTAGUE
N 679055.17'
E 2173022.97
NSRS 2007
674.53' GRID DISTANCE
N 84°58'16" W
N 74°14'37" E 280.37'
N 74°14'37" E 226.00'
N 74°14'37" E 41.41'
N 74°14'37" E 18.59'
N 74°14'37" E 104.76'
N 74°14'37" E 177.82'
N 74°14'37" E 131.27'
S 74°14'37" W 244.08'
S 74°14'37" W 99.98'
S 74°14'37" W 101.48'
S 74°14'37" W 39.70'
S 74°14'37" W 41.92'
S 74°14'37" W 19.79'
N 71°29'45" W 108.52'
S 71°29'45" E 115.16'
N 71°20'06" E 69.13'
N 15°45'23" W 131.24'
N 15°45'23" W 370.00'
N 15°40'37" W 370.00'
N 15°45'23" W 370.00'
N 15°39'25" W 229.85'
S 15°45'23" E 228.49'
S 15°45'23" E 148.88'
N 15°45'23" W 148.42'
S 15°45'23" E 55.68'
N 15°39'25" W 2.87'
S 07°14'19" E 235.98'
S 73°42'26" W 12.14'
N 73°41'48" E 50.00'
N 73°42'26" E 6.00'
S 73°42'26" W 50.00'
S 73°43'45" W 101.88'
S 74°00'06" W 99.98'
S 73°42'45" W 211.73'
S 44°32'24" E 9.65'
S 29°47'22" E 104.94'
S 35°37'20" W 149.87'
S 76°39'42" W 51.70'
S 35°37'20" W 182.86'
N 74°14'37" E 104.76'
NO. 4 REBAR FLUSH WITH GROUND (EXISTING)



Site Data:

Site Address	8182 US Hwy 70 Bus Clayton, NC 27520
Parcel ID Number	05I05017D
Property Size:	2.75 AC (119,664.27 sf)
Property Location:	Inside City Limits
Existing Zoning:	I-2
Overlay:	Watershed Protection
Existing Use:	Vacant
Proposed Use:	Warehouse
Existing Intensity:	0 sf
Proposed Intensity:	20,000 sf
Floor Area Ratio:	0.17
Building Coverage:	16.71% of Site
Existing Pervious surface area:	72,476.93 sf and 60.57%
Proposed Pervious surface area:	54,536.08 sf and 45.57%
Existing Impervious surface area:	47,187.34 sf and 39.43%
Proposed Impervious surface area:	65,128.19 sf and 54.43%
Building Height:	1 Story - 32'-00"
Required/Proposed parking:	27 / 28
Required/Proposed accessible parking:	2 / 2
Required/Existing loading spaces:	8 / 8

Proposed Parking Calculations

Office 1540 sf @ 1 space per 200 sf	8
Warehouse 18460 sf @ 1 space per 1000 sf	19
Parking Spaces Required	27
Parking Spaces Provided	28

Clayton Planning Project Number 2017-?-?

Preliminary Design - NOT Released For Construction

DESCRIPTIONS / REVISIONS / DATE

NORTH CAROLINA PROFESSIONAL SEAL 17688 ENGINEER STEVEN SAWYER SANDERSON

9-1-2017 DATE

DESIGNED SSS
DRAWN SSS
CHECKED SSS
PROJ. ENG. SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

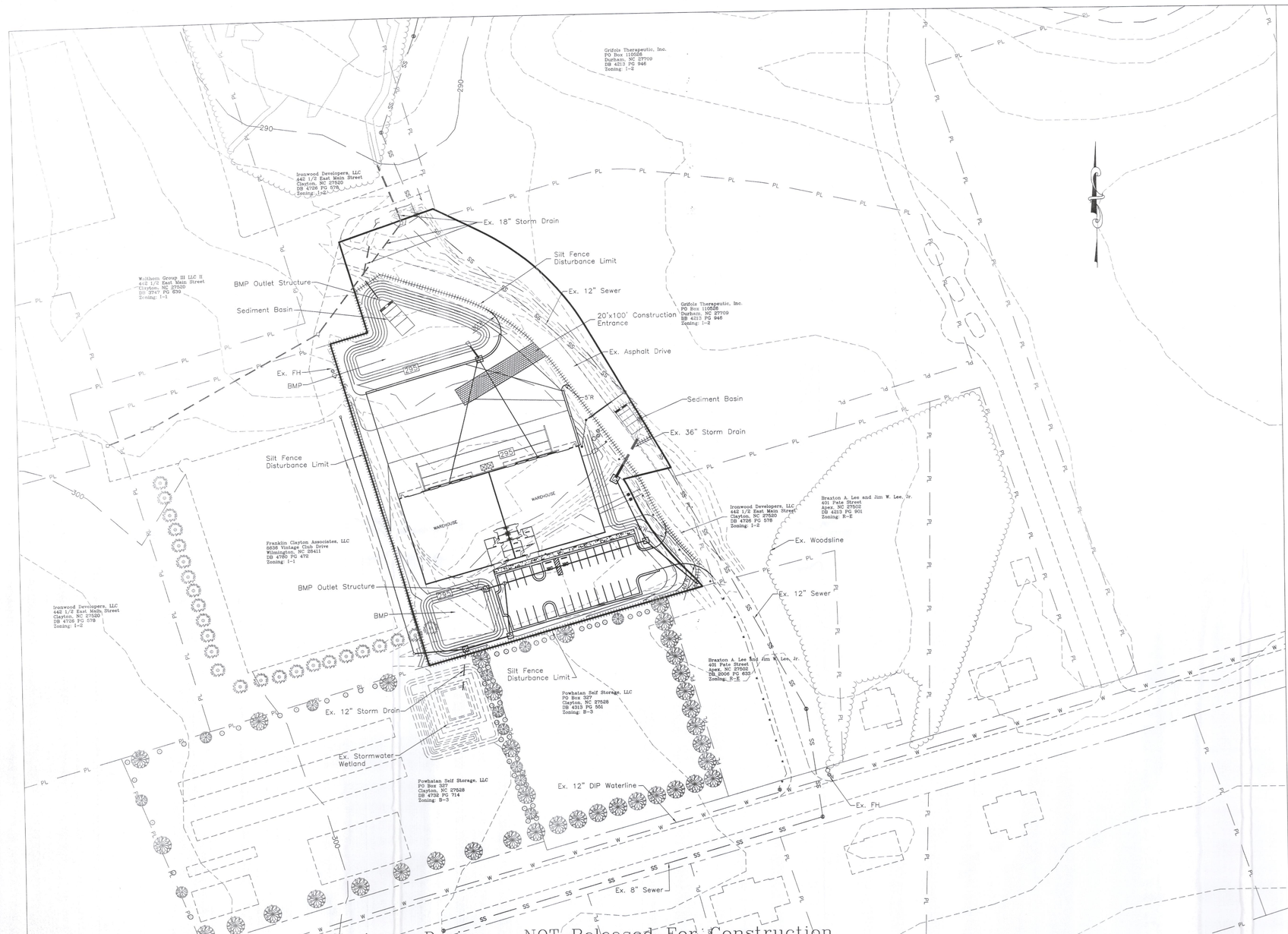
Powhatan Warehouse
Franklin Clayton Associates, LLC

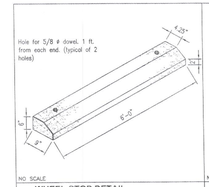
Site Plan

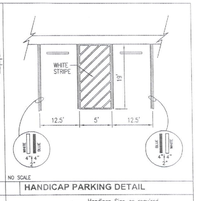
DATE: Sept 2017
SE PROJ. # 17-018
DWG FILE # 17-018

SCALE
HORIZONTAL: 1"=50'
VERTICAL: NA

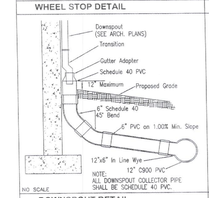
SHEET NO. 3 OF: 4



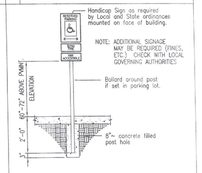




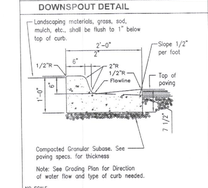
WHEEL STOP DETAIL



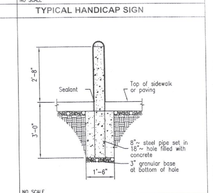
HANDICAP PARKING DETAIL



DOWNSPOUT DETAIL



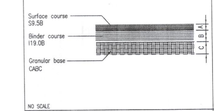
TYPICAL HANDICAP SIGN



CONCRETE CURB & GUTTER

DIMENSION & TYPE

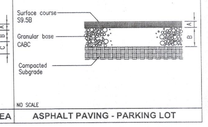
Sections	A	B	C
"I" Parking / Loading	2.5"	3.5"	10"



BOLLARD SECTION

DIMENSION & TYPE

Sections	A	B
Auto Parking Lot	4"	8"



ASPHALT PAVING - TRUCK LOADING AREA

ASPHALT PAVING - PARKING LOT

50 25 0 50 100

PLANS

REV.NO.	DESCRIPTIONS REVISIONS	DATE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17688 STEVEN SAWYER SANDERSON

9-1-2017 DATE

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 · 919-366-2017 FAX
C-2218 Engineering and Land Planning

Powhatan Warehouse
Franklin Clayton Associates, LLC

Conceptual Engineering Plan

DATE: Sept 2017
SE PROJ. # 17-018
DWG FILE # 17-018

SCALE
HORIZONTAL: 1"=50'
VERTICAL: NA

SHEET NO. 4 OF: 4

VICINITY MAP

Plant Symbol Key

Landscape Notes

GENERAL LANDSCAPE NOTES

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

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

3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.

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

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

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

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

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

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

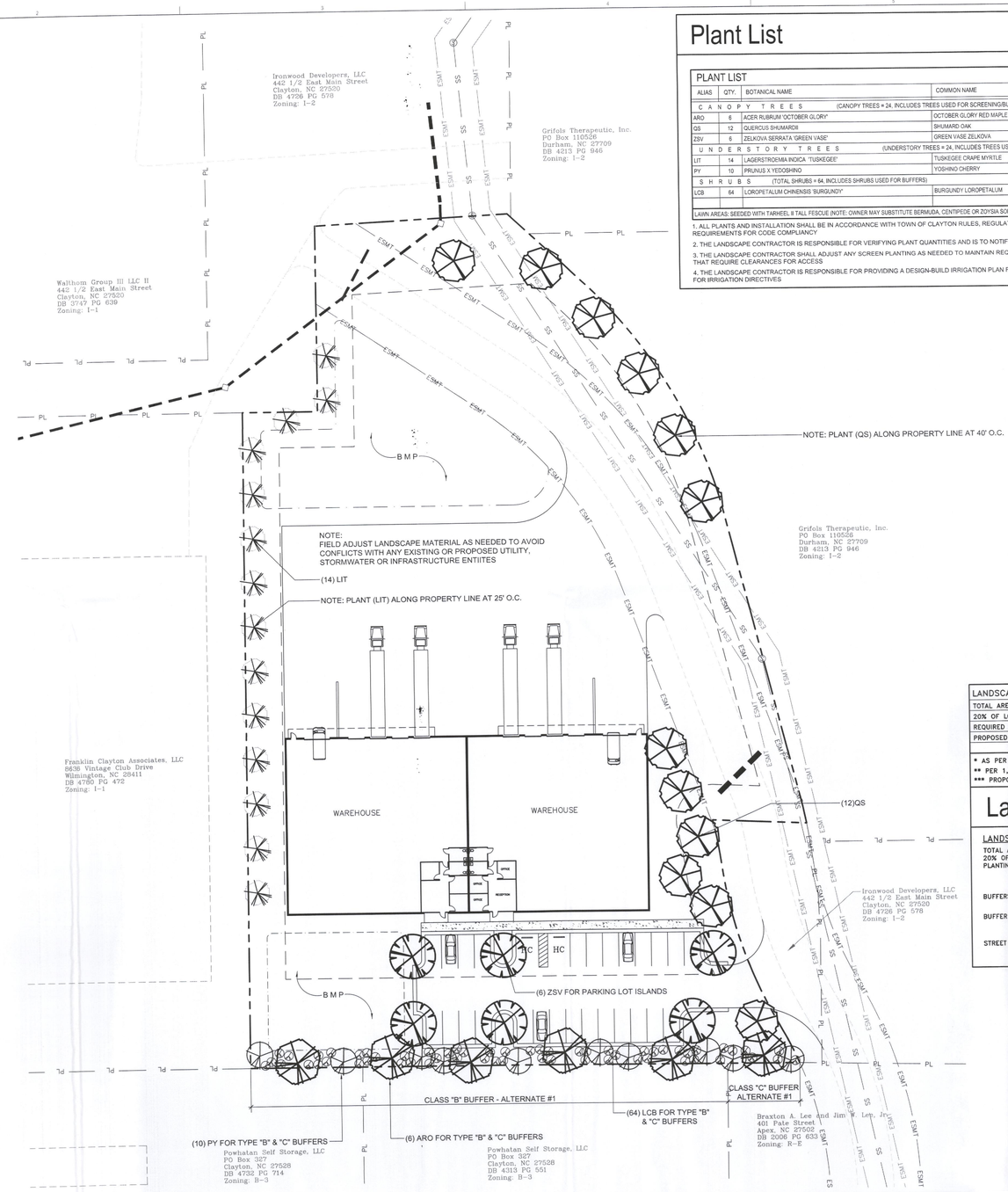
10. GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.

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

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

13. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.

14. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.



Plant List

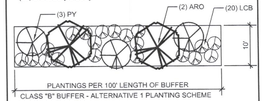
PLANT LIST

ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
CANOPY TREES (CANOPY TREES = 24, INCLUDES TREES USED FOR SCREENING/BUFFERS AND PARKING ISLAND TREES)								
ARO	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	8' MIN.	-	B & B	BUFFER TREES
QS	12	QUERCUS SHUMARDII	SHUMARD OAK	2.5"	8' MIN.	-	B & B	INTERIOR LANDSCAPE
ZSV	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5"	8' MIN.	-	B & B	PARKING ISLANDS
UNDERSTORY TREES (UNDERSTORY TREES = 24, INCLUDES TREES USED FOR BUFFERS)								
LIT	14	LAGERSTROEMIA INDICA 'TUSKEGEE'	TUSKEGEE CRAPE MYRTLE	-	6' MIN.	-	CONT/B&B	INTERIOR LANDSCAPE
PY	10	PRUNUS X YEDOSHINO	YOSHINO CHERRY	-	6' MIN.	-	CONT/B&B	BUFFER PLANTINGS
SHRUBS (TOTAL SHRUBS = 64, INCLUDES SHRUBS USED FOR BUFFERS)								
LCB	64	LOROPETALUM CHINENSIS 'BURGUNDY'	BURGUNDY LOROPETALUM	-	30" MIN.	-	5 GAL. MIN.	BUFFER PLANTING

LAWN AREAS: SEEDED WITH TARHEEL II TALL FESCUE (NOTE: OWNER MAY SUBSTITUTE BERMUDA, CENTIPEDE OR ZOYSIA SOD AS DESIRED)

1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCY
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGN-BUILD IRRIGATION PLAN FOR THIS PROJECT TO THE OWNER FOR REVIEW AND ACCEPTANCE. REFER TO SHEET LP02.0 FOR IRRIGATION DIRECTIVES

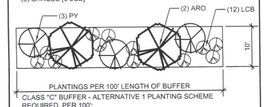
TOTAL LENGTH OF CLASS "B" BUFFER : 263 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(5) CANOPY TREES [5 ARO]
(8) UNDERSTORY TREE [8 PY]
(53) SHRUBS [53 LCB]



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

CLASS "B" BUFFER
ALTERNATIVE 1

TOTAL LENGTH OF CLASS "C" BUFFER : 40 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(1) CANOPY TREES [1 ARO]
(2) UNDERSTORY TREE [2 PY]
(6) SHRUBS [6 LCB]



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

CLASS "C" BUFFER
ALTERNATIVE 1

LANDSCAPE CALCULATION*				
TOTAL AREA OF LOT:	119,664 SQ.FT.	PLANT TYPE	REQUIRED**	PROPOSED***
20% OF LOT AREA:	23,933 SQ.FT.	CANOPY TREE	24	24
REQUIRED LANDSCAPE AREA:	23,933 SQ.FT.	UNDERSTORY TREE	24	24
PROPOSED LANDSCAPE AREA:	±24,000 SQ.FT.***	SHRUBS	48	64

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

Landscape Data

LANDSCAPE REQUIREMENTS

TOTAL AREA OF LOT: 119,664 SQ.FT.
20% OF LOT AREA: 23,933 SQ.FT.
PLANTINGS REQUIRED: 24 CANOPY TREES — PLANTINGS PROVIDED: 24 CANOPY TREES
24 UNDERSTORY TREES — 24 UNDERSTORY TREES
48 SHRUBS — 64 SHRUBS

BUFFERS REQUIRED/PROVIDED: SOUTH PROPERTY LINE – TYPE "B" & TYPE "C", ALT #1

BUFFER TYPES: SEE BUFFER DETAILS/DIAGRAMS THIS SHEET FOR REQUIRED PLANTINGS PER 100 LIN FT OF "B" & "C" BUFFER

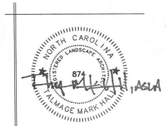
STREET TREES: NONE REQUIRED AS THERE ARE NO PUBLIC RIGHT-OF-WAYS ABUTTING THIS PROPERTY

LANDSCAPE PLAN

30' 15' 0 30' 60'
SCALE: 1" = 30'

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

LANDSCAPE PLAN FOR
POWHATAN WAREHOUSE
FRANKLIN CLAYTON ASSOCIATES, LLC
8182 US HWY 70 BUS., CLAYTON, NORTH CAROLINA 27520



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

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

		DATE
PROJECT:	PW-17002	09.2017
ISSUE:	PRELIM. SITE PLAN	09.01.2017
REVISIONS:		
DRAWN BY:	TMH	
CHECKED BY:	TMH	
CONTENT:	LANDSCAPE PLAN	

MUNICIPALITY PROJECT NO: XXX

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LP01.0

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8/30/2017 11:20 AM C:\Users\Engineer\Documents\TALMAGE MARK HALL PLA\TMH-PLA 2017 PROJECTS\SANDERSON ENGINEERING\POWHATAN WAREHOUSE\DWG\PW-SITE-LP03.dwg

LANDSCAPE WORK SPECIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

WATER: SHALL BE FURNISHED BY THE OWNER.

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

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

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

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

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

STAKE ALL TREES IN ACCORDANCE WITH THE DRAWINGS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REMOVE ANY UNDESIRABLE VEGETATION OR DEBRIS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LANDSCAPE WORK SPECIFICATIONS
SCALE: NTS | 6

GENERAL LANDSCAPE NOTES

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

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

3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.

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

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

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

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

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

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

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

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

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

13. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DESEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION

LANDSCAPE NOTES
SCALE: NTS | 5

NOTES

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

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

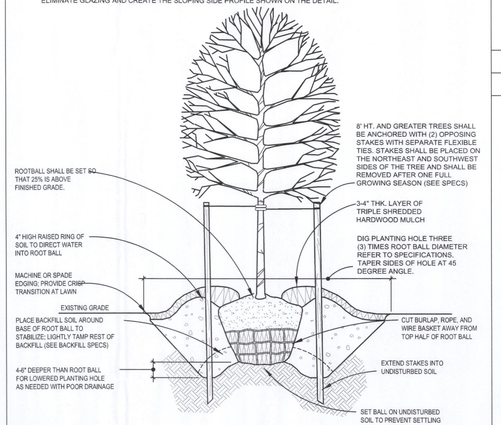
3. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

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

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

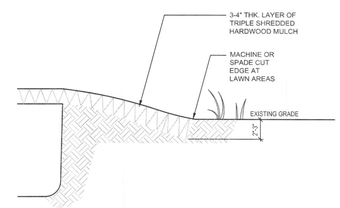
6. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

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

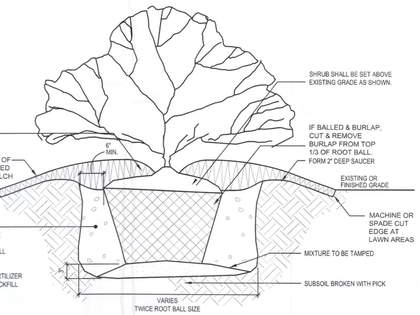


*FOR BOTH CANOPY OR UNDERSTORY STREES

* TYPICAL TREE INSTALLATION
SCALE: NTS | 4

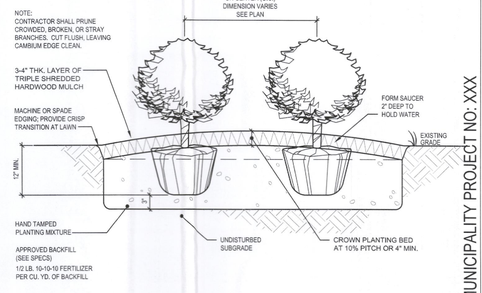


BED EDGING
SCALE: NTS | 1



*FOR BOTH CONTAINER OR B&B SHRUBS

*TYPICAL SHRUB INSTALLATION
SCALE: NTS | 2



MASSING PLANT INSTALLATION
SCALE: NTS | 3

LANDSCAPE DETAILS

100 DOVE CT.
CLAYTON, NC 27520
919.810.8408

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

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LANDSCAPE PLAN FOR
POWHATAN WAREHOUSE
FRANKLIN CLAYTON ASSOCIATES, LLC
8182 US HWY 70 BUS., CLAYTON, NORTH CAROLINA 27520

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 871 TALMAGE MARK HALL

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

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

		DATE
PROJECT:	PW-17002	09.2017
ISSUE:	PRELIM. SITE PLAN	09.01.2017
REVISIONS:		
DRAWN BY:	TMH	
CHECKED BY:	TMH	
CONTENT:	LANDSCAPE DETAILS	

MUNICIPALITY PROJECT NO: XXX

LP02.0

9/30/2017 11:19 AM C:\Users\Engineer\Documents\TALMAGE MARK HALL PLA\TMH- PLA 2017 PROJECTS\SANDERSON ENGINEERING\POWHATAN WAREHOUSE\DWG\PW- SITE - LP01.dwg

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	B	14	Cree Inc	OSQ-A-xx-4ME-K-57K-UL	Cree OSQ Series Area Luminaire, Type IV Medium Distribution, K Input Power Designator, 5700K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium Distribution, B Input Power Designator, 3000K	CONFIGURED FROM Eight Cree MDA LEDs	1	OSQ-A-XX-4ME-K-57K-ULXXXXX_CONFIGURED.ies	17292	0.95	130

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	2.7 fc	9.1 fc	0.1 fc	91.0:1	27.0:1

Luminaire Locations

No.	Label	Location X	Location Y	Mounting Height (ft)	Tilt
2	B	181038.50	56667.64	20.00	0.00
3	B	181078.50	56667.85	20.00	0.00
4	B	181118.50	56668.00	20.00	0.00
5	B	181158.50	56668.00	20.00	0.00
6	B	181198.50	56668.50	20.00	0.00
7	B	181218.40	56650.00	20.00	0.00
8	B	181218.50	56590.00	20.00	0.00
9	B	181038.50	56566.40	20.00	0.00
10	B	181078.50	56566.67	20.00	0.00
11	B	181118.50	56567.00	20.00	0.00
12	B	181158.50	56567.00	20.00	0.00
13	B	181198.50	56567.00	20.00	0.00
14	B	181017.10	56650.00	20.00	0.00
15	B	181017.30	56590.00	20.00	0.00

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The "2" input power designator is a suitable upgrade for HID applications up to 250 Watt, and the "K" input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI (4000K & 5700K); 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 450K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed	
Backlight Shield OSQ-BLSHF - Front facing optics OSQ-BLSHR - Rear facing optics	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: Mount: OSQ-AADA + Luminaire: OSQ-A-NM-2ME-S-40K-UL-3V

Mount (Luminaire must be ordered separately)		
OSQ-		
OSQ-AA Adjustable Arm OSQ-DA Direct Arm	Color Options:	SV Silver BK Black BZ Bronze WH White

Luminaire (Mount must be ordered separately)								
OSQ	A	NM						
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	NM No Mount	Asymmetric 2ME* Type II Medium 3ME* Type III Medium Symmetric SME Type V Medium SSH Type V Short WDN Wide Non-Glare WDG Wide Glare 15D 15° Round	B 86W K 130W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Don't exceed wattage of specified input power designator F Fuse - When code dictates fusing, use time delay fuse ML Multi Level - Refer to ML spec sheet for details - High: 100%, Low: 30% - Available with UL voltage only - Intended for downlight applications at 8° tilt PML Programmable Multi-Level, 20-40' Mounting Height - Refer to PML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 8° tilt PML2 Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 0° tilt QD Field Adjustable Output - Refer to Field Adjustable Output spec sheet for details R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - 3-pin receptacle per ANSI C136.10 - Photocell and shorting cap by others RL Reverse Left - LED and optic are rotated so the left RR Reverse Right - LED and optic are rotated so the right

*Available with Backlight Shield when ordered with field installed accessory (see table above)

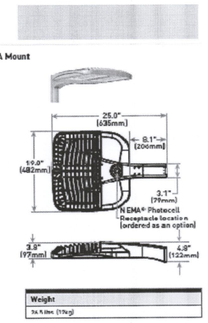
US: lighting.cree.com/lighting T [800] 236-6800 F [262] 504-5415

Rev. Date: V11 09/27/2016

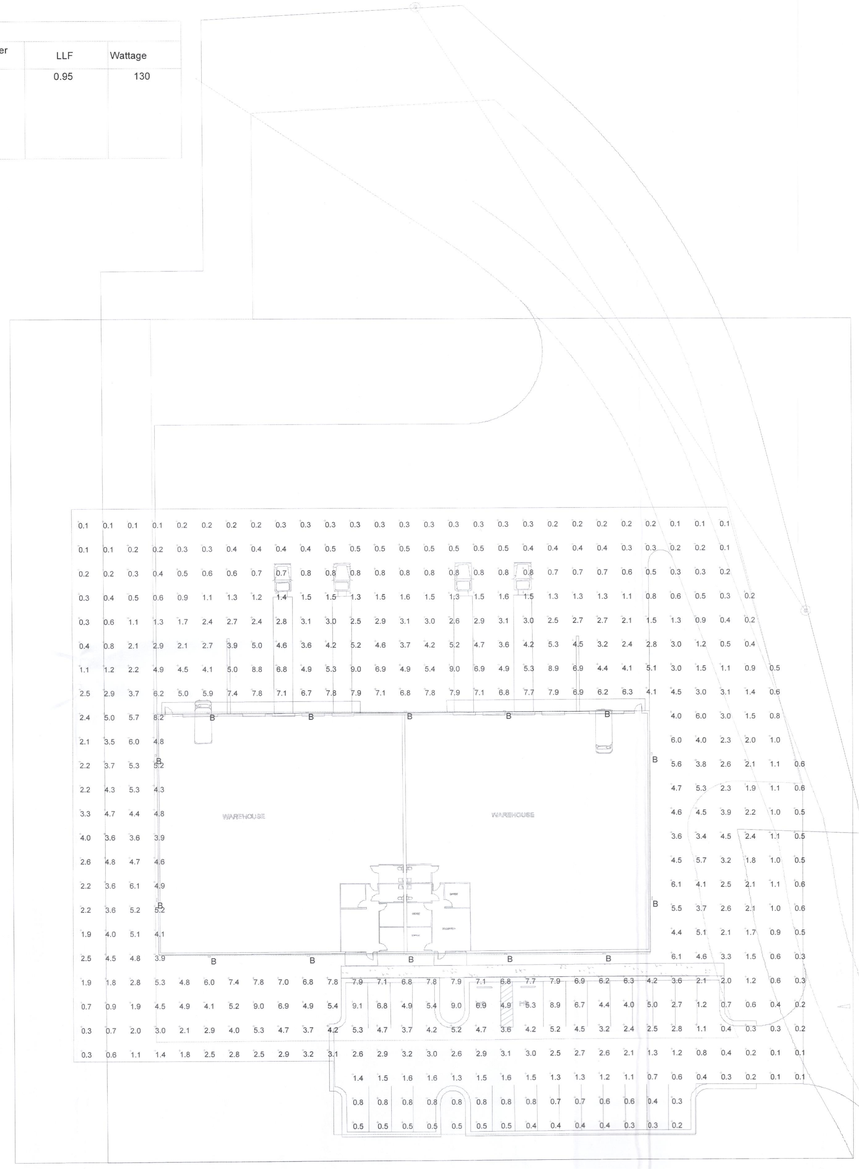
Canada: www.cree.com/canada

CREE

T [800] 473-1234 F [800] 890-7507



Weight
34 lbs (15kg)



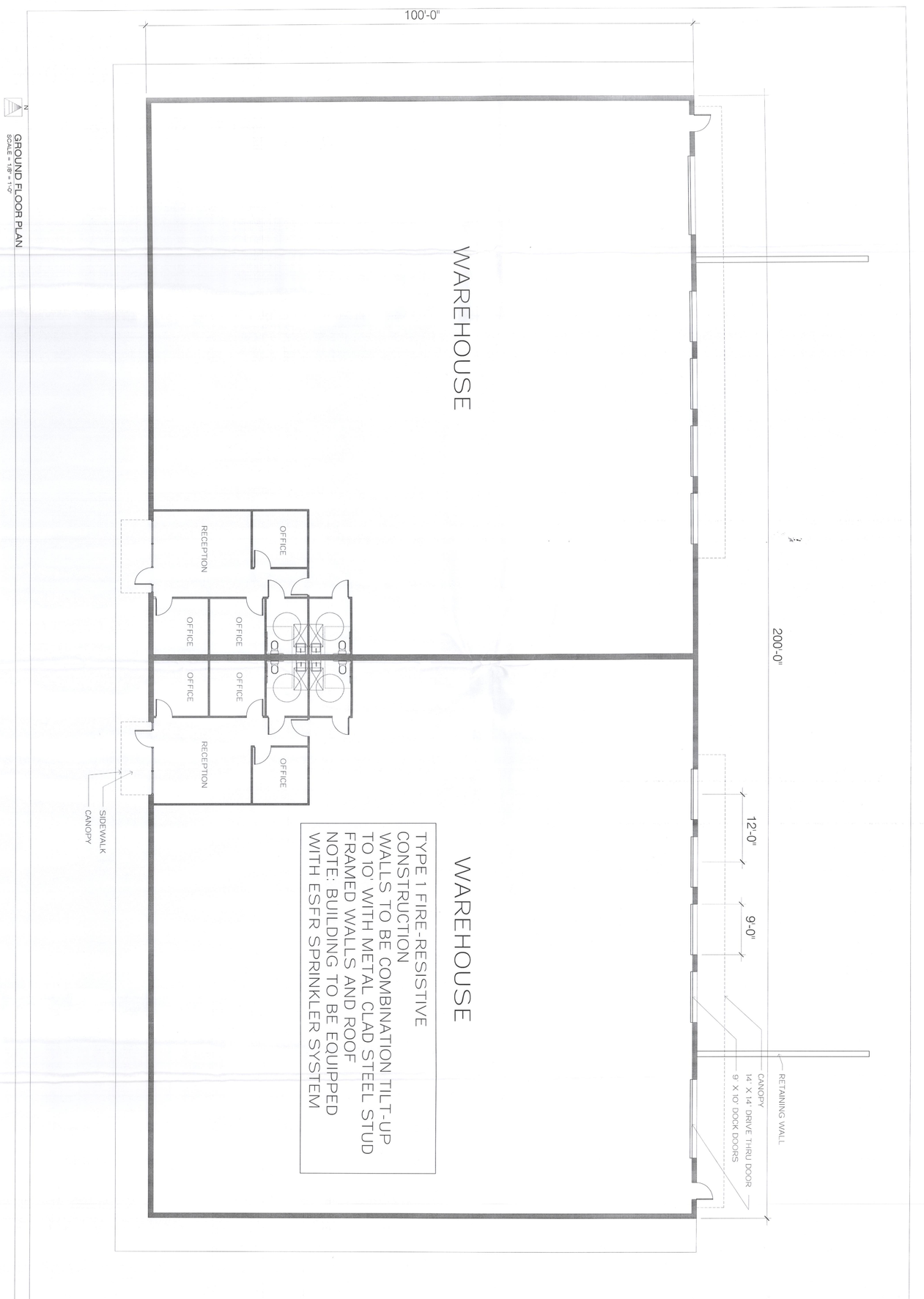
Plan View
Scale - 1" = 25ft

Powhatan Warehouse Exterior Summary
Clayton, NC 27520

Designer
N. Wilson
Date
8/29/2017
Scale
Not to Scale
Drawing No.
#1
Summary

1 of 1

THESE DRAWINGS ARE INSTRUMENTS OF THE ARCHITECTURAL SERVICES RENDERED BY ROMERO ARCHITECTURE PLLC. AS SUCH THEY ARE PROPERTY OF ROMERO ARCHITECTURE. THEY ARE NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF ROMERO ARCHITECTURE PLLC.



A 101 GROUND FLOOR PLAN

08.31.2017 ISSUED FOR ARCHITECTURAL REVIEW BOARD

FRANKLIN CLAYTON ASSOCIATION
HWY 70
CLAYTON, NORTH CAROLINA 27520

ROMERO ARCHITECTURE
210 GREENFIELD STREET, #221
WILMINGTON, NORTH CAROLINA 28401
910.228.3137
www.romeroarchitecture.com

LEFT SIDE ELEVATION
SCALE = 1/8" = 1'-0"

RIGHT SIDE ELEVATION
SCALE = 1/8" = 1'-0"

REAR ELEVATION
SCALE = 1/8" = 1'-0"

FRONT ELEVATION
SCALE = 1/8" = 1'-0"

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ROMERO
ARCHITECTURE
210 GREENFIELD STREET, #221
WILMINGTON, NORTH CAROLINA 28401
910.228.3137
www.romeroarchitecture.com

FRANKLIN CLAYTON ASSOCIATION
HWY 70
CLAYTON, NORTH CAROLINA 27520

ELEVATIONS

A 201

08.31.2017

ISSUED FOR ARCHITECTURAL REVIEW BOARD

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

Wastewater Allocation Request

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

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

SITE INFORMATION

Name of Project: Powhatan Warehouse **Acreage of Property:** 2.75

County Tag Number: 05I05017D **NC PIN:** 167700-39-6464

Address/Location: 8182 US Hwy 70 Business Clayton, NC 27520

Zoning District: I-2

Town Limits / ETJ: ☑ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

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

Applicant: Steven S. Sanderson, P. E.

