**Town of Clayton**
**Regular Town Council Meeting Agenda**
**Monday, March 7, 2022 @ 6:00 PM**
**Council Chambers**

THE PUBLIC MAY VIEW THE LIVE COUNCIL MEETING ON THE TOWN'S YOU TUBE CHANNEL:
https://www.youtube.com/TownofClaytonNC

BELOW PLEASE FIND ADDITIONAL INFORMATION REGARDING PROCEDURES FOR IN-PERSON MEETINGS:

- ALL persons attending must wear a mask.
- We will be following proper social distancing at all times.

## 1. CALL TO ORDER

Pledge of Allegiance and Invocation

## 2. ADJUSTMENT OF THE AGENDA

## 3. CONSENT AGENDA

*(Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Council may request to have an item removed from the consent agenda for further discussion.)*

a. Draft Minutes

- February 15, 2022- Council Retreat Day #1
- February 16, 2022 - Council Retreat Day #2
- February 17, 2022 - Council Retreat Day #3
- February 21, 2022 - Regular Meeting
- February 21, 2022 - Closed Session

February 15, 2022 Retreat Day #1 DRAFT Minutes
February 16, 2022 Retreat Day #2 DRAFT Minutes
February 17, 2022 Retreat Day # 3 DRAFT Minutes
February 21, 2022 DRAFT Minutes

b. Amended Town Council Meeting Schedule to Include Addition of Monthly Work Sessions

- Monthly Work Sessions will Begin April 4, 2022

Resolution #2022-07

c. Proclamations

- Developmental Disability Awareness Month - March 2022
- Traumatic Brain Injury (TBI) Awareness Month - March 2022

Proclamation- Developmental Disability Awareness
Proclamation- TBI Awareness

d. Ordinance to Clarify Stormwater Fees
Ordinance #2022-03-01

**POTENTIAL ACTION:** Adoption of Consent Agenda as Presented

## 4. ADMINISTRATIVE ITEMS

## 5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. 2022 Art Sculpture Trail
*Presenter:* Sara Perricone, Public Art Advisory Board Chair

b. Employee Introductions & Promotions
*Presenters:* Ben Howell - Planning Director; Joshua Baird - Town Engineer; Rich Cappola - Town Manager, James Blalock - Maintenance Superintendent Water Resources and Matt Sutphin - Deputy Fire Chief

- Elizabeth Worner - Development Services Coordinator
- Kevin Watson - Environmental Compliance Specialist
- Joshua Grubb - Data Analyst
- Tim Callihan - Utility Maintenance Mechanic 3
- Engineer Anthony Venero - Promoted to Captain
- Engineer Brian Belvin - Promoted to Captain
- Engineer Cory Beard - Promoted to Captain
- Firefighter Ryan Tillerson - Promoted to Engineer
- Firefighter Jake Cox - Promoted to Engineer
- Firefighter Louis D'Arco - Promoted to Engineer
- Firefighter Brandon Messing - Promoted to Engineer

## 6. PUBLIC HEARINGS

a. 2022-09-ANX - Ashcroft Section 2 - Annexation
*Presenter:* Bruce Venable, Planner I

**POTENTIAL ACTION:** Continue to April 4, 2022

b. 2021-74-SUP - Amelia Church Tribute Community - Special Use Permit *(Quasi-Judicial)*
*Presenter:* Ben Howell, Planning Director
Cover
Staff Report
Application
Site Plan
Neighborhood Meeting Information
TIA
Wastewater Allocation Information & Request
Staff Report Maps
Recommended Conditions of Approval - Signed by Applicant
Motion Form
Approval
Resolution #2022-08

**POTENTIAL ACTION:** Approval/Denial 2021-74-SUP

**POTENTIAL ACTION:** Adoption of Resolution #2022-08 (Wastewater Allocation)

## 7. OLD BUSINESS

## 8. NEW BUSINESS

a. UDC Project Update
*Presenter:* Ben Howell, Planning Director
Cover
Ordinance #2022-03-02

**POTENTIAL ACTION:** Adoption of Ordinance #2022-03-02

b. Fire Department Internship
*Presenters:* Rich Cappola, Interim Town Manager & Matt Sutphin, Deputy Fire Chief
Cover

**POTENTIAL ACTION:** Authorize Staff to Proceed

## 9. STAFF REPORTS

a. Town Manager

b. Town Attorney

c. Town Clerk

d. Other Staff
- Lionsgate Bridge and Trail

*Presenter:* Joshua Baird, Engineering Director

## 10. OTHER BUSINESS

a. Informal Discussion & Public Comment

b. Council Comments

## 11. CLOSED SESSION

a. Closed Session Pursuant to NCGS 143-318.(a)(6)

**POTENTIAL ACTION:** Motion to Go Into Closed Session

## 12. ADJOURNMENT

a. Adjourn the Meeting

**POTENTIAL ACTION:** Motion to Adjourn

Quasi-Judicial (evidentiary) – These hearings are different from other public hearings in that they resemble a court hearing where testimony is presented and the Town Council acts like a court of law. During evidentiary hearings, the Town Council receives only sworn testimony and other credible evidence. In addition, the Town Council must make findings of fact based upon the evidence presented. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

**Town of Clayton**
**Special Meeting - Clayton Town Council Minutes**
**Tuesday, February 15, 2022 @ 1:00 PM**
**Beaufort, NC**

**COUNCIL PRESENT:**
Mayor McLeod ***
Mayor Pro Tem Thompson
Council Member Everett
Council Member Archer
Council Member Casey
Council Member Sims

**STAFF PRESENT:**
Rich Cappola, Interim Town Manager
Dolores Gill, Deputy Town Manager
Lee Barbee, Interim Deputy Town Manager & Fire Chief
Kimberly Moffett, Town Clerk
Heidi Holland, Deputy Town Clerk

*** *Attended Virtually*

**COUNCIL ABSENT:**

**1 CALL TO ORDER**

a) Mayor McLeod called the meeting to order at 1:06 p.m.

**2 WELCOME**

a) Mayor McLeod welcome everyone and thanked all for attending.

The Mayor of Beaufort, Sharon Harker, along with two commissioners, was present to welcome council. She presented Mayor Pro Tem Thompson with a key to the city of Beaufort.

Dolores Gill, Deputy Town Manager, discussed the retreat goals which included: to develop relationships to enhance communication and decision making, to develop an understanding of major impacts related to growth and develop consensus related to council priorities. She shared details on a Norms Activity, State of the Town, Team Culture and Dynamics Activity.

Ms. Gill asked council to write down 5 behaviors that make positive meetings they would like to see. She shared these with the group and discussed further. Some of the behaviors were open-minded, accountability, focus, communication skills and respect.

**3 STATE OF THE TOWN**

a) Rich Cappola, Interim Town Manager, discussed these topics. He went into detail on: Comprehensive Growth Plan, CIP, Budget, ADA Transportation Plan, Town Policy Manual, and Code of Ordinances (which included development regulations).

**Priorities and Goals**

- Utilize team approach with the Executive Team.

- Consistently communicate the priorities and goals to town staff.
- Ensure accountability for action steps necessary to obtain goals.
- Provide quarterly updates on progress for FY22.
- Utilize the monthly 2 on 1 meetings to explore and discuss.
- Provide opportunities for "just in time" topic specific sessions.

There was lengthy discussion on the review of Quarter 3. First priority is finance. There was discussion on the warehouse and ideas of implementing a new system; the warehouse could become the centralized fleet group and help out with more equipment. The second priority is Human Resources.

**On the Horizon for Quarter 4:**

- Right of Ways and Easements (centralize efforts)
- Departmental Reorganization where necessary for increased productivity (job descriptions are in the process of being updated)
- Pay and Class Study Finalized (revaluate positioning, find efficiency)
- FY23 Budget Process
- Mini-Training Sessions with Council
- Completion of Property Maintenance Projects
- Neo Gov Training/Policy Training

**Growth: Opportunities & Challenges**

- Growth and Development
- Planning for Capital Projects impacting infrastructure
- Town Amenities/Offerings vs. Costs
- "Old versus New" in Though Patterns of staff and residents
- Public Safety Needs
- Recruiting and Training of Professional Staff
- Maintaining Momentum

**4 BREAK**

*A break was held from 2:30 - 2:45 p.m.*

**5 DEVELOPING A COLLABORATIVE TEAM CULTURE**

a) Prior to the retreat, Ms. Gill had council and select staff complete a True Colors Personality and Leadership Assessment. There was lengthy discussion on the different personality types among the group and how these different personalities benefit working together.

**6 DEVELOPING TEAM PRIORITIES**

a) Ms. Gill had the team participate in Developing Team Priorities. This activity involved, pebbles, rocks and sand. The goal behind this activity was to realize to focus on the big rocks. If you fill your time up with pebbles and sand, your time will be filled up with smaller distractions and not much time to focus on the big needs.

**7 WRAP UP**

a) Ms. Gill distributed a Goal Setting Article to council and staff. Council discussed the takeaway points from this article which include prioritizing, focus, accountability, align policy makers to goals, and being realistic.

Ms. Gill discussed a preview of discussion for Day 2.

She concluded with Day 1 Pros and Cons.

**Pros**

- Stuck to the Agenda
- True Colors Assessment was telling, got to learn about one another
- Engaging/Interactive
- Good Presentation

**Cons**

- Would like more time for discussion

**8 ADJOURNMENT**

a) With nothing further, the meeting was adjourned at 5:14 p.m.

Motion: Council Member Casey
Second: Council Member Everett
Vote: Unanimous

Duly adopted this the 7th day of March, 2022 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

**Town of Clayton**
**Special Meeting - Clayton Town Council Minutes**
**Wednesday, February 16, 2022 @ 8:30 AM**
**Beaufort, NC**

**COUNCIL PRESENT:**
Mayor McLeod ***
Mayor Pro Tem Thompson
Council Member Everett
Council Member Archer
Council Member Casey
Council Member Sims

**STAFF PRESENT:**
Rich Cappola, Interim Town Manager
Lee Barbee, Interim Deputy Town Manager & Fire Chief
Dolores Gill, Deputy Town Manager
Jim Cauley, Town Attorney
Kimberly Moffett, Town Clerk
Heidi Holland, Deputy Town Clerk
Patrick Pierce, Economic Development Director ***
Ben Howell, Planning Director ***
Adam Sharpe, HDR (Owner's Advisor) ***
Joshua Baird, Engineering Director ***
Louis Duffie, Project Manager/Asst. Program Manager ***

*** *Attended Virtually*

**COUNCIL ABSENT:**

**1 CALL TO ORDER**

a) Mayor McLeod called the meeting to order at 8:36 a.m.

**2 AGENDA AND NORM REVIEW**

a) Ms. Gill discussed the agenda for the day and reviewed the takeaway of the Norm review from the previous day.