Mailing Address: PO Box 2016 Wendell, NC 27591

Phone Number: 919-366-2016 **Fax:**

Contact Person: Steven S. Sanderson, P. E.

Email Address: sandersonengineering@yahoo.com

PROPERTY OWNER INFORMATION

Name: Franklin Clayton Associates, LLC

Mailing Address: 8636 Vintage Club Dr Wilmington, NC 28411-7685

Phone Number: 910-262-8058 **Fax:**

Email Address: edvogelsong@aol.com

FOR OFFICE USE ONLY

Date Received: SEP 01 2017 File Number: Associated Project Number:

RECEIVED
TOWN OF CLAYTON
PLANNING DEPARTMENT

PROJECT INFORMATION

Use: ☑ New ☐ Expanded ☐ Change **Use Type:** ☐ Residential ☑ Non-Residential

Proposed Use(s): Warehouse **Existing Use(s):** Vacant

Invoice shall be mailed to the following:

Developer Name: Franklin Clayton Associates, LLC

Mailing Address: 8636 Vintage Club Dr Wilmington, NC 28411-7685

Phone Number: 910-262-8058 **Fax Number:** _____

Email Address: edvogelsong@aol.com

ALLOCATION REQUEST

- *Use additional sheets if necessary.*
- *Provide any documentation supporting/justifying the request as an attachment.*
- *If a phasing / take-down schedule is proposed, include as an attachment.*

Residential:

Gross Acreage: _____

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		------	

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		------	

Non-Residential: ***(Design Flow Guideline provided as Appendix A)****

**If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.*

Gross Acreage: 2.75

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Warehouse	Number of Loading Bays	8	100	800
Total			------	800

TOTAL REQUESTED GALLONS PER DAY: 800

NOTE TO APPLICANT:

Invoicing:
Invoices are generated on the following schedule:

Non-Residential:
Generated with the application for a Zoning Compliance Permit.

Residential:
Multi-Family / Apartments:
Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:
Generated at Final Plat submittal.

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

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

APPLICANT AFFIDAVIT

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

Steven S. Sanderson		8-25-2017
Print Name	*Signature of Applicant*	*Date*

Engineer Seal:

8-25-2017

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

MAJOR 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 Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: $500.00 + $5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☒ New Major Site Plan ☐ Major Modification to an approved site plan
Project Modified: _____

Name of Project: INSTILL DISTILLERY **Acreage of Property:** 3.92
County Tag #: 05026054 **NC PIN:** 165912-85-1363
Address/Location: 700 W MAIN ST

Existing Use: Vacant **Proposed Use:** Distillery
Zoning District: B-3
Is project within a Planned Development? ☑ No ☐ Yes (list): _____
Is project within an Overlay District? ☑ No ☐ Yes (list): _____

FOR OFFICE USE ONLY

Date Received: SEP 01 2017 Amount Paid: $505 File Number: 2017-148-SP

RECEIVED SEP 01 2017 TOWN OF CLAYTON PLANNING DEPARTMENT

PROPERTY OWNER INFORMATION

Name: HSTILL DISTILLERY
Mailing Address: 442½ EAST Main St. Clayton NC 27520
Phone Number: 919-553-5104 **Fax:**
Email Address: alsongilbert@ymail.com

APPLICANT INFORMATION

Applicant: Alsey Gilbert
Mailing Address: 442½ E. Main St. Clayton NC 27520
Phone Number: 919.553-5104 **Fax:**
Contact Person: Alsey
Email Address: alsongilbt@ymail.com

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

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
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: _____	☑	☐			
2. I have referenced the *Plan Requirements Checklist* and used this as a guide	☒				
3. Site Plan Review Fee ($500 + $5/acre)	☑				
4. Completed application	☑				
5. Owner's Consent Form	☐	☑			
6. Plan sets meeting the requirements listed in the *Plan Requirements Checklist*	☑	☐			
7. Adjacent property owners list	☒	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☐	☐			
9. Signed and sealed traffic impact analysis (2 copies) *(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)*	☐	☑			
10. Neighborhood meeting notice letter (1 copy)* *See sample letter and meeting requirements included in this packet* **Not required for subdivisions that are part of an approved planned development*	☐	☐			
11. Neighborhood meeting summary form (1 copy) * *Included in this packet* **Not required for subdivisions that are part of an approved planned development*	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

ADJACENT PROPERTY OWNERS LIST

Project Name: _____

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
05026065	Melody T. Hogg	803 West Main St Clayton NC 27520
05026043	Michelle R Horrall	715 West Main St Clayton NC 27520
05026053	Mark K. Lee	218 Whitley Dr. Clayton NC 27520
05026045A	Danny Moss	327 E. Bobbit Rd Clayton NC 27520

EXPLANATION OF PROJECT

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

Provide a Legal Distillery in Clayton NC. Behind Deep River.

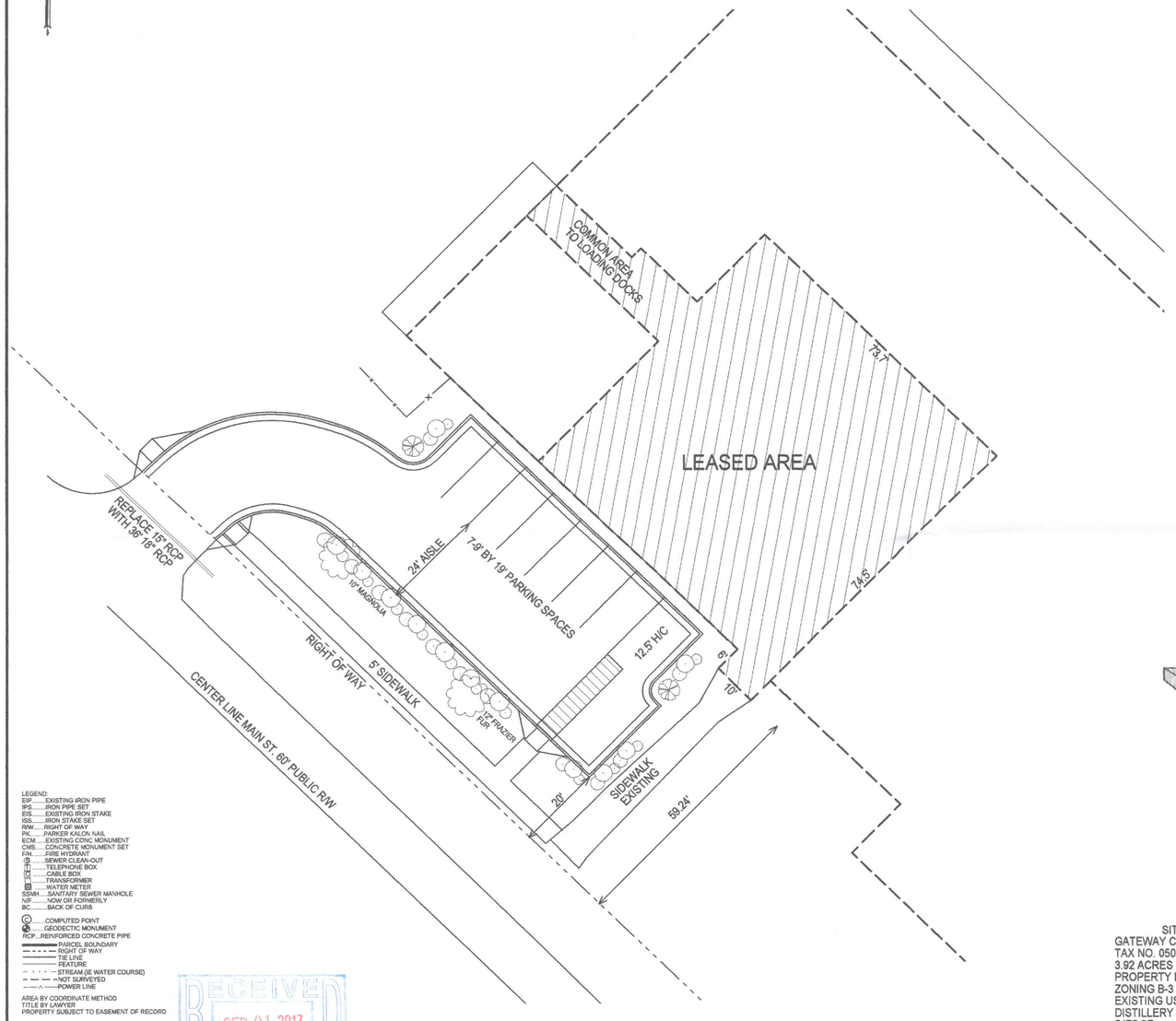
APPLICANT AFFIDAVIT

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

Print Name	Signature of Applicant	Date
Thomas E. Barwick		8-31-17

preliminary plat: not for recordation, sales or conveyances

NORTH FROM
NSRS 2011



LEGEND:
EIP.....EXISTING IRON PIPE
IPS.....IRON PIPE SET
EIS.....EXISTING IRON STAKE
ISS.....IRON STAKE SET
R/W....RIGHT OF WAY
PK.....PARKER KALON NAIL
ECM....EXISTING CONC MONUMENT
CMS....CONCRETE MONUMENT SET
F/H.....FIRE HYDRANT
S.....SEWER CLEAN-OUT
T.....TELEPHONE BOX
C.....CABLE BOX
.....TRANSFORMER
W.....WATER METER
SSMH....SANITARY SEWER MANHOLE
N/F.....NOW OR FORMERLY
BC.....BACK OF CURB

.....COMPUTED POINT
.....GEODECTIC MONUMENT
RCP...REINFORCED CONCRETE PIPE
PARCEL BOUNDARY
RIGHT OF WAY
TIE LINE
FEATURE
STREAM (IE WATER COURSE)
NOT SURVEYED
POWER LINE

AREA BY COORDINATE METHOD
TITLE BY LAWYER
PROPERTY SUBJECT TO EASEMENT OF RECORD

RECEIVED
SEP 01 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT

SITE PLAN
FOR:
INSTILL DISTILLERY
CLAYTON TWP, JOHNSTON CO, NC
SCALE 1"=20' DATE 06/21/2017

0 20 40 60 80

LANDSCAPING REQUIREMENTS:
SECTION 155.402
REQUIREMENTS:
TOWN OF CLAYTON ZONING CODE SECTION 155.402 (LANDSCAPING)
20% SHALL BE LANDSCAPED OF THE 8890SF OF
AREA SHALL BE LANDSCAPED OR 1778 SF
NO LESS THAN ONE CANOPY, ONE UNDERSTORY AND TWO SHRUBS SHALL BE PLANTED FOR EACH 1,000 SQUARE FEET OF LANDSCAPING AREA
67% OF LANDSCAPED AREA REQUIREMENTS MAY BE MET BY REQUIREMENTS IN THE THOROUGHFARE OVERLAY DISTRICT.

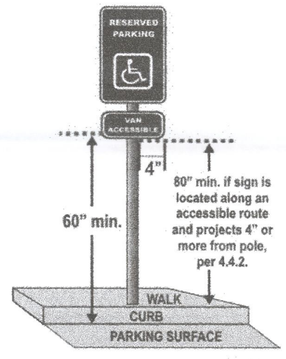
A HEDGE IS REQUIRED TO SCREEN PARKING
18" ON CENTER FOR 45' OR30 SHRUBS

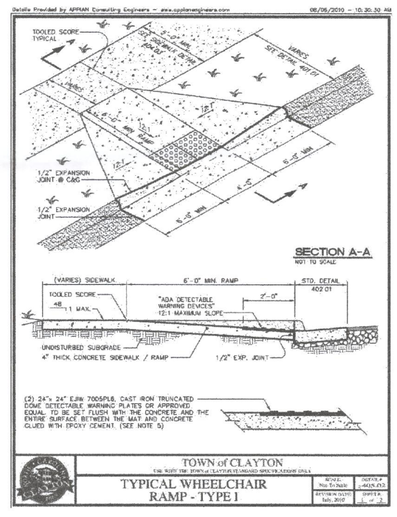
SHOWN 2 CANOPY,2 UNDERSTORY,30 SHRUBS

THEREFORE:
2 REQUIRED
2 EXISTING SHOWN ON PLAN
2 UNDERSTORY
2 SHOWN
30 SHRUBS SHALL BE PROVIDED
36 SHOWN

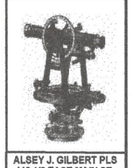
FLOWERING DOGWOOD 4' IN HEIGHT 1 1/2" CALIPER

INDIAN HAWTHORNE 18" MINIMUM





SITE DATA
GATEWAY CONFERENCE CENTER
TAX NO. 05026054
3.92 ACRES
PROPERTY IS WITH CITY LIMITS
ZONING B-3
EXISTING USE VACANT
DISTILLERY
5475 SF
DENSITY N/A
NEW IMPERVIOUS AREA 4463 SF
IMPERVIOUS SURFACE AREA BEING ADDED
3.22 PERCENT OF TOTAL
REQUIRED PARKING (WAREHOUSE 1 PER 3 1000SF) 5475SF OR 6 REQUIRED
PROPOSED PARKING 6 SPACE 1 H/C



ALSEY J. GILBERT PLS
442 1/2 EAST MAIN ST.
CLAYTON NC 27520
PHONE 919/553-5104
FAX:919/553-3683

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

MAJOR 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 Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: $500.00 + $5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☒ New Major Site Plan ☐ Major Modification to an approved site plan
Project Modified: _____

Name of Project: Massey Building **Acreage of Property:** 0.27
County Tag #: 4626534 **NC PIN:** 166913-03-4231
Address/Location: 101 W. First Street

Existing Use: Office/Retail **Proposed Use:** Restaurant/Office
Zoning District: B-1
Is project within a Planned Development? ☒ No ☐ Yes (list): _____
Is project within an Overlay District? ☒ No ☐ Yes (list): _____

FOR OFFICE USE ONLY

Date Received: RECEIVED SEP 01 2017 TOWN OF CLAYTON PLANNING DEPARTMENT Amount Paid: $505 File Number: 2017-147-SP

PROPERTY OWNER INFORMATION

Name: 101 W. First Street, LLC

Mailing Address: 101 W. 1st Street

Phone Number: 9194226815 **Fax:** _____

Email Address: reid@one27homes.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering

Mailing Address: 335 Athletic Club Blvd

Phone Number: 919-763-7278 **Fax:** _____

Contact Person: Donnie Adams

Email Address: donnie@adamsandhodge.com

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

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
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: _____	☐	☐			
2. I have referenced the *Plan Requirements Checklist* and used this as a guide	☐				
3. Site Plan Review Fee ($500 + $5/acre)	☐				
4. Completed application	☐				
5. Owner's Consent Form	☐	☐			
6. Plan sets meeting the requirements listed in the *Plan Requirements Checklist*	☐	☐			
7. Adjacent property owners list	☐	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☐	☐			
9. Signed and sealed traffic impact analysis (2 copies) *(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)*	☐	☐			
10. Neighborhood meeting notice letter (1 copy)* *See sample letter and meeting requirements included in this packet* **Not required for subdivisions that are part of an approved planned development*	☐	☐			
11. Neighborhood meeting summary form (1 copy) * *Included in this packet* **Not required for subdivisions that are part of an approved planned development*	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

This project will include an expansion of the existing building to accomodate a restaurant and office space. The site plan includes parking expansion along Fayetteville St as well as as a landscaped courtyard with a meandering walk, outdoor seating and water feature.

APPLICANT AFFIDAVIT

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

Donnie Adams, PE		9/1/2017
Print Name	***Signature of Applicant***	***Date***

VICINITY MAP
(NO SCALE)

MAJOR SITE PLAN

FOR

MASSEY BUILDING

IN

TOWN OF CLAYTON, NC

SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS	EC1
SITE PLAN	SP1

DEVELOPER/APPLICANT:

101 W. FIRST STREET, LLC
101 W. 1ST STREET
Clayton, NC 27520
CONTACT/AGENT: DONNIE ADAMS, PE
919-763-7278

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

NORTH CAROLINA PROFESSIONAL SEAL 16489 ENGINEER DONALD C. ADAMS, JR.

NOT RELEASED FOR CONSTRUCTION

REVISED
3:09 pm, Sep 01, 2017

ADAMS & HODGE
ENGINEERING, PC
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-243-1332 donnie@adamsandhodge.com
FIRM # C-4187

MASSEY BUILDING
CLAYTON, NORTH CAROLINA

SEPTEMBER 1, 2017

RECEIVED
SEP 01 2017
PLANNING DEPARTMENT

T.O.C. PROJECT: 2017-

N/F
DML Properties, LLC
Deed Book 4446, Page 653

– Tract 1 –

– Tract 2 –

– Tract 3 –

– Tract 4 –

1 Story
(Frame)

1 Story
(Brick)

1 Story
(Block)

2 Story
(Frame)

2 Story
(Brick)

N. O'Neil Street
(Public R/W-Width Varies)

E. First Street
(50' Public R/W)

NC Railroad Company
(100' R/W)

Front Street
(50' Public R/W)

W. Main Street
(50' Public R/W)

N. Fayetteville Street
(Sth Public R/W)

N/F
Town of Clayton
Deed Book 2040, Page 50

N/F
Four Oaks Bank & Trust
Deed Book 999, Page 547

N/F
Robert D. Maiers
Deed Book 3759, Page 619

N44°46'30"E 103.78'
N44°46'30"E 106.22'
S44°53'43"W 209.94'
N45°19'09"E 209.82'
S45°58'31"E 101.97'
S45°58'31"E 104.02'
S45°58'31"E 105.21'
N45°00'16"E 210.5'
N45°00'16"E 107.80'
N45°52'00"W 104.99'
N45°00'16"E 105.0'
S44°59'44"E 104.79'
S45°00'16"W 107.05'
S45°00'16"W 107.78'
S45°00'16"W 104.79'

IPF
IRF
MH
WV
WM
FH
TSP
Sign (No Parking)
Sign (Stop)
Sign (Railroad)
Sign (Info)
Sign (No Trucks)
Sign (SL-25)
Sign (Street)
Sign (Brick)
Sign (Stop & Street)
Sign (Do Not Enter)
Sign (Exit)
Sign (Parking)
Sign (HTR)
Light
Ramp
Awning
LP Tank
Stoop (Metal)
Gas Line Marker
Plaque
Sculpture
Bench
Wall (Block)
Ramp (Wood)
Porch
Floor
Hot Box
24" Mag
12"PVC
6"H
4"H
3"H
12"H
BC-NG
C.O.
G.V.
TBM Elev=342.38'
RRS - TBM Elev=344.66'
(FFE) x 342.94'
(FFE) x 342.84'
(FFE) x 343.64'
(FFE) x 343.57'
(FFE) x 344.91'
343.79' x (FFE) 21.0'
Inv= 338.79'
Inv= 336.20'
30"C&G
24"C&G
340
345

NORTH CAROLINA PROFESSIONAL SEAL 15489 ENGINEER DONALD C. ADAMS, JR.

REVISED
3:08 pm, Sep 01, 2017

NOT RELEASED FOR CONSTRUCTION

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

ADAMS & HODGE ENGINEERING, PC

MASSEY BUILDING
FAYETTEVILLE STREET, CLAYTON, NC 27527

EXISTING CONDITIONS

DESIGN	DCA
DRAWN	PE
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	8/30/2017
JOB NO.	
SHEET	SP1

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 15965 DONALD C. ADAMS, JR.

REVISED
12:32 pm, Sep 01, 2017

NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE

0 10 20 30 40 60

(IN FEET)
1 inch = 20 ft.

ADAMS & HODGE ENGINEERING, PC

MASSEY BUILDING
FAYETTEVILLE STREET, CLAYTON, NC 27527

PRELIMINARY SITE PLAN

DESIGN	DCA
DRAWN	PE
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	8/30/2017
JOB NO.	
SHEET	SP1

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

MAJOR 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 Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: $500.00 + $5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☒ New Major Site Plan ☐ Major Modification to an approved site plan
Project Modified: _____

Name of Project: Recovery Logistics **Acreage of Property:** approx. 14.27 acres

County Tag #: 05026095D and 05026095T **NC PIN:** 165915-64-5345 and 165915-64-9753

Address/Location: The parcels are located on the Southern end of Atkinson Street, with acreage on the East and West sides of the Street.

Existing Use: General Office and Warehouse **Proposed Use:** General Office, Warehouse and General Outdoor Storage

Zoning District: I - 1

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

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

FOR OFFICE USE ONLY

RECEIVED
MAY 02 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT

Date Received: MAY 02 2017 Amount Paid: $575 File Number: 2017-84-SP

PROPERTY OWNER INFORMATION

Name: MMP Properties, L.L.C.
Mailing Address: Post Office Box 565 Benson, North Carolina 27504
Phone Number: (919) 469 - 4141 x 200 **Fax:** (919) 465 - 2010
Email Address: thomas.mix@recoverylogistics.net

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.
Mailing Address: Post Office Box 426 Clayton, North Carolina 27528
Phone Number: (919) 550 - 4740 **Fax:** (919) 550 - 4741
Contact Person: Jerry T. Dalton
Email Address: jdalton@daltonengineering.com

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

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
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: 4/25/17	☒	☐			
2. I have referenced the *Plan Requirements Checklist* and used this as a guide	☒				
3. Site Plan Review Fee ($500 + $5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☒	☐			
6. Plan sets meeting the requirements listed in the *Plan Requirements Checklist*	☒	☐			
7. Adjacent property owners list	☒	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☒	☐			
9. Signed and sealed traffic impact analysis (2 copies) *(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)*	☐	☒			
10. Neighborhood meeting notice letter (1 copy)* *See sample letter and meeting requirements included in this packet* **Not required for subdivisions that are part of an approved planned development*	☒	☐			
11. Neighborhood meeting summary form (1 copy) * *Included in this packet* **Not required for subdivisions that are part of an approved planned development*	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

The Owner of subject parcels (NC Pin 165915-64-5345 and NCPin 165915-64-9753) is submitting the Major Site Plan Application in order to request a portion of the project be utilized for a proposed General Outdoor Storage area, while other areas would be utilized for proposed vehicular parking areas. The improvements of the gravel-surfaced General Outdoor Storage area would include one (1) 100' x 70' open-sided permanent shelter, parking areas for large (tractor-trailer size) trucks, trailers, generators, emergency supplies, etc. The paved vehicular parking areas would be located adjacent to and across the street from the existing Office Space located on Atkinson Street. A portion of a proposed storage area is located within the street right-of-way of the existing Bartex Mill Street. The Major Site Plan Application is requesting the abandonment of Bartex Mill Street and the street right-of-way. Existing Town of Clayton utilities located within the street right-of-way could be provided a utility easement in order for the utility to maintain its current alignment. All structures and uses are currently permitted under their indicated zoning (I - 1).

APPLICANT AFFIDAVIT

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

DALTON ENGINEERING AND ASSOCIATES, P.A.		5/1/17
Print Name	*Signature of Applicant*	*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: RECOVERY LOGISTICS Address or PIN #: 165915 - 64 - 5345 AND 165915 - 64 - 9753

AGENT/APPLICANT INFORMATION:

DALTON ENGINEERING AND ASSOCIATES, P.A.
(Name - type, print clearly)

POST OFFICE BOX 426
(Address)
CLAYTON, NORTH CAROLINA 27528
(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*):

MAJOR SITE PLAN APPLICATION
SPECIAL USE APPLICATION

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

MMP Properties LLC
(Name - type, print clearly)

PO Box 565
(Address)

Benson, NC 27504
(City, State, Zip)

(Owner's Signature)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Natalie Norris, a Notary Public for the above State and County, this the 24 day of April, 2017.

SEAL

NATALIE NORRIS NOTARY PUBLIC JOHNSTON CO., NC

Natalie Norris
Notary Public
My Commission Expires: 9-13-19

Received By
Town of Clayton
9/1/2017

SITE PLAN
FOR
RECOVERY LOGISTICS
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

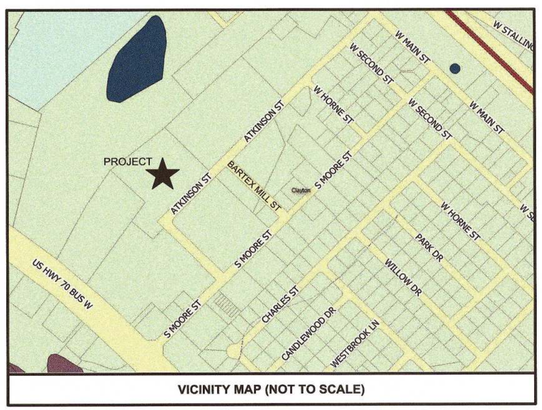
INDEX TO DRAWINGS

SHEET 1..... COVER SHEET
SHEET 2..... EXISTING CONDITIONS SHEET
SHEET 3..... DEMO PLAN
SHEET 4..... SITE LAYOUT SHEET
SHEET 5..... STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN
SHEET 6..... STORMWATER AND EROSION CONTROL DETAILS
SHEET 7..... LANDSCAPE PLAN (BY OTHERS)
SHEET 8..... LIGHTING PLAN SHEET (BY OTHERS)
SHEET 9..... PROPOSED CANOPY PLAN
SHEET S-1. EXISTING BUILDING PLAN (BY OTHERS)

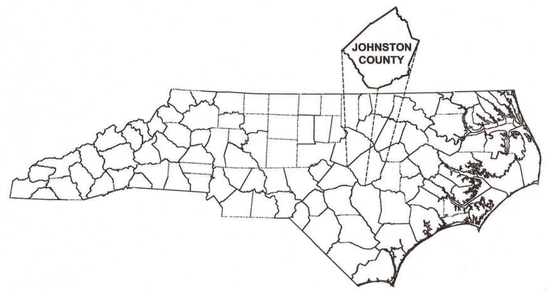
ENGINEER
DALTON ENGINEERING AND ASSOCIATES, P. A.
446 EAST MAIN STREET P. O. BOX 426
CLAYTON, NC 27520 CLAYTON, NC 27528
(919) 550-4740 - FAX (919) 550-4741

SURVEYOR
TRUE LINE SURVEYING, P. C.
205 WEST MAIN STREET
CLAYTON, NC 27520
(919) 359-0427

OWNER
MMP PROPERTIES LLC
P.O. BOX 565
BENSON, NC 27504



VICINITY MAP (NOT TO SCALE)



NOTES:

1. TOWN OF CLAYTON – PLANNING DEPARTMENT PROJECT NUMBER – 2017–84–SP
2. ALL SURVEY INFORMATION/DATA SHOWN, AND/OR REPRESENTED, IN THE CONSTRUCTION DRAWINGS HAS BEEN PROVIDED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT THE WORK OF DALTON ENGINEERING AND ASSOCIATES, P.A.
3. LOT LINES ARE PROVIDED BY JOHNSTON COUNTY G.I.S.
4. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO PROVIDE DRAWINGS TO THE VARIOUS UTILITY PROVIDERS, SUCH AS DUKE PROGRESS, CENTURYLINK, SPECTRUM, PIEDMONT GAS, ETC.
5. NEW ADDTIONS TO THE WAREHOUSE OR ASSOCIATED LOADING/PARKING AREAS WILL NEED TO MEET CURRENT CODE.
6. THE 50' RIPARIAN BUFFER AND ALL RESOURCE CONSERVATION AREAS SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH ARTICLE 5 OF THE UNIFIED DEVELOPMENT CODE.
7. ORANGE FENCING SHALL BE REQUIRED ALONG THE PERIMETER OF THE 50 FOOT RIPARIAN BUFFER (AND ANY OTHER RESOURCE CONSERVATION AREAS) TO ENSURE IT IS NOT ENCROACHED UPON DURING CONSTRUCTION.
8. PAYMENT OF UTILITY FEES CALCULATED USING REQUESTED WASTEWATER ALLOCATION AMOUNT IS DUE PRIOR TO BUILDING PERMIT ISSUANCE.
9. THE SUBMITTED WATERWATER ALLOCATION REQUEST REQUIRES TOWN MANAGER APPROVAL.
10. EXISTING BARTEX MILL R/W ABANDONMENT IS SUBJECT TO TOWN COUNCIL REVIEW/APROVAL.
11. THE CUSTOMER "RECOVERY LOGISTICS" AGREES TO BE A TOWN OF CLAYTON ELECTRICAL CUSTOMER USING AN EXECUTED DOCUMENT.
12. OPEN BURNING IN NOT PERMITTED WITHIN THE TOWN LIMITS.

NOTES:

DALTON ENGINEERING AND ASSOCIATES, P.A. OWNS, AND HAS THE RIGHT TO, ALL DIGITAL INFORMATION (DWGs) CONTAINED IN THESE CONSTRUCTION DRAWINGS. THAT INFORMATION MAY BE SHARED WITH THE OWNER, SURVEYOR, CONTRACTOR OR OTHER DIRECTLY INVOLVED WITH THIS PROJECT, FOR THE PURPOSE OF WORK RELATED TO ONLY THIS PROJECT. THAT INFORMATION SHALL NOT BE SHARED WITH ANY OTHER PERSON AND/OR FIRM, WITHOUT THE WRITTEN CONSENT OF DALTON ENGINEERING AND ASSOCIATES, P.A.