**3 KWLS ACTIVITY**

a) Ms. Gill explained an activity she would like council and staff to participate in. Participants would be assigned to small groups to brainstorm and respond to each topic on the chart by completing the K-Know, W-Want to Know. Topics on the charts included: Capital Improvement Plan and Process, Economic Development, Transportation, Planning Process and Water/Electric Resources.

**4 BREAK**

*A break was held from 9:30 a.m. until 9:45 a.m.*

**5 ECONOMIC DEVELOPMENT**

a) *Presenter: Patrick Pierce, Economic Development Director*

Mr. Pierce described what Economic Development exactly means. He stated it is the intentional practice of improving a community's economic well-being and quality of life. It includes a broad range of activities to attract, create, and retain jobs and to foster a resilient, pro-growth tax base and an inclusive economy.

**Activities Described**

- Business Retention & Expansion
- Marketing & Attraction
- Entrepreneurship & Small Business Development
- Technology Commercialization
- Real Estate Development
- Finance
- Workforce Development
- Strategic Planning
- Disaster Recovery & Resilience
- International Opportunities

He shared slides on the Business Recruitment Funnel and the Role of an Economic Developer.

**Economic Development Strategic Goals**

- Grow jobs for Clayton
- Build on Charm and Historic Downtown
- Build Clayton's sense of community and quality of life
- Develop the infrastructure necessary to improve quality of life

**Opportunities for Growth**

- Shared vision, intentional action
- Seize current momentum/leverage existing projects and assets
- Support existing business and industry
- ETJ expansion
- I-540

**Key Projects**

- Product Development
- Business Retention, Expansion (BRE) & Recruitment
- Downtown Development & Parking
- Transportation & Transit
- Project Goodwill
- Wayfinding

There was lengthy group discussion on these topics which included where Johnston County schools rank in comparison to Wake County schools. There was discussion on private and charter schools being developed in Johnston County. There was further

discussion on the access road that would need to be built for Project Goodwill and discussion on the status with development on Hwy. 70.

There was lengthy group discussion with the town's role with the Chamber of Commerce and options with that relationship. There was discussion on development requirements (this could be modified with the UDC update). There was discussion on the pros and cons of extending the ETJ.

**6 PLANNING**

a) *Presenter:* Ben Howell, Planning Director

Mr. Howell provided an overview of the Planning Process. He stated by 2050, it is projected the population in Clayton will have doubled.

**A Plan with a Vision**

- Thriving, diverse community
- Small town ambience
- Quality house choices
- Easy access
- Shops, dining, parks, schools
- Vibrant downtown
- Successful businesses that locate, value and invest in community

He discussed the Plan for Land Use & Housing as well as the goals: preserve Clayton's character while allowing growth and development, provide a sense of place and enhance aesthetics along major corridors and in new developments, encourage a range of housing types and lot sizes that will meet needs of various income levels, family sizes and ages, provide safe, sound and well-maintained housing and neighborhoods.

He discussed in detail the process of the Pre-Application Meeting as well as the Development Process from start to finish. He shared information on New Development Planning Applications and Types of Review regarding administrative project types, quasi-judicial project types and legislative project types. He went into further discussion on this subject.

Council asked questions on the Quasi-judicial reviews. It was requested to receive an updated monthly email of all projects that are in the works. For the projects that do not go before council, how will council know about these projects? They stated they would like to be aware of all projects in the town.

There was discussion on the project of modifying the current UDC. Mr. Howell stated it would be approximately an 18-24 month timeline on the new UDC rewrite.

Mr. Howell discussed other considerations which included: Conditional Zoning Districts, Wastewater Allocation Policy, Transportation Infrastructure Improvements and Amendments to Development Approvals. There was further discussion on these topics.

**Shared were Growth Plan Implementation Projects**

- UDC Update
- NC 42/US 70 Small Area Plan
- Downtown Master Plan Update
- Mobility/Transportation Plan
- ETJ Expansion to 3 Miles *(Conversation(s) starting with County staff)*

**7 LUNCH**

*Lunch was held from 12:30 until 1:30 p.m.*

**8 UTILITY MANAGEMENT**

a) *Presenters:* Joshua Baird, Engineering Director; Byron Poelman (Water Resources Director); Louis Duffie (Project Manager/Assistant Program Manager); Adam Sharpe (HDR - Owner's Advisor), Ethan Poppe (Energy Services Technician)

**UTILITY MANAGEMENT - WATER RESOURCES**

Mr. Sharpe provided an update on the Sam's Branch WRF & Associated Conveyance Infrastructure Program Update. He went into detail on: *(renderings were shared)*

**Sam's Branch WRF**

- 6 MGD capacity (expandable to 10 MGD)

**Little Creek (LC) Conveyance**

- LC Pump Station (13 MGD)
- LC Force Main & Gravity Sewer

**ECIA Conveyance**

- ECIA Pump Station improvements (to 5 MGD)
- ECIA Force Main

Mr. Sharpe presented slides that shared monthly and cumulative cash flow and a project schedule summary. He shared the Unified Project Organization as well as the Unified Project Organization Financial Team.

He went into detail on why the program costs have increased over time. The increases are attributed to the following: project scope clarity (further level of design), cost escalation, market volatility, and acceleration costs (due to schedule).

**Commodities Critical to Construction**

- Supply/Production impacts
- Transportation/Delivery has been impacted

**Transportation/Delivery Costs**

- Diesel costs are up
- Employment wages for transportation job rising
    - Driver Shortages
- Container shipping costs are rising

Further discussion on Program Funding Strategies. Mr. Sharpe concluded this session with a 90-120 day Look Ahead:

- Contracts for Council Approval
- Construction Progress

He stated there is a 5% escalation costs in these contracts, prices are only maintaining for about 30 days.

There was discussion of the WRF could be used as a selling point for Clayton and looking at it from an Economic Development standpoint. This facility can be marketed/promoted to bring big industries to Clayton.

Louis Duffie spoke on the Sam's Branch WTF. He stated the estimated cost is at $149M with a Guaranteed Maximum Price (GMP) set in June 2022. The estimated completion is projected for November 1, 2024. The Little Creek Pump Station and Linework (For Main and Gravity Sewer), is estimated at $11.6M with a completion date of late June 2023. The Pump Station bid will be opening February 15 with a completion date of late August 2023. The ECIA Force Main & Pump Station (Force Main) has a current cost estimate of $20M with completion by late December 2024 and the Pump Station has a current cost estimate of $5.7M with completion by October 2023.

Joshua Baird shared information on the Wastewater Capacity. He shared information on the Phased Wastewater Allocations and shared water models with the group. He went into discussion on existing water storage and long-term water supply. He provided a breakdown on Regionalization Study. Phase 1 evaluates water and sewer systems, evaluates LWSP and future projections, identifies potential options for regional partnerships and legal and operational frameworks. Phase 2 is preliminary engineering and financial analysis.

**Operational Challenges**

- Water Interconnect Meter Locations
- Staffing and Recruitment
- Availability and lead time for materials
- Rising costs of materials
- Facilities, Storage and Lay-down areas

**System Development Fees**

- Up-front fees charged to new developments connecting to utility systems
- Designed to at least partially recover the costs of infrastructure investments required to serve utilities to the specific development
- Authorization under GS 162S Article 8
- GS requires fees to be re-evaluated at least once every 5 years
- Currently undergoing professional study and analysis

**UTILITY MANAGEMENT -ELECTRIC UPDATE**

Ethan Poppe shared information on Performance Metrics. He shared average comparisons between the TOC customer and Duke customers.

**Master Plan and System Assessment**

- Strategic Plan
- Staffing
- System Capacity
- Extensions
- Service Area (Territorial Rights)
- CIP
- Equipment life-span and replacement
- SCADA
- Future substations

**Review and Evaluate Existing Agreements**

- Pole Sharing
- Attachments
- Licenses
- Fees
- Relocations
- Liability
- Terms

There was brief discussion on load management, council stated they would like to discuss this at a possible future work session.

Mr. Poppe shared operational challenges to include: staffing, contracted versus in-house work, availability and lead time of materials, rising costs and facilities, storage and laydown areas.

**9 TRANSPORTATION**

a) *Presenter:* Jonathan Jacobs, Assistant Town Engineer

Mr. Jacobs spoke on this topic. He listed types of transportation to include roadways, public transportation and pedestrian/bicycles. Companies that are included in the Transportation Planning: CAMPO, Mobility Plan, NCDOT and Southeast Area Study.

**MOBILITY/TRANSPORTATION PLAN**
**What is a Transportation Plan?**

- Long-range plan over 25-30 years
- No fiscally constrained
- Identifies transportation needs
- Paints the overall picture

**Why Do We Need It?**

- Guide leaders to make transportation decisions that have large impact
- Provides residents and developers a transparent view of the future roadway network

There was discussion on Frontage Improvements. Developers are required to perform footage improvements along their property frontage to match the adopted Transportation Plan which includes sidewalk/multi-use path, roadway widening and curb and gutter. The developer is required to construct 1/2 of the ultimate section. He shared an example. He spoke on schools, he stated street improvements can only be required for safe ingress and egress. Schools are considered a benefit to the community, therefore a reduced level of service on an abutting roadway shall not be considered. There was also discussion on TIA studies.

**What Can We Legally Require a Development to Do?**

- Improvements based on TIA
- Frontage Improvements per the CTP
- Turn lanes into the site
- Access Management - Only right-in/right-out is guaranteed

**What Can We NOT Require a Development to Do?**

- Mitigate existing traffic - only legally required to mitigate traffic generated from the development
- Widen an existing roadway
- Perform improvements where ROW doesn't exist

There was discussion on Proposed Services to Clayton/JoCo, Bus Rapid Transit, Ranch Road Extension (U-6223), NC 42W Expansion (R-3410), East Main St. Sidewalk Connector, Main Street, Greenway/Sidewalk Connectivity and Northern Connector.

**10 BREAK**

*A break was held from 3:30 until 3:45 p.m.*

**11 CAPITAL IMPROVEMENT PLAN AND PROCESS**

a) *Presenter:* Joshua Baird, Engineering Director

Mr. Baird shared information on capital spending over the next 10 years regarding Governmental Funds, Water & Sewer and Electric System. He broke down the current construction by department.

**Projects Listed are:**

- Municipal Park
- East Clayton Community Park
- Fire Station 1 and 2
- Pump Station - Decommissioning

**Streets/Public Works**

- Blanch O'Neil St. Improvements
- Church St. Culvert Replacement

**Water and Sewer**

- Little Creek Outfall
- Blanch/O'Neil Improvements
- Page/Hamby Improvements

- Copper District EST
- FS2 Ground Storage Tank
- Shotwell Waterline Extension
- Main St Sewer Rehab

**Parks & Rec.**

- Community Park
- Greenway Bridge Replacements
- Loop Rd. Annex
- Lionsgate Trail Realignment

**Facilities**

- Operations Center Renovations
- FS1 Renovations
- Durham St. Storage and Recycling
- Operations Facilities Needs around Town

**Capital Improvement Plan (Moving Forward)**

- Leveraging GIS
  Prioritization
- Consistency with adopted Comp Plan
- Scoping all aspects of project
- "Re-calibrate" based on current market and financial trends
- Software selection and implementation

**Benefits of Prioritization System**

- Understand which projects are most important to meeting Town Goals
- Projects are supported by justification and data
- Reduces ambiguity and subjectivity in selecting projects
- Consistent evaluation of projects
- Decision Making is Date Driven

Mr. Baird provided an exercise to council called the Pairwise Weighting Method. The idea is to rate Level of Service, Health/Safety, Regulatory Compliance, etc. Council provided great feedback on this exercise and stated they enjoyed this.