Dalton Engineering and Associates, P. A.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 TERRY T. DALTON 9/1/17

TOWN OF CLAYTON PROJECT # 2017-84-SP

Job: 17025	Date: 5/2/17	Revision: 001
File: 17025–MASTER	Drawn: RVM	Sheet: 1 OF 10

REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS – 09/1/17

C:\JOBS\2017\17025\DRAWINGS\17025-MASTER.dwg, 9/1/2017 2:38 PM

Received By
Town of Clayton
9/1/2017

N/F
SHACKLEFORD-
BUNN DEV CO LLC
PIN#: 165915-63-1969
ZONING: B-3

50' RIPARIAN BUFFER MEASURED FROM TOP OF BANK OF STREAM

℄ OF EXISTING CREEK

N/F
CAPPS, STELLA PUCKETTEST OF
PIN#: 165911-65-2257
ZONING: R-E

EX. 10' UTILITY EASEMENT

N/F
FELLOWSHIP BAPTIST CHURCH
PIN#: 165911-75-1377
ZONING: R-10

EXISTING BUILDING NOT APART OF THIS PROJECT

EXISTING ASPHALT PARKING

EXISTING WOODS TO BE REMOVED

EX. YI
TOP-306.83
INV-304.73

EX. YI
TOP-311.40
INV-309.7

N/F
FELLOWSHIP BAPTIST CHURCH
PIN#: 165911-75-3120
ZONING: R-10

EX. SSMH
TOP-307.42
IN(NW)-300.32
IN(E)-300.02
OUT-299.82

EX. SSMH
TOP-309.84
IN-302.74
OUT-302.54

EX. SSMH
TOP-308.75
IN(NW)-303.05
IN(NE)-298.65
OUT-298.45

EX. SSMH
TOP-311.01
IN(NW)-302.91
IN(NE)-299.96
IN(SE)-299.51
OUT-299.51

ATKINSON ST
(60' PUBLIC R/W)

N/F
CRM MID ATLANTIC
PROPERTIES LLC
PIN#: 165915-63-4629
ZONING: B-3

N/F
SML RFID TECHNOLOGY LLC
PIN#: 165915-74-0017
ZONING: I-1

N/F
PAGE, G T JR
PIN#: 165915-74-4561
ZONING: R-10

N/F
PAGE, G T JR
PIN#: 165915-74-4561
ZONING: R-10

N/F
DEAN, PATRICIA ALMA LIFE ESTATE
NICHOLS, ONETA J REMAINDER
PIN#: 165916-74-5491

EX. SSMH
TOP-307.22
IN-298.92
OUT-298.62

EX. SSMH
TOP-307.26
IN-296.76
OUT-296.56

EX. SSMH
TOP-306.68
IN-299.48
OUT-299.28

EX. SSMH
TOP-298.08
IN(SE)-291.56
IN(NW)-281.96
IN(NW2)-281.36
OUT-279.76

SEWER FORCE MAIN WITNESS

BARTLEY MILL ST
(60' PUBLIC R/W)
TO BE ABANDONED

SCALE: 1" = 50'
0 25 50 100

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION
North Carolina One-Call Center, Inc.
www.ncocc.org
1-800-632-4949

EXISTING CONDITIONS SHEET
FOR
RECOVERY LOGISTICS
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS -- 09/1/17

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 ROBERT T. DALTON 9/1/17

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: 17025	**Date:** 5/2/17	**Revision:** 001
File: 17025-MASTER	**Drawn:** RVM	**Sheet:** 2 OF 10

C:\JOBS\2017\17025\DRAWINGS\17025-MASTER.dwg\SCREET 9/1/2017 2:26 PM

Received By
Town of Clayton
9/1/2017

50' RIPARIAN BUFFER MEASURED FROM TOP OF BANK OF STREAM

N/F
SHACKLEFORD-
BUNN DEV CO LLC
PIN#: 165915-63-1969
ZONING: B-3

℄ OF EXISTING CREEK

N50° 42' 46"E 448.80'

N46° 33' 41"W 372.59'

N35° 18' 52"E 154.74'

N48° 52' 08"W 179.79'

N38° 56' 02"E 98.33'

REMOVE EXISTING OVERHEAD ELECTRIC AND RELOCATE POWER UNDERGROUND ALONG THE PROPOSED 20' TOWN OF CLAYTON UTILITY EASEMENT

REMOVE EXISTING POWER POLE

EXISTING WOODS TO BE REMOVED

RELOCATE EXISTING POWER POLE AND GUY WIRES. RELOCATE EXISTING TELEPHONE PEDISTAL

S44° 50' 27"W 424.47'

S45° 41' 15"E 54.52'

N/F
CRM MID ATLANTIC
PROPERTIES LLC
PIN#: 165915-63-4629
ZONING: B-3

ATKINSON ST
(60' PUBLIC R/W)

N/F
SML RFID TECHNOLOGY LLC
PIN#: 165915-74-0017
ZONING: I-1

N/F
CAPPS, STELLA PUCKETTEST OF
PIN#: 165911-65-2257
ZONING: R-E

EX. 10' UTILITY EASEMENT

N47° 08' 22"E 277.33'

EXISTING ASPHALT PARKING

EXISTING ASPHALT PARKING

N45° 53' 49"W 406.79'

FDC
PUMP
WELL

EX. SSMH
TOP-307.42
IN(NW)-300.32
IN(E)-300.02
OUT-299.82

N44° 57' 40"E 148.36'

N44° 31' 37"E 89.79'

EX. SSMH
TOP-306.68
IN-299.48
OUT-299.28

EX. SSMH
TOP-307.22
IN-298.92
OUT-298.62

SEWER FORCE MAIN WITNESS

REMOVE EXISTING ASPHLAT FOR THE LANDSCAPE AND SANITARY SEWER EASEMENT

N45° 05' 25"W 298.58'

N44° 28' 43"W 327.69'

EXISTING WOODS TO BE REMOVED

℄ OF EXISTING CREEK

N28° 09' 33"E 102.92'

N/F
PAGE, G T JR
PIN#: 165915-74-4561
ZONING: R-10

BARTEK MILL ST
(60' PUBLIC R/W)
TO BE ABANDONED

N/F
FELLOWSHIP BAPTIST CHURCH
PIN#: 165911-75-1377
ZONING: R-10

N46° 59' 33"E 407.99'

EXISTING BUILDING NOT APART OF THIS PROJECT

FH

EX. SSMH
TOP-309.84
IN-302.74
OUT-302.54

FDC

WV

FH

WM

N44° 35' 42"E 524.09'

EX. SSMH
TOP-308.75
IN(NW)-303.05
IN(NE)-298.65
OUT-298.45

EX. SSMH
TOP-307.26
IN-296.76
OUT-296.56

N44° 35' 42"E 392.94'

REMOVE EXISTING ASPHLAT FOR THE LANDSCAPE ISLAND

EXISTING ASPHALT PARKING

N22° 08' 22"W 199.87'

N46° 22' 33"W 280.82'

N24° 55' 14"E 224.65'

105.46'

N28° 09' 33"E

N/F
PAGE, G T JR
PIN#: 165915-74-4561
ZONING: R-10

N/F
DEAN, PATRICIA ALMA LIFE ESTATE
NICHOLS, ONETA J REMAINDER
PIN#: 165916-74-5491

EX. SSMH
TOP-298.06
IN(SE)-291.56
IN(NW)-281.96
IN(NW2)-281.36
OUT-279.76

N/F
FELLOWSHIP BAPTIST CHURCH
PIN#: 165911-75-3120
ZONING: R-10

S44° 04' 41"E 378.61'

ATKINSON ST
(60' PUBLIC R/W)

EX. SSMH
TOP-311.01
IN(NW)-302.91
IN(NE)-299.96
IN(SE)-299.51
OUT-299.51

EOP
R/W
OHE
WV
WM
FH

SCALE: 1" = 50'
0 25 50 100

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION
North Carolina One-Call Center, Inc.
www.ncocc.org
1-800-632-4949

DEMO PLAN
FOR
RECOVERY LOGISTICS
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 JERRY T. DALTON

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: 17025	**Date:** 5/2/17	**Revision:**
File: 17025-MASTER	**Drawn:** RVM	**Sheet:** 3 OF 10

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Received By
Town of Clayton
9/1/2017

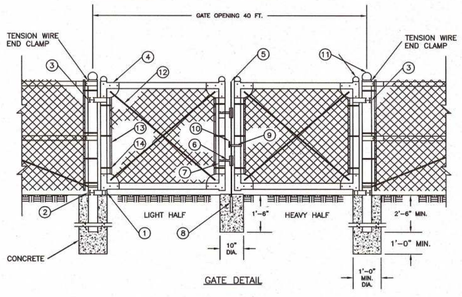
SITE DATA TABLE:	
DEVELOPMENT NAME:	RECOVERY LOGISTICS
TOWN OF CLAYTON – PLANNING DEPARTMENT PROJECT NUMBER –	2017–84–SP
PARCEL PIN:	165915–64–5345 & 165915–64–9753
165915–64–5345	
EXISTING USE:	WAREHOUSE
PROPOSED USE:	WAREHOUSE/OUTDOOR STORAGE
LOT ACREAGE:	8.62 AC. (375,371.13 SF)
PROPERTY LOCATED IN TOWN LIMITS:	YES
BUILDING COVERAGE AREA:	56,841 SF
PERCENT IMPERVIOUS:	66.13%
PERCENT OF BUILDING AREA:	30.48 %
BUILDING HEATED SQUARE FOOT (THIS PROJECT):	56,165 SF
TYPE OF BUILDING CONSTRUCTION:	1 STORY ALUMINUM SIDING
BUILDING HEIGHT:	22.5' ± GABLE 13.9' ± EAVE
FLOOR COUNT:	1
ZONING:	I – 1
165915–64–9753	
EXISTING USE:	VACANT
PROPOSED USE:	OUTDOOR STORAGE
LOT ACREAGE:	4.95 AC. (215,461.79 SF)
PERCENT IMPERVIOUS:	0.32%
PROPERTY LOCATED IN TOWN LIMITS:	YES
ZONING:	I – 1
NUMBER OF EMPLOYEES	
OFFICES:	42
TELECOM CALL CENTER:	29
POWER UTILITY COMMAND CENTER:	10
TOTAL NUMBER OF EMPLOYEES:	81
PARKING REQUIREMENTS	
WAREHOUSE – 1 SPACE PER 1,000 SQ. FT., PLUS 1 SPACE PER 200 SQ. FT. OF OFFICE SPACE	WAREHOUSE 40,841SF OFFICE 16,000SF
PARKING SPACES REQUIRED:	121
PARKING SPACES PROVIDED:	46
OVERFLOW PARKING:	75 +
HANDICAP SPACES REQUIRED: 5 SPACES REQUIRED PER 101 – 150 PARKING SPACES.	5
HANDICAP SPACES PROVIDED:	5
WATER SYSTEM OWNER:	TOWN OF CLAYTON
SEWER SYSTEM OWNER	TOWN OF CLAYTON
ELECTRICAL PROVIDER:	PROGRESS ENERGY
I–1 LOT STANDARDS:	
MIN. LOT AREA:	20,000
MIN. LOT WIDTH:	100'
PUBLIC WATER & SEWER:	REQUIRED
STREET/FRONT	50'
SIDE STREET	30'
SIDE: (ABUTTING RESIDENTIAL)	30'
SIDE: (INTERIOR)	20'
REAR:	40'
REAR: (ABUTTING RESIDENTIAL)	40'
MAX BUILDING HEIGHT:	50'
BUILDING COVERAGE:	50'
IMPERVIOUS SURFACE:	75%
THE EXISTING SITE MEETS ALL REQUIREMENTS FOR THE LOT SIZE AND SETBACKS. THE BUILDING IS BELOW MAX HEIGHT AND IS BELOW IMPERVIOUS %.	

LEGEND

PART NO.	DESCRIPTION	QUANTITY
1	STRAIGHT PLUG	2
2	BOTTOM HINGE	2
3	TOP HINGE	2
4	CORNER ELBOW	8
5	PLUNGER ROD	1
6	LATCH FORK	2
7	FORK CATCH	2
8	PLUNGER ROD CATCH	1
9	LOCK KEEPER GUIDE	1
10	LOCK KEEPER	1
11	ORNAMENTAL TOPS	6
12	TRUSS RODS	4
13	STRETCHER BAR	4
14	HOOK BOLTS	12

NOTE:
THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2–INCH CHAIN LINK DIAMOND MESH.

INSTALL COMMERCIAL GRADE VINYL FENCE SLATS ALONG PERIMETER OF FENCE THE FULL HEIGHT OF FENCING.



GATE DETAIL

CHAIN LINK FENCE VEHICLE GATE INSTALLED IN EARTH

CALL BEFORE YOU DIG!
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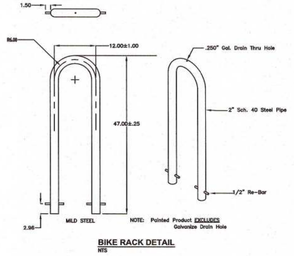
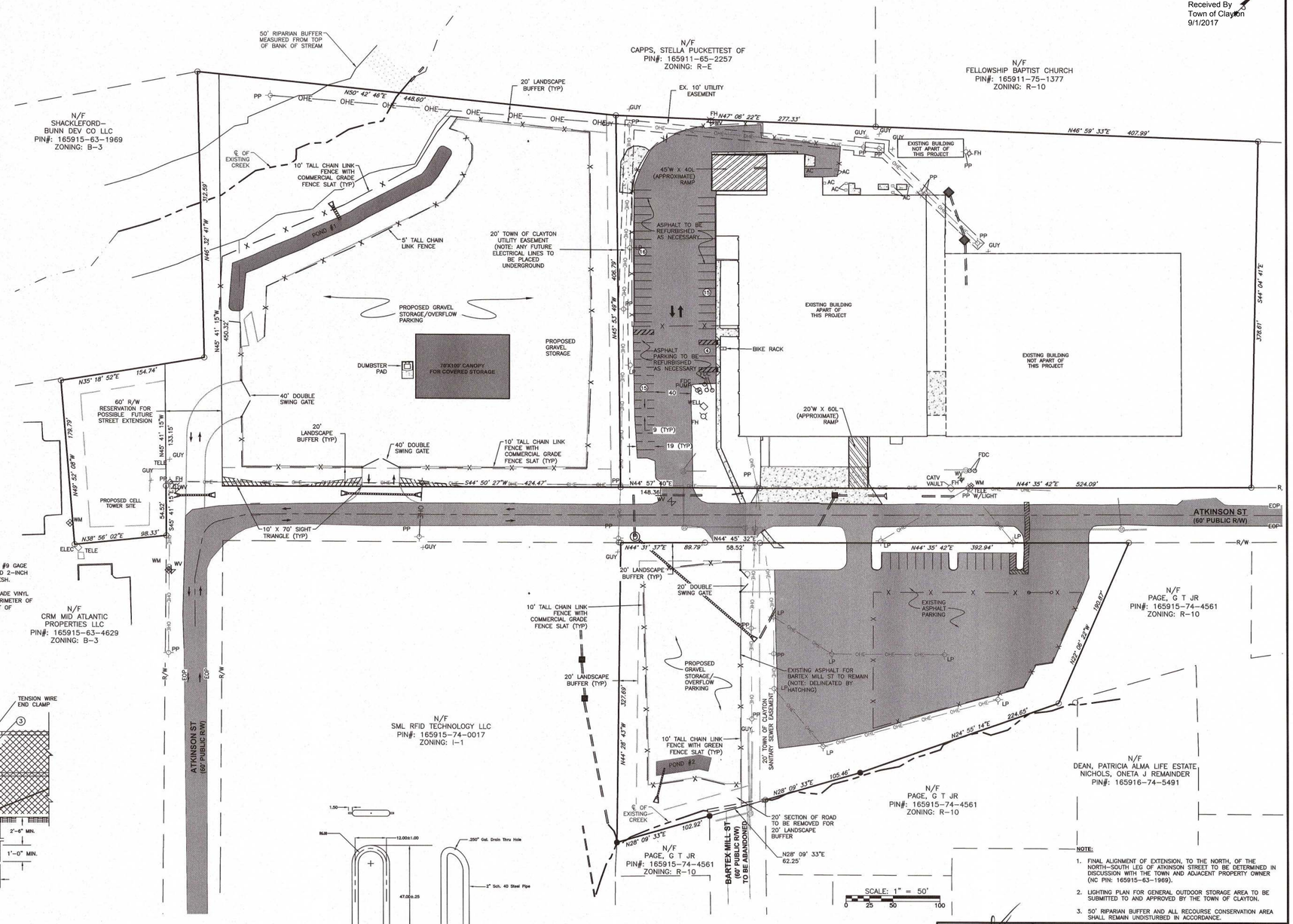


BIKE RACK DETAIL
NTS



NOTE:
1. FINAL ALIGNMENT OF EXTENSION, TO THE NORTH, OF THE NORTH–SOUTH LEG OF ATKINSON STREET TO BE DETERMINED IN DISCUSSION WITH THE TOWN AND ADJACENT PROPERTY OWNER (NC PIN: 165915–63–1969).
2. LIGHTING PLAN FOR GENERAL OUTDOOR STORAGE AREA TO BE SUBMITTED TO AND APPROVED BY THE TOWN OF CLAYTON.
3. 50' RIPARIAN BUFFER AND ALL RECOURSE CONSERVATION AREA SHALL REMAIN UNDISTURBED IN ACCORDANCE.

SITE LAYOUT SHEET
FOR
RECOVERY LOGISTICS
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS – 09/1/17

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 JERRY T. DALTON

Dalton Engineering and Associates, P. A.
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Job: 17025	Date: 5/2/17	Revision: 001
File: 17025–MASTER	Drawn: RVM	Sheet: 4 OF 10

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9/1/2017

LEGEND

- SEDIMENT TRAP
- LIMIT OF DISTURBANCE
- DIVERSION DITCH
- CONSTRUCTION ENTRANCE
- SEDIMENT FENCE W/ OUTLET
- SEDIMENT FENCE
- PIPE OUTLET PROTECTION APRON
- CHECK DAM
- ARC INLET PROTECTION

SOME WATER, SANITARY SEWER, ELECTRIC, TELEPHONE AND CABLE SERVICES COULD EXIST ALONG THE CONSTRUCTION ROUTE THAT MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROPER UTILITY IN ADVANCE TO LOCATE THESE SERVICES.

CONSTRUCTION SEQUENCE

1. PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, CONTACT CARLOS BAGLEY WITH JOHNSTON COUNTY PUBLIC UTILITIES AT (919) 209-8333.
2. INSTALL RAIN GAUGE ON SITE.
3. INSTALL THE CONSTRUCTION ENTRANCE PRIOR TO THE START OF CONSTRUCTION.
4. INSTALL SEDIMENT FENCE AND SEDIMENT FENCE OUTLETS.
5. CLEAR THE AREAS NECESSARY TO INSTALL SEDIMENT TRAPS AND THE TEMPORARY DIVERSIONS.
6. DIVERSIONS SHOULD BE SEEDED, MULCHED, AND ANCHORED IMMEDIATELY UPON CONSTRUCTION.
7. STRIP AND STOCKPILE TOPSOIL. INSTALL SEDIMENT FENCE AROUND THE LOWER HALF OF ALL STOCKPILED STRIPPINGS.
8. DURING GRADING, MAINTAIN BERMS AROUND THE TOP OF ALL SLOPES AS FILL COMES UP, ADJUSTING THE SLOPE DRAIN PIPE ACCORDINGLY.
9. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY RAINFALL EVENT DURING THE CONSTRUCTION PROCESS.
10. DEVELOPER SHALL CONTACT ENGINEER FOR THE REMOVAL OF THE SEDIMENT MEASURES.

NOTES

EFFECTIVE EROSION CONTROL MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF GRADING, EXCAVATION OR OTHER OPERATIONS THAT WILL DISTURB THE NATURAL PROTECTION. THE EROSION CONTROL DETAILS SHOWN HEREIN ARE FOR THE CONTRACTOR'S REFERENCE. THE DETERMINATION OF WHICH DETAIL IS APPLICABLE AS THE WORK PROGRESSES SHALL BE AS SHOWN ON THE PLANS OR MADE BY THE ENGINEER.

ALL DITCHES, CHANNELS, ETC. SHALL BE STABILIZED ACCORDING TO THE GROUND STABILIZATION SCHEDULE.

THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO AVOID THE SILTING OF ADJACENT STREAMS OR OTHER WATER COURSES DUE TO THE CONSTRUCTION OF THIS PROJECT.

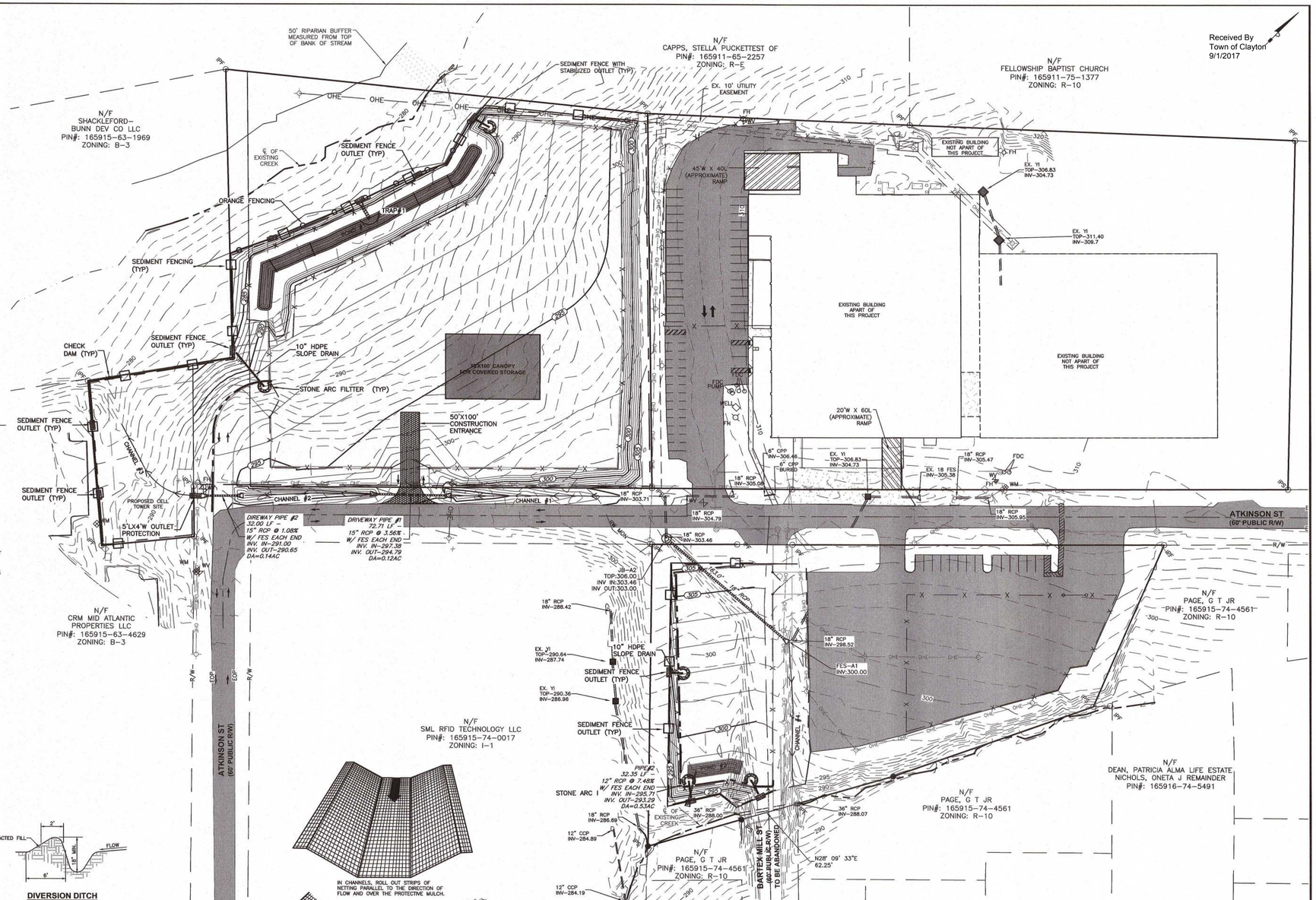
THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN A GOOD WORKING STATE OF REPAIR UNTIL THEIR USE IS NO LONGER WARRANTED. ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. PRIOR TO THE REMOVAL OF ANY DEVICE, THE CONTRACTOR SHALL CONTACT JOHNSTON COUNTY PUBLIC UTILITIES FOR AN INSPECTION.

THE CONTRACTOR IS REFERRED TO THE DETAILED SPECIFICATIONS FOR A DESCRIPTION OF ADDITIONAL EROSION CONTROL MEASURES TO BE APPLIED.

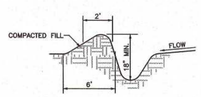
SILT FENCE AND/OR ALTERNATE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BELOW DISTURBED AREAS AS NEEDED TO PREVENT SEDIMENT LOSS.

NC PIN # 165915-64-5345 & 165915-64-9753

DISTURBED AREA = 4.53 ACRES



DRIVEWAY CULVERT SIZING TABLE	
PIPE NUMBER	CULVERT SIZE
1	15 in.
2	15 in.



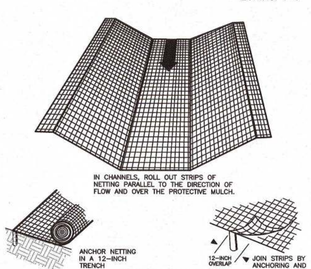
DIVERSION DITCH
NOT TO SCALE

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 RAINFALL DURING THE CONSTRUCTION OPERATION. IMMEDIATELY REMOVE ANY OBSTRUCTIONS AND/OR SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED.

DIVERSION DITCHES, WHICH DURING THE ROUGH-GRADING PROCESS ARE CONVERTED INTO ROADSIDE DITCHES, ARE CONSIDERED PERMANENT STRUCTURES AND SHALL REMAIN FOLLOWING THE COMPLETION OF CONSTRUCTION.



TEMPORARY LINER
NOT TO SCALE

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CHANNEL SCHEDULE

Channel	Street	BOTTOM WIDTH (FT)	SIDE SLOPE (H:V)	CHANNEL GRADE (%)	ACTUAL CHANNEL LENGTH	FROM STATION	TO STATION	SIDE OF ROADWAY FROM 0+00	PERMANENT LINING	TEMPORARY LINING
1	ATKINSON ST	0	3:1	4.19	190	0+00	0+00	RT	Grass	S75
2	ATKINSON ST	0	3:1	2.81	291	0+00	0+00	RT	Grass	S75
3	ATKINSON ST	1	3:1	7.09	122	0+00	1+22	0	Grass	S75
4	EX. DITCH	3	3:1	4.32	153	0+00	1+52	RT	CLASS A	SC150

OUTLET PROTECTION									
PIPE	PIPE DIA.	Q (CFS)	D50 INCHES	L_a (FT.)	W (FT.)	DMAX (INCHES)	APRON THICKNESS (REQD.)	APRON STONE CLASS
PIPE #1	15	1.90	4	5	3.75	6	12	A
PIPE #2	18	7.72	8	9	4.5	12	18	B

STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN FOR RECOVERY LOGISTICS

TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 TERRY T. DALTON

Dalton Engineering and Associates, P. A.
446 East Main Street
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(919)550-4740
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Job: 17025	Date: 5/2/17	Revision:
File: 17025-MASTER	Drawn: RVM	Sheet: 5 OF 10

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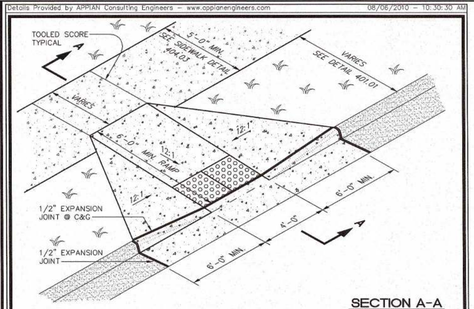
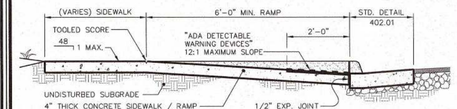
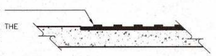
Details Provided by AMPAN Consulting Engineers - www.ampanengineers.com 08/08/2010 - 10:50:30 AM



SECTION A-A
NOT TO SCALE



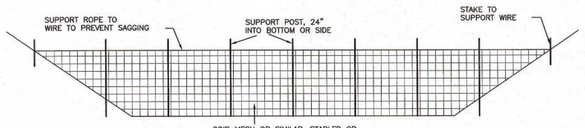
(2) 24"x 24" EJW 7005PL6, CAST IRON TRUNCATED DOME DETECTABLE WARNING PLATES OR APPROVED EQUAL TO BE SET FLUSH WITH THE CONCRETE AND THE ENTIRE SURFACE BETWEEN THE MAT AND CONCRETE GLUED WITH EPOXY CEMENT. (SEE NOTE 5)



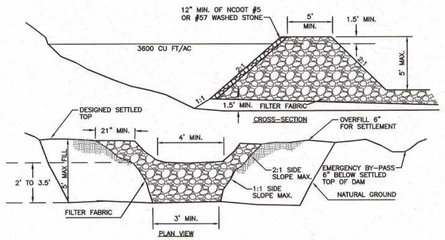
TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

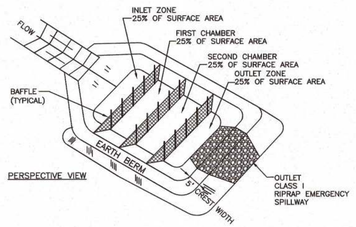
TYPICAL WHEELCHAIR RAMP - TYPE I

SCALE:	DETAIL #
Not To Scale	402.02
REVISION DATE:	SHEET #
July, 2010	1 of 3



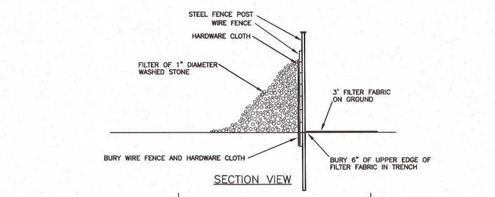
CROSS-SECTION OF A POROUS BAFFLE IN A SEDIMENT TRAP
NOT TO SCALE



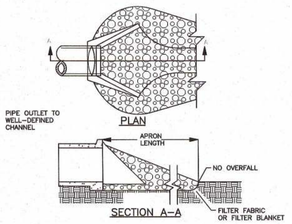


SEDIMENT TRAP
NOT TO SCALE

Trap #	DA (Ac.)	Disturbed Area (Ac.)	Unimproved Area (Ac.)	C	Intensity	Design CPS	Volume Req. (C.F.)	Surface Area Req. (S.F.)	Size (feet) D	W	L	Actual Surface Area	Actual Vol. (C.F.)	Skimmer Size (in.)	Weir Length (ft)
1	3.17	3.17	0.00	0.50	7.5	11.89	5,706	5,171	3.5	51	102	5,202	18,207	3	10'



SEDIMENT FENCE WITH STABILIZED OUTLET
NOT TO SCALE



OUTLET PROTECTION
NOT TO SCALE

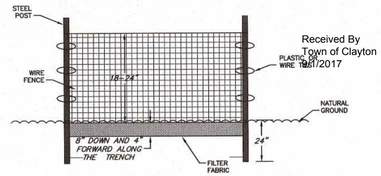
INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR PIPE OUTLET PROTECTION

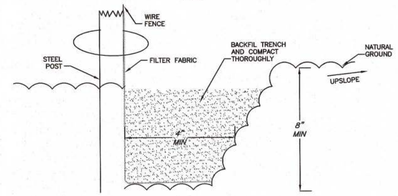
INSTALL THE PIPE OUTLET PROTECTION APRON IMMEDIATELY FOLLOWING THE INSTALLATION OF THE ROADWAY CULVERT.

INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

PIPE OUTLET PROTECTION APRONS ARE CONSIDERED PERMANENT STRUCTURES AND SHALL REMAIN FOLLOWING THE COMPLETION OF CONSTRUCTION.

Received By Town of Clayton 5/31/2017





INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR SEDIMENT FENCE

INSTALL SEDIMENT FENCE IMMEDIATELY FOLLOWING THE COMPLETION OF CLEARING ON THE LOT.

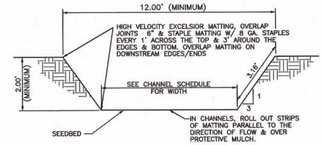
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE FABRIC OF THE SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

LAND QUALITY MUST BE CONTACTED FOR AN INSPECTION PRIOR TO REMOVING ANY TEMPORARY DEVICES.

AFTER LAND QUALITY INSPECTION AND APPROVAL, REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENTS DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.



GRASS-LINED CHANNEL DETAIL
NOT TO SCALE

NOTE: USE NORTH AMERICAN GREEN S150 BN OR AN EQUIVALENT LINING WHERE STRAW W/ NET HAS BEEN SPECIFIED AS CHANNEL LINING.

INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR GRASS-LINED CHANNELS

INSTALL THE GRASS-LINED CHANNEL IMMEDIATELY FOLLOWING THE INSTALLATION OF THE DIVERSION DITCHES AND TIE CHANNEL INTO SEDIMENT TRAP.

DURING THE ESTABLISHMENT PERIOD, CHECK GRASS-LINED CHANNELS AFTER EVERY RAINFALL. AFTER GRASS IS ESTABLISHED, PERIODICALLY CHECK THE CHANNEL; CHECK IT AFTER EVERY HEAVY RAINFALL EVENT. IMMEDIATELY MAKE REPAIRS. IT IS PARTICULARLY IMPORTANT TO CHECK THE CHANNEL OUTLET AND ALL ROAD CROSSINGS FOR BANK STABILITY AND EVIDENCE OF PIPING OR SCOUR HOLES. REMOVE ALL SIGNIFICANT SEDIMENT ACCUMULATIONS TO MAINTAIN THE DESIGNED CARRYING CAPACITY. KEEP THE GRASS IN A HEALTHY, VIGOROUS CONDITION AT ALL TIMES.

THE GRASS-LINED CHANNEL IS CONSIDERED A PERMANENT STRUCTURE AND SHALL REMAIN FOLLOWING THE COMPLETION OF CONSTRUCTION.

JOHNSTON COUNTY SEEDING SPECIFICATIONS

SHOULDERS, SIDE DITCHES, AND SLOPES 3:1 AND STEEPER

DATE	TYPE	PLANTING RATE (LB/ACRE)
MARCH 1 – JUNE 1	SERICEA LESPEDEZA (SCARIFIED) AND	50
MARCH 1 – APRIL 15	ADD TALL FESCUE OR	120
MARCH 1 – JUNE 30	ADD WEEPING LOVE GRASS OR	10
MARCH 1 – JUNE 30	ADD HULLED COMMON BERMUDA GRASS	25
JUNE 1 – SEPT 1	***TALL FESCUE AND ***BROWNTOP OR GERMAN MILLET OR ***SORGHUM-SUDAN HYBRIDS	120 35 30
SEPT 1 – MARCH 1	SERICEA LESPEDEZA (UNHULLED/UNSCARIFIED) AND TALL FESCUE	70 120
NOV 1 – MARCH 1	ADD ABRUZZI RYE	25

SHOULDERS, SIDE DITCHES, AND SLOPES FLATTER THAN 3:1

DATE	TYPE	PLANTING RATE (LB/ACRE)
AUGUST 1 – NOV 1	TALL FESCUE	300
NOV 1 – MARCH 1	TALL FESCUE AND ABRUZZI RYE	300
MARCH 1 – APRIL 15	TALL FESCUE	300
APRIL 15– JUNE 30	HULLED COMMON BERMUDA GRASS	25
JULY 15 – AUG 15	***TALL FESCUE AND ***BROWNTOP OR GERMAN MILLET OR ***SORGHUM-SUDAN HYBRIDS	120 35 30

PERMANENT SEEDING SPECIFICATIONS

SEEDING MIXTURE

	RATE (LB/ACRE) USE 200–250 LB/ACRE
TALL FESCUE	110
SERICEA LESPEDEZA	40
KOBE LESPEDEZA	10
PENSACOLA BAHIAGRASS	50

SEEDING NOTES
1. FROM SEPT. 1 – MAR. 1, USE UNSCARIFIED SERICEA SEED.
2. ON POORLY DRAINED SITES OMIT SERICEA AND INCREASE KOBE TO 30 LB/ACRE.
3. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE TO 40 LB/ACRE.

NURSE PLANTS
BETWEEN APR. 15 AND AUG. 15, ADD 10LB/ACRE GERMAN MILLET OR 15 LB/ACRE SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUG. 15, ADD 25 LB/ACRE RYE (GRAIN).

SEEDING DATES

	BEST	POSSIBLE
EARLY SPRING:	FEB. 15–MAR. 20	FEB. 15–APR. 30
FALL:	SEPT. 1–SEPT. 30	SEPT. 1 – OCT. 31

SOIL AMENDMENTS
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TEST, OR APPLY 3,000–5,000 LB/ACRE SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUG. 15, ADD 25 LB/ACRE RYE (GRAIN).

MULCH
APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT. APPLY ASPHALT AT 0.10 GALLONS PER SQUARE YARD (10 GAL/10,000 SF).

MAINTENANCE
IF GROWTH IS LESS THAN FULLY ADEQUATE, REFERTILIZE IN THE SECOND YEAR, ACCORDING TO SOIL TESTS OR TOPDRESS WITH 500 LB/ACRE 10–10–10 FERTILIZER. MOW AS NEEDED WHEN SERICEA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.

SEEDBED PREPARATION

CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS IF PRESENT.

RIP THE ENTIRE AREA TO A 6 INCH DEPTH.

REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.

APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL.

CONTINUE TILLAGE UNTIL WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED, 4 TO 6 INCHES DEEP.

SEED ON A FRESHLY PREPARED SEEDBED AND COVER LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.

MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.

INSPECT ALL AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.

CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

NOTES:

CONSULT JOHNSTON COUNTY ENVIRONMENTAL AND STORMWATER MANAGER, THE JOHNSTON COUNTY SOIL AND WATER CONSERVATION SERVICE, OR THE COOPERATIVE EXTENSION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS MAY BE POSSIBLE, BUT MUST BE APPROVED BY THE ENVIRONMENTAL AND STORMWATER MANAGER.

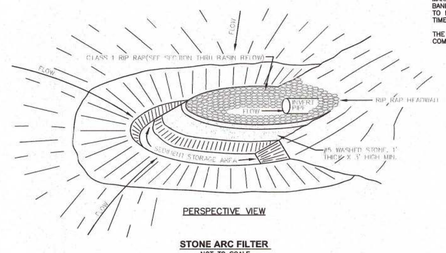
***TEMPORARY – RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12 INCHES IN HEIGHT BEFORE MOWING TO KEEP FESCUE FROM BEING SHADED OUT.

FERTILIZE – APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 2,000 LB/ACRE GROUND AGRICULTURE LIMESTONE AND 750 LB/ACRE 10–10–10 FERTILIZER.

MULCH – APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT. APPLY ASPHALT AT 0.10 GALLONS PER SQUARE YARD (10 GAL / 10,000 SF).

MAINTENANCE – IF GROWTH IS LESS THAN FULLY ADEQUATE, RE-FERTILIZE IN THE SECOND YEAR, ACCORDING TO SOIL TESTS OR TOPDRESS WITH 500 LB/ACRE 10–10–10 FERTILIZER. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.

NOTE:
IT IS RECOMMENDED THE CONTRACTOR CONSTRUCT THE SEDIMENT TRAPS IN LOCATIONS THAT ALLOW FOR THE CONSTRUCTION OF THE ROADSIDE DITCHES. THE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND CAN BE SLIGHTLY ADJUSTED TO BETTER FACILITATE CONSTRUCTION OF OTHER STRUCTURES. CARE SHOULD BE TAKEN TO PROVIDE TEMPORARY RUNOFF INTO THE BASINS UNTIL CONSTRUCTION IS COMPLETE AND SITE IS STABILIZED.



STONE ARC FILTER
NOT TO SCALE

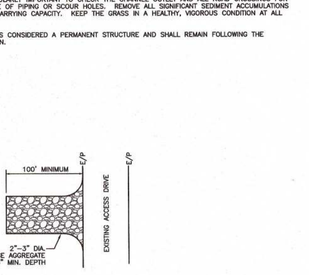
INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR ARC INLET FILTER

INSTALL THE ARC FILTER INLET PROTECTION STRUCTURE IMMEDIATELY FOLLOWING THE INSTALLATION OF THE ROADWAY CULVERT.

INSPECT THE FILTER AFTER EACH RAIN AND MAKE REPAIRS AS NEEDED.

REMOVE SEDIMENT AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.

WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN ADEQUATELY STABILIZED, REMOVE ALL MATERIALS AND ANY UNSTABLE SOIL, AND EITHER SALVAGE OR DISPOSE OF IT PROPERLY. BRING THE DISTURBED AREA TO PROPER GRADE, THEN SMOOTH AND COMPACT IT. APPROPRIATELY STABILIZE ALL BARE AREAS AROUND THE INLET OF THE CULVERT.



CONSTRUCTION ENTRANCE
NOT TO SCALE

INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR CONSTRUCTION ENTRANCE

INSTALL THE CONSTRUCTION ENTRANCE BEFORE CLEARING/STRIPPING BEGINS ON THE SITE.

MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2–INCH STONE. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.

REMOVE THE CONSTRUCTION ENTRANCE AT THE TIME THAT GRADING ON THE SITE IS COMPLETED AND THE SITE HAS AN ESTABLISHED, VEGETATIVE COVER.

STORMWATER AND EROSION CONTROL DETAILS FOR RECOVERY LOGISTICS

TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. COMMENTS – 09/1/17

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 JERRY T. DALTON
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: 17025	Date: 5/2/17	Revision: 001
File: 17025–MASTER	Drawn: RVM	Sheet: 6 OF 10

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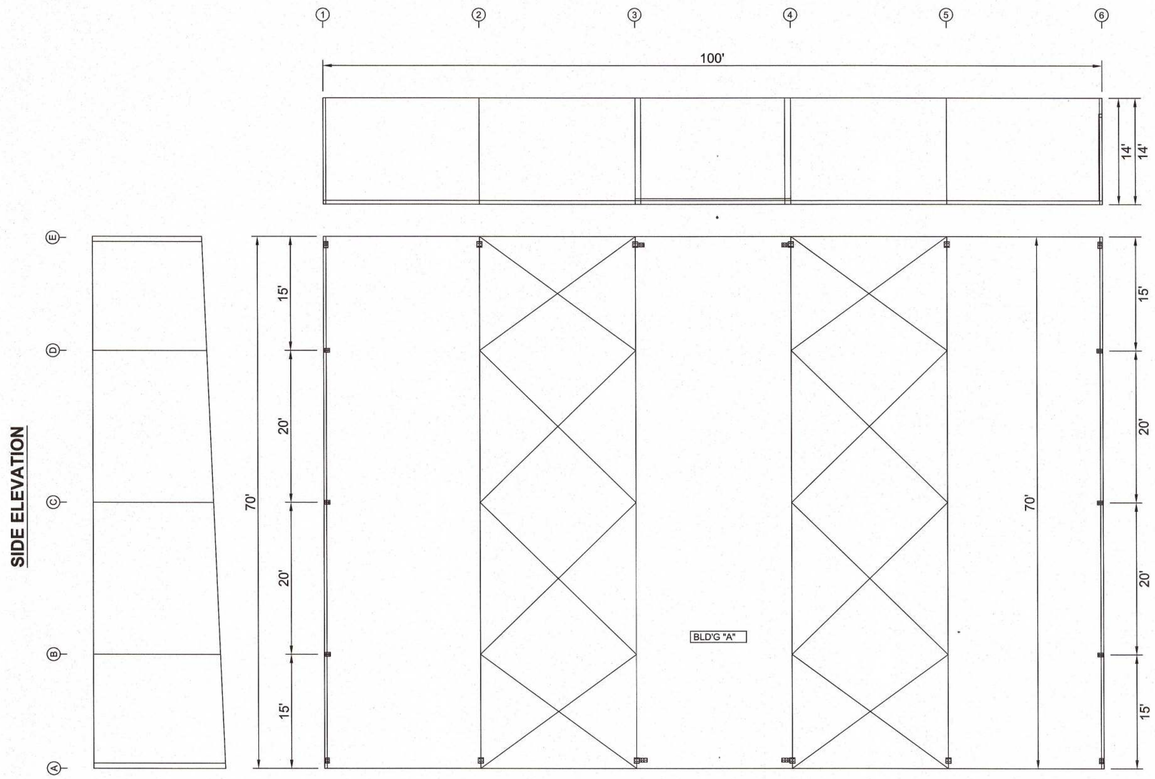
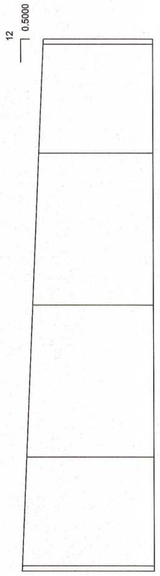
Received By
Town of Clayton
9/1/2017

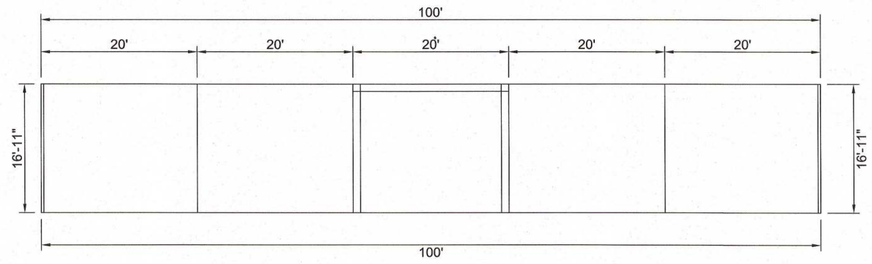
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

PROPOSED CANOPY PLAN
FOR
RECOVERY LOGISTICS
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16282 JERRY T. DALTON 9/1/17

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: 17025	**Date:** 5/2/17	**Revision:**
File: 17025-BLDPLAN	**Drawn:** RVM	**Sheet:** 9 OF 10

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BUILDING SECTION "F"

PROPOSED USE: TIRE STORAGE

OCCUPANCY: STORAGE CLASS S-I MODERATE HAZARD

BUILDING SECTION "R"

PROPOSED USE:

OCCUPANCY: STORAGE S - 1 OR S - 2

LEGEND

- NEW CMU WALL — 3-HR. RATED
- TENANT SEPERATION — 3 HR. RATED
- (1) EXISTING EXIT DOOR 3' x 7'
- (2) NEW EXIT DOOR 3' x 7'
- (3) NEW DOCK DOOR 7' x 8"
- EXIT LIGHTS
- EMERGENCY LIGHTS

"F" BUILDING "R" BUILDING

40'

25'

19.33'

20'

24'

45'

264'

64'

200'

250'

20'-0"

20'-8"

NOTE:
EXISTING ELECTRICAL ROOM AND SERVICE TO BE SEPARATED W / NEW PANEL FOR "R" BUILDING BRANCH CIRCUITS SHALL BE CONNECTED TO THE PROPER SIZE PANEL TO SERVE THE CONNECTED LOADS.

NEW PARTITION WALL

SWITCH GEAR ROOM

REMOVE EXISTING PARTITION

REMOVE EXISTING PARTITION

REMOVE EXISTING PARTITION

REMOVE OR RELOCATE SURPLACE LIGHTING DUCTWORK & HVAC EQUIPMENT

PROPERLY CAP & DISCONNECT ALL ELECTRIC & GAS & WATER SERVICES TO REMOVE EQUIPMENT OR FIXTURES

REMOVE EXISTING PARTITION

REMOVE EXISTING PARTITION

REMOVE EXISTING PARTITION

EXISTING 3 HR. CMU WALL

RR RR

OPEN TO EXTERIOR

EXISTING 3 HR. WALL

OPEN TO EXTERIOR

EXISTING 3 HR. CMU WALL

2-3' x 7'

SPRINKLER

OPEN NEW DOCK DOORS

REMOVE RETAINING WALL

REMOVE AC UNIT

CONSTRUCT NEW RETAINING WALL

"F" "R"

Loading Dock

Received
Tax Dept.
9/2/2011

MASSENGILL ASSOCIATES, P.A.
CONSULTING ENGINEERING
DESIGN AND PROJECT MANAGEMENT
116 E. MAIN ST., P.O. BOX 693 • BENSON, N.C. 27504-0693 • (919) 894-7288 FAX (919) 894-2071

M M P PROPERTIES

BUILDING MODIFICATION

SCALE: 1/16" = 1'-0"

DATE: 5-5-99

SHEET:

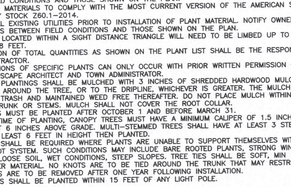
S - 1

LANDSCAPE NOTES:
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "NC ONE-CALL" 1-800-632-4949. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THE PLAN.
3. ALL PLANT MATERIALS TO COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN STANDARDS FOR NURSERY STOCK Z60.1-2014.
4. LOCATE ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THE PLAN.
5. ANY TREE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE WILL NEED TO BE LIMBED UP TO A MINIMUM OF 8 FEET.
6. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. SUBSTITUTIONS OF SPECIFIC PLANTS CAN ONLY OCCUR WITH PRIOR WRITTEN PERMISSION OF THE OWNER, LANDSCAPE ARCHITECT AND TOWN ADMINISTRATOR.
8. ALL TREE PLANTINGS SHALL BE MULCHED WITH 3 INCHES OF SHREDDED HARDWOOD MULCH IN A 3 FOOT RADIUS AROUND THE TREE, OR TO THE DRIPLINE, WHICHEVER IS GREATER. THE MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE THEREAFTER. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNK OR STEMS. MULCH SHALL NOT COVER THE ROOT COLLAR.
9. ALL TREES MUST BE PLANTED AFTER OCTOBER 1 AND BEFORE MARCH 31.
10. AT THE TIME OF PLANTING, CANOPY TREES MUST HAVE A MINIMUM CALIPER OF 1.5 INCHES AS MEASURED AT 6 INCHES ABOVE GRADE. MULTI-STEMMED TREES SHALL HAVE AT LEAST 3 STEMS AND MUST BE AT LEAST 6 FEET IN HEIGHT THEN PLANTED.
11. STAKING SHALL BE REQUIRED WHERE PLANTS ARE UNABLE TO SUPPORT THEMSELVES WITH THEIR EXISTING ROOT SYSTEM. SUCH CONDITIONS MAY INCLUDE BARE ROOTED PLANTS, STRONG WIND SITUATIONS, LOOSE SOIL, WET CONDITIONS, STEEP SLOPES. TREE TIES SHALL BE SOFT, MIN 1 INCH WIDE POLYMER MATERIAL. NO KNOTS ARE TO BE TIED AROUND THE TRUNK THAT MAY RESTRICT GROWTH. TIES ARE TO BE REMOVED AFTER ONE YEAR FOLLOWING INSTALLATION.
12. NO TREES SHALL BE PLANTED WITHIN 15 FEET OF ANY LIGHT POLE.

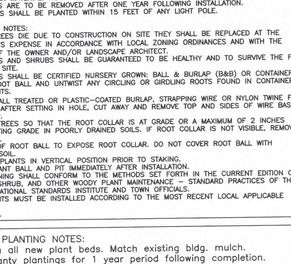
INSTALLATION NOTES:
1. IF ANY TREES DIE DUE TO CONSTRUCTION ON SITE THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH LOCAL ZONING ORDINANCES AND WITH THE APPROVAL OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
2. ALL TREES AND SHRUBS SHALL BE GUARANTEED TO BE HEALTHY AND TO SURVIVE THE FIRST YEAR AT THE JOB SITE.
3. ALL TREES SHALL BE CERTIFIED NURSERY GROWN: BALL & BURLAP (B&B) OR CONTAINER. SCARIFY SIDES OF ROOT BALL AND UNTWIST ANY CIRCLING OR GIRDLING ROOTS FOUND IN CONTAINER GROWN PLANTS.
4. REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, STRAPPING WIRE OR NYLON TWINE FROM ROOT BALL AFTER SETTING IN HOLE, CUT AWAY AND REMOVE TOP AND SIDES OF WIRE BASKET AND BURLAP.
5. INSTALL TREES SO THAT THE ROOT COLLAR IS AT GRADE OR A MAXIMUM OF 2 INCHES ABOVE EXISTING GRADE IN POORLY DRAINED SOILS. IF ROOT COLLAR IS NOT VISIBLE, REMOVE EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT COLLAR. DO NOT COVER ROOT BALL WITH ADDITIONAL SOIL.
6. SET ALL PLANTS IN VERTICAL POSITION PRIOR TO STAKING.
7. SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.
8. ALL PRUNING SHALL CONFORM TO THE METHODS SET FORTH IN THE CURRENT EDITION OF THE TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE – STANDARD PRACTICES OF THE AMERICAN NATIONAL STANDARDS INSTITUTE AND TOWN OFFICIALS.
9. ALL PLANTS MUST BE INSTALLED ACCORDING TO THE MOST RECENT LOCAL APPLICABLE CODES AND ORDINANCES.

GENERAL PLANTING NOTES:
1. Mulch all new plant beds. Match existing bldg. mulch.
2. Warranty plantings for 1 year period following completion.
3. Prepare plant beds by removing grass, add 6" of 50/50 topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc..
4. All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion.
5. Plant quanities shall be checked for accuracy by the Landscape Contractor prior to construction.
6. LAWN: Follow permanent seeding specs on grading plan.

LAWN PREPARATION AND SEEDING NOTES:
A. Before fertilizing and seeding, the topsoil surfaces shall be trimmed and worked to true line from unsightly variation, bumps, ridges and depressions and all detrimental material, roots and stones larger than 3-inches in any diameter shall be removed from the soil.
B. Not earlier than 24 hours before seed is to be sown, the soil surface to be seeded shall be thoroughly cultivated to a depth of not less than 4-inches with a weighted disc, tiller, pulvimixer or other equipment, until the surface is smooth and in an acceptabe condition.
C. If the prepared surface becomes eroded as a result of rain or for any other reason, or becomes crusted before the seed is sown, the surface shall again be placed in a condition suitable for seeding.
D. Ground preparation operations shall be performed only when the ground is in a tillable and workable condition.
E. All seeded areas shall be uniformly mulched in a continuous blanket immediately after seeding. The mulch shall be applied evenly so as to permit sunlight to penetrate and the air to circulate and at the same time shade the ground, reduce erosion and conserve soil moisture. Approximately 45 percent of the ground shall be visible through the mulch blanket.
F. The Contractor shall be responsible for maintaining the proper moisture content of the soil to insure adequate plant growth until a satisfactory stand is obtained. If necessary, watering shall be performed to maintain adequate water content in the soil.
G. Seeding rate: Elite Fescue seed, 5 lbs/1000sf, 10 lbs. (5-10-15) plus 3% iron fertilizer/1000sf, 45 lbs. limestone/1000sf.



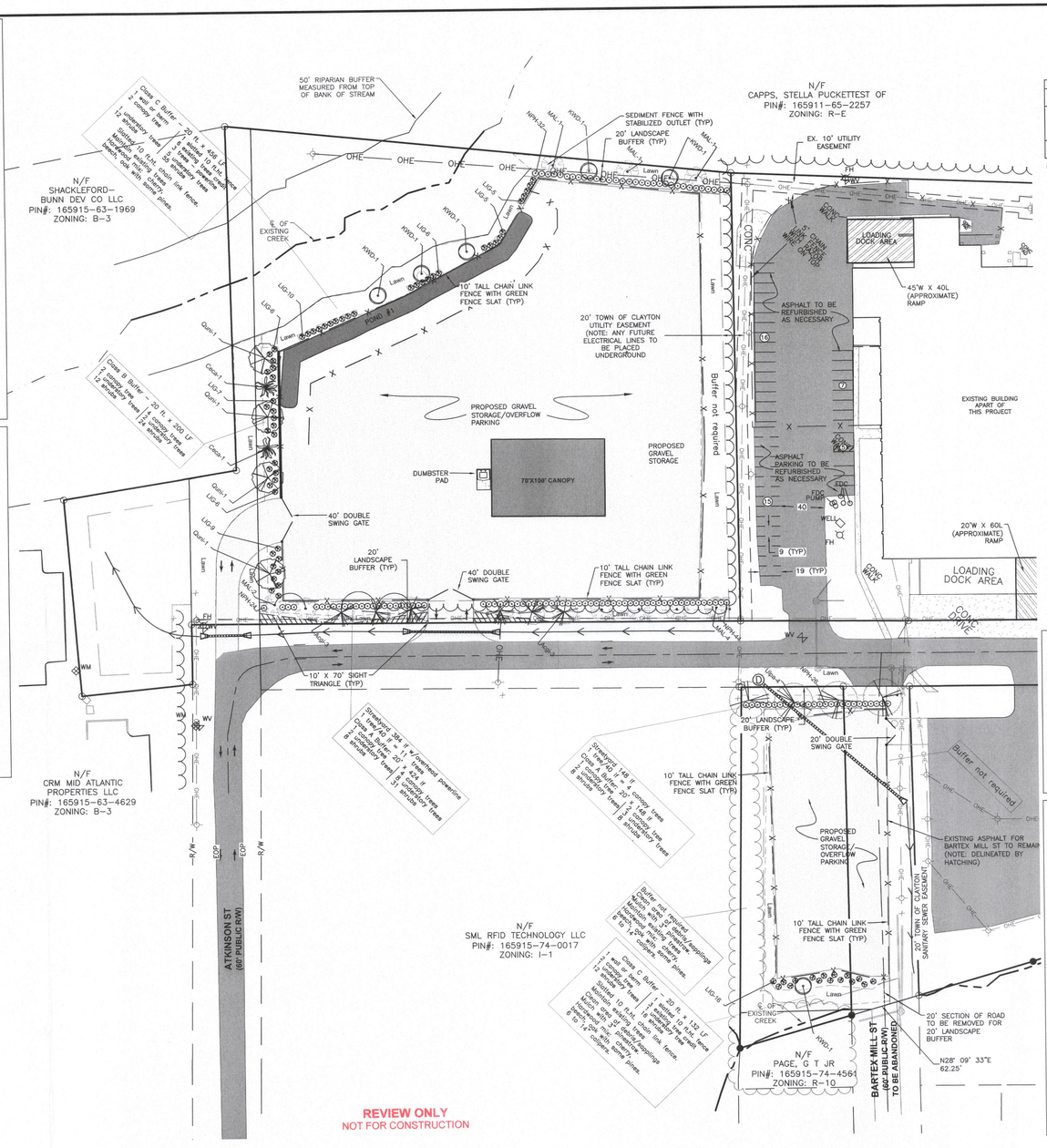
TYP. SHRUB PLANTING: INDIVIDUAL PLANTING HOLE
NOT TO SCALE



TREE PLANTING (>2" CAL.)
NOT TO SCALE

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION
North Carolina One-Call Center, Inc.
www.ncocc.org
1-800-632-4949

NOTE:
1. FINAL ALIGNMENT OF EXTENSION, TO THE NORTH, OF THE NORTH-SOUTH LEG OF ATKINSON STREET TO BE DETERMINED IN DISCUSSION WITH THE TOWN AND ADJACENT PROPERTY OWNER (NC PIN: 165915-63-1969).
2. LIGHTING PLAN FOR GENERAL OUTDOOR STORAGE AREA TO BE SUBMITTED TO AND APPROVED BY THE TOWN OF CLAYTON.
3. 50' RIPARIAN BUFFER AND ALL RECOURSE CONSERVATION AREA SHALL REMAIN UNDISTURBED IN ACCORDANCE.



Planting Schedule

Plant Type	Symbol	Code	Name	Quantity	Common Name	Scientific Name	Planting Size
Canopy Trees		Ulpi		4	Lacebark Chinese elm	Ulmus parvifolia	2 1/2"-Cal/ 8 ft. ht. min.
		Quni		4	Water oak	Quercus nigra	2 1/2"-Cal/ 8 ft. ht. min.
Understory Trees		MAL		9	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	7-8 ft. ht. min.
		Ceco		2	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	1 1/2"-Cal/ 6ft. ht. min.
		KWD		6	Kousa Dogwood, specimen	Cornus kousa	1 1/2"-Cal/ 6ft. ht. min.
		Acgi		6	Amur maple	Acer ginnala	1 1/2"-Cal/ 6ft. ht. min.
Evergreen Shrubs		NPH		126	Needle point Holly	Ilex cornuta 'Needle Point'	30" ht. minimum
		LIG		70	Wavy Leaf Ligustrum	Ligustrum japonicum 'RecurvifFolium'	30" ht. minimum

General notes:

All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion.

LANDSCAPE SUMMARY

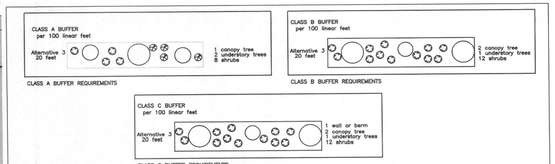
SITE DATA
PROPOSED USE: RECOVERY LOGISTICS
TOTAL LOT ACREAGE: 5.56 AC 242,500 SF
ZONING DISTRICT: I-1

LANDSCAPE DATA
% OF SITE LANDSCAPED:
% REQ. = 20% 48,500 SF
20% LANDSCAPED AREA:
CANOPY TREE REQ. AND PROVIDED 48
New trees planted 31
Existing tree credit 17
SHRUBS REQ. AND PROVIDED 97

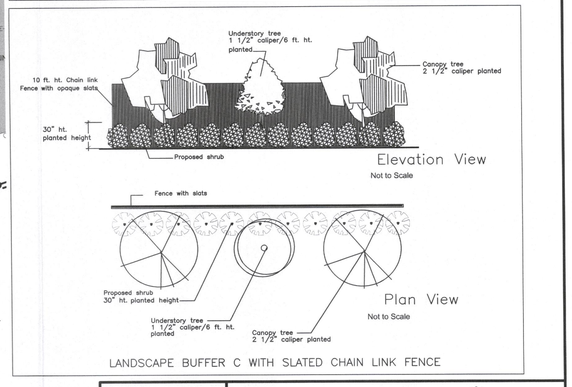
STREET TREES – Atkinson Street
Street frontage = 384 lf and 168 lf
1 canopy tree/40 lf | 15 canopy trees req. and provided
Overhead power lines noted.

BUFFER DATA
Larger Parcel
See data blocks at each PL and Street Frontage
NOTE: Existing vegetation has been incorporated into the design of the development to the greatest extent possible

Small Parcel
See data blocks at each PL and Street Frontage
NOTE: Existing vegetation has been incorporated into the design of the development to the greatest extent possible



BUFFER REQUIREMENTS



LANDSCAPE BUFFER C WITH SLATED CHAIN LINK FENCE

CLAYTON NARRON LANDSCAPE ARCHITECT SEAL 2012 NORTH CAROLINA
8/31/17

Clayton Narron, Landscape Architect
312 South Fourth St., Smithfield, NC 27577
Tele: 919-464-9329

LANDSCAPING PLAN FOR RECOVERY LOGISTICS
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

RECEIVED SEP 05 2017 TOWN OF CLAYTON PLANNING DEPARTMENT

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: 17025 | Date: 5/2/17 | Revision:
File: Landscape Plan | Drawn: RVM | Sheet: 4 OF 10

F:\PROJECTS\17025\DRAWINGS\Landscape Plan.dwg, 8/29/2017 12:01 PM

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

Wastewater Allocation Request

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

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

SITE INFORMATION

Name of Project: Recovery Logistics **Acreage of Property:** approx. 9.32 acres

County Tag Number: 05026095T **NC PIN:** 165915-64-9753

Address/Location: The parcel is located near the Southern end of Atkinson Street, on the West side of the Street.

Zoning District: I -1

Town Limits / ETJ: ☑ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

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

Applicant: Dalton Engineering and Associates, P.A.

Mailing Address: Post Office Box 426 Clayton, North Carolina 27528

Phone Number: (919) 550 - 4740 **Fax:** (919) 550 - 4741

Contact Person: Jerry T. Dalton

Email Address: jdalton@daltonengineering.com

PROPERTY OWNER INFORMATION

Name: MMP Properties, L.L.C.

Mailing Address: Post Office Box 565 Benson, North Carolina 27505

Phone Number: (919) 469 - 4141 x 200 **Fax:** (919) 465 - 2010

Email Address: thomas.fix@recoverylogistics.net

FOR OFFICE USE ONLY

Date Received: _____ File Number: _____ Associated Project Number: _____

PROJECT INFORMATION

Use: ☐ New ☐ Expanded ☑ Change **Use Type:** ☐ Residential ☑ Non-Residential

Proposed Use(s): General office space and warehouse **Existing Use(s):** Vacant building

Invoice shall be mailed to the following:

Developer Name: MMP Properties, L.L.C.

Mailing Address: Post Office Box 565 Benson, North Carolina 27505

Phone Number: (919) 469 - 4141 x 200 **Fax Number:** (919) 465 - 2010

Email Address: thomas.fix@recoverylogistics.net

ALLOCATION REQUEST

- *Use additional sheets if necessary.*
- *Provide any documentation supporting/justifying the request as an attachment.*
- *If a phasing / take-down schedule is proposed, include as an attachment.*

Residential:

Gross Acreage: 0.00 acres

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units	0	N/A	0
3 Bedroom Units	0	N/A	0
>3 Bedroom Units	0	N/A	0
Total	0	------	0

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units	0	N/A	0
3 Bedroom Units	0	N/A	0
>3 Bedroom Units	0	N/A	0
Total	0	------	0

Non-Residential: ***(Design Flow Guideline provided as Appendix A)****

**If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.*

Gross Acreage: _____

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
General Office Space	Employee / Shift	95	25	2,375
Warehouse	Loading Bay	10	100	1,000
Total			------	3,375

TOTAL REQUESTED GALLONS PER DAY: 3,375 GPD

NOTE TO APPLICANT:

Invoicing:
Invoices are generated on the following schedule:

Non-Residential:
Generated with the application for a Zoning Compliance Permit.

Residential:
Multi-Family / Apartments:
Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:
Generated at Final Plat submittal.

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

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

APPLICANT AFFIDAVIT

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

Jerry T. Dalton		5/1/17
Print Name	*Signature of Applicant*	*Date*

Engineer Seal:

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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

Pursuant to Article 7, §155.706 of the Unified Development Code (UDC), an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a subdivision of land. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application Fees: **Major Preliminary Subdivision Plat Fee: $400.00 + $5.00 per lot**
Advertisement Fee: $100.00
Modifications to Approved Plans Fee:
Major Modification: $400.00 + $5.00 per lot modified
Minor Modification: $200.00 + $5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.
See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.
See§155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.
See §155.706(N) for information on minor and major modifications.
See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☑ New Major Subdivision
Conventional: x *Open Space:* _____
☐ New Subdivision Master Plan

☐ Modification to Approved Preliminary Plat
Major: _____ *Minor:* _____

Name of Project: Capps Tract Townhomes **Acreage of Property:** 36.27 Ac.

Tag #: 05026073 (Portion) **NC PIN:** 165911-65-2257 (Portion); 165915-54-6707 (Portion)

Location: Eastern terminus of Cameron Way at Enterprise Drive

Number of Lots (existing): 1 **(Proposed)** 163 **Min Lot Size:** 1,200 SF

Zoning District: R-10 (Proposed) **Electric Provider:** Duke (near Svc. Bndy line-to be verified)

Wastewater: ☐ Septic ☑ Sewer (check one) **Water:** ☐ Well ☑ Public/Private Water (check one)

Recreation/Open Space Requirement: ■ Fee in lieu ☐ Land Dedication – Acreage: _____

FOR OFFICE USE ONLY

Date Received: RECEIVED SEP 01 2017 TOWN OF CLAYTON PLANNING DEPARTMENT Amount Paid: #1215 File Number: 2017-146-SD

PROPERTY OWNER INFORMATION

Name: Capps, Stella Puckett Estate

Mailing Address: 6320 Wind Sock Court, Eastover, NC 28312

Phone Number: _____ **Fax:** _____

Email Address: _____

APPLICANT INFORMATION

Applicant: WithersRavenel, Inc.

Mailing Address: 115 MacKenan Drive, Cary, NC 27511

Phone Number: 919-469-3340 **Fax:** 919-467-6008

Contact Person: Don Mizelle

Email Address: dmizelle@withersravenel.com

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

The following items must accompany the 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 meeting was held with Town Staff. Date: 08/28/17	☑				
2. Completed Application	☑				
3. Review Fee and Advertisement Fee	☑				
4. Findings of Fact, signed *Not required for minor modifications. Form is included in this packet.*	☑	☐			
5. Owner's Consent Form *Required if applicant is not the property owner. Included in this packet*	☑	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed *Checklist is included in this packet*	☑				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☑	☐			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(I)(7).	☐	☑			
9. Adjacent Property Owners List	☑	☐			
10. Road Name Application *Included in this packet*	☑	☐			
11. Wastewater allocation request OR verification of wastewater allocation *Letter format, to the attention of the Town Manager.*	☑	☐			

12. A signed and sealed Traffic Impact Analysis *(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)*	☑	☐			
13. Neighborhood Meeting Notice Letter* (1 copy) *See sample letter and meeting requirement, included in this packet.* **Not required for minor modifications or subdivisions* **Not required for subdivisions that are part of an approved planned development*	☑	☐			
14. Neighborhood Meeting summary form* *Included in this packet – NOT submitted with application.* **Not required for minor modifications or subdivisions* **Not required for subdivisions that are part of an approved planned development*		☐	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list. **Not required for minor modifications* *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*	☑				

EXPLANATION OF PROJECT

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

Proposed 163-unit residential townhome subdivision including swimming pool site.

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 Subdivision. 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.

Don Mizelle		09/01/17
Print Name	***Signature of Applicant***	***Date***

FINDINGS OF FACT

Section 155.706(I)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:

(1) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.

The proposed subdivision has been designed in accordance with the applicable UDO requirements including streets, utilities, stormwater management, buffers, landscaping, etc. This project does not involve any requested variances from UDO requirements.

(2) That the subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

The proposed development plans illustrate conformance not only with Town Ordinances but also with sound land planning practices. The proposed use is often an appropriate transitional use between non-residential and single family uses - as is the case with the surrounding area. A significant portion of the site will be dedicated as open space, providing common space for the enjoyment of future residents of this community. Adequate buffers and screening between dissimilar land uses is provided and interconnectivity via public street extensions is proposed to provide access to surrounding uses and foster mobility within the neighborhood. All the above are representative of sound land use planning practices.

(3) That the subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.

The proposed development includes an improved configuration and realignment of the existing irregular geometry and intersection of Enterprise Drive and Cameron Way. The project also includes and extension of Cameron Way that will be stubbed to the eastern site boundary such that its continued extension by adjacent development will connect to Atkinson Street. Enterprise Drive will also be extended through the site and connect to the existing right-of-way stub of Summit Drive. The development will include connections to and extensions from the existing water and sewer infrastructure that are directly adjacent to the site, and designed in accordance with all applicable environmental standards. The infrastructure networks associated with this project will enhance the existing trasnsportation and utility connectivity.

(4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

The application for townhome development is consistent with the intent of the Town's Land Use Plan which calls for downtown residential development at higher densities in this area. The proposed development/use as shown on the attached development plan does not adversely impact any other Town adopted plans. The application also is proposed to be developed according to current Town standards which will meet or exceed the standards by which adjacent properties have been developed.

Project Name: Capps Tract Townhomes

Don Mizelle
Print Name

Signature of Applicant

09/01/17
Date

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

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: Capps Tract **Address or PIN #:** 05026073

AGENT/APPLICANT INFORMATION:

WithersRavenel, Inc. - Attn: Don Mizelle
(Name - type, print clearly)

115 MacKenan Drive
(Address)
Cary, NC 27511
(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***):

Rezoning
Special Use
Subdivision Preliminary Plat
Site Plan

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that **any false, inaccurate or incomplete information provided by me** or my agent will result in the denial, revocation or **administrative withdrawal of this application, request, approval** or permits. I further agree to all terms and conditions **which may be imposed as part of the approval of this application.**

OWNER AUTHORIZATION:

Jerry Capps
(Name - type, print clearly)

(Owner's Signature)

3620 Wind Sock Court
(Address)

Eastover, NC 28312
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Cumberland

Sworn and subscribed before me Deborah Squires, a Notary Public for the above State and County, this the 22 day of May, 2017.

SEAL

DEBORAH SQUIRES NOTARY PUBLIC HOKE COUNTY, NC

Notary Public
My Commission Expires: September 15, 2021

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

OWNER'S CONSENT FORM

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Project Name: Capps Tract **Address or PIN #:** 05026073

AGENT/APPLICANT INFORMATION:

WithersRavenel, Inc. - Attn: Don Mizelle
(Name - type, print clearly)

115 MacKenan Drive
(Address)
Cary, NC 27511
(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*):

Rezoning
Special Use
Subdivision Preliminary Plat
Site Plan

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

SHERRILL CAPPS
(Name - type, print clearly)

Sherrill Capps
(Owner's Signature)

6621 WAKEHURST ROAD
(Address)
CHARLOTTE, NC 28226
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Mecklenburg

Sworn and subscribed before me Bridget Speller-Purington, a Notary Public for the above State and County, this the 22nd day of May, 2017.

SEAL

BRIDGET SPELLER-PURINGTON
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires March 23, 2021

Notary Public
My Commission Expires: March 23, 2021

version 10/15/2015

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: Capps Tract Special Use Permit **Address or PIN #:** 05026073

AGENT/APPLICANT INFORMATION:

WithersRavenel, Inc. - Attn: Don Mizelle
(Name - type, print clearly)

115 MacKenan Drive
(Address)
Cary, NC 27511
(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*):

Special Use Permit
Site Plan
Subdivision Preliminary Plat

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

Michael L. Marvel
(Name - type, print clearly)
Michael L. Marvel
(Owner's Signature)

2127 Willow Hill Lane
(Address)
Clayton, NC 27520
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Patricia C Brown, a Notary Public for the above State and County, this the 3rd day of August, 2017.

PATRICIA C. BROWN NOTARY PUBLIC JOHNSTON COUNTY, NC

SEAL

Patricia C Brown
Notary Public

My Commission Expires: 03/26/2019

October 2015

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

ROAD NAME APPROVAL APPLICATION

Road name applications are for public street signs (blades) that are located within the Town limits. Once the public street names have been approved, the applicant must submit a written request to the Town of Clayton Public Works Department identifying the approved blades and their installation location(s). The Public Works Department will order and install the blades along with any required regulatory signage. The applicant will be invoiced for the total cost of the blades, one–half the cost of sign posts and one man hour of labor per sign post.

SITE INFORMATION

Name of Project: Capps Tract Townhomes **Acreage of Property:** 36.27 Ac.

Tax ID #: 4684012 **NC PIN:** 165911-65-2257 (Portion); 165915-54-6707 (Portion)

Deed Book: DB 16014/DB 470 **Deed Page(s):** Pg 1838/ Pg612

Location:
Eastern terminus of Cameron Way at Enterprise Drive

Nearest Intersecting Roads: Cameron Way / Enterprise Drive

Township: Clayton

PROPERTY OWNER INFORMATION

Name: Capps, Stella Puckett Estate

Mailing Address: 3620 Wind Sock Court, Eastover, NC 28312

Phone Number: _____ **Fax:** _____

Email Address: _____

APPLICANT INFORMATION

Applicant: WithersRavenel, Inc.

Mailing Address: 115 MacKenan Drive, Cary, NC 27511

Phone Number: 919-469-3340 **Fax:** 919-467-6008

Contact Person: Don Mizelle

Email Address: dmizelle@withersravenel.com

FOR OFFICE USE ONLY

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

ROAD NAME GUIDELINES SUPPLEMENTAL INFORMATION

The following guidelines must be followed. Please note that the Town of Clayton reserves the right to not approve any street name that is deemed inappropriate or fails to meet the guidelines.

- ☐ No street names duplicate or sound similar to existing road names.
- ☐ None of the streets are names after individuals.
- ☐ Street names have been limited to 14 characters or less.
- ☐ No compass directions are included in the street names (north, south, east, west).
- ☐ Punctuation marks are not used in the street names (e.g. periods, hyphens, apostrophes, etc.).
- ☐ Double suffixes have been avoided (e.g. Deer Path Lane).
- ☐ All names have acceptable suffixes (e.g. Street, Drive, Court, Lane, etc.). ***Please see the Town of Clayton's approved list of suffixes (attached).***
- ☐ Names that are difficult to pronounce have been avoided.

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

Please submit twice as many road names as needed with highest priority names listed first, written exactly as they should appear on the sign. The Town of Clayton Planning Department will coordinate with the Johnston County Planning Department for joint approval of street names. The Town of Clayton Planning Department will provide the applicant the final approval of street names. Approved street names are reserved for one year.

Road Name	Suffix
Ex.: Willow	*Lane*
1. Capstone	Way
2. Meridian	Drive
3. Marvel	Lane
4. Brickmore	Path
5.	
6.	
7.	
8.	
9.	
10.	

Road Name	Suffix
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town of Clayton Planning Department for street names. 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.

Don Mizelle — *Print Name*

Signature of Applicant

09/01/17 — *Date*

SPECIAL USE & SUBDIVISION PLANS FOR

CAPPS TRACT

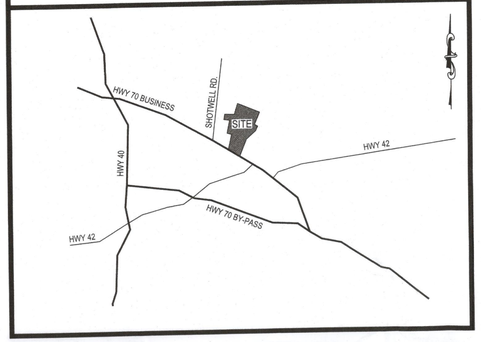
U.S. HIGHWAY 70

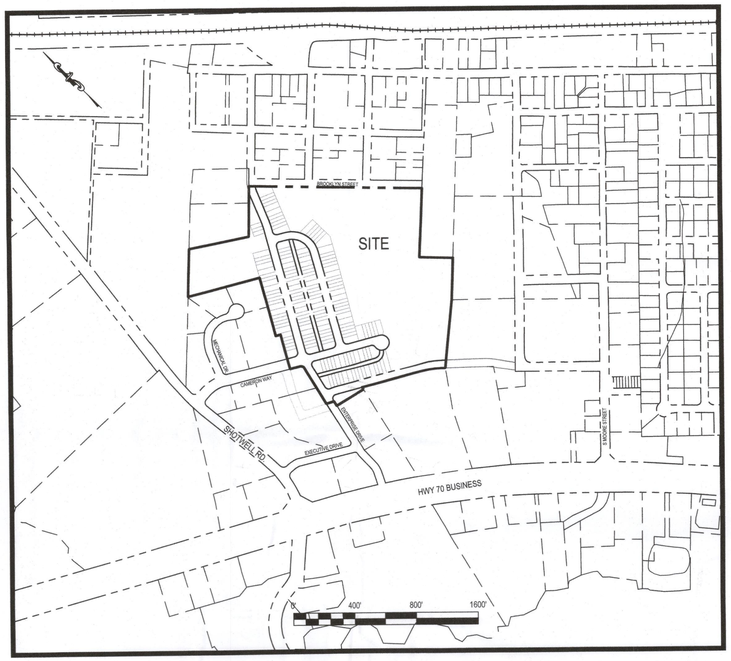
CLAYTON, NORTH CAROLINA

SEPTEMBER 1, 2017

SUBMITTAL FOR: CAPPS TRACT – CLAYTON – SPECIAL USE & SUBDIVISION PLANS
WR PROJECT NO.: 20170163
SUBMITTED: SEPTEMBER 1, 2017
RESUBMITTED:

LOCATION MAP NTS





INDEX OF SHEETS

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	SURROUNDING AREA CONTEXT PLAN
C0.2	EXISTING CONDITIONS
C0.3	LAND SWAP EXHIBIT
C1.0	OVERALL SITE PLAN
C1.1	SITE PLAN (NORTH)
C1.2	SITE PLAN (SOUTH)
C1.3	OPEN SPACE PLAN
C1.4	PAVEMENT MARKING SIGNAGE
C1.5	FIRE TRUCK MOVEMENT
C2.0	OVERALL GRADING AND DRAINAGE PLAN
C2.1	GRADING AND DRAINAGE PLAN (NORTH)
C2.2	GRADING AND DRAINAGE PLAN (SOUTH)
C2.3	EROSION CONTROL PLAN
C3.0	OVERALL UTILITY PLAN
C3.1	UTILITY PLAN (NORTH)
C3.2	UTILITY PLAN (SOUTH)
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN (NORTH)
L1.2	LANDSCAPE PLAN (SOUTH)
SL1.0	OVERALL LIGHTING PLAN
SL1.1	LIGHTING PLAN (NORTH)
SL1.2	LIGHTING PLAN (SOUTH)
A-1	CONCEPTUAL ARCHITECTURAL ELEVATIONS

OWNER	DEVELOPER
CAPPS, STELLA PUCKET ESTATE 3620 WIND SOCK COURT EASTOVER, NC 28312-9303	FORSYTH INVESTMENTS CO, LLC. 414 FORSYTH STREET RALEIGH, NC 27609 ATTN: GORDON POULSEN (919) 789-4447

PREPARED BY:

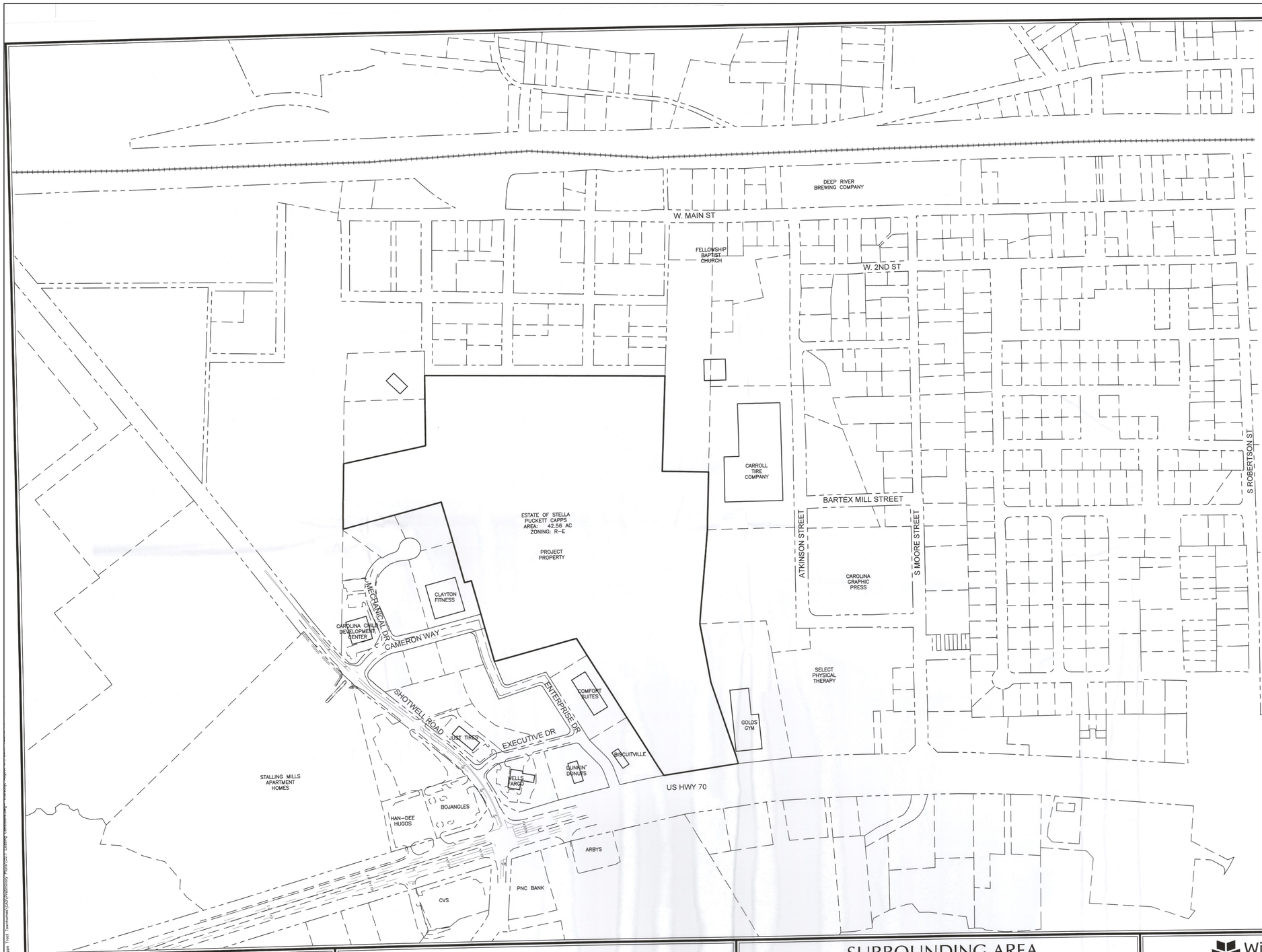
WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

RECEIVED
SEP 01 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036707 EDWARD K. BRAUN
PRELIMINARY NOT APPROVED FOR CONSTRUCTION
09-01-17

K:\17-0163\17016\3 Capps Tract Townhome\CAD\Preliminary Plans\C0.0 Cover.dwg - Thursday, August 31, 2017 3:05:07 PM - EDWARDS, BRIAN



NOTES:

1. THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING JOHNSTON COUNTY GIS DATA AND ARE THEREFORE APPROXIMATE IN NATURE. THIS PLAN IS PROVIDED FOR SURROUNDING AREA REFERENCE INFORMATION ONLY.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

No.	Revision	Date	By

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT

Clayton — Johnston County — North Carolina

SURROUNDING AREA CONTEXT PLAN

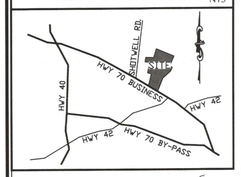
WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. C0.1

K:\TA\17-02165\170163-Capps Tract Townhomes\CAD\Preliminary Plat\CO1 Existing Conditions.dwg, 8/31/2017 4:48:41 PM, Paige Rivers

LOCATION MAP

NTS



HATCH LEGEND

EXISTING WETLANDS

BOUNDARY

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 59°42'01" W	32.68'
L2	N 45°29'49" E	222.05'
L3	N 45°27'26" E	111.76'

BROOKLYN STREET
(S 43°40'36" E 1120.70')

JOSEPH EDWIN CAPPS
AREA: 1.88 AC
ZONING: R-E

HEIDI CAPPS WOOD
AREA: 2.2 AC
ZONING: R-E

HEIDI CAPPS WOOD
AREA: 21.85 AC
ZONING: PD-MU

EXISTING WETLAND

EXISTING TREELINE (TYP.)

50' NRB

ESTATE OF STELLA PUCKETT CAPPS
AREA: 42.56 AC
ZONING: R-E

S 56°16'04" E 393.84'

N 46°53'42" E 135.58'

N 59°39'57" W 479.78'

S 59°11'05" W 690.82'

S 47°38'01" W 465.12'

S 43°05'47" E 217.00'

S 46°56'59" W 277.57'

S 50°44'34" W 449.39'

N 29°41'09" W 388.25'

N 43°29'11" W 262.13'

S 37°29'49" W 407.98'

S 27°28'58" W 407.98'

N 53°19'49" W 356.02'

YELLOWSHIP BAPTIST CHURCH
AREA: 4.88 AC
ZONING: R-10

MMP PROPERTIES, LLC
AREA: 10.0 AC
ZONING: I-1

MMP PROPERTIES, LLC
AREA: 4.97 AC
ZONING: I-1

ATKINSON STREE

SS BARTEX M

CORPORATE DEVELOPERS, INC.
AREA: 0.89 AC
ZONING: B-3

CORPORATE DEVELOPERS, LLC
AREA: 0.84 AC
ZONING: B-3

CORPORATE DEVELOPERS, LLC
AREA: 0.61 AC
ZONING: B-3

LARRY N. & PATRICIA DURGAM
AREA: 2.2 AC
ZONING: R-E

MEGHANICAL DRIVE
30' PUBLIC ROW
27' B-B

CAMERON WAY
70' PUBLIC ROW
27' B-B

CORPORATE DEVELOPERS, LLC
AREA: 0.70 AC
ZONING: B-3

MICHAEL L. MARVEL
AREA: 1.12 AC
ZONING: B-3

EXISTING WATER MAIN

SHOTWELL ROAD
XX' PUBLIC ROW
XX' B-B

ENTERPRISE DRIVE
30' PUBLIC ROW
27' B-B

SANT HOSPITALITY, LLC
AREA: 1.64AC
ZONING: B-3

EXISTING SANITARY SEWER MANHOLE (TYP.)

EXISTING STORM PIPES (TYP.)

BV 173, LLC
AREA: 1.27 AC
ZONING: B-3

EXECUTIVE DRIVE
30' PUBLIC ROW
27' B-B

SHACKLEFORD-BUNN DEV CO, LLC
AREA: 4.42 AC
ZONING: B-3

US HWY. 70

EX. 16" W.L.

EX. 12" W.L.

EX. 8" W.L.

EX. MH

EX. W.V.

EX. 6" W.L.

NOTES:

1. THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING JOHNSTON COUNTY GIS DATA AND ARE THEREFORE APPROXIMATE IN NATURE.
2. EXISTING PROJECT BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY WITHERSRAVENEL, LLC.
3. EXISTING TOPOGRAPHY SHOWN IS BASED ON GIS LIDAR DATA. FIELD TOPOGRAPHIC SURVEY BY WITHERSRAVENEL, LLC IS PENDING.
4. WETLAND AND STREAM DETERMINATION SHOWN ARE BASED ON THE PRELIMINARY SITE INVESTIGATION BY WITHERSRAVENEL, INC. BOUNDARIES SHOWN ARE BASED ON GPS DATA COLLECTED DURING PRELIMINARY INVESTIGATION AND SUBJECT TO VERIFICATION UPON USACE JURISDICTIONAL DETERMINATION CONCURRENCE.
5. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO WORK IN THOSE AREAS. REPORT ANY CONFLICTS TO THE ENGINEER.

NORTH

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

No.	Revision	Date	By

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT

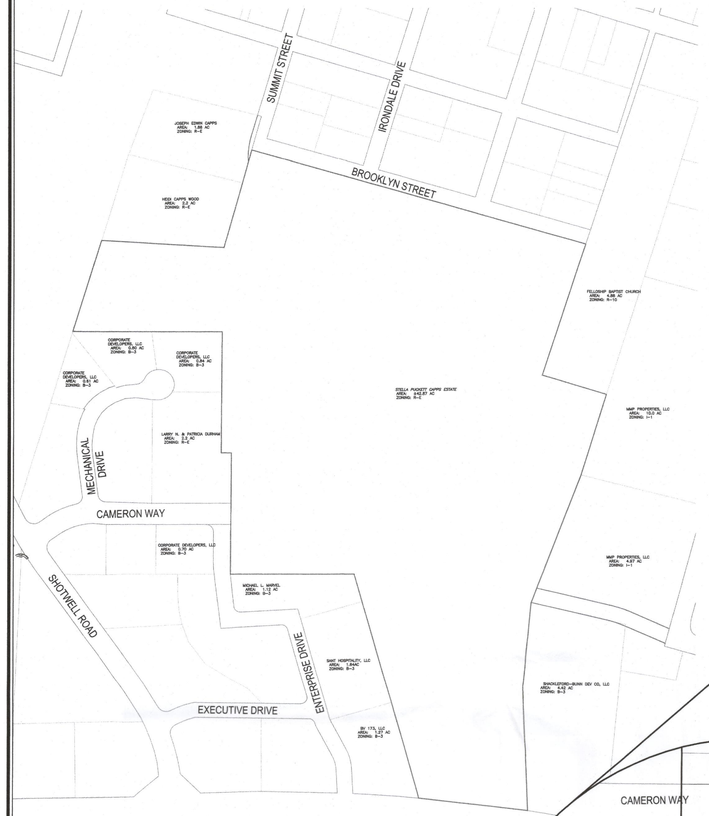
Clayton Johnston County North Carolina

EXISTING CONDITIONS

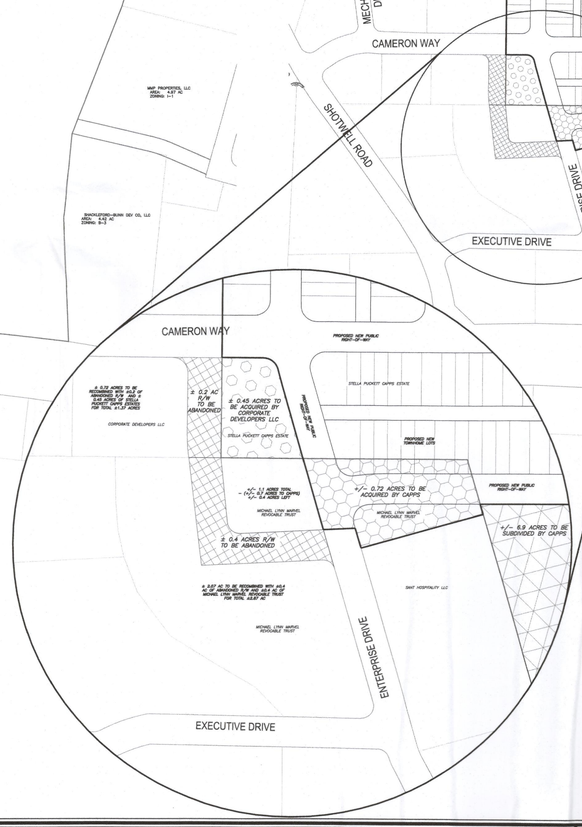
WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
C0.2

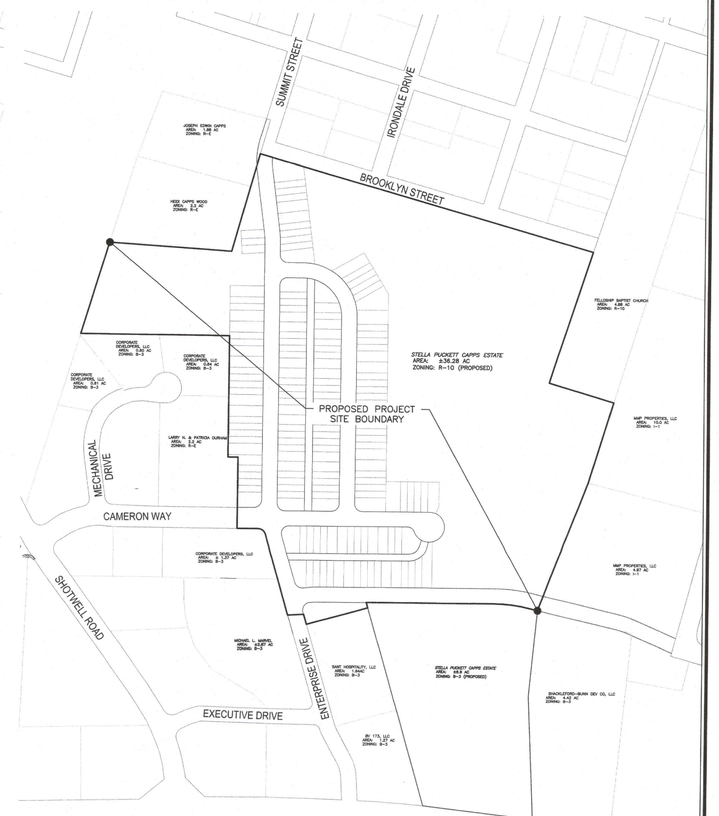
K:\171-71\01\170163-Capps Tract Townhomes\CAD\Preliminary Plans\C0.1 Existing Conditions.dwg - Thursday, August 31, 2017 4:10:35 PM - EDWARDS, BRIAN



EXISTING PROPERTY MAP



PROPOSED LAND SWAP



PROPOSED LAND MAP

NOTES:

1. THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING JOHNSTON COUNTY GIS DATA AND IS NOT AN OFFICIAL SURVEY DOCUMENT.
2. CAPPS TRACT BOUNDARY SURVEY PERFORMED BY WITHERSRAVENEL, INC.
3. PLAN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THIS EXHIBIT NOT FOR RECORDATION, CONVEYANCE, OR SALE.

PROJECT AREA CALCULATION:

CAPPS TRACT ORIGINAL AREA	1,867,388 SQ. FT. (±42.87 AC)
LAND ACQ. FROM MARVEL	+ 31,424 SQ. FT. (±0.72AC)
LAND DONATED TO CORPORATE DEVELOPERS	- 17,917 SQ. FT. (±0.41 AC)
SUBDIVIDED TRACT (B-3 ZONING)	- 300,649 SQ. FT. (±6.91 AC)
TOTAL PROJECT AREA	1,580,246 SQ. FT. (±36.28 AC)

NORTH

GRAPHIC SCALE
200 0 100 200 400
1 inch = 200 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 038351 CHRISTOPHER M. SMART

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

09-01-17

No.	Revision	Date	By

Designer	BKE
Drawn By	JET
Checked By	BKE
Scale	AS NOTED
Date	9-01-17
Job No.	02170163

CAPPS TRACT

Clayton Johnston County North Carolina

LAND SWAP EXHIBIT

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. C0.3

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PROPOSED LOT AREA DATA

Lot #	Area	Area
		0.09 AC
		0.04 AC
		0.04 AC
		0.04 AC
		0.04 AC
		0.06 AC
		0.10 AC
		0.06 AC
		0.08 AC
		0.08 AC
		0.09 AC
		0.06 AC
		0.06 AC
		0.08 AC
		0.09 AC
		0.06 AC
		0.09 AC
		0.09 AC
		0.08 AC
		0.09 AC
		0.06 AC
		0.14 AC
		0.05 AC
		0.05 AC
		0.08 AC
		0.08 AC
		0.05 AC
		0.05 AC
		0.05 AC
		0.11 AC
		0.09 AC
		0.04 AC
		0.04 AC
		0.04 AC

Lot Table		
Lot #	Area	Area
42	2875 SF	0.07 AC
43	2860 SF	0.07 AC
44	1936 SF	0.04 AC
45	1936 SF	0.04 AC
46	1936 SF	0.04 AC
47	1936 SF	0.04 AC
48	2875 SF	0.07 AC
49	2860 SF	0.07 AC
50	1936 SF	0.04 AC
51	1936 SF	0.04 AC
52	1936 SF	0.04 AC
53	1936 SF	0.04 AC
54	2875 SF	0.07 AC
55	2860 SF	0.07 AC
56	1936 SF	0.04 AC
57	1936 SF	0.04 AC
58	1936 SF	0.04 AC
59	1936 SF	0.04 AC
60	2875 SF	0.07 AC
61	2860 SF	0.07 AC
62	1936 SF	0.04 AC
63	1936 SF	0.04 AC
64	1936 SF	0.04 AC
65	1936 SF	0.04 AC
66	3591 SF	0.08 AC
67	3575 SF	0.08 AC
68	1936 SF	0.04 AC
69	1936 SF	0.04 AC
70	1936 SF	0.04 AC
71	1936 SF	0.04 AC
72	2860 SF	0.07 AC
73	2875 SF	0.07 AC
74	1936 SF	0.04 AC
75	1936 SF	0.04 AC
76	1936 SF	0.04 AC
77	1936 SF	0.04 AC
78	2860 SF	0.07 AC
79	2875 SF	0.07 AC
80	1936 SF	0.04 AC
81	1936 SF	0.04 AC
82	1936 SF	0.04 AC

Lot Table		
Lot #	Area	Area
83	1936 SF	0.04 AC
84	2860 SF	0.07 AC
85	2875 SF	0.07 AC
86	1936 SF	0.04 AC
87	1936 SF	0.04 AC
88	1936 SF	0.04 AC
89	2844 SF	0.07 AC
90	2860 SF	0.07 AC
91	1934 SF	0.04 AC
92	2745 SF	0.06 AC
93	4262 SF	0.10 AC
94	2272 SF	0.05 AC
95	2210 SF	0.05 AC
96	2210 SF	0.05 AC
97	2272 SF	0.05 AC
98	5877 SF	0.13 AC
99	4710 SF	0.11 AC
100	2200 SF	0.05 AC
101	2200 SF	0.05 AC
102	2200 SF	0.05 AC
103	2200 SF	0.05 AC
104	3650 SF	0.08 AC
105	3650 SF	0.08 AC
106	2200 SF	0.05 AC
107	2200 SF	0.05 AC
108	2200 SF	0.05 AC
109	2200 SF	0.05 AC
110	3650 SF	0.08 AC
111	3650 SF	0.08 AC
112	2200 SF	0.05 AC
113	2200 SF	0.05 AC
114	2200 SF	0.05 AC
115	2200 SF	0.05 AC
116	3650 SF	0.08 AC
117	3650 SF	0.08 AC
118	2200 SF	0.05 AC
119	2200 SF	0.05 AC
120	2200 SF	0.05 AC
121	2200 SF	0.05 AC
122	4457 SF	0.10 AC
123	4692 SF	0.11 AC

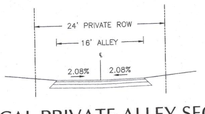
Lot Table		
Lot #	Area	Area
124	2200 SF	0.05 AC
125	2200 SF	0.05 AC
126	2200 SF	0.05 AC
127	2200 SF	0.05 AC
128	3553 SF	0.08 AC
129	4274 SF	0.10 AC
130	1936 SF	0.04 AC
131	1936 SF	0.04 AC
132	2860 SF	0.07 AC
133	2860 SF	0.07 AC
134	1936 SF	0.04 AC
135	1936 SF	0.04 AC
136	1935 SF	0.04 AC
137	2861 SF	0.07 AC
138	2860 SF	0.07 AC
139	1936 SF	0.04 AC
140	1936 SF	0.04 AC
141	1936 SF	0.04 AC
142	1936 SF	0.04 AC
143	4614 SF	0.11 AC
144	4049 SF	0.09 AC
145	1968 SF	0.05 AC
146	1939 SF	0.04 AC
147	1936 SF	0.04 AC
148	1936 SF	0.04 AC
149	2860 SF	0.07 AC
150	2862 SF	0.07 AC
151	1936 SF	0.04 AC
152	1936 SF	0.04 AC
153	1936 SF	0.04 AC
154	1936 SF	0.04 AC
155	2858 SF	0.07 AC
156	2860 SF	0.07 AC
157	1936 SF	0.04 AC
158	1963 SF	0.05 AC
159	2152 SF	0.05 AC
160	4313 SF	0.10 AC
161	1997 SF	0.05 AC
162	1657 SF	0.04 AC
163	2027 SF	0.05 AC

NG PROJECT BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY WITHERSRAVENEL, LLC.
NG ADJACENT PARCELS SHOWN ARE FROM JOHNSTON COUNTY GIS AND ARE THEREFORE
OXIMATE IN NATURE.
TS SHOWN WITHIN RIGHT OF WAY SHALL BE PUBLIC. PROPOSED ALLEYS ARE TO BE PRIVATE AND
BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. NO TOWN MAINTENANCE ON PRIVATE
TS/ALLEY.
PLAN IS ILLUSTRATIVE IN NATURE AND IS SUBJECT TO MODIFICATION DURING THE CONSTRUCTION
NG APPROVAL PROCESS.
OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE/COMMON AREAS
THE ASSOCIATED AMENITIES WITHIN THEM.
DOT RIPARIAN BUFFER AND ALL RESOURCE CONSERVATION AREAS SHALL REMAIN UNDISTURBED IN
RDINANCE WITH ARTICLE 5 OF THE UNIFIED DEVELOPMENT CODE.
GE FENCING SHALL BE REQUIRED ALONG THE PERIMETER OF THE 50 FOOT RIPARIAN BUFFER (AND
OTHER RESOURCE CONSERVATION AREAS) TO ENSURE IT IS NOT ENCROACHED UPON DURING
TRUCTION.
PROPOSED PUBLIC EASEMENT SHALL BE DEDICATED TO THE TOWN OF CLAYTON.
RESOURCE CONSERVATION AREA SHOWN HEREON IS PROVIDED PER THE REQUIREMENTS OF ARTICLE
THE TOWN OF CLAYTON'S UNIFIED DEVELOPMENT CODE. THIS RESOURCE CONSERVATION AREA MUST
RESERVED IN PERPETUITY PER THE STANDARDS OF THE UNIFIED DEVELOPMENT CODE.
SOLID WASTE MANAGEMENT HANDLED BY ROLL OUT SERVICE FOR AMENITY CENTER AND EVERY UNIT
ONG AS PARKING IS NOT ALLOWED IN ALLEYS.