**12 WRAP UP**

a) Ms. Gill turned discussion over to Mayor McLeod. He stated the focus is to have the opportunity to discuss things as a group.

Ms. Gill asked the group of the pros and cons of the day.

**Pros**

- A lot of information
- Staff was highly prepared
- Enjoy prioritizing activity

**Cons**

- Would like more time for discussion

**13 ADJOURNMENT**

a) With nothing further, the meeting was adjourned at 5:18 p.m.

Motion: Council Member Sims
Second: Council Member Casey
Vote: Unanimous

Duly adopted this this 7th day of March, 2022 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

**Town of Clayton**
**Special Meeting - Clayton Town Council Minutes**
**Thursday, February 17, 2022 @ 5:00 AM**
**Beaufort, NC**

**COUNCIL PRESENT:**
Mayor McLeod ***
Mayor Pro Tem Thompson
Council Member Everett
Council Member Archer
Council Member Casey
Council Member Sims

*** *Attended Virtually*

**STAFF PRESENT:**
Jim Cauley, Town Attorney

**COUNCIL ABSENT:**

**1 CALL TO ORDER**

a) Mayor McLeod called the meeting to order at 8:54 a.m.

b) There was discussion among members regarding the need to officially begin the Town Manager selection process. It was the consensus to notify the Town Attorney to bring Council suggested firms to aid in the selection process. There is no timeline at this time, however, all agree it would likely be in the next fiscal year (after July 1).

It was the consensus of the members that the council receive all minutes from all town advisory boards meetings to allow Council to stay abreast of the various boards and projects.

Mayor McLeod advised members of the NCLM Conference in April and encouraged attendance.

There was discussion regarding the building currently occupied by Probation and Parole. The desire of the Council is to keep the proposed timeline for them to vacate the building.

A closed session was not held during this meeting.

**2 COUNCIL/MAYOR DISCUSSIONS**

**3 ADJOURNMENT**

a) With nothing further, a motion to adjourn was made at 12:08 p.m.

**ACTION:** Motion to Adjourn

Motion: Council Member Everett
Second: Council Member Casey
Vote: Unanimous

Duly adopted this the 7th day of March, 2022 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

**Town of Clayton**
**Regular Town Council Meeting Minutes**
**Monday, February 21, 2022 @ 6:00 PM**
**Council Chambers**

**COUNCIL PRESENT:**
Mayor McLeod
Mayor Pro Tem Thompson
Council Member Everett
Council Member Archer
Council Member Sims
Council Member Casey

**STAFF PRESENT:**
Rich Cappola, Interim Town Manager
Dolores Gill, D/Town Manager
Lee Barbee, Fire Chief & Interim D/Town Manger
Jim Cauley, Town Attorney
Kimberly Moffett, Town Clerk
Greg Tart, Police Chief
Dede Bumgarner, Dev. Svcs. Manager
Louis Duffie, Project Manager
Joy Garretson, Library Director
Amy Shearin, Emergency Management Coordinator

**COUNCIL ABSENT:**

**1 CALL TO ORDER**

Pledge of Allegiance and Invocation

a) Mayor McLeod called the meeting to order at 6:00 p.m. He led everyone in the Pledge of Allegiance as well as offering the Invocation.

**2 ADJUSTMENT OF THE AGENDA**

a) Mayor Pro Tem Thompson requested a Closed Session under 143-318.1(a)(6) be added.

**3 CONSENT AGENDA**

*(Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Council may request to have an item removed from the consent agenda for further discussion.)*

a) Draft Minutes
- February 7, 2022 - Special Session
- February 7, 2022 - Regular Session
- February 7, 2022 - Closed Session

b) Certificate of Sufficiency - 2022-09-ANX
- Ashcroft Section 2 Annexation

c) Resolution to Set Public Hearing
- 2022-09-ANX - Ashcroft Section 2 Annexation

d) Proclamation
- Arbor Day 2022

e) Warranty Acceptance
- West End

**ACTION:** Adoption of Consent Agenda as Presented

Motion: Council Member Everett
Second: Mayor Pro Tem Thompson
Vote: Unanimous

**4 ADMINISTRATIVE ITEMS**

**5 INTRODUCTIONS AND SPECIAL PRESENTATIONS**

a) New Employee Introduction
*Presenter(s):* Dede Bumgarner, Development Services Manager
- Tiffany Loyd, Permit Specialist

Mr. Howell was present and shared that Dede Bumgarner had recently been promoted and taken on the roll of Development Services Manager.

Ms. Bumgarner introduced Ms. Tiffany Loyd who is serving as Permit Specialist. She stated she was excited to be part of the team. Council welcomed her.

b) Presentation of Badge & Service Weapon to Retired Officer Brian Pounds
*Presenter:* Greg Tart, Police Chief

Chief Tart was present and shared details about Officer Pounds who recently retired. He started his law enforcement career in 1990 He has been with the Clayton Police Department for 11.5 years. Chief Tart shared details about Officer Pounds staying on with the department for an extra year after his expected retirement date to assist with park project. He has also served over 25 years with the Clayton Fire Department. Chief Tart presented Officer Pounds with his service weapon and badge. Mayor McLeod offered his thanks and presented Officer Pounds with a Resolution honoring him on his retirement and awarding him with his service weapon and badge.

c) Clayton Year in Review
*Presenter*: Nathanael Shelton, Communications Director

Mr. Shelton was present and shared the video of Clayton; Year in Review. Mayor McLeod offered his thanks to the Communications Department for the amazing job done. Council Member Everett echoed the sentiments.

**6 PUBLIC HEARINGS**

a) FY '22-23 Budget - Public Input
*Presenter:* Rich Cappola, Interim Town Manager

Mr. Cappola stated this public hearing was an opportunity to hear from the community regarding anything they would like to share. Mayor opened the public hearing at 6:21. With no one wishing to speak, the hearing was closed.

**7 OLD BUSINESS**

a) Wastewater Reclamation Funding Request
*Presenter:* Louis Duffie, Project Manager

Mr. Duffie presented this item and requested funding for equipment, piping and electrical equipment required for this project. He stated all equipment and labor associated with this cost has been competitively bid in according the NCGS and reviewed by town staff. He stated this allows the project to keep moving forward and further stated this would be the final early procurement package prior to negotiations begin to set the Guaranteed Maximum Price. The total funding cost for this request is $23,226,000.

**ACTION:** Authorize Town Manager to Proceed with Funding Request

Motion: Council Member Sims
Second: Council Member Archer
Vote: Unanimous

**8 NEW BUSINESS**

a) Little Creek Pump Station Bid Award
*Presenter:* Louis Duffie, Assistant Program Manager

Mr. Duffie provided details regarding the bid process. The lowest bidder was Harren Construction Company and the bid came in at $6,492,000, which was $1.5 million less than expected. The Little Creek Pump Station will convey wastewater from the existing LCWRF to the town's new facility, Sam's Creek WRF. This is a a tentative bid so we can formally proceed with review by the NC Department of Environmental Quality for formal authority to award the bid.

**ACTION:** Adoption of Resolution #2022-05

Motion: Council Member Archer
Second: Mayor Pro Tem Thompson
Vote: Unanimous

b) Apprenticeship Program Agreement
*Presenter:* Rich Cappola, Interim Town Manager

Mr. Cappola presented this item and shared details about the opportunity to have an apprenticeship program in the wastewater field. He stated this gives us an opportunity to train up employees. Attorney Cauley stated the agreement had been reviewed and approved by his office.

**ACTION:** Authorize Staff to Execute Agreement & Proceed with Apprenticeship Program

Motion: Council Member Everett
Second: Council Member Sims
Vote: Unanimous

c) Amendment to By-Laws - Library Advisory Board
*Presenter:* Joy Garretson, Library Director

Ms. Garretson was present and shared details about proposed changes to the by-laws with reference to number of allowed absences from meetings.

**ACTION:** Adoption of Resolution #2022-06 & Ordinance #2022-20-05 with amended language to indicate total of 3 absences

Motion: Mayor Pro Tem Thompson
Second: Council Member Everett
Vote: Unanimous

**9 STAFF REPORTS**

a) Town Manager
- COVID Protocol Update

Mr. Cappola provided details about COVID guidelines within town facilities. They are now mask optional. He further stated disinfecting cleaning guidelines as well as temperature check stations would remain.

Mr. Cappola stated with reference to discussion at council retreat and addition of work session it was decided that work sessions would be held prior to first meting of each month. Work Sessions will be held from 3:00 - 5:00 p.m., with first meeting in April. He further stated there will be Special Meeting held on March 21 regarding Old Town Hall with consultant.

Town did receive notification from DEQ that we are being audited for storm water program, Mr. Cappola further stated this is a normal occurrence and audit process should occur over the next few months.

Mr. Cappola also stated that our current consultant library is being updated. This is done every couple of years.

b) Town Attorney

c) Town Clerk

d) Other Staff
- Main Street Construction

*Presenter:* Amy Shearin, Emergency Services Coordinator

Ms. Shearin provided information advising the town had once again been named a Tree City for 2021. Arbor Day will be March 18 and we will be working with local school and community groups to give out free trees. Additional information be coming soon. Main Street construction from Lombard to Smith will begin tonight at 7:00 p.m. This section of the road will be closed for the next 7 nights from 7:00 p.m. until 7:00 a.m. She further

advised it is possible an additional closure for paving during the day may be required following this time frame. Council Member Archer offered her thanks to staff for keeping businesses informed about the proposed closures. Mayor Pro Tem stated he understands the inconveniences, but we will be in a better position following completion.

**10 OTHER BUSINESS**

a) Informal Discussion & Public Comment

Mr. Emory Howard was present and stated he owned a building next to Pizza Hut. He shared his concerns about him being fined for the business that he was renting his building to. He asked for some relief of the $75 fee per day. Council offered their thanks and stated they would take it under advisement and asked staff for additional information.

b) Council Comments

Council Member Archer offered her thanks for a great council retreat. She stated it was very informative. Council Member Casey stated the Johnston County Land Use Comprehensive Plan Public Forum would be held on Thursday, February 24, 2022 beginning at 6:00 p.m. Council Member Everett stated he felt the retreat was very beneficial and was very pleased with the communication took place.