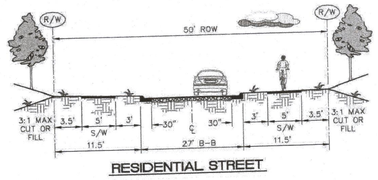
HATCH LEGEND

EXISTING WETLANDS

RESOURCE CONSERVATION AREA

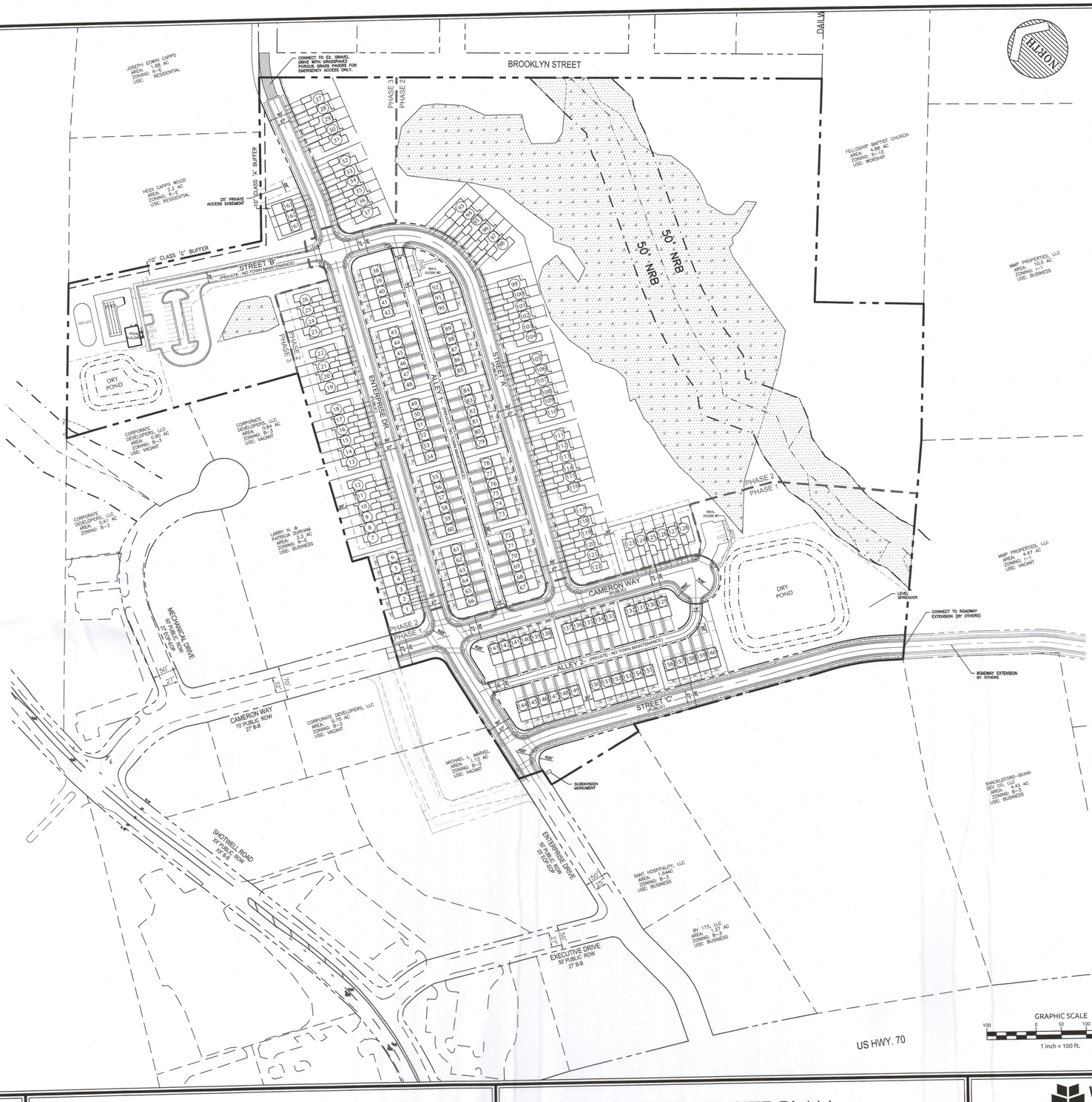


TYPICAL PRIVATE ALLEY SECTION



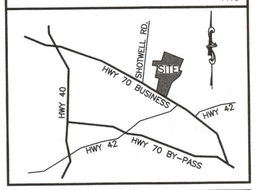
RESIDENTIAL STREET

TYPICAL PUBLIC STREET SECTION



LOCATION MAP

NTS



SITE DATA TABLE

PROJECT AREA	1,580,209 SQ. FT. (36.27 AC)
PIN:	165911-65-2257 (PORTION) 165915-54-6707 (PORTION)
OWNER:	CAPPS, STELLA PUCKETT ESTATE 3620 WIND SK CT EASTOVER, NC 28312-9303
EXISTING ZONING:	R-E/B-3
PROPOSED ZONING:	R-10

PARCEL CURRENTLY SPLIT WITHIN TOWN LIMITS AND ETJ SITE IS NOT WITHIN A WATERSHED PROTECTION OVERLAY

EXISTING DENSITY	+/- 0 UNITS / AC
TOTAL NUMBER OF UNITS	163 UNITS
DENSITY	± 4.49 UNITS / AC
MAXIMUM ALLOWABLE	10 UNITS/ AC

RESOURCE CONSEVATION AREA

RIPARIAN BUFFER AREA:	134,098 SQ. FT. (3.08 AC)
WETLAND AREA (OUTSIDE BUFFER):	210,574 SQ. FT. (4.83 AC)

OPEN SPACE:

REQUIRED (1,245 SF PER UNIT)	163 * 1,245 SQ. FT. 202,935 SQ. FT. (4.66 AC)
PROVIDED	578,622 SQ. FT. (13.28 AC)

(REFER TO SHEET C1.3 OPEN SPACE PLAN)

SITE NOT WITHIN FEMA DESIGNATED FLOOD PLAIN
(PER PANEL 3720165900J EFFECTIVE 12/02/2005)

ELECTRICAL PROVIDER:	DUKE ENERGY
WATER PROVIDER:	TOWN OF CLAYTON
SEWER PROVIDER:	TOWN OF CLAYTON

LOT STANDARDS:

MINIMUM LOT AREA:	1,200 SQ. FT
MINIMUM LOT WIDTH:	20 FT
MAXIMUM LOT COVERAGE:	85%
MAXIMUM IMPERVIOUS SURFACE:	85%

BUILDING STANDARDS:

MAXIMUM BUILDING HEIGHT:	45 FT.
MINIMUM DWELLING UNIT SIZE:	1,200 SQ. FT.

MINIMUM SETBACKS (FT):

FRONT:	8 FT.
SIDE INTERIOR:	0 FT.
SIDE STREET:	10 FT.
REAR:	5 FT.
FRONT-LOAD GARAGE	25 FT. FROM SIDEWALK

IMPERVIOUS LIMITS

EXISTING SITE IMPERVIOUS:	0 SQ. FT. (0.00 AC)

PROPOSED IMPERVIOUS

MAIL KIOSK SITES	5,000 SQ. FT. (0.11 AC)
AMENITY AREA	34,235 SQ. FT. (0.79 AC)
OFFSITE	1,565 SQ. FT. (0.04 AC)
ROADWAY	169,940 SQ. FT. (3.90 AC)
LOTS	351,800 SQ. FT. (8.07 AC)
TOTAL	560,490 SQ. FT. (12.9 AC) 0.35% OF SITE

MAXIMUM IMPERVIOUS PER LOT:

LOTS 1-37, 93-128, & 161-163 (76 LOTS)	2,050 SQ. FT. (0.04 AC)* EACH
LOTS 38-92 & 129-160 (87 LOTS)	2,300 SQ. FT. (0.05 AC)* EACH

*INDIVIDUAL LOT IMPERVIOUS LIMIT INCLUDES PRIVATE DRIVEWAY/ SIDEWALK EXTENSION INTO PUBLIC RIGHT-OF-WAY

PROPOSED PERVIOUS	1,019,719 SQ. FT. (23.40 AC) 0.65% OF SITE
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOME SUBDIVISION
WASTEWATER ALLOCATION: (SEE SHEET C3.0 FOR CALCULATIONS)	TOTAL = 60,430 GPD

PARKING REQUIREMENTS:

REQUIRED PARKING:

RESIDENTIAL			
TOWNHOMES	2 SP / UNIT	163 x 2	= 326 SPACES
COMMERICAL USE			
POOL	1 SP / 200 SF	2,140 / 200	= 11SPACES
POOL BUILDING	1 SP / 300 SF	1,080 / 300	= 4 SPACES
HANDICAP SPACES	1 SP / 25 SP	15 / 25	= 1 H/C SPACE
TOTAL			342 SPACES

BICYCLE PARKING REQUIRED:

RESIDENTIAL			NONE
COMMERICAL USE			
POOL	1 / 50 SPACES	11 / 100	= 0.1 RACKS
POOL BUILDING	1 / 100 SPACES	4 / 50	= 0.08 RACKS
TOTAL			1 RACK

PROVIDED PARKING:

RESIDENTIAL			
TOWNHOMES	2 SP / UNIT	163 x 2	= 326 SPACES
COMMERICAL USE			
POOL BUILDING			= 32 SPACES (2 H/C)
KIOSK #1			= 4 SPACES (1 H/C)
KIOSK #2			= 4 SPACES (1 H/C)
TOTAL			= 366 SPACE (4 H/C)

BICYCLE PARKING PROVIDED:

RESIDENTIAL	NONE
COMMERICAL USE	
POOL BUILDING	= 1 RACK

LENGTH OF CUL-DE-SAC:

CAMERON WAY	265 LF

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036963 MARK K. SNAVELY
PRELIMINARY NOT APPROVED FOR CONSTRUCTION
09/01/17

Revision	Date	By

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT
Clayton Johnston County North Carolina

OVERALL SITE PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
C1.0

SUMMIT STREET

IRONDALE DRIVE

GLENN STREET

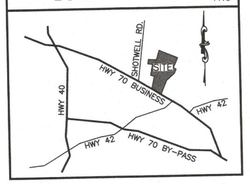
DAILWILL DRIVE

BROOKLYN STREET

NORTH

LOCATION MAP

NTS



HATCH LEGEND

EXISTING WETLANDS

RESOURCE CONSERVATION AREA

JOSEPH EDWIN CAPPS
AREA: 1.88 AC
ZONING: R-E
USE: RESIDENTIAL

HEIDI CAPPS WOOD
AREA: 2.2 AC
ZONING: R-E
USE: RESIDENTIAL

FELLOWSHIP B
A:
ZONING: R
USE: WOR

FUTURE POSSIBLE ROW BY OTHERS

CONNECT TO EX. GRAVEL DRIVE WITH GRASSPAVE2 POROUS GRASS PAVERS FOR EMERGENCY ACCESS ONLY.

END PAVEMENT, CURB & GUTTER AND SIDEWALK

PROP. 5' CONC. SIDEWALK (TYP.)

2.5' ROLL TYPE CONC. CURB & GUTTER (TYP.)

25' PRIVATE ACCESS EASEMENT

10' CLASS 'A' BUFFER

3' PUBLIC UTILITY EASEMENT (TYP.)

10'x70' SDT (TYP.)

10' CLASS 'C' BUFFER

STREET 'B'
(PRIVATE - NO TOWN MAINTENANCE)

BEGIN PRIVATE SIDEWALK

POOL

TOT LOT

BIKE RACK

DRY POND

PROPOSED POOL BUILDING

PROPOSED PRIVATE OPEN SPACE

24' PRIVATE ALLEY RIGHT OF WAY

STOP SIGN

CONCRETE WHEEL STOP

MAIL KIOSK

PRIVATE OPEN SPACE

SIDEWALK

ENTERPRISE DR.
(PUBLIC)

ALLEY 1
(PRIVATE - NO TOWN MAINTENANCE)

STREET 'A'
(PUBLIC)

MATCH LINE
SEE SHT. C1.2

MATCH LINE
SEE SHT. C1.2

CORPORATE DEVELOPERS, LLC
AREA: 0.80 AC
ZONING: B-3
USE: VACANT

CORPORATE DEVELOPERS, LLC
AREA: 0.84 AC
ZONING: B-3
USE: VACANT

CORPORATE DEVELOPERS, LLC
AREA: 0.61 AC
ZONING: B-3

LARRY N. & PATRICIA DURHAM
AREA: 2.2 AC
ZONING: R-E
USE: BUSINESS

PRIVATE 20' DRAINAGE EASEMENT (TYP.)

PRIVATE 30' DRAINAGE ESMNT.

PRIVATE 20' DRAINAGE ESMNT.

2.5' ROLL TYPE CONC. CURB & GUTTER (TYP.)

PROPOSED PRIVATE OPEN SPACE

CONCRETE WHEEL STOP (TYP.)

MAIL KIOSK

50' NRB

50' NRB

NOTES:

1. EXISTING PROJECT BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY WITHERSRAVENEL, LLC.
2. EXISTING ADJACENT PARCELS SHOWN ARE FROM JOHNSTON COUNTY GIS AND ARE THEREFORE APPROXIMATE IN NATURE.
3. STREETS SHOWN WITHIN RIGHT OF WAY SHALL BE PUBLIC. PROPOSED ALLEYS ARE TO BE PRIVATE.
4. THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS SUBJECT TO MODIFICATION DURING THE CONSTRUCTION DRAWING APPROVAL PROCESS.
5. HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE/COMMON AREAS AND THE ASSOCIATED AMENITIES WITHIN THEM.
6. 50 FOOT RIPARIAN BUFFER AND ALL RESOURCE CONSERVATION AREAS SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH ARTICLE 5 OF THE UNIFIED DEVELOPMENT CODE.
7. ORANGE FENCING SHALL BE REQUIRED ALONG THE PERIMETER OF THE 50 FOOT RIPARIAN BUFFER (AND ANY OTHER RESOURCE CONSERVATION AREAS) TO ENSURE IT IS NOT ENCROACHED UPON DURING CONSTRUCTION.
8. ALL PROPOSED PUBLIC EASEMENT SHALL BE DEDICATED TO THE TOWN OF CLAYTON.
9. THE RESOURCE CONSERVATION AREA SHOWN HEREON IS PROVIDED PER THE REQUIREMENTS OF ARTICLE 5 OF THE TOWN OF CLAYTON'S UNIFIED DEVELOPMENT CODE. THIS RESOURCE CONSERVATION AREA MUST BE PRESERVED IN PERPETUITY PER THE STANDARDS OF THE UNIFIED DEVELOPMENT CODE.
10. SITE SOLID WASTE MANAGEMENT HANDLED BY ROLL OUT SERVICE FOR AMENITY CENTER AND EVERY UNIT AS LONG AS PARKING IS NOT ALLOWED IN ALLEYS.

GRAPHIC SCALE

60 0 30 60 120

1 inch = 60 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036161 BRIAN K. EDWARDS

09-01-17

No.	Revision	Date	By

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT

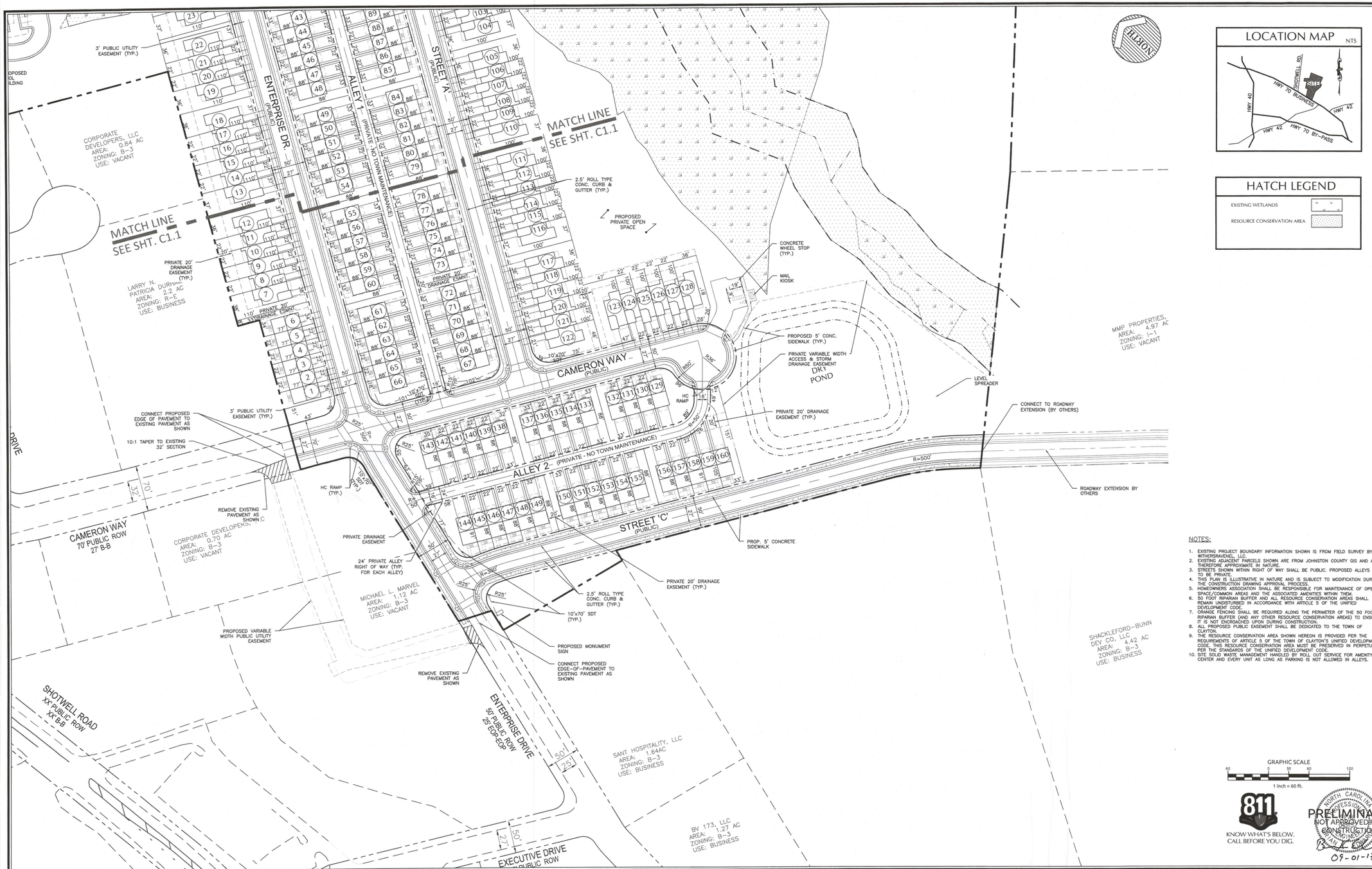
Clayton — Johnston County — North Carolina

SITE PLAN (NORTH)

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. C1.

S:\17\17-0163\70163-Capps Tract Townhomes\CAD\Preliminary Plans\C1.0 Site Plan.dwg - Friday, September 01, 2017 11:30:53 AM - EDWARDS, BRIAN



No.	Revision	Date	By

Designer BKE	Scale AS NOTED
Drawn By JET	Date 9-01-17
Checked By BKE	Job No. 02170163

CAPPS TRACT

Clayton Johnston County North Carolina

SITE PLAN (SOUTH)

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. C1.2

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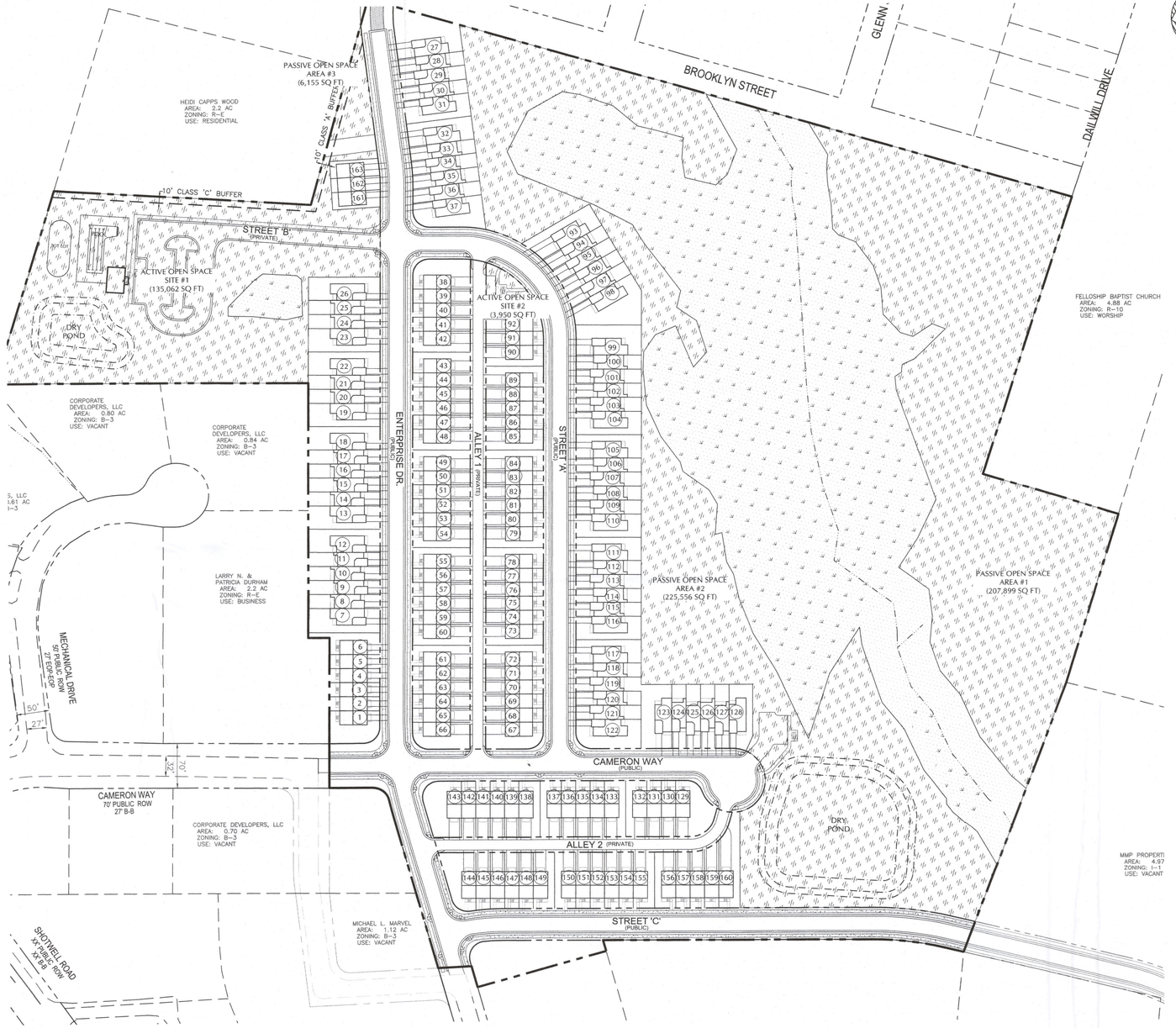
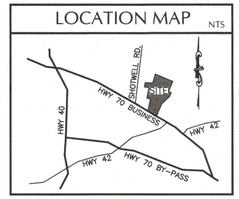


LOCATION MAP

NTS



OPEN SPACE DATA TABLE

OPEN SPACE:	
REQUIRED (1,245 SF PER UNIT)	163 * 1,245 SQ. FT. = 202,935 SQ. FT. (4.66 AC)
PROVIDED	
PRIVATE PASSIVE OPEN SPACE	439,610 SQ. FT. (10.09 AC)
PRIVATE ACTIVE OPEN SPACE	139,012 SQ. FT. (3.19 AC)
TOTAL	578,622 SQ. FT. (13.28 AC)

HATCH LEGEND

- EXISTING WETLANDS
- RESOURCE CONSERVATION AREA
- OPEN SPACE AREA

GRAPHIC SCALE

80 0 40 80 160

1 inch = 80 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036963 BRIAN K. ELMORE

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

09-01-17

No.	Revision	Date	By

Designer	BKE
Scale	AS NOTED
Drawn By	JET
Date	9-01-17
Checked By	BKE
Job No.	02170163

CAPPS TRACT

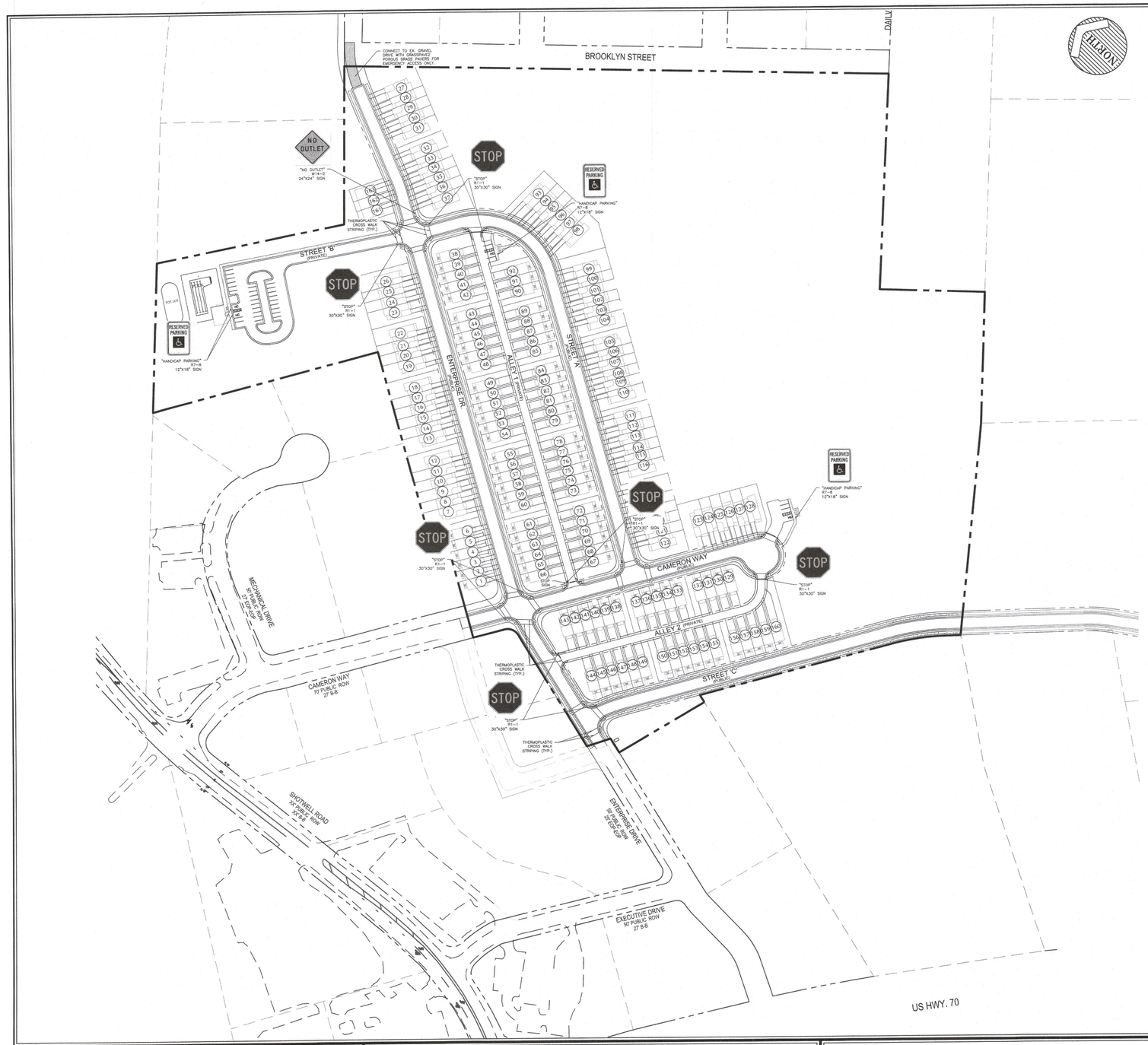
Clayton Johnston County North Carolina

OPEN SPACE PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

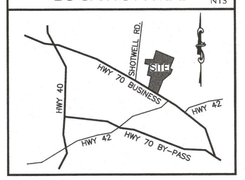
Sheet No. C1.3

K:\171_17-01601_170163-Capps Tract Townhomes\CAD\Preliminary Plans\C1.3 Open Space Plan.dwg - Friday, September 01, 2017 10:24:44 AM - EDWARDS, BRIAN



LOCATION MAP

NTS



SIGNAGE AND PAVEMENT NOTES:

1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL SIGNAGE SHALL BE HIGH INTENSITY PRISM GRADE AND MOUNTED ON 3LBS/FT POLES (MINIMUM).
3. ALL ROADS BELOW SHALL BE POSTED AT 25 MPH.
4. STREET NAME SIGNS SHALL BE POSTED ON TOP OF STOP (R1-10) SIGNS AT ALL PUBLIC INTERSECTIONS.
5. HANDICAP PARKING SIGNAGE SHALL COMPLY WITH GENERAL STATUES 136-30 AND 20-37.6.
6. ALL SIGNS ALONG RESIDENTIAL ROADS ARE TO BE PLACED ON LOT LINES AS MUCH AS THE SITUATION PERMITS.
7. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, EXCEPT FOR PARKING WHICH MAY BE PAINT.
8. PUBLIC ROADWAY PREMARKINGS SHALL BE APPROVED BY ENGINEER & TOWN OF CLAYTON ENGINEER PRIOR TO COMPLETION.
7. PARKING LOT TO BE MARKED AS SHOWN IN ACCORDANCE WITH THE LATEST REVISIONS OF THE MUTCD.
8. ACCESSIBLE ROUTES SHALL COMPLY WITH ALL APPLICABLE ADA REQUIREMENTS AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE NORTH CAROLINA ACCESSIBILITY CODE.