**11 CLOSED SESSION**

a) Closed Session Pursuant to NCGS 143-318.11(a)(4), (5) &(6)

**ACTION:** Motion to Go Into Closed Session @ 6:41 p.m.

Motion: Mayor Pro Tem Thompson
Second: Council Member Casey
Vote: Unanimous

**12 ADJOURNMENT**

a) Adjourn the Meeting

Council returned from Closed Session at 8:10 p.m.

With there being nothing further, the meeting was adjourned at 8:11 p.m.

**ACTION:** Motion to Adjourn

Motion: Council Member Everett
Second: Mayor Pro Tem Thompson
Vote: Unanimous

Duly adopted this the 7th day of March, 2022 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

**TOWN OF CLAYTON**
**2022 TOWN COUNCIL MEETING SCHEDULE AMENDED**

**WHEREAS,** the Clayton Town Council exists to conduct the business of the citizens; and

**WHEREAS**, each meeting of the Clayton Town Council is open to the public, except as provided by NC G.S. 143-318.11; and

**WHEREAS**, the Clayton Town Council may amend the yearly meeting schedule in accordance with NC G.S. 143-318.12.

**WHEREAS,** the Clayton Town Council meetings are held the first and third Monday of the month at 6:00 p.m. in the Council Chambers at Town Hall, unless otherwise noted; and

**WHEREAS**, it is the desire of the Clayton Town Council to amend the 2022 meeting schedule, as adopted via Resolution #2021-43, with the addition of a monthly work session to be held on the first Monday of each month beginning at 3:00 p.m. and ending at 5:00 p.m., effective April 4, 2022. These work session meetings will be held in the Wooten Room at Town Hall, unless otherwise noted.

| **TOWN OF CLAYTON<br>2022 CALENDAR<br>TOWN COUNCIL MEETINGS** | | | |
|---|---|---|---|
| **MONTH** | **WORK SESSION<br>3:00 – 5:00 p.m.<br>Wooten Room** | **MEETING #1<br>6:00 p.m. Start Time<br>Council Chambers** | **MEETING #2<br>6:00 p.m. Start Time<br>Council Chambers** |
| January | N/A | January 3, 2022 | January 18, 2022<br>(Tuesday) |
| February | N/A | February 7, 2022 | February 21, 2022 |
| March | N/A | March 7, 2022 | March 21, 2022 |
| April | April 4, 2022 | April 4, 2022 | April 18, 2022 |
| May | May 2, 2022 | May 2, 2022 | May 16, 2022 |
| June | June 6, 2022 | June 6, 2022 | June 21, 2022<br>(Tuesday) |
| July | N/A | July 18, 2022*<br>There is only one meeting held during the month of July, 2022. | |
| August | August 1, 2022 | August 1, 2022 | August 15, 2022 |
| September | September 6, 2022<br>(Tuesday) | September 6, 2022<br>(Tuesday) | September 19, 2022 |
| October | October 3, 2022 | October 3, 2022 | October 17, 2022 |
| November | November 7, 2022 | November 7, 2022 | November 21, 2022 |
| December | December 5, 2022 | December 5, 2022 | December 19, 2022 |

**NOW THEREFORE, BE IT RESOLVED** that the Town Council of Clayton hereby adopts the AMENDED 2022 Clayton Town Council Schedule as presented.

Duly adopted this 7TH day of March, 2022 while in regular session.

_____
Jody McLeod
Mayor

ATTEST:

_____
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

# Proclamation

*Developmental Disability Awareness Month 2022*

**Whereas,** a Developmental Disability is diverse group of chronic conditions that are due to mental or physical impairments that arise before adulthood; and

**Whereas,** the condition is likely to continue indefinitely and limits the individual in 3 or more of the following areas: Self-care, Receptive and expressive language, Learning, Mobility, Self-direction, Capacity for independent living, and Economic self-sufficiency; and

**Whereas,** the condition creates the individual's need for a combination of special, interdisciplinary services, individualized/person-centered supports, and other forms of long-term assistance that are individually planned and coordinated; and

**Whereas**, the disability experience is a natural part of life and is valued as a part of our rich diversity; and

**Whereas,** disability is a social construct. The 'problem' is not the medical condition that resides within the individual, but the 'problem' is that society does not create welcoming, supporting, and inclusive environments, policies, and/or systems for all, to promote equality and acceptance in all areas of life, including schools, places of employment, and in our communities; and

**Whereas** . the most effective way to increase awareness is through everyone's openness to learn and acknowledge that there are systemic barriers that reduce the likelihood of those with disabilities enjoying equitable experiences and living independent, productive lives within their communities; and

**Whereas**, policies must be developed, attitudes shaped, and equitable experiences be offered to all individuals, including those with developmental disabilities; and

**Whereas,** as citizens we should do all in our power to:

- Recognize the value of the disability experience in our lives and the valued role it has in our rich diversity.
- Recognize the barriers presented to those with disabilities across all aspects of their lives.
- Create ways to include everyone; especially those with developmental disabilities, to be fully included in all aspects of life.
- Understand the losses (financial, spiritual, human rights, contributions to community, and otherwise) when our communities segregate and create barriers for those with disabilities.
- Demand policymakers no longer invest in segregation and create inclusive, equitable policies and systems for all.

Now, therefore, on behalf of the Clayton Town Council, I do hereby proclaim March 2022 as

**DEVELOPMENTAL DISABILITIES AWARENESS MONTH**

Duly adopted this the 7th day of March, 2022 while in regular session.

_____

Jody McLeod
Mayor

# Proclamation

*Traumatic Brain Injury (TBI) Awareness Month -2022*

**Whereas,** a Traumatic Brain Injury (TBI) is an injury to the brain occurring after birth as a result of an external force to the head.

**Whereas,** the condition is often a result of a fall, an assault, a motor vehicle accident, being struck by/against, and/or other causes or unknown causes.

**Whereas,** over 200,000 North Carolinians currently live with a TBI-related disability.

**Whereas,** the condition affects the lives of not only the individual/survivor, but also their Parents, Spouses, Siblings, Extended Family, Friends, Healthcare Providers, Insurance Companies, Attorneys, Educators, Government Agencies, and Employers.

**Whereas,** ongoing supports are often needed to support the individual in their daily life skills.

**Whereas,** TBI can sometimes be an "invisible" condition, creating many challenges around stigmas, awareness, understanding, and acceptance of individuals with TBI.

**Whereas,** the most effective way to increase awareness is through everyone's openness to learn and acknowledge that there are systemic barriers that reduce the likelihood of those with TBI enjoying equitable experiences and living independent, productive lives within their communities.

**Whereas,** policies must be developed, attitudes shaped, and equitable experiences be offered to all individuals, including those with TBI.

**Whereas,** as citizens we should do all in our power to:

- Recognize the value of the disability experience in our lives and the valued role it has in our rich diversity.
- Recognize the barriers presented to those with Traumatic Brain Injury across all aspects of their lives.
- Create ways to include everyone; especially those with Traumatic Brain Injury, to be fully included in all aspects of life.
- Understand the losses (financial, spiritual, human rights, contributions to community, and otherwise) when our communities segregate and create barriers for those with Traumatic Brain Injury.
- Demand policymakers no longer invest in segregation and create inclusive, equitable policies and systems for all.

**Now, therefore**, on behalf of the Clayton Town Council, I do hereby proclaim March 2022 as

**TRAUMATIC BRAIN INJURY AWARENESS MONTH**

Duly adopted this the 7th day of March, 2022 while in regular session.

_____

Jody McLeod
Mayor

Ordinance No. 2022-03-01

Town of Clayton
Amendment to the Comprehensive List of Fees and Charges

**BE IT HEREBY APPROVED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON, NORTH CAROLINA**, THAT THE COMPREHENSIVE LIST OF FEES AND CHARGES WILL BE AMENDED TO CLARIFY STORMWATER FEES AS ADOPTED VIA ORDINANCE #2020-11-02 TO READ AS FOLLOWS:

| **STORMWATER** | **FEE** |
|---|---|
| Stormwater Plan Review (includes 2 reviews) – *projects up to 7 acres* | $535/acre |
| Stormwater Plan Review (includes 2 reviews) – *project GREATER than 7 acres* | $3745 **+** $100/acre for each additional acre over 7 acres |

Duly adopted this the 7th day of March, 2022 while in regular session.

_____
Jody McLeod
Mayor

ATTEST:

_____
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

# Town Council Agenda Cover Sheet

**Meeting Date**
March 7, 2022

**Agenda Location**
Public Hearings

**Item Title**
2021-74-SUP The Amelia – A Tribute Community Special Use Permit

**Presenter:**
Ben Howell, Planning Director

**Summary/Description**
The applicant is requesting approval of a Special Use Permit with conditions for a 220-unit apartment complex located on Amelia Church Road, south of NC Highway 42. Special Use Permits follow a quasi-judicial process for review and approval, requiring evidentiary testimony and swearing-in of anyone providing testimony.

**Requested Action**
Approval with Conditions

**Funding Source (If Applicable):**
N/A

**Cost:** N/A **Yes** ☐ **No** ☒

**Additional Documents to be Included in Agenda Packet**
Staff Report
Application
Site Plan
Neighborhood Meeting Materials
Transportation Impact Analysis
Wastewater Allocation Request
Staff Report Maps
Recommended Conditions of Approval – Signed by Applicant

**Meeting Timeline**
Click or tap here to enter text.

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

***Town Council***
***March 7, 2022***

## STAFF REPORT

# Application Number: 2021-74-SUP

# Project Name: Amelia Church – A Tribute Community – Special Use Permit

| | |
|---|---|
| **Tag #:** | 05G03008B |
| **Location:** | Located on the east side of Amelia Church Road between Amelia Church Road and Short Johnson Road, south of the NC 42 intersection |
| **Overlay:** | N/A |
| **Applicant:** | Bohler Engineering NC, PLLC |
| **Owner:** | YMCA of the Triangle Area, Inc. |
| **Project Planner:** | Ben Howell, AICP, CZO |

**Public Noticing Dates:**

- **Neighborhood Meeting:** June 2, 2021
- **Sign Posted:** February 23, 2022
- **Newspaper Ad Published:** February 23, 2022 and March 2, 2022
- **Letters Mailed:** February 23, 2022

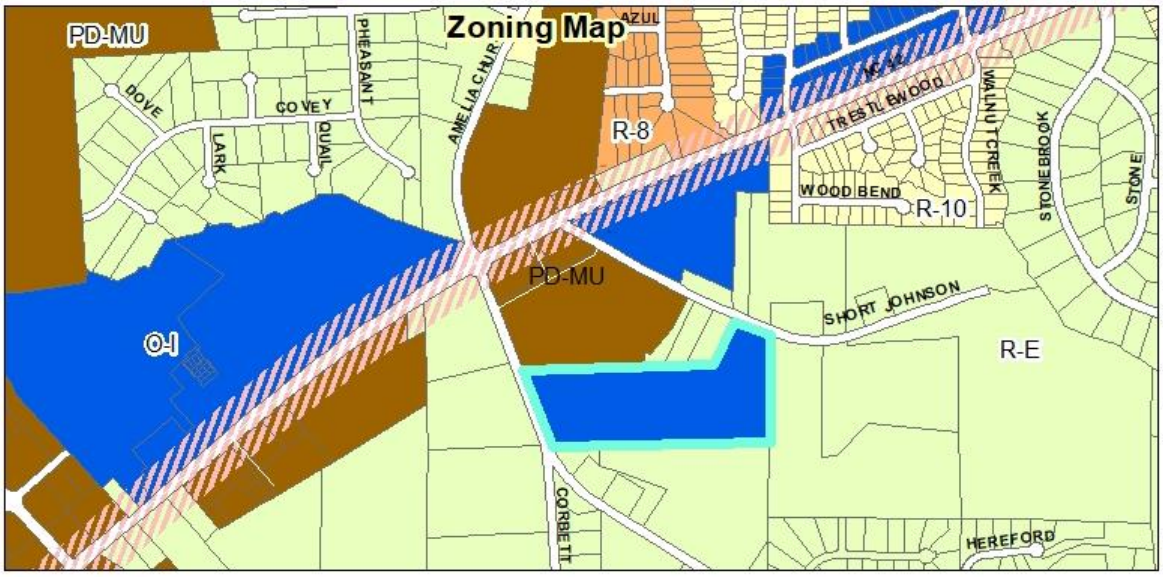
**REQUEST:** Development of a 220 unit apartment community with associated amenities on Amelia Church Road.