SAMPLE STREET NAME SIGN

GREEN BACKGROUND WITH WHITE TEXT SHOULD BE USED

MINIMUM PARKING DIMENSIONS:

TYPE	SPACE WIDTH (FT)	SPACE DEPTH (FT)
GENERAL	9.0	19.0
HANDICAPPED	12.5	19.0

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042162 BRIAN K. EDGE

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

09-01-17

No.	Revision	Date	By

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

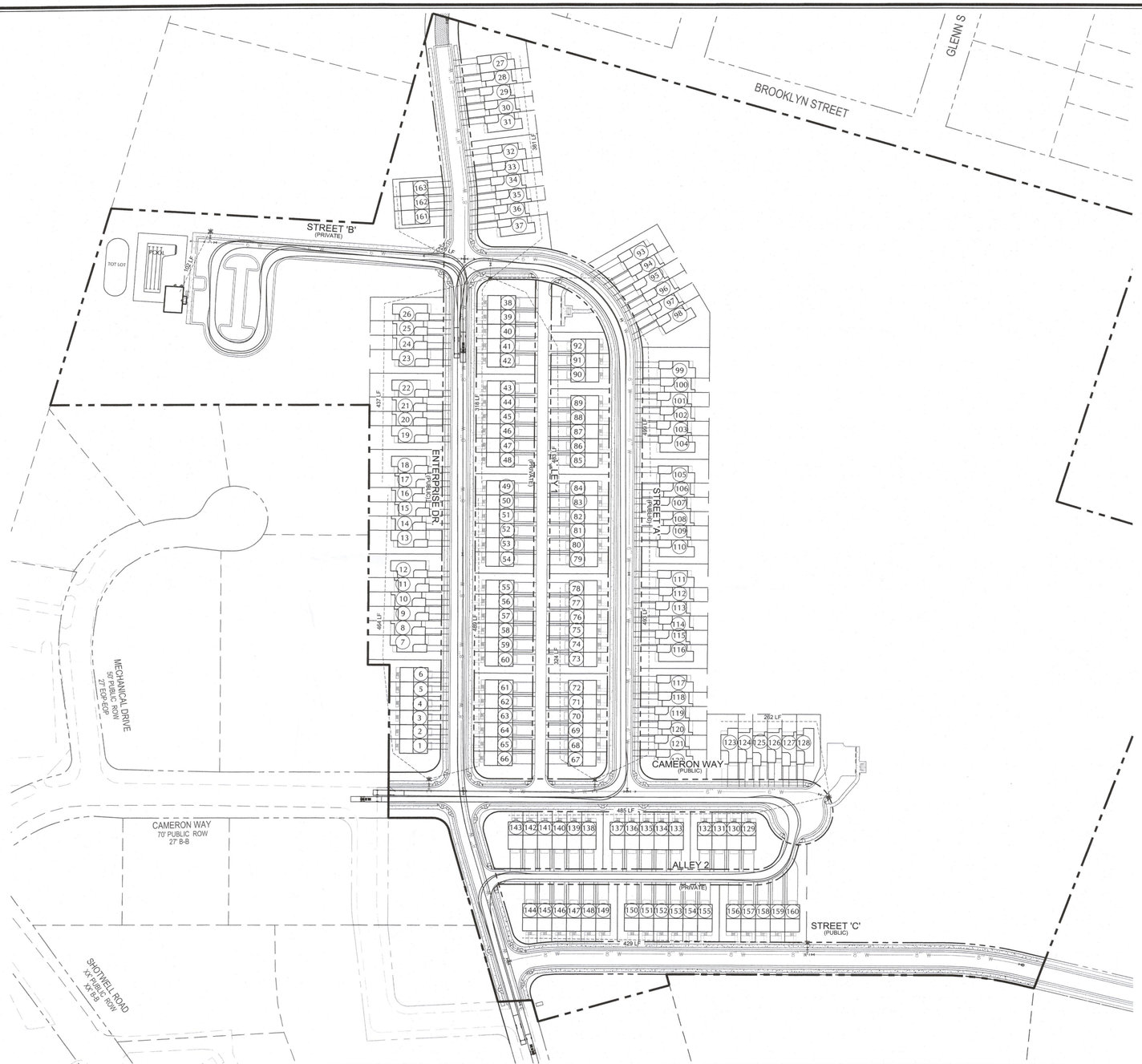
CAPPS TRACT

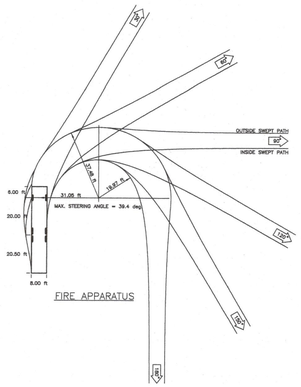
Clayton Johnston County North Carolina

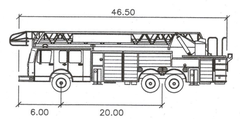
PAVEMENT MARKING SIGNAGE

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. C1.4







FIRE APPARATUS	FEET
WIDTH	: 8.00
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 40.10

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036825 BRIAN K. EDWARDS
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
09-01-17

No.	Revision	Date	By

Designer	BKE
Scale	AS NOTED
Drawn By	JET
Date	9-01-17
Checked By	BKE
Job No.	02170163

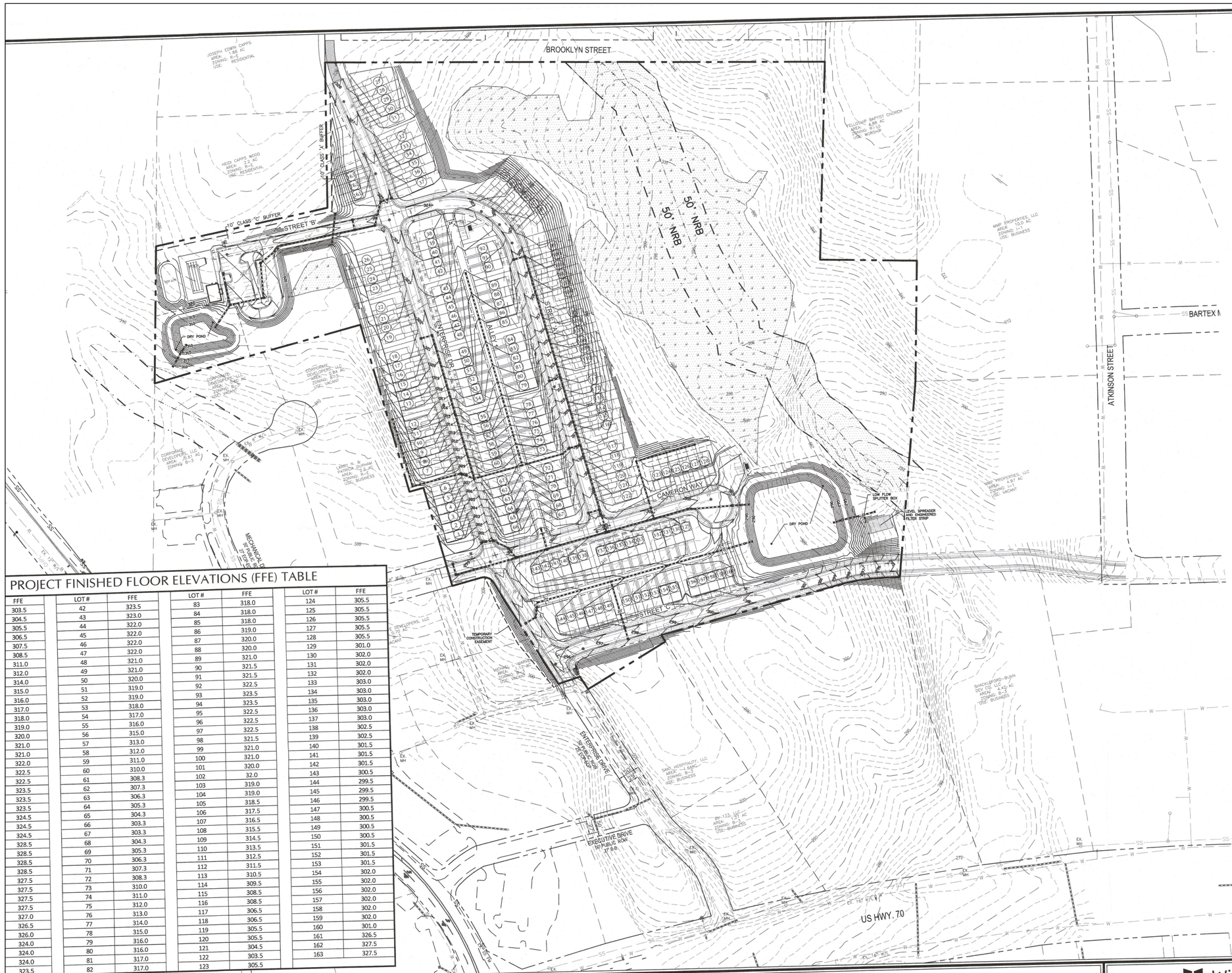
CAPPS TRACT
Clayton Johnston County North Carolina

FIRE TRUCK MOVEMENT

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

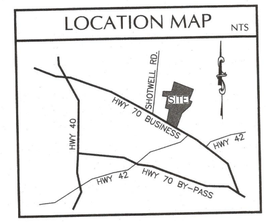
Sheet No.
C1.5

K:\17\17-0169\170169-Capps Tract Townhomes\Civil\Preliminary Plans\C1.5 Fire Truck Movement Plan.dwg - Friday, September 01, 2017 11:15:59 AM - EDWARDS, BRIAN



LOCATION MAP

NTS



HATCH LEGEND

- EXISTING WETLANDS
- RESOURCE CONSERVATION AREA

UTILITY LEGEND

- 6" W — 6" C-900 WATERMAIN
- 8" W — 8" C-900 WATERMAIN
- SS — 8" PVC (SDR-35) SANITARY SEWER
- RCP STORM SEWER
- CATCH BASIN
- SANITARY SEWER MANHOLE
- YARD INLET

NOTES:

1. THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING JOHNSTON COUNTY GIS DATA AND ARE THEREFORE APPROXIMATE IN NATURE.
2. EXISTING PROJECT BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY WITHERSRAVENEL, LLC.
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8. STORMWATER MANAGEMENT OF THIS SITE SHALL BE REQUIRED FOR PEAK ATTENTION CONTROL OF THE 1-YEAR, 10-YEAR AND 25-YEAR STORMS AND MAXIMUM TOTAL NITROGEN EXPORT LIMITS AS PER THE JOHNSON CO STORMWATER MANAGEMENT ORDINANCE.

PROJECT FINISHED FLOOR ELEVATIONS (FFE) TABLE

LOT #	FFE	LOT #	FFE	LOT #	FFE
42	323.5	83	318.0	124	305.5
43	323.0	84	318.0	125	305.5
44	322.0	85	318.0	126	305.5
45	322.0	86	319.0	127	305.5
46	322.0	87	320.0	128	305.5
47	322.0	88	320.0	129	301.0
48	321.0	89	321.0	130	302.0
49	321.0	90	321.5	131	302.0
50	320.0	91	321.5	132	302.0
51	319.0	92	322.5	133	303.0
52	319.0	93	323.5	134	303.0
53	318.0	94	323.5	135	303.0
54	317.0	95	322.5	136	303.0
55	316.0	96	322.5	137	303.0
56	315.0	97	322.5	138	302.5
57	313.0	98	321.5	139	302.5
58	312.0	99	321.0	140	301.5
59	311.0	100	321.0	141	301.5
60	310.0	101	320.0	142	301.5
61	308.3	102	32.0	143	300.5
62	307.3	103	319.0	144	299.5
63	306.3	104	319.0	145	299.5
64	305.3	105	318.5	146	299.5
65	304.3	106	317.5	147	300.5
66	303.3	107	316.5	148	300.5
67	303.3	108	315.5	149	300.5
68	304.3	109	314.5	150	300.5
69	305.3	110	313.5	151	301.5
70	306.3	111	312.5	152	301.5
71	307.3	112	311.5	153	301.5
72	308.3	113	310.5	154	302.0
73	310.0	114	309.5	155	302.0
74	311.0	115	308.5	156	302.0
75	312.0	116	308.5	157	302.0
76	313.0	117	306.5	158	302.0
77	314.0	118	306.5	159	302.0
78	315.0	119	305.5	160	301.0
79	316.0	120	305.5	161	326.5
80	316.0	121	304.5	162	327.5
81	317.0	122	303.5	163	327.5
82	317.0	123	305.5		

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036845 BRANDON KEITH ELLER

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

09-01-17

Vision	Date	By

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

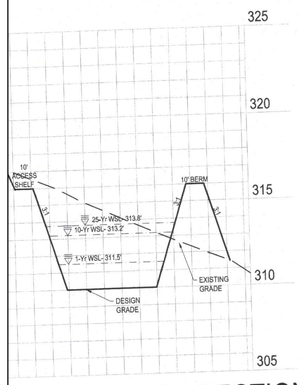
CAPPS TRACT

Clayton — Johnston County — North Carolina

OVERALL GRADING AND DRAINAGE PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. C2.0



ND #2 - CROSS SECTION

1" = 40' Horizontal, 1" = 4' Vertical

SUMMIT STREET

IRONDALE DRIVE

GLENN STREET

DAILWILL DRIVE

BROOKLYN STREET

10' CLASS 'A' BUFFER

10' CLASS 'C' BUFFER

STREET 'B'

STREET 'A'

ENTERPRISE DR.

ALLEY 1

24' PRIVATE RIGHT-OF-WAY

3' PUBLIC UTILITY EASEMENT (TYP.)

PRIVATE 20' DRAINAGE EASEMENT (TYP.)

50' NRB

POOL

DRY POND #2

OUTLET CONTROL STRUCTURE

MATCH LINE SEE SHT. C2.2

HEIDI CAPPS WOOD
AREA: 2.2 AC
ZONING: R-E
USE: RESIDENTIAL

CORPORATE DEVELOPERS, LLC
AREA: 0.84 AC
ZONING: B-3
USE: VACANT

CORPORATE DEVELOPERS, LLC
AREA: 0.61 AC
ZONING: B-3

LARRY, N. & PATRICIA DURHAM
AREA: 2.2 AC
ZONING: R-E
USE: BUSINESS

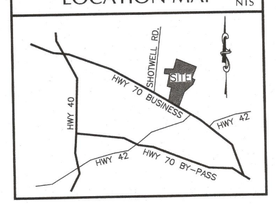
FELLOWSHIP BAPTIST
AREA: 4.88 AC
ZONING: R-10
USE: WORSHIP

CAMERON WAY

EX. 8" W/S/W

EX. MH

LOCATION MAP NTS



HATCH LEGEND

EXISTING WETLANDS

RESOURCE CONSERVATION AREA

UTILITY LEGEND

6" W — 6" C-900 WATERMAIN

8" W — 8" C-900 WATERMAIN

8" SS — 8" PVC (SDR-35) SANITARY SEWER

RCP STORM SEWER

CATCH BASIN

SANITARY SEWER MANHOLE

YARD INLET

NOTES:

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GRAPHIC SCALE

60 0 30 60 120

1 inch = 60 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040162 BRIAN K. EDWARDS

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

09-01-17

	Date	By

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

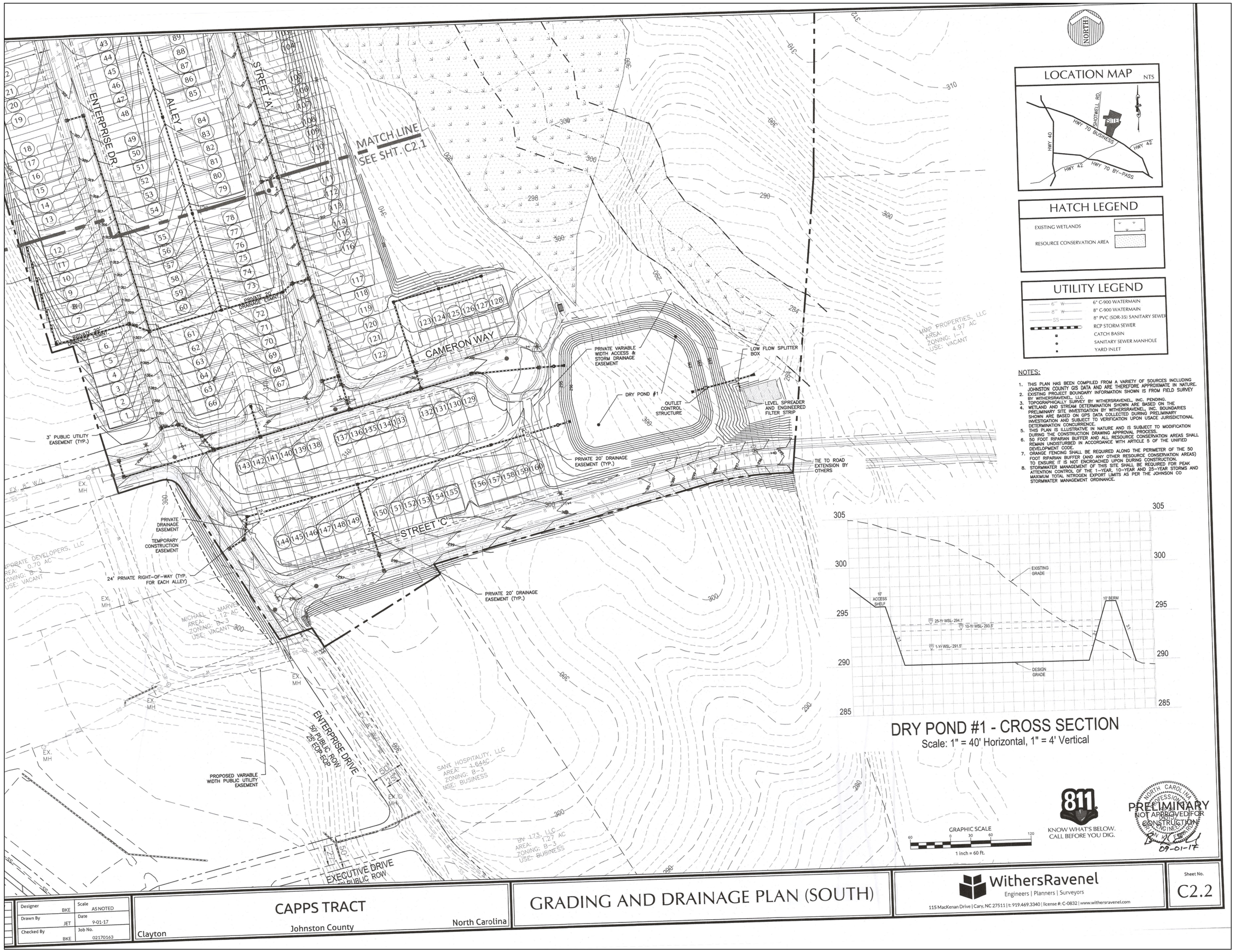
CAPPS TRACT

Clayton — Johnson County — North Carolina

GRADING AND DRAINAGE PLAN (NORTH)

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. C2.



LOCATION MAP

NTS

HATCH LEGEND

- EXISTING WETLANDS
- RESOURCE CONSERVATION AREA

UTILITY LEGEND

- 6" W — 6" C-900 WATERMAIN
- 8" W — 8" C-900 WATERMAIN
- SS — 8" PVC (SDR-35) SANITARY SEWER
- RCP STORM SEWER
- CATCH BASIN
- SANITARY SEWER MANHOLE
- YARD INLET

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DRY POND #1 - CROSS SECTION

Scale: 1" = 40' Horizontal, 1" = 4' Vertical

GRAPHIC SCALE

60 0 30 60 120

1 inch = 60 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

09-01-17

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

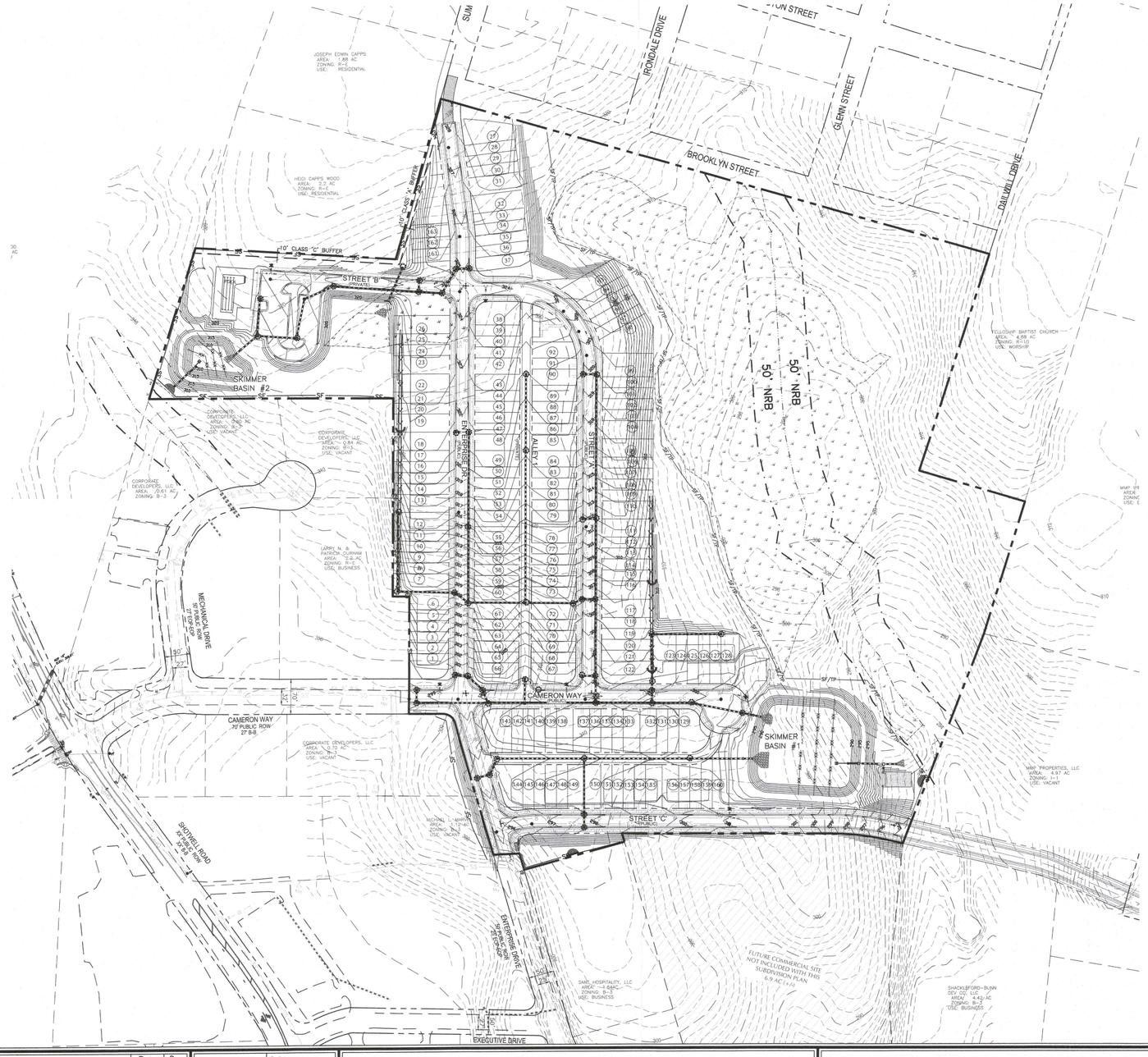
CAPPS TRACT

Clayton — Johnston County — North Carolina

GRADING AND DRAINAGE PLAN (SOUTH)

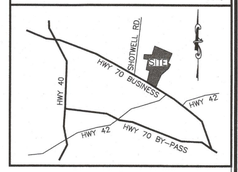
WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. C2.2



LOCATION MAP

NTS



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- TEMP. DIVERSION DITCH
- SF — SILT FENCE
- SF/TP — TREE PROTECTION / SILT FENCE
- BAFFLE
- LIMITS OF DISTURBANCE
- SILT FENCE OUTLET
- INLET PROTECTION
- ROCK CHECK DAM
- RIP-RAP OUTLET PROTECTION

NOTES:

1. THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING JOHNSTON COUNTY GIS DATA AND ARE THEREFORE APPROXIMATE IN NATURE.
2. EXISTING PROJECT BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY WITHERSRAVENEL, LLC.
3. TOPOGRAPHICALLY SURVEY BY WITHERSRAVENEL, INC. PENDING.
4. WETLAND AND STREAM DETERMINATION SHOWN ARE BASED ON THE PRELIMINARY SITE INVESTIGATION BY WITHERSRAVENEL, INC. BOUNDARIES SHOWN ARE BASED ON GPS DATA COLLECTED DURING PRELIMINARY INVESTIGATION. BOUNDARIES SHOWN ARE SUBJECT TO REVISION PENDING JURISDICTIONAL DETERMINATION.
5. THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS SUBJECT TO MODIFICATION DURING THE CONSTRUCTION DRAWING APPROVAL PROCESS.
6. 50 FOOT RIPARIAN BUFFER AND ALL RESOURCE CONSERVATION AREAS SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH ARTICLE 5 OF THE UNIFIED DEVELOPMENT CODE.
7. ORANGE FENCING SHALL BE REQUIRED ALONG THE PERIMETER OF THE 50 FOOT RIPARIAN BUFFER (AND ANY OTHER RESOURCE CONSERVATION AREAS) TO ENSURE IT IS NOT ENCROACHED UPON DURING CONSTRUCTION.

NORTH

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040777 REGISTERED

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

09-01-17

No.	Revision	Date	By

Designer: BKE	Scale: AS NOTED
Drawn By: JET	Date: 9-01-17
Checked By: BKE	Job No.: 02170163

CAPPS TRACT

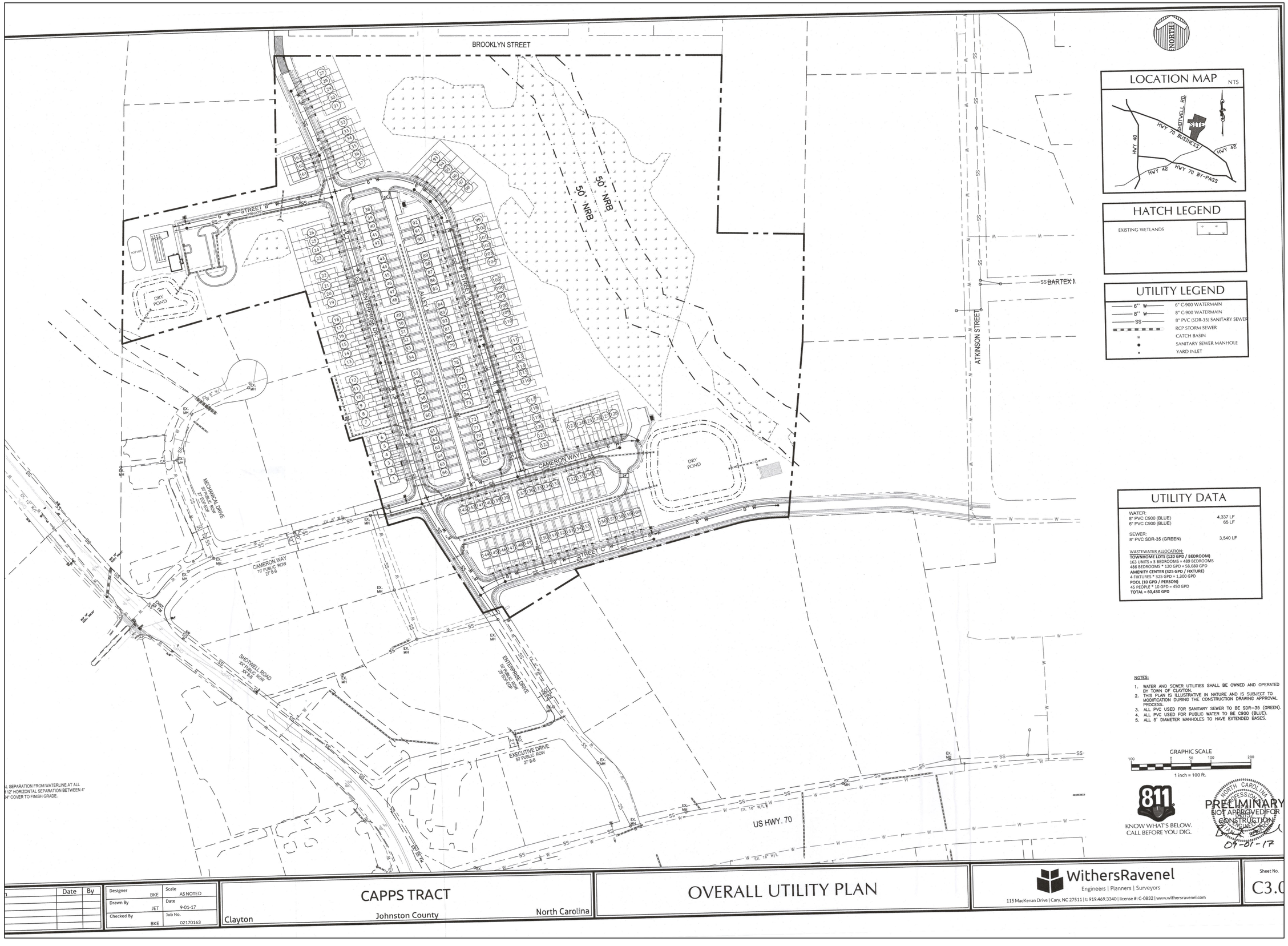
Clayton — Johnston County — North Carolina

EROSION CONTROL PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
C2.3

K:\17\17-0160\170163-Capps Tract Townhomes\CAD\Preliminary Plans\C2.3 Erosion Control Plan.dwg– Friday, September 01, 2017 11:17:53 AM – EDWARDS, BRIAN



LOCATION MAP

NTS

HATCH LEGEND

EXISTING WETLANDS

UTILITY LEGEND

6" W	6" C-900 WATERMAIN
8" W	8" C-900 WATERMAIN
SS	8" PVC (SDR-35) SANITARY SEWER
	RCP STORM SEWER
	CATCH BASIN
	SANITARY SEWER MANHOLE
	YARD INLET

UTILITY DATA

WATER:
8" PVC C900 (BLUE) 4,337 LF
6" PVC C900 (BLUE) 65 LF

SEWER:
8" PVC SDR-35 (GREEN) 3,540 LF

WASTEWATER ALLOCATION:
TOWNHOME LOTS (120 GPD / BEDROOM)
163 UNITS x 3 BEDROOMS = 489 BEDROOMS
485 BEDROOMS * 120 GPD = 58,680 GPD
AMENITY CENTER (325 GPD / FIXTURE)
4 FIXTURES * 325 GPD = 1,300 GPD
POOL (10 GPD / PERSON)
45 PEOPLE * 10 GPD = 450 GPD
TOTAL = 60,430 GPD

NOTES:

1. WATER AND SEWER UTILITIES SHALL BE OWNED AND OPERATED BY TOWN OF CLAYTON.
2. THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS SUBJECT TO MODIFICATION DURING THE CONSTRUCTION DRAWING APPROVAL PROCESS.
3. ALL PVC USED FOR SANITARY SEWER TO BE SDR-35 (GREEN).
4. ALL PVC USED FOR PUBLIC WATER TO BE C900 (BLUE).
5. ALL 5' DIAMETER MANHOLES TO HAVE EXTENDED BASES.

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040181
BRANDON K. EMANUEL
09-01-17

	Date	By

Designer	BKE
Drawn By	JET
Checked By	BKE
Scale	AS NOTED
Date	9-01-17
Job No.	02170163

CAPPS TRACT

Clayton Johnson County North Carolina

OVERALL UTILITY PLAN

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Sheet No. C3.0

SUMMIT STREET

IRONDALE DRIVE

GLENN STREET

DAILWILL DRIVE

BROOKLYN STREET

BOA

3' PUBLIC UTILITY EASEMENT (TYP.)

(1) 8X8" GROSS
(2) 8" GV
(2) 6" GV

24' PRIVATE RIGHT-OF-WAY (TYP. FOR EACH ALLEY)

8"x6" RED.

STREET 'B' (PRIVATE)

POOL

TOT LOT

DRY POND

ENTERPRISE DR. (PUBLIC)

ALLEY 1 (PRIVATE)

STREET 'A' (PUBLIC)

2" SANITARY SEWER SERVICE (TYP.)

3/4" WATER SERVICE (TYP.)

8" GV

MATCH LINE SEE SHT. C3.2

MATCH LINE SEE SHT. C3.2

PRIVATE 20' DRAINAGE EASEMENT (TYP.)

PRIVATE 20' DRAINAGE ESMNT.

EX. 8" W

EX. MH

50' NRB

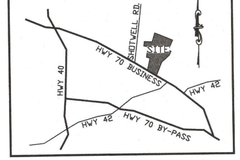
50' NRB

FH

MH

LOCATION MAP

NTS



HATCH LEGEND

EXISTING WETLANDS

UTILITY LEGEND

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8" W	8" C-900 WATERMAIN
SS	8" PVC (SDR-35) SANITARY SEWER
	RCP STORM SEWER
	CATCH BASIN
	SANITARY SEWER MANHOLE
	YARD INLET

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GRAPHIC SCALE

60 0 30 60 120

1 inch = 60 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042181 BRIAN K. ETHERIDGE

07-31-17

No.	Revision	Date	By

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT

Clayton Johnston County North Carolina

UTILITY PLAN (NORTH)

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Sheet No. C3.1

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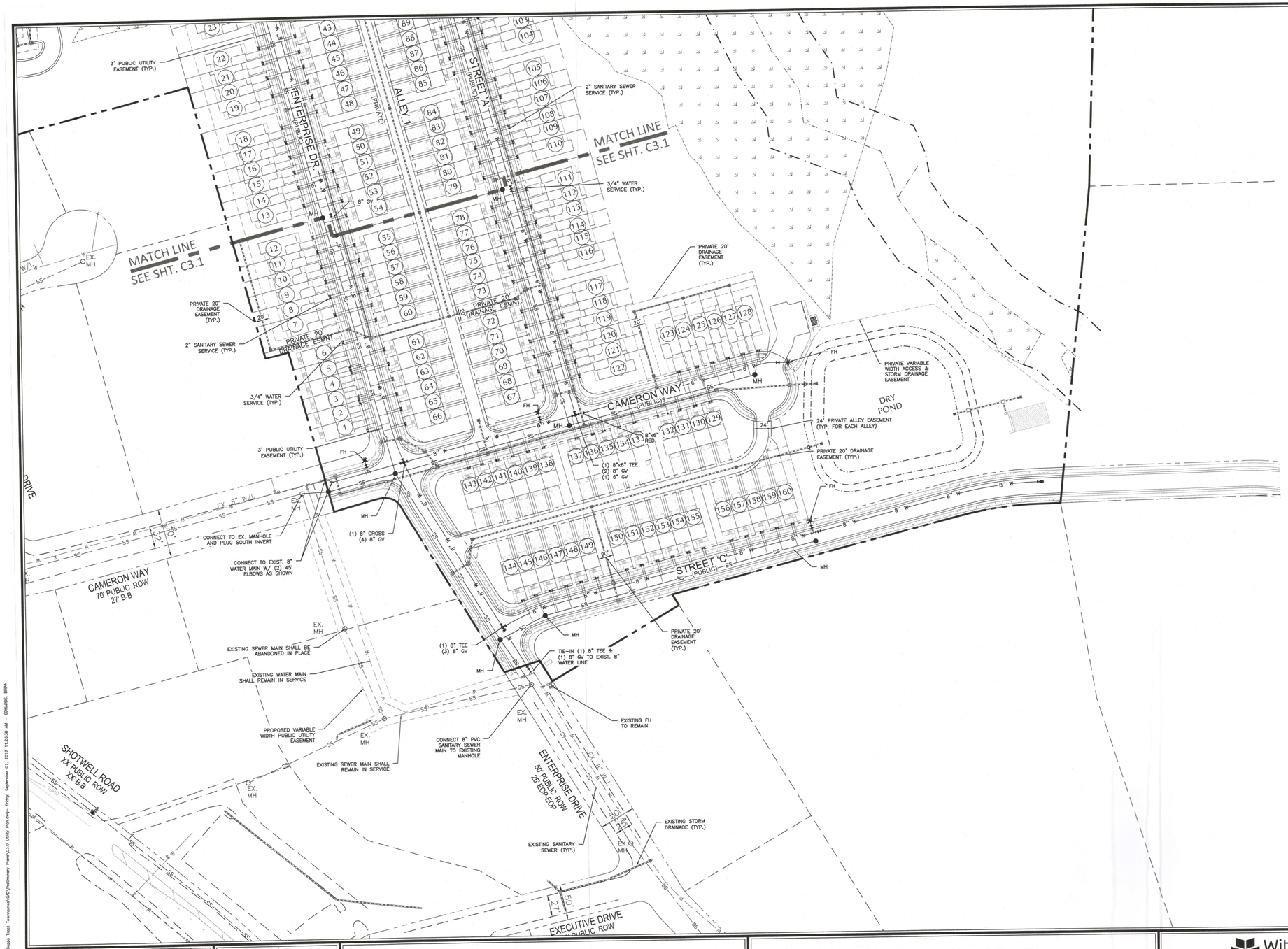
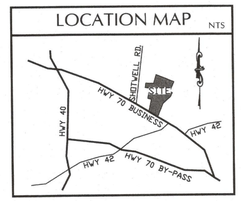


LOCATION MAP

NTS



HATCH LEGEND

EXISTING WETLANDS

UTILITY LEGEND

6" W	6" C-900 WATERMAIN
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GRAPHIC SCALE

60 0 30 60 120

1 inch = 60 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040220 BRIAN K. ELLIS

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

8-10-17

No.	Revision	Date	By

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT

Clayton — Johnston County — North Carolina

UTILITY PLAN (SOUTH)