**SITE DATA:**

| | |
|---|---|
| **Acreage:** | 19.835 acres |
| **Zoning:** | O-I |
| **Existing Use:** | Vacant Land |

**ADJACENT ZONING AND LAND USES:**

| Direction | Zoning | Existing Use |
|---|---|---|
| **North** | PD-MU and RE | Apartment Complex and Single-Family residential homes |
| **South** | R-E | Vacant/Single-Family residential homes |
| **East** | R-E | Vacant/Agricultural land |
| **West** | R-E | Single Family Homes |




**DEVELOPMENT DATA:**

| | |
|---|---|
| **Proposed Uses:** | Apartments |
| **Lot Count:** | 220 Units/55 4-Unit Buildings |
| **Maximum Density:** | 12 Units/Acre |
| **Proposed Density:** | 11 Units/Acre |
| **Building Height:** | 2 Stories |
| **Impervious Surface:** | 53% (466,074 SF / 10.7 AC) |
| **Required Parking:** | 2 spaces per unit + 1 Visit Space per 4 Parking Spaces Provided (495 spaces total) |
| **Proposed Parking:** | 2 spaces per unit + 1 Visit Space per 4 Parking Spaces Provided + 25 Overflow Spaces (520 spaces total) |
| **Bicycle Parking:** | 1 Rack per Building/55 Racks Required; 58 Racks Provided |
| **Access/Streets:** | The site will be accessed from Amelia Church Road and Short Johnson Road |
| **Open Space:** | 12.5%/2.47 Acres |

**Resource Conservation Area:** 35,444 SF/0.8 Acres

**STAFF ANALYSIS AND COMMENTARY:**

**Overview**

The applicant is requesting a Special Use Permit to allow the development of apartments on the site. The proposed development will consist of 55 2-story buildings with 4 "townhome-style" apartments in each building, with a proposed clubhouse, pool, grilling area, 2 pickleball courts and car wash station. The development will also feature walking trails throughout the site, including a trail around one of the proposed stormwater BMPs with a boardwalk over preserved wetlands. A Transportation Impact Analysis (TIA) was completed for the development, and recommended turn lane improvements on Amelia Church Road. The development will be accessed from Amelia Church Road and Short Johnson Road, with a new left-turn lane constructed on Amelia Church Road at the development driveway. The development will be served by public water along Amelia Church Road and will construct a private sewer pump station and sewer main to connect into the existing public sewer main along NC 42. Power will be provided to the site by Duke Energy, and streetlights will be installed along the development frontages on Amelia Church Road and Short Johnson Road. The development will also provide for future cross-access to properties to the north of the site.

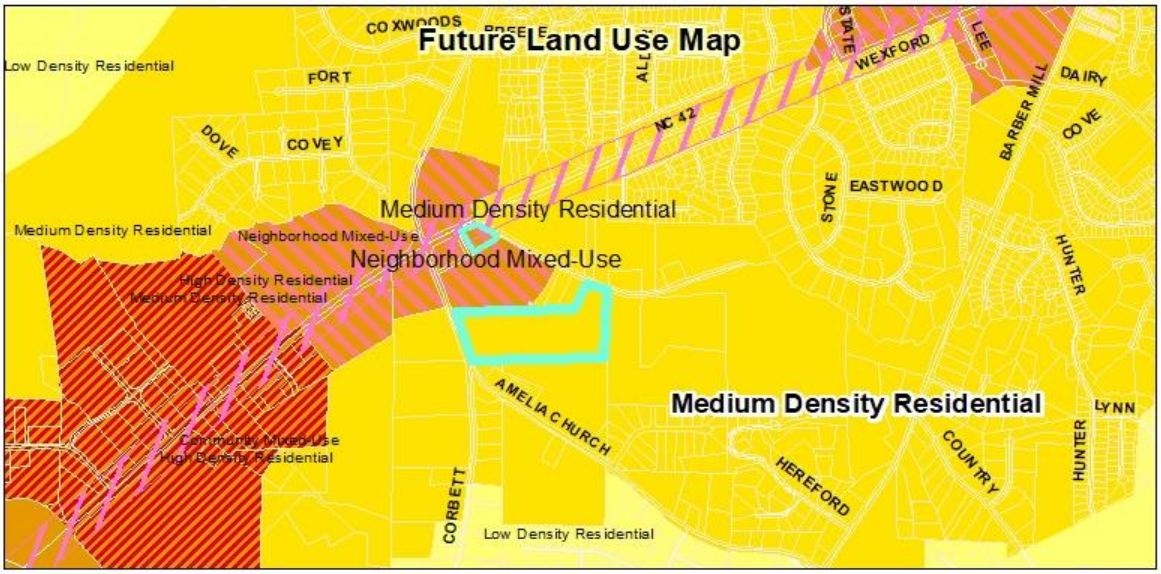
**Associated Site Plan**

Pursuant to §155.711(D)(1), concurrent with a request for a Special Use Permit, the applicant was required to submit a site plan for review and approval, which is attached to this staff report. Following approval of the Special Use Permit by Town Council, Planning staff will administratively approve the Site Plan. Following approval of the SUP, the applicant will have 12 months to submit a complete building permit before the SUP expires.

**Consistency with Adopted Plans:**

- **Comprehensive Plan 2040**
  The Future Land Use Map (below) shows that this area is designated as Medium-Density Residential, which calls for a density of 3-5 units/acre, or up to 7 units/acre in a Planned Development. The 2045 Growth Plan also designates this area as Medium-Density Residential, calling for a density of 3-5 units/acre with generally less than 50% attached units. The applicant has proposed a density of 11 units/acre. While this is not consistent with the 2040 or 2045 Growth Plans, it is consistent with existing zoning.

- **Unified Development Code**
  If the Special Use Permit is approved, the proposed development will meet the code requirements as outlined in the Unified Development Code. The site meets landscape buffer requirements and general design requirements including parking, stormwater, and open space.




## CONSIDERATIONS

- The Town Council shall make final decisions regarding Special Use Permits.
- Special Use Permits shall address specific Findings of Fact, with the burden of proof for meeting the Findings of Fact on the applicant. These Findings all must be met for a Special Use Permit to be approved.
- The Technical Review Committee has reviewed the SUP and associated Site Plan.
- Staff has worked with the applicant on the proposed conditions, and the applicant has agreed to all proposed conditions in writing.
- The Town Council shall consider the recommendation(s) in this staff report, and may approve the SUP with the proposed conditions, add or remove conditions (with the agreement of the applicant), deny the application upon finding that one or more of the Findings of Fact are not met, or may send the application back to the Technical Review Committee for additional consideration.

## FINDINGS OF FACT

Special Use Permits shall address the following findings, with the burden of proof for meeting the Findings of Fact on the applicant. Please see below for the applicant's response to each finding, as well as staff's commentary.

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

**Applicant Response:**

The residential community is proposed in an ideal location adjacent to an existing multifamily community with convenient access to NC-42, a major thoroughfare. With access points planned at both Short Johnston and Amelia Church Roads, the proposed application will not materially endanger the public health or safety in its proposed location.

**Staff Commentary:**

The proposed development will have full-movement accesses onto Amelia Church Road and Short Johnson Road and is located adjacent to an existing mixed-use development that includes apartments. The proposed development is near a major intersection, and with the proposed conditions, will meet the requirements in the Town's Unified Development Code.

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

**Applicant Response:**

The application meets all requirements of the Town Code of Ordinances which help secure the public health and safety and ensure e that best practices are followed in land use planning and new development. In fact, the applicant is not seeking any variances or modifications to Town Code standards because the site has been designed to meet all ordinance requirements.

**Staff Commentary:**

The proposed development complies with the Unified Development Code. The design of the proposed apartment development meets landscaping requirements, including all buffer and street tree requirements. The proposed access points will meet engineering standards as well as fire standards. With approval of the Wastewater Allocation Request and proposed conditions, adequate public utilities will be available to serve the site.

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

**Applicant Response:**

The residential community is proposed upon property which has been under-utilized for years. Moreover, the proposed community will compliment the existing multi-family development and recent retail establishments that have been developed nearby. The applicant will present evidence at hearing from a licensed real estate appraiser, but for now, it seems very unlikely that the project will have a substantial negative impact to property values.

**Staff Commentary:**

The proposed development complies with the existing zoning district. While it does not comply with the 2040 Growth Plan, it is located adjacent to an existing mixed-use development with apartments at a density of approximately 14 units/acre. On other sides of the development, it is surrounded by low-density single-family homes and agricultural uses.

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

**Applicant Response:**

The proposed development is consistent with the existing zoning on the property and the underlying plans and policies of the Town.

The area is designated as a Neighborhood Center on the Future Land Use Map. The Town's Growth Plan provides guidance that properties with a Neighborhood Center designation will ideally be developed with higher density residential including small-lot, single-family, townhouses, and apartments. Moreover, Neighborhood Centers provide opportunities for residential uses to be near shopping and service destinations. Neighborhood Centers generally are in areas with access to major thoroughfares and utilities. These areas incorporate neighborhood-serving commercial uses including grocery stores, retail establishments, restaurants, and services.

The description of a Neighborhood Center within the Town's Growth Plan describes the proposed project.

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

**Staff Commentary:**
The proposed development complies with the existing Office and Institutional (O-I) Zoning District, which allows for a maximum density of 12 units per acre for apartments. The proposed development does not comply with the 2040 Growth Plan or 2045 Growth Plan, as both Growth Plans identify this area as Medium Density Residential, defined as 3-5 units per acre. However, the proposed development is located adjacent to an area identified in the 2040 and 2045 Growth Plan as a "Neighborhood Center," which does allow for more dense residential development, as well as mixed-use development. With the proposed conditions, the proposed development will complement the adjacent mixed-use and apartment development, and would provide some transition in density from the existing apartments to the surrounding residential and agricultural uses.