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Sheet No. C3.2

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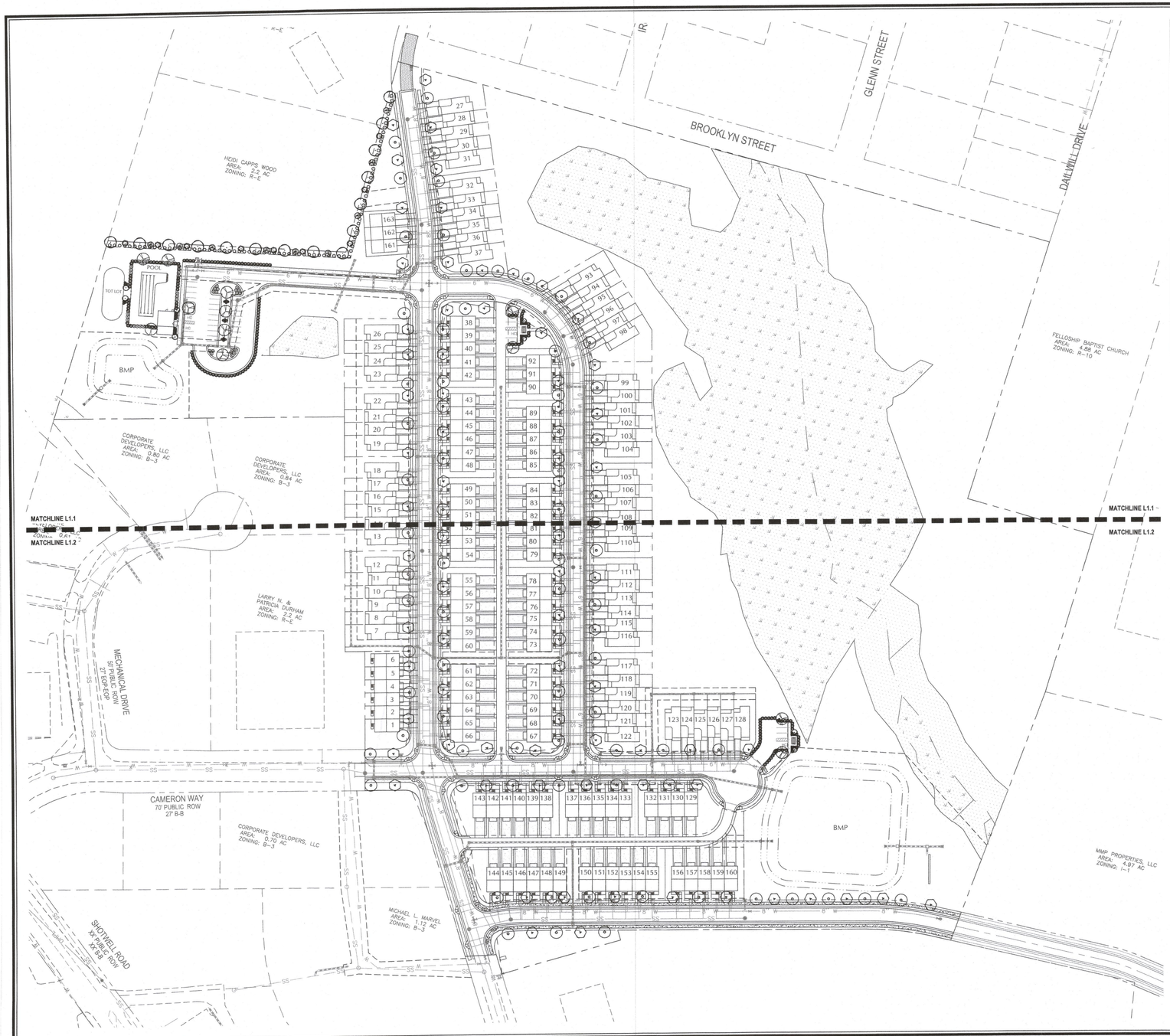


GENERAL LANDSCAPING NOTES:

1. CANOPY TREES SHALL HAVE A 2.5" CALIPER AND BE 8' TALL FOLLOWING INSTALLATION.
2. UNDERSTORY TREES SHALL HAVE A 2" CALIPER AND BE 6' TALL FOLLOWING INSTALLATION.
3. SHRUBS NOT USED FOR SCREENING SHALL BE A MINIMUM HEIGHT OF 12" FOLLOWING INSTALLATION. SHRUBS EXPLICITLY USED FOR SCREENING SHALL BE A MINIMUM HEIGHT OF 24" FOLLOWING INSTALLATION.
4. PLANT MATERIAL SHALL BE CHOSEN FROM THE LISTS OF RECOMMENDED PLANT SPECIES CONTAINED IN THE CLAYTON GENERAL DESIGN GUIDELINES. PLANT MATERIALS THAT VARY FROM THIS LIST MAY BE USED WITH THE APPROVAL OF THE PLANNING DIRECTOR OR STAFF PROVIDED THEY MEET THE GENERAL SIZE REQUIREMENTS AND GROWTH HABITS OF THE EXISTING LIST OF RECOMMENDED PLANT SPECIES.
5. SELECTED PLANTS SHOULD BE PREDOMINANTLY HARDY SPECIES THAT ARE NATIVE TO NORTH CAROLINA.
   - 5.1. PLANTINGS SHALL BE COLD HARDY FOR THE SPECIFIC LOCATION WHERE THEY ARE TO BE PLANTED. TREES AND SHRUBS SHALL BE SALT TOLERANT AND DROUGHT TOLERANT AND ABLE TO SURVIVE ON NATURAL RAINFALL ONCE ESTABLISHED WITH NO LOSS OF HEALTH.
   - 5.2. PLANTING AREAS SHALL HAVE UN-COMPACTED COARSE LOAM THAT IS A MINIMUM OF 12" DEEP. SOILS SHALL BE APPRECIABLY FREE OF GRAVEL, STONES, RUBBLE OR TRASH. ALL COMPACTED SOIL, CONTAMINATED SOIL OR ROAD BASE FILL SHALL BE REMOVED.
   - 5.3. THE CODE ENFORCEMENT OFFICER MAY NOT ISSUE A PERMANENT CERTIFICATE OF OCCUPANCY FOR AN APPROVED SITE PLAN OR PART THEREOF, UNTIL ALL SEEDING, TREES AND PLANT MATERIAL HAVE BEEN PLACED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND REQUIREMENTS OF THIS SECTION. A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR A PERIOD OF 30 DAYS UNDER CIRCUMSTANCES THAT WOULD AFFECT THE SEEDING AND PLANTING OF THE SITE, OR UNTIL THE PROPER PLANTING SEASON IS REACHED TO COMPLETE THE LANDSCAPING REQUIREMENTS, AND MAY E EXTENDED UP TO 90 DAYS UPON REQUEST TO THE CODE ENFORCEMENT OFFICER.
6. BUFFER AREAS NOT RETAINED IN NATIVE HABITAT SHALL BE SEEDED OR SODDED WITH LAWN, ESTABLISHED WITH GROUND COVER OR MULCHED WITH ORGANIC MULCH. NO TURF GRASS SHALL BE PLANTED UNDER THE DRIP LINE OF TREES. INORGANIC GROUND COVER SHALL NOT EXCEED 20% OF THE TOTAL REQUIRED AREA OF THE BUFFER.

MAINTAINING PLANTED AREAS:

1. THE RESPONSIBILITY FOR MAINTENANCE OF A PLANTED AREA SHALL REMAIN WITH THE OWNER, HIS OR HER SUCCESSORS, HEIRS, ASSIGNEES OR ANY CONSENTING GRANTEE. MAINTENANCE IS REQUIRED IN ORDER TO ENSURE PROPER FUNCTIONING OF A PLANTED AREA.
2. ALL PLANTINGS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, MULCHING, FERTILIZING AND PEST MANAGEMENT, MOWING, WEEDING, REMOVAL OF LITTER AND DEAD PLANT MATERIAL, AND NECESSARY PRUNING AND TRIMMING.
3. NECESSARY PRUNING AND TRIMMING SHALL BE IN ACCORDANCE WITH THE ***AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS: TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (PRUNING)***, AND SHALL NOT BE INTERPRETED TO INCLUDE TOPPING OF TREES THROUGH REMOVAL OF CROWN MATERIAL OR THE CENTRAL LEADER, OR ANY OTHER SIMILARLY SEVERE PROCEDURES SUCH AS LOLLIPOPPING OR MEATBALLING THAT CAUSE IRREPARABLE HARM TO THE NATURAL FORM OF THE TREE, EXCEPT WHERE SUCH PROCEDURES ARE NECESSARY TO MAINTAIN PUBLIC OVERHEAD UTILITIES. ANY SUCH ACTIVITY SHALL BE A VIOLATION OF THE TOWN OF CLAYTON'S UNIFIED DEVELOPMENT CODE (UDC). ADDITIONAL PLANT MATERIAL SHALL BE REQUIRED TO REPLACE OR SUPPLEMENT THE DAMAGED PLANT MATERIAL.
4. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED. REPLACEMENT PLANTINGS SHALL BE PROVIDED FOR ANY REQUIRED PLANTS WHICH DIE OR ARE REMOVED FOR ANY REASON AND SHALL MEET ALL MINIMUM STANDARDS AND CONFORM TO THESE REGULATIONS.
5. NATURAL WATER COURSES SHALL BE MAINTAINED IN A NATURAL CONDITION.
6. A WATER SOURCE SHALL BE SUPPLIED WITHIN 50' OF ANY PLANTING REQUIRING CONTINUING WATERING. WHERE NON-NATIVE OR NON-DROUGHT TOLERANT NATIVE VEGETATION IS INCORPORATED, AN IRRIGATION SYSTEM SHALL BE REQUIRED. IRRIGATION SYSTEMS SHALL MEET THE STANDARDS OF THE TOWN.
7. LANDSCAPE STRUCTURAL FEATURES SUCH AS WALLS, FENCES, BERMS OR WATER FEATURES SHALL BE MAINTAINED IN A STRUCTURALLY SAFE AND ATTRACTIVE CONDITION.
8. WHERE THERE ARE OTHER USES, INCLUDING PEDESTRIAN, BIKE OR OTHER TRAILS, THOSE SHALL BE MAINTAINED TO PROVIDE FOR THEIR SAFE USE.
9. IN THE EVENT THAT ANY OWNER OF A PLANTED AREA FAILS TO MAINTAIN THE PLANTED AREA ACCORDING TO THE STANDARDS OF THE UDC, THE TOWN SHALL HAVE THE RIGHT TO RECOVER THE COST OF ENFORCEMENT, INCLUDING REASONABLE NOTICE AND A DEMAND THAT DEFICIENCY OF MAINTENANCE SHALL BE CHARGED TO THE PARTY HAVING THE PRIMARY RESPONSIBILITY FOR MAINTENANCE OF THE PLANTED AREA.

LANDSCAPE CALCULATIONS:

STREET YARD TREES:
1 CANOPY / 40 LF OF RIGHT OF WAY
MAX. 50' O.C.

LANDSCAPE BUFFERS:

TYPE 'A' (262 LF)
- 2 TREES / 100 LF = 6 TREES REQUIRED, = 6 TREES PROVIDED
- 2 UND. / 100 LF = 6 UND. REQUIRED, = 6 UND. PROVIDED
- 12 SHRUBS / 100 LF = 36 SHRUBS REQUIRED, = 36 SHRUBS PROVIDED

TYPE 'C' (393 LF)
- 2 TREES / 100 LF = 8 TREES REQUIRED, = 9 TREES PROVIDED
- 3 UND. / 100 LF = 12 UND. REQUIRED, = 12 UND. PROVIDED
- 12 SHRUBS / 100 LF = 48 SHRUBS REQUIRED, = 49 SHRUBS PROVIDED

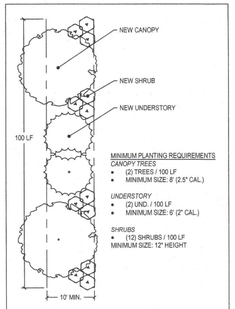
VUA TREES:
1 CANOPY / 12 SPACES

VUA -1 (17,584 SF)
31 SPACES
3 TREES REQUIRED
5 TREES PROVIDED

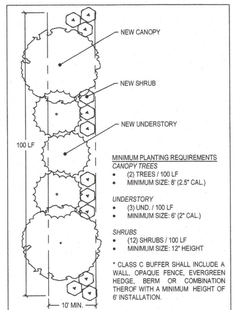
VUA -2 (858 SF)
4 SPACES
1 TREE REQUIRED
2 TREES PROVIDED

VUA -3 (3,280 SF)
4 SPACES
1 TREE REQUIRED
2 TREES PROVIDED

PLANT SCHEDULE								
PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
CANOPY TREES	76	ABA	Acer buergerianum 'ABMTF'	Aeryn Trident Maple	B&B	2.5" CAL.	8' MIN.	MATCHED
	15	NYS	Nyssa sylvatica	Black Gum	B&B	2.5" CAL.	8' MIN.	MATCHED
	75	PIC	Pistacia chinensis	Chinese Pistache	B&B	2.5" CAL.	8' MIN.	MATCHED
	12	QUL	Quercus laurifolia	Laurel Oak	B&B	2.5" CAL.	8' MIN.	MATCHED
ORN. / UND. TREES	9	CLE	x Cupressocyparis leylandii	Leyland Cypress	B&B	2" CAL.	6' MIN.	MATCHED
	9	INS	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	B&B	2" CAL.	6' MIN.	MATCHED
	8	LIC	Lagerstromia indica 'Catawba'	Catawba Crape Myrtle	B&B	2" CAL.	6' MIN.	MATCHED
SHRUBS	43	ABG	Abelia x grandiflora	Glossy Abelia	CONT.		24" MIN.	MATCHED
	42	ELA	Euonymus alatus	Winged Euonymus	CONT.		24" MIN.	MATCHED
	40	GJF	Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	CONT.		12" MIN.	MATCHED
	172	ICB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	CONT.		24" MIN.	MATCHED
	41	PTV	Pittosporum tobira 'Variegata'	Variegated Pittosporum	CONT.		24" MIN.	MATCHED
GRASSES	10	FGE	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue	CONT.		12" MIN.	MATCHED



CLASS A BUFFER - ALTERNATIVE 1
NTS



CLASS C BUFFER - ALTERNATIVE 1
NTS

* CLASS C BUFFER SHALL INCLUDE A WALL, OPAQUE FENCE, EVERGREEN HEDGE, BERM OR COMBINATION THEROF WITH A MINIMUM HEIGHT OF 6' INSTALLATION.

NORTH

GRAPHIC SCALE
80 0 40 80 160
1 inch = 80 ft.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT ROBERT A. PEPPER
PRELIMINARY NOT APPROVED FOR CONSTRUCTION
8.01.17

No.	Revision	Date	By

Designer	BKE
Drawn By	JET
Checked By	BKE
Scale	AS NOTED
Date	9-01-17
Job No.	02170163

CAPPS TRACT
Clayton — Johnston County — North Carolina

OVERALL LANDSCAPE PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. L1.0

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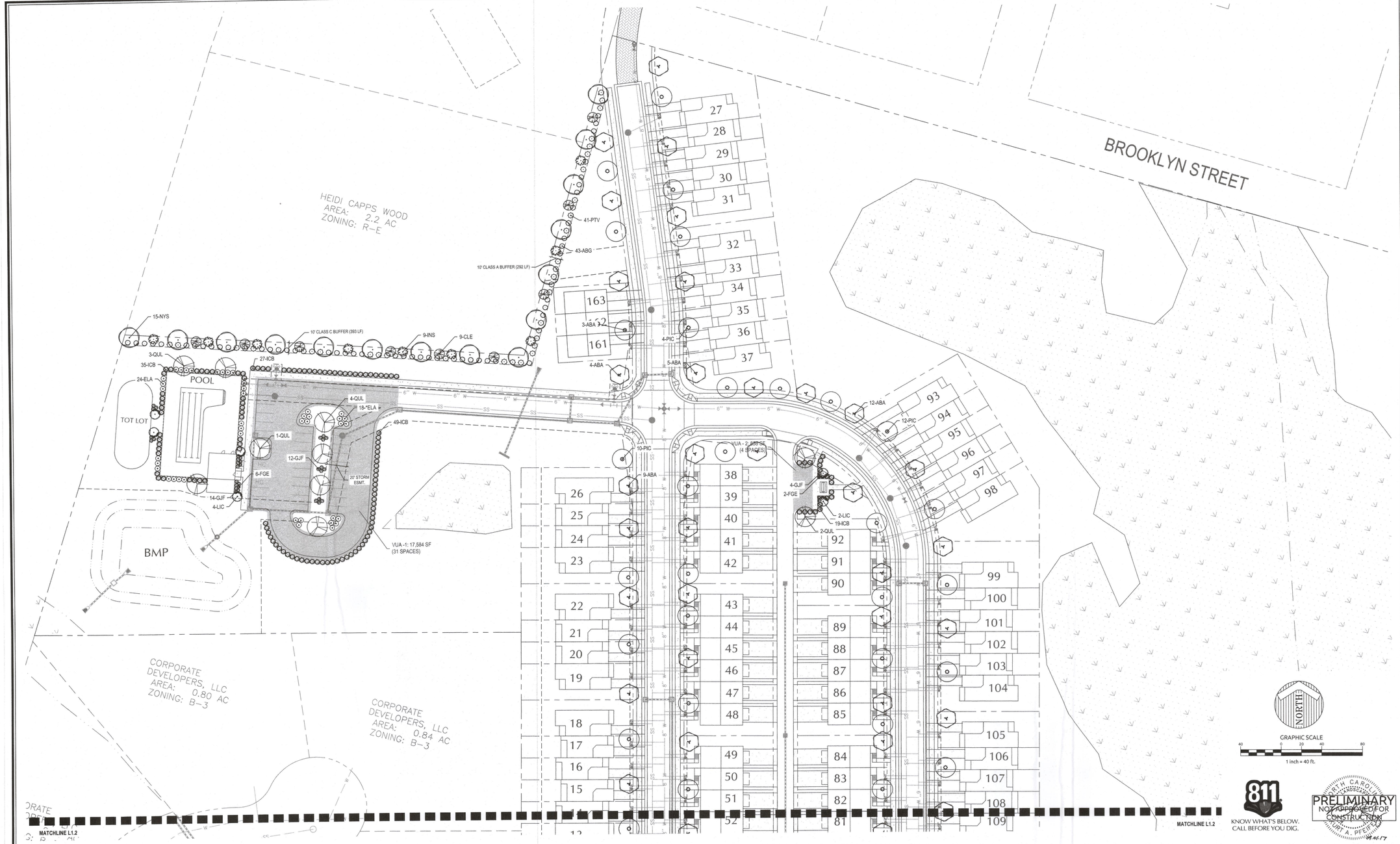

No.	Revision	Date	By

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT

Clayton Johnston County North Carolina

LANDSCAPE PLAN (NORTH)

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Engineers | Planners | Surveyors
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Sheet No. L1.1

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MATCHLINE L1.1

MATCHLINE L1.1

MATCHLINE L11

20' STORM ESMT.

20' STORM ESMT.

20' STORM ESMT.

20' STORM ESMT.

20' STORM ESMT.

20' STORM ESMT.

VUA - 3: 3,280 SF (4 SPACES)

BMP

MICHAEL L. MARVEL
AREA: 1.12 AC
ZONING: B-3

10-ABA
9-PIC
10-PIC
6-PIC
6-ABA
2-ABA
3-PIC
2-FGE
10-GJF
2-LIC
42-ICB
2-QUL

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

NORTH

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040117 BRENT A. PFEIFFER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

No.	Revision	Date	By

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT

Clayton Johnston County North Carolina

LANDSCAPE PLAN (SOUTH)

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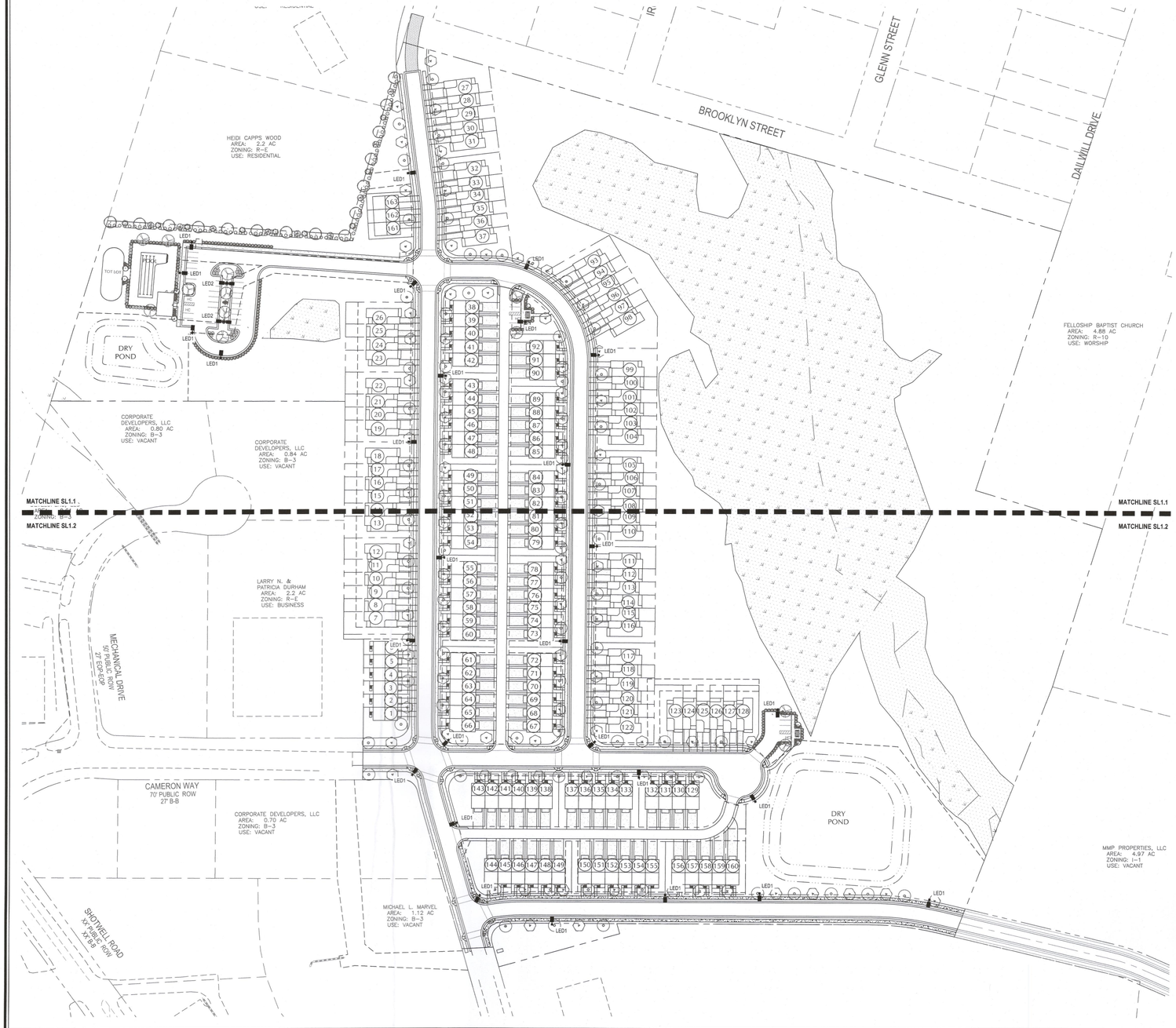
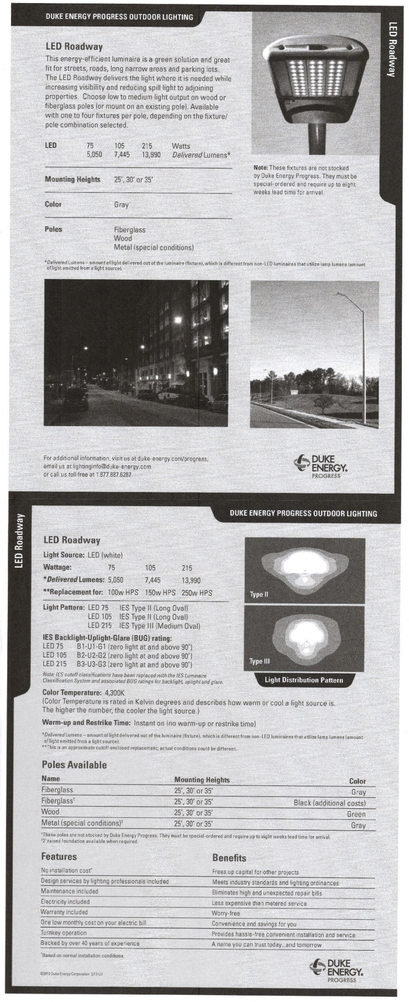
Sheet No. L1.2



PROPOSED LIGHT FIXTURES								
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING / BALLAST	LLF	QTY.	CUTOFF TYPE / OPTION	PROVIDED BY
LED1		105-WATT, ROADWAY LED - TYPE II SEE CUTSHEET BELOW FOR ORDERING INFORMATION	1	7,445	15' GRAY FIBERGLASS	0.85	28	FULL CUTOFF	DUKE ENERGY
LED2		105-WATT, ROADWAY LED - TYPE II SEE CUTSHEET BELOW FOR ORDERING INFORMATION	1	7,445	15' GRAY FIBERGLASS	0.85	2	FULL CUTOFF	DUKE ENERGY

LIGHTING NOTES:

1. ALL EXTERIOR SITE LIGHTING SHALL BE DESIGNED TO PREVENT OFF-SITE GLARE.



DUKE ENERGY PROGRESS OUTDOOR LIGHTING

LED Roadway

LED Roadway

This energy-efficient luminaire is a green solution and great fit for streets, roads, long narrow areas and parking lots. The LED Roadway delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

LED	75	105	215	Watts
	5,050	7,445	13,990	*Delivered Lumens**
Mounting Heights	25', 30' or 35'			
Color	Gray			
Poles	Fiberglass Wood Metal (special conditions)			

Note: These fixtures are not stocked by Duke Energy Progress. They must be special-ordered and require up to eight weeks lead time for arrival.

*Delivered Lumens – amount of light delivered out of the luminaire (fixture), which is different from non-LED luminaires that utilize lamp lumens (amount of light emitted from a light source).

For additional information, visit us at duke-energy.com/progress, email us at lightinginfo@duke-energy.com or call us toll-free at 1.877.997.6287.

DUKE ENERGY PROGRESS

LED Roadway

DUKE ENERGY PROGRESS OUTDOOR LIGHTING

LED Roadway

Light Source: LED (white)

Wattage:	75	105	215
***Delivered Lumens:**	5,050	7,445	13,990
****Replacement for:**	100w HPS	150w HPS	250w HPS

Light Pattern: LED 75 IES Type II (Long Oval)
LED 105 IES Type II (Long Oval)
LED 215 IES Type III (Medium Oval)

IES Backlight-Uplight-Glare (BUG) rating:
LED 75 B1-U1-G1 (zero light at and above 90°)
LED 105 B2-U2-G2 (zero light at and above 90°)
LED 215 B3-U3-G3 (zero light at and above 90°)

Note: IES cutoff classifications have been replaced with the IES Luminaire Classification System and associated BUG ratings for backlight, uplight and glare.

Type II

Type III

Light Distribution Pattern

Color Temperature: 4,300K
(Color Temperature is rated in Kelvin degrees and describes how warm or cool a light source is. The higher the number, the cooler the light source.)

Warm-up and Restrike Time: Instant on (no warm-up or restrike time)

*Delivered Lumens – amount of light delivered out of the luminaire (fixture), which is different from non-LED luminaires that utilize lamp lumens (amount of light emitted from a light source).
**This is an approximate cutoff enclosed replacement; actual conditions could be different.

Poles Available

Name	Mounting Heights	Color
Fiberglass	25', 30' or 35'	Gray
Fiberglass[1]	25', 30' or 35'	Black (additional costs)
Wood	25', 30' or 35'	Green
Metal (special conditions)[2]	25', 30' or 35'	Gray

[1]New poles are not stocked by Duke Energy Progress. They must be special-ordered and require up to eight weeks lead time for arrival.
[2] Jaxtend foundation available when required.

Features	Benefits
No installation cost*	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free convenient installation and service.
Backed by over 40 years of experience	A name you can trust today, and tomorrow

*Based on normal installation conditions.

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DUKE ENERGY PROGRESS

NORTH

GRAPHIC SCALE
80 0 40 80 160
1 inch = 80 ft.

811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

No.	Revision	Date	By

Designer	BKE
Scale	AS NOTED
Drawn By	JET
Date	9-01-17
Checked By	BKE
Job No.	02170163

CAPPS TRACT

Clayton Johnston County North Carolina

OVERALL LIGHTING PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
SL1.0

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HEIDI CAPPS WOOD
AREA: 2.2 AC
ZONING: R-E
USE: RESIDENTIAL

BROOKLYN STREET

DRY POND

MATCHLINE SL1.2

MATCHLINE SL1.2

NORTH

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

No.	Revision	Date	By

Designer	Scale
BKE	AS NOTED
Drawn By	Date
JET	9-01-17
Checked By	Job No.
BKE	02170163

CAPPS TRACT

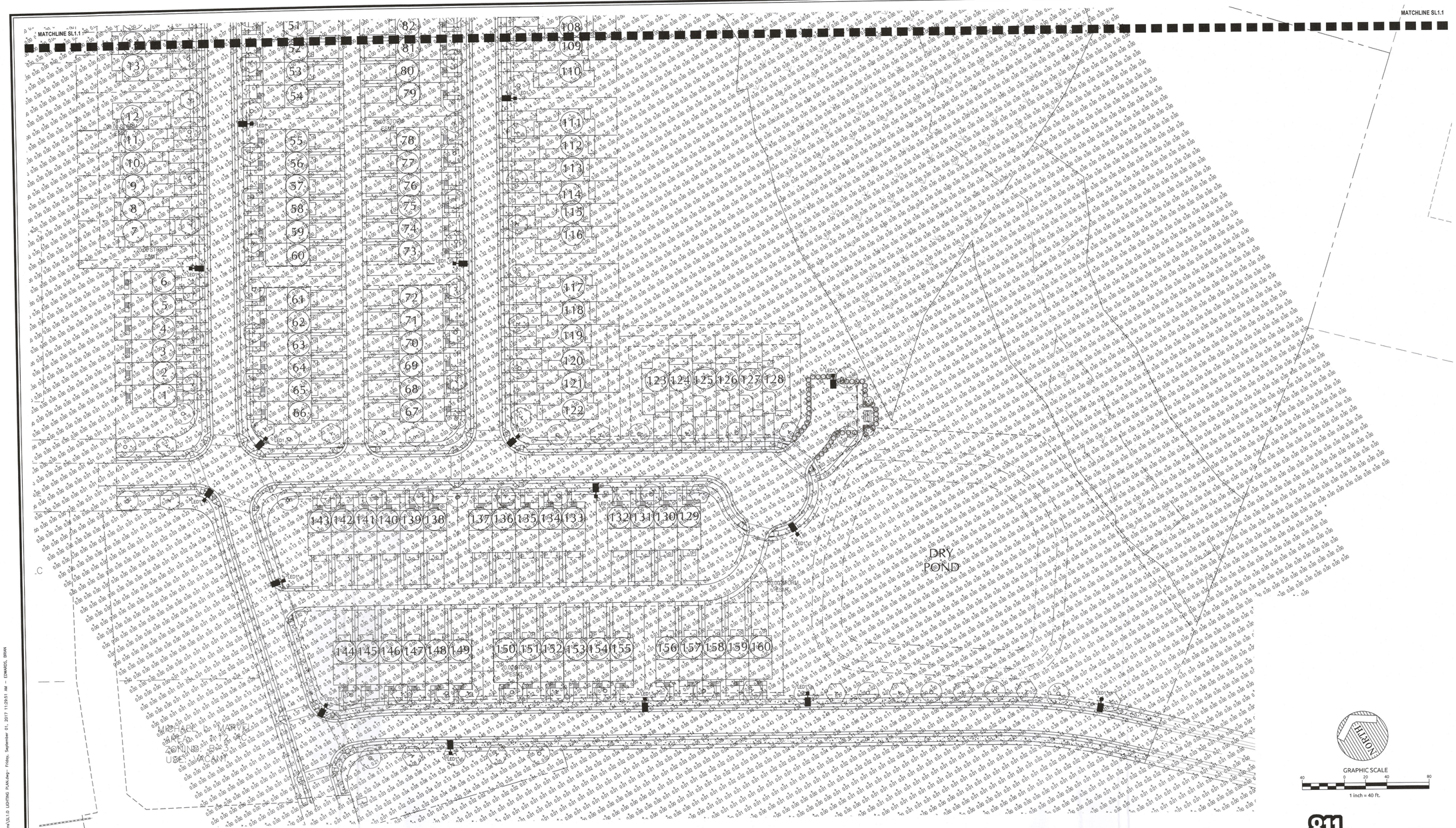
Clayton Johnston County North Carolina

LIGHTING PLAN (NORTH)

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
SL1.1

K:\17\17-0170\170163-Capps Tract Townhome\CAD\Preliminary Plans\SL1.0 LIGHTING PLAN.dwg - Friday, September 01, 2017 11:28:03 AM - EDWARDS, BRIAN



811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

No.	Revision	Date	By

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT

Clayton Johnston County North Carolina

LIGHTING PLAN (SOUTH)

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. SL1.2

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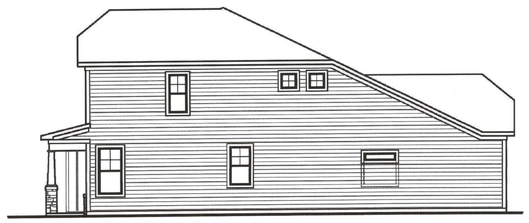

RIGHT SIDE ELEVATION

FRONT ELEVATION

CONCEPTUAL FRONT-LOAD TOWNHOME BUILDING ELEVATION

1/8" = 1'±

RIGHT SIDE ELEVATION

FRONT ELEVATION

CONCEPTUAL REAR-LOAD TOWNHOME BUILDING ELEVATION

1/8" = 1'±

NOTES:

THE BUILDING ELEVATIONS SHOWN ON THIS PLAN ARE ILLUSTRATIVE AND GENERAL IN NATURE. THE INTENT OF THIS PLAN SHEET IS TO PROVIDE A GENERAL RENDERING OF THE ARCHITECTURAL STYLE FOR THIS DEVELOPMENT. FINAL ARCHITECTURAL PLANS MAY VARY WITH RESPECT TO SOME DETAILS.

PRELIMINARY PLAN
NOT APPROVED FOR CONSTRUCTION

CAPPS TRACT TOWNHOMES

CLAYTON, NC

CONCEPTUAL ARCHITECTURAL ELEVATIONS

Sheet
A-