---

**RECOMMENDED CONDITIONS OF APPROVAL:**

If approved, staff is recommending conditions of approval be placed upon the application. The recommended conditions are listed below, and the applicant's signed acceptance of the recommended conditions is provided as an attachment.

1. These Conditions of Approval, and any others included with the associated Site Plan (2021-73-SP) shall be recorded upon the final plan set, which must be delivered to the Planning Department for review and final approval.
2. The Development shall be constructed in substantial conformance with the Special Use Permit as approved by the Clayton Town Council and associated Site Plan as approved by Town staff.
3. The maximum number of dwelling units shall not exceed 220.
4. A minimum of 25 overflow parking spaces (over and above the required minimum parking) shall be required.
5. The following amenities shall be provided:
    - Clubhouse and outdoor pool with a year-round patio area with grilling stations
    - Two Pickleball Courts
    - Walking trails as shown on approved Site Plan

- Car wash station
- Minimum of 5 benches, 5 waste receptacles and 5 pet waste receptacles provided throughout the site

6. The following transportation improvements will be constructed and accepted by NCDOT prior to the first Certificate of Occupancy:
   a. Amelia Church Road
      - Construct an exclusive southbound left-turn lane on Amelia Church Road with 50' of full-width storage with appropriate deceleration and taper.
7. The developer will provide a downstream sewer capacity study, including existing allocated paper flows, to determine if the existing pump station is adequate. If not, the developer will be responsible to provide improvements to existing facilities and any required utility easements at their cost.
8. The proposed wastewater collection system consists of a private pump station and forcemain providing connection to the existing public gravity infrastructure along NC 42. The private pump station and forcemain will not be maintained by the Town of Clayton and remain the responsibility of the developer for perpetuity. The Town will not allow connection to public infrastructure directly by private forcemain and shall be transitioned to a gravity system prior to connection to the Town's public infrastructure. Developer is responsible for installation of an AMI Sewer Meter to account for all flows entering public infrastructure.
9. The buildings in the development will be constructed in accordance with the Architectural elevations provided in the approved Site Plan, including identified façade materials. All buildings will include a minimum brick masonry coverage of 25% on all building façades.
10. All buildings/units within the development will include the following sustainable/high efficiency products/appliances, with certification of the use of these features required prior to Certificate of Occupancy for each building:
    - High Efficiency Windows
    - High Efficiency Appliances and HVAC Units
    - High Efficiency Roofing Materials
11. Cross-Access easements will be provided to the existing apartment complex to the north and to the property with the PIN 1658-01-15-0291, as shown on the Site Plan. The applicant will construct the cross-access to the property lines, or the applicant can submit a Payment-in-lieu at a rate of 125% of the cost of the cross access, as estimated by a Professional Engineer, prior to the approval of the Construction Drawings.
12. All Resource Conservation Areas shall be maintained and protected in perpetuity by a Homeowners Association.

---

**ATTACHMENTS:**

**1)** Application
**2)** Site Plan
**3)** Neighborhood Meeting Materials
**4)** Transportation Impact Analysis
**5)** Wasterwater Allocation Request
**6)** Staff Report Maps
**7)** Recommended Conditions of Approval – Signed by Applicant

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

# SPECIAL USE PERMIT APPLICATION COVER SHEET

**Name of Project:** The Amelia - A Tribute Community **Date:** July 1, 2021

**Applicant Name:** Bohler Engineering NC, PLLC

***The following checklist to be completed by applicant:***

[ ✓ ] Pre-Application Meeting on: April 7, 2021
[ ✓ ] Application Review fee
[ ✓ ] Advertisement Fee

***11 copies of the following:***

[ ✓ ] Completed Application
[ ✓ ] Owner's Consent Form
[ ✓ ] Adjacent Property Owner's List
[ ✓ ] Neighborhood Meeting Notice Letter (1 copy)
[ ✓ ] Wastewater Allocation Request Form (if applicable)
[ ✓ ] Set of stamped, addressed, empty envelopes for adjacent property owner notification
[ ✓ ] Associated Site Plan (separate application required for major site plans, must be submitted concurrently)

**Reviewed by:** _____

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

# SPECIAL USE PERMIT APPLICATION

**Application Fee: $400.00**
**Advertisement Fee: $200.00**

☒ **New Special Use Permit** ☐ **Major Modification to an approved SUP**
*Permit Modified:* _____

## SITE INFORMATION

**Name of Project:** Amelia Church - A Tribute Community

**Acreage of Property:** 19.835 acres **Zoning District:** O&I

**County Tag #:** 05G03008B **NC Pin #:** 1628-03-04-8891

**Address/Location:** Amelia Church Road, Clayton, NC

**Existing Use:** Vacant **Proposed Use:** Apartment **Is project within a Planned Development?** ☐ **Yes** ☒ **No If yes, which:** _____

**Is project within an Overlay District?** ☐ **Yes** ☒ **No If yes, which:** _____

## APPLICANT INFORMATION

**Applicant:** Bohler Engineering NC, PLLC
**Mailing Address:** 4130 ParkLake Ave., Suite 130, Raleigh, NC 27616
**Phone Number:** 919-578-9000 **Fax:** _____
**Contact Person:** Kathryn McPherson
**Email Address:** kmcpherson@bohlereng.com

## *OFFICE USE ONLY*

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

## PROPERTY OWNER INFORAMTION

**Name:** YMCA of the Triangle Area, Inc.

**Mailing Address:** 801 Corporate Center Drive, Ste. 200, Raleigh, NC 27607

**Phone Number:** 919-719-9622 **Fax:**

**Email Address:** tim.carr@YMCATriangle.org

## EXPLANATION OF PROJECT

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

***Revised 01-24-2022***

***Amelia Church - A Tribute Community is a proposed 220 unit Apartment community located on Amelia Church Road and Short Johnson Road witin Clayton's Town Limits.***
***The site is 19.835 acres and zoned O&I. A Special Use Permit is requested for apartment use in the O&I zoning district. The community will feature a clubhouse, with mailbox kiosk, pickleball courts, outdoor pool, grilling areas and walking trails and sidewalks provided throughout the community.***
***The apartments will feature a cube configuration rather than the more familiar liinear style. Each two-story home will have two bedrooms with one on the ground level and one on the second floor.***

***Surface parking will be provided for each unit based on the Clayton Code of Ordinances. 25 additional overflow parking is provided throughout the site.***
***TIA recommended improvements will include on Amelia Church: west bound approach with one ingress and one egress lane, exclusive southbound left-turn lane with a minimum of 50 feet of storage and appropriate deceleration and taper length, and stop control for westbound approach. On Short Johnson: Eastbound approach with one ingress and one egress lane and stop control for eastbound approach.***

***Bonus Points Summary for Wastewater Allocation: Amenities proposed for Amelia Church will include an approximate 6,000 sf 2-story Clubhouse, an outdoor pool, year-round patio area with grilling stations, 2 Pickleball courts, and walking trails throughout the community with a boardwalk over the wetland area. In addition, a car wash station will be provided in the maintenance area near the trash compactor and a minimum of five (5) each of benches, waste receptacles and pet waste receptacles provided throughout the site (actual number and locations to be determined during construction drawings). The Building elevations will consist of hardiplank siding and a minimum of 25% of each side of the building will be brick masonry. In addition, each unit will have high-efficiency windows, roofs, HVAC units and appliance.***

## REQUIRED FINDINGS OF FACT

***Section 155.711(I) of the Unified Land Development Code requires applications for a Special Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.***

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

The residential community is proposed in an ideal location adjacent to an existing multifamily community with convenient access to NC-42, a major thoroughfare. With access points planned at both Short Johnston and Amelia Church Roads, the proposed application will not materially endanger the public health or safety in its proposed location.

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

The application meets all requirements of the Town Code of Ordinances which help secure the public health and safety and ensure e that best practices are followed in land use planning and new development. In fact, the applicant is not seeking any variances or modifications to Town Code standards because the site has been designed to meet all ordinance requirements.

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

The residential community is proposed upon property which has been under-utilized for years. Moreover, the proposed community will compliment the existing multi-family development and recent retail establishments that have been developed nearby. The applicant will present evidence at hearing from a licensed real estate appraiser, but for now, it seems very unlikely that the project will have a substantial negative impact to property values.

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

The proposed development is consistent with the existing zoning on the property and the underlying plans and policies of the Town. The area is designated as a Neighborhood Center on the Future Land Use Map. The Town's Growth Plan provides guidance that properties with a Neighborhood Center designation will ideally be developed with higher density residential including small-lot, single-family, townhouses, and apartments. Moreover, Neighborhood Centers provide opportunities for residential uses to be near shopping and service destinations. Neighborhood Centers generally are in areas with access to major thoroughfares and utilities. These areas incorporate neighborhood-serving commercial uses including grocery stores, retail establishments, restaurants, and services. The description of a Neighborhood Center within the Town's Growth Plan describes the proposed project. Thus, the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.

## APPLICANT AFFIDAVIT

***I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to approve the subject Special Use Permit. 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.***

| Kathryn McPherson, PLA | Kathryn McPherson | 01-27-2022 |
|---|---|---|
| *Print Name* | *Signature of Applicant* | *Date* |

# NEIGHBORHOOD MEETING INFORMATION

**Purpose:**

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

**Meeting Date:**

The meeting must be held at least ten (10) calendar days prior to the 1st Public Hearing Meeting.

**Meeting Time & Location:**

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

**Meeting Notice Mailing requirements:**

1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property.
3. The notice must be mailed at least ten (10) calendar days but not more than twenty-five (25) days prior to the date of the Neighborhood Meeting.

**Information required to be provided at the Neighborhood Meeting:**

At a minimum, the following materials must be present and discussed at a Neighborhood Meeting:

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

**Information provided to Planning Department:**

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the 1st Public Hearing Meeting in electronic or hard copy format:

- ☑ Adjacent Property Owner's List (aka "mailing list") *Should be submitted with original application packet*
- ☑ Copy of the letter mailed *Should be submitted with original application packet*
- ☑ Attendance Roster (aka "sign-in sheet") *Submit no later than 10 days prior to 1st public meeting date*
- ☑ Neighborhood Meeting Summary Form with minutes (see below) *Submit no later than 10 days prior to the 1st public meeting date*

# ADJACENT PROPERTY OWNERS LIST

**Project Name:** Amelia Church Road Project

***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 |
|---|---|---|
| 05G03008B | Young Men's Christian Association of the Triangle Area, Inc. | 801 Corporate Center Dr. Ste 200, RALEIGH, NC 27607-5243 |
| 05G03009B | FRANCES B PARRISH | 377 SHORT JOHNSON ROAD, CLAYTON, NC 27520-0000 |
| 05G03010 | FAYE BOYETTE & ANN PULLEY ROBINSON | 6225 COVERED BRIDGE RD, CLAYTON, NC 27527-6349 |
| 05E99008Q | JOEL L WILLIAMS | 1306 WALNUT STREET, CARY, NC 27511-0000 |
| 05G03007B | RICKY E BLACKMON & PAMELA JEAN BLACKMON | 220 SHORT JOHNSON RD, CLAYTON, NC 27520-0000 |
| 05G03007D | HARRY P SIEBERT & KATHY R SIEBERT | 200 SHORT JOHNSON RD, CLAYTON, NC 27520-7777 |
| 05G03007C | RICHARD COLLAZO & MARIA TERESA COLLAZO | 4690 BARBER MILL RD, CLAYTON, NC 27520-0000 |
| 05E99008K | DWB PROPERTIES LLC | PO BOX 324, GARNER, NC 27529-0324 |
| 05G03007E | AMELIA STATION LLC | 3520 PIEDMONT RD NE SUITE 410, ATLANTA, GA 30305 |
| 05G03009 | KIRBY ROY JOHNSON & LORI H JOHNSON | 12232 US 70 BUS HWY W, CLAYTON, NC 27520-0000 |
| 05G03008Z | KATIE MARIE JOHNSON | 151 SHORT JOHNSON RD, CLAYTON, NC 27520-0000 |
| 05G03069 | KIMBERLY DAUGHTRY HENDERSON & CONNIE DAUGHTRY NANCE | 105 LUCAS LN, HUBERT, NC 28539-4227 |
| 05G03069A | ERWIN DUKE JR HOCKADAY & FLORENCE DUPREE HOCKADAY | 2177 AMELIA CHURCH ROAD, CLAYTON, NC 27520-0000 |
| 05G03070S | JANIFFA H ALLEN REVOCABLE TRUST & JANNIFA H ALLEN TRUSTEE | 217 CORBETT RD, CLAYTON, NC 27520-6424 |
| | | |
| | | |
| | | |

Bohler Engineering NC, PLLC
4130 Park Lake Ave Suite 130
Raleigh, NC 27612
919-578-9000

6/2/2021

Dear Clayton Area Property Owner,

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: Tuesday, June 22nd Meeting Time: 6:30PM

Meeting Location: Virtual Meeting via Microsoft Teams.
Visit the following link via any internet browser to join the meeting:
tinyurl.com/ameliachurchroadproject
or call in (audio only): (844) 583-9093, Conference ID: 356004595#

Type of Application: Special Use Permit

Project/proposal property address: Between 220 and 279 Short Johnson Road, Clayton, NC, 27520

Description of project/proposal: Master Planned Townhome Development

Upcoming public meetings for this application (Planning Board and/or Town Council): TBA

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

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

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

If you have any questions prior to or after this meeting, you may contact us at (919) 578-9000. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,
Kathryn McPherson, PLA, ASLA
Landscape Architecture Project Manager
Bohler Engineering NC, PLLC

Cc: Town of Clayton Planning Department

# NEIGHBORHOOD MEETING ATTENDANCE ROSTER

**Project:** Amelia Church Road Development

**Application:** Amelia Church Road Development

**Location/Date:** Microsoft Teams Meeting; 6/22/2021

| | NAME | ADDRESS |
|---|---|---|
| 1 | Linda Davis | 151 SHORT JOHNSON RD. CLAYTON, NC 27520-0000 |
| 2 | Kimberly Henderson | 105 LUCAS LN, HUBERT, NC 28539-4227 |
| 3 | | |
| 4 | Nil Ghosh | Morningstar Law Group |
| 5 | Kathryn McPherson, PLA | Bohler Engineering |
| 6 | Brian Vaughn | Bohler Engineering |
| 7 | Nate Bouquin, PE | Ramey Kemp |
| 8 | Tim Carr | YMCA of the Triangle Area |
| 9 | | |
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# NEIGHBORHOOD MEETING SUMMARY FORM

**FILL OUT THE FOLLOWING:**

Application: Amelia Church Road Project

Date of Mailing: 6/2/2021

Date of Meeting: 6/22/2021 Time of Meeting: 6:30PM

Location of Meeting: Microsoft Team Meeting

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Kathryn McPherson Signature: _____

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

Nil Ghosh, Attorney with Morningstar Law Group, representing the applicant, provided an overview of the projects, its location, access points to public streets, proximity to Highway 42, number of dwelling units proposed and that a Traffic Impact Analysis is underway. Kimberly Henderson was the only neighbor at this point and she inquired as to the location of the entrance, wanted to know if the plans had been presented to Clayton, The general timelne for submittal, Nil, explained that with a July submittal , the plans would probably go before Council in October and it would then be another 6 months for permit review. Construction would be about 3 months of infrastructure with the first homes finished about 8 months later with full build out of the project 8 months after that. Ms. Henderson expressed concerns regarding the state of the upkeep of local roads, especially Highway 42. Mr. Ghosh stated that a TIA was underway and any recommended road improvements would be detailed in the report. Ms. Davis joined the conversation and Mr. Ghosh gave a summary of the presentation. There were no further questions and Ms. Hnederson and Ms. Davis signed off. Mr. Vaughn, Mr. Carr both signed off as well and Ms. McPherson and Mr. Ghosh remained available until the meeting end time of 8:30 pm.

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

# SUP & SITE PLANS

## 2021-73-SP

FOR

**PROPOSED**

# AMELIA CHURCH -
# A TRIBUTE COMMUNITY

**LOCATION OF SITE**
**AMELIA CHURCH RD.**
**CLAYTON, NC 27520**

### *REFERENCES AND CONTACTS*

REFERENCES

♦ BOUNDARY & TOPOGRAPHIC SURVEY:
BOHLER ENGINEERING NC, PLLC
4130 PARKLAKE AVE.
RALEIGH, NC 27612
DATED: 11/28/18
ELEVATIONS: NAVD 1998

♦ ENVIRONMENTAL CONSULTANT:
TERRACON
2401 BRENTWOOD RD., STE 107
RALEIGH, NC 27604
PHONE: (919) 873 2211

♦ TRAFFIC ENGINEER:
RAMEY KEMP ASSOCIATES
5808 FARINGDON PLACE
RALEIGH, NC 27609
PHONE: (919) 872 5115

**GOVERNING AGENCIES**

♦ PLANNING, ZONING COMMITTEE
111 E. 2ND ST.
CLAYTON, NC 27520
DATED: (919) 553-5002

♦ ENGINEERING & INSPECTIONS
111 E. 2ND ST.
CLAYTON, NC 27520
TOWN ENGINEER - JOSHUA BAIRD
PHONE: (919) 359-9379

♦ FIRE DEPARTMENT
324 W HORNE ST
CLAYTON, NC 27520
PHONE: (919) 553-1520

♦ CLAYTON PUBLIC WORKS
653 NC-42
CLAYTON, NC 27520
PHONE: (919) 553-1530

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.




***LOCATION MAP***
SCALE: 1" = 1000'

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| C-101 | COVER |
| C-102 | NOTES |
| C-103 | NOTES |
| C-201 | BOUNDARY |
| C-202 | EXISTING CONDITIONS PLAN |
| C-301 | OVERALL SITE PLAN |
| C-302 | SITE PLAN A |
| C-303 | SITE PLAN B |
| C-304 | TRUCK TURN PLAN |
| C-400 | OVERALL GRADING PLAN |
| C-401 | GRADING PLAN A |
| C-402 | GRADING PLAN B |
| C-500 | OVERALL UTILITY PLAN |
| C-501 | UTILITY PLAN A |
| C-502 | UTILITY PLAN B |
| C-503 | OVERALL CONNECTION MAP |
| C-601 | EROSION PHASE I |
| C-602 | EROSION PHASE II |
| C-701 | OVERALL LANDSCAPE PLAN |
| C-702 | LANDSCAPE PLAN A |
| C-703 | LANDSCAPE PLAN B |
| C-704 | LANDSCAPE DETAILS |
| C-901 | CONSTRUCTION DETAILS |
| C-902 | CONSTRUCTION DETAILS |
| A 1.0 | ARCHITECTURAL ELEVATIONS |
| A 1.1 | ARCHITECTURAL ELEVATIONS II |

***OWNER***
YMCA OF THE TRIANGLE AREA, INC.
801 CORPORATE CENTER DRIVE,
STE. 200, RALEIGH, NC 27607
TIM.CARR@YMCATRIANGLE.ORG
919-719-9622

***DEVELOPER***
TRIBUTE COMMUNITIES
10 CARDINAL DR. S
WILMINGTON, NC 28403
(919) 612 3633

PREPARED BY

**BOHLER**

CONTACT: KATHRYN MCPHERSON, PLA

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO SHALL MEAN THAT THE PROJECT ENGINEER OF RECORD'S DESIGN IS ACCEPTED BY THE CONTRACTOR AND THE CONTRACTOR ASSUMES THE RISK OF THE WORK AS DEFINED BY THE DRAWINGS AND IN ACCEPTANCE OF FULL RESPONSIBILITY FOR CONSTRUCTION FAILURES. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE WORK IN CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

Feb 23, 2022
H:\2020\NCR201084\DRAWINGS\PLAN SETS\SUP SUBMITTAL\NCR201084 - CNDS - G-----3A.VOUT C-101 COVER

THE INFORMATION, DESIGN AND CONCEPTS CONTAINED IN THIS PLAN SET ARE THE PROPERTY OF BOHLER ENGINEERING NC, PLLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER ENGINEERING NC, PLLC

**BOHLER** ™
**BOHLER ENGINEERING NC, PLLC**
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

***REVISIONS***

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 11/18/2021 | TECHNICAL REVIEW COMMENT RESPONSE | HT / KM |
| 2 | 01/05/2022 | TECHNICAL REVIEW COMMENT RESPONSE | HT / KM |
| 3 | 01/25/2022 | TECHNICAL REVIEW COMMENT RESPONSE | HT / KM |
| 4 | 02/23/2022 | TECHNICAL REVIEW COMMENT RESPONSE | HT / KM |

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

**PROJECT No.:** NCR201084
**DRAWN BY:** GK, HT
**CHECKED BY:** GK, KM
**DATE:** 01/06/2022
**CAD I.D.:** CNDS-0

PROJECT:

***SPECIAL USE PERMIT DOCUMENTS***

FOR

TRIBUTE COMMUNITIES

AMELIA CHURCH -
A TRIBUTE COMMUNITY

AMELIA CHURCH RD.
CLAYTON, NC 27520
JOHNSTON COUNTY

**BOHLER**
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
*NC@BohlerEng.com*

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
NO. 1165
KATHRYN R. MCPHERSON

SHEET TITLE:

***COVER***

SHEET NUMBER:

C-101

ORG. DATE - 07/01/2021

## GENERAL NOTES

(Rev. 2/2021)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, NORTH CAROLINA, PLLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING FOOTPRINT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, IF ANY DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTORS OWN MEASUREMENTS AS APPROPRIATE FOR CONSTRUCTION.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS. CONSTRUCTION MEANS AND METHODS SHALL ADHERE TO THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY CONSTRUCTION. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. ENGINEER OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES OR POLLUTANTS FOUND AT, ON OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS THAT MAY BE NEEDED TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL STATE AND ALL MUNICIPAL, COUNTY, AND/OR LOCAL, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS OF TRANSPORTATION AND PROPER DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, EXCAVATION, DEMOLITION, RE-PERMITTING AND RE-CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITION PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH THE APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY UPON DISCOVERY, EXISTING DAMAGE NOT IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER, IN WRITING, OF SAME TO THE START OF CONSTRUCTION.
18. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM ANY OF THE DUTIES OF JOB SITE SAFETY. SAME BEING THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS PERFORMING WORK AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE ENGINEER OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY; HEALTH OR GENERAL WELFARE, OR COST OF THE CONSTRUCTION OR PROGRESS OF THE CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE. IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER FROM AND AGAINST ANY AND ALL CLAIMS, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND DIRECT PARTY CLAIMS.
20. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE ENGINEER OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE NAMING THE OWNER AND ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, CONSIDERORS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL, NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE DEFEND, AT PLAINTIFF'S AND HOLD HARMLESS THE INDEMNIFICATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, CONSIDERORS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, CONSIDERORS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ANY OTHER PERSONS' WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS PARAGRAPH. IN ADDITION, BOHLER AND THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS ASSOCIATED OR CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN, AND, FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SAME. OWNER AGREES TO MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

## DEMOLITION NOTES

(Rev. 2/2021)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION/RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR'S EMPLOYEES.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTORS REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. ENGINEER OF RECORD AND BOHLER ARE ABSOLUTELY NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONSTRUCTION SAFETY AND RELATED TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY. WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRICADES, FENCING, OTHER BARRIERS AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SATISFACTORILY SECURE ALL NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE GRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
7. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AND INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND ANY ADDENDUMS THERETO BY THE ENGINEER OF RECORD AND BOHLER. IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS

## STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

LIMIT OF WORK — LOW — LOW

LIMIT OF DISTURBANCE — LOD — LOD

| EXISTING NOTE | TYPICAL NOTE TEXT | PROPOSED NOTE |
|---|---|---|
| | ONSITE PROPERTY LINE / R.O.W. LINE | |
| | NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | CONCRETE CURB & GUTTER | CURB AND GUTTER; SPILL / TRANSITION; DEPRESSED CURB AND GUTTER |
| | UTILITY POLE WITH LIGHT | |
| | POLE LIGHT | |
| | TRAFFIC LIGHT | |
| | UTILITY POLE | |
| | TYPICAL LIGHT | |
| | ACORN LIGHT | |
| | TYPICAL SIGN | |
| | PARKING COUNTS | |
| 170 / 169 | CONTOUR LINE | 190 / 187 |
| TC 516.4 OR 516.4 | SPOT ELEVATIONS | TC 516.00 / BC 515.55; MATCH EX 518.02 ±; TC 516.00 |
| SAN # | SANITARY LABEL | SAN # |
| STM # | STORM LABEL | STM # |
| SL | SANITARY SEWER LATERAL | SL |
| W | UNDERGROUND WATER LINE | W |
| E | UNDERGROUND ELECTRIC LINE | E |
| G | UNDERGROUND GAS LINE | G |
| OH | OVERHEAD WIRE | OH |
| T | UNDERGROUND TELEPHONE LINE | T |
| C | UNDERGROUND CABLE LINE | C |
| | STORM SEWER | |
| S | SANITARY SEWER MAIN | S |
| | HYDRANT | |
| S | SANITARY MANHOLE | |
| D | STORM MANHOLE | |
| WM | WATER METER | |
| WV | WATER VALVE | |
| | GAS VALVE | |
| | GAS METER | |
| | TYPICAL END SECTION | |
| | HEADWALL OR ENDWALL | |
| | GRATE INLET | |
| | CURB INLET | |
| | CLEAN OUT | |
| E | ELECTRIC MANHOLE | |
| T | TELEPHONE MANHOLE | |
| EB | ELECTRIC BOX | |
| EP | ELECTRIC PEDESTAL | |
| | MONITORING WELL | |
| | TEST PIT | |
| | BENCHMARK | |
| | BORING | |

## STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

| | |
|---|---|
| AC | ACRES |
| ADA | AMERICANS WITH DISABILITY ACT |
| ARCH | ARCHITECTURAL |
| BC | BOTTOM OF CURB |
| BF | BASEMENT FLOOR |
| BK | BLOCK |
| BL | BASELINE |
| BLDG | BUILDING |
| BM | BUILDING BENCHMARK |
| BRL | BUILDING RESTRICTION LINE |
| CF | CUBIC FEET |
| CL | CENTERLINE |
| CMP | CORRUGATED METAL PIPE |
| CONN | CONNECTION |
| CONC | CONCRETE |
| CPP | CORRUGATED PLASTIC PIPE |
| CY | CUBIC YARDS |
| DEC | DECORATIVE |
| DEP | DEPRESSED |
| DIP | DUCTILE IRON PIPE |
| DOM | DOMESTIC |
| ELEC | ELECTRIC |
| ELEV | ELEVATION |
| EP | EDGE OF PAVEMENT |
| ES | EDGE OF SHOULDER |
| EW | END WALL |
| EX | EXISTING |
| FES | FLARED END SECTION |
| FF | FINISHED FLOOR |
| FH | FIRE HYDRANT |
| FG | FINISHED GRADE |
| G | GRADE |
| GF | GARAGE FLOOR (AT DOOR) |
| GH | GRADE HIGHER SIDE OF WALL |
| GL | GRADE LOWER SIDE OF WALL |
| GRT | GRATE |
| GV | GATE VALVE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| HP | HIGH POINT |
| HOR | HORIZONTAL |
| HW | HEADWALL |
| INT | INTERSECTION |
| INV | INVERT |
| LF | LINEAR FOOT |
| LOC | LIMITS OF CLEARING |
| LOD | LIMITS OF DISTURBANCE |
| LOS | LINE OF SIGHT |
| LP | LOW POINT |
| L/S | LANDSCAPE |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MH | MANHOLE |
| MJ | MECHANICAL JOINT |
| OC | ON CENTER |
| PA | POINT OF ANALYSIS |
| PC | POINT CURVATURE |
| PCCR | POINT OF COMPOUND CURVATURE, CURB RETURN |
| PI | POINT OF INTERSECTION |
| POG | POINT OF GRADE |
| PROP | PROPOSED |
| PT | POINT OF TANGENCY |
| PTCR | POINT OF TANGENCY, CURB RETURN |
| PVC | POLYVINYL CHLORIDE PIPE |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVT | POINT OF VERTICAL TANGENCY |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| RET WALL | RETAINING WALL |
| R/W | RIGHT OF WAY |
| S | SLOPE |
| SAN | SANITARY SEWER |
| SF | SQUARE FEET |
| STA | STATION |
| STM | STORM |
| S/W | SIDEWALK |
| TBR | TO BE REMOVED |
| TBRL | TO BE RELOCATED |
| TC | TOP OF CURB |
| TELE | TELEPHONE |
| TPF | TREE PROTECTION FENCE |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| UG | UNDERGROUND |
| UP | UTILITY POLE |
| W | WIDE |
| W/L | WATER LINE |
| W/M | WATER METER |
| ± | PLUS OR MINUS |
| ° | DEGREE |
| Ø | DIAMETER |
| # | NUMBER |

## PROPOSED EASEMENT LEGEND

| | |
|---|---|
| CSE (DHV) | COMMON SHARED |
| (DHV) | INGRESS-EGRESS |
| PAE (DHV) | PUBLIC ACCESS |
| PUE (DHV) | PUBLIC UTILITY |
| SAN (DHV) | SANITARY SEWER |
| SV (DHV) | SIGHT DISTANCE |
| STM (DHV) | STORM DRAIN |
| VARS | VARIABLE WIDTHS |
| W (DHV) | WATER |

Feb 23, 2022
H:\2020\NCR201084\DRAWING\PLAN SETS\SUP SUBMITTAL\NCR201084 - CNDS - 0----LAYOUT, C-103 NOTES
REV


BOHLER
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES


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### REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 11/18/2021 | TECHNICAL REVIEW COMMENT RESPONSE | HT / KM |
| 2 | 01/05/2022 | TECHNICAL REVIEW COMMENT RESPONSE | HT / KM |
| 3 | 01/25/2022 | TECHNICAL REVIEW COMMENT RESPONSE | HT / KM |
| 4 | 02/23/2022 | TECHNICAL REVIEW COMMENT RESPONSE | HT / KM |

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| | |
|---|---|
| **PROJECT No.:** | NCR201084 |
| **DRAWN BY:** | GK, HT |
| **CHECKED BY:** | GK, KM |
| **DATE:** | 01/06/2022 |
| **CAD I.D.:** | CNDS-0 |

PROJECT:

**SPECIAL USE PERMIT DOCUMENTS**

FOR

TRIBUTE COMMUNITIES

AMELIA CHURCH - A TRIBUTE COMMUNITY

AMELIA CHURCH RD.
CLAYTON, NC 27520
JOHNSTON COUNTY


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NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com


NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 1165 KATHRYN R. MCPHERSON

SHEET TITLE:

**NOTES**

SHEET NUMBER:

C-103

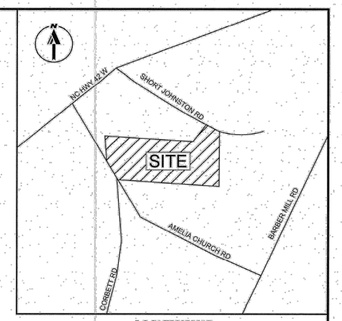
ORG. DATE - 07/01/2021

NOTES:

1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD..
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. VERTICAL DATUM SHOWN HEREON IS NAVD88.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720165800K, PANEL 1658 EFFECTIVE DATE JUNE 20, 2018.

REFERENCES:

DB 5046, PG 171
DB 4098, PG 240
DB 2351, PG 183
DB 2938, PG 141
DB 3174, PG 497
DB 2998, PG 915
DB 600, PG 319
DB 776, PG 497
PB 39, PG 327
PB 78, PG 262
PB 78, PG 263
PB 61, PG 154




LOCATION MAP
NOT TO SCALE

SHORT JOHNSON ROAD - SR 1584
(60' PUBLIC R/W)
PB 78, PG 262)

S64°51'54"E 299.53'
EDGE OF PAVEMENT
N24°37'32"E 337.59'
S00°10'22"W 676.09'
N87°58'24"E 1227.42'
S87°54'25"W 1434.83'
N/F
AMELIA STATION LLC
PIN: 1658-01-05-5423
DB 4098, PG 240
N/F
HARRY AND KATHY SIEBERT
PIN: 1658-01-05-8036
DB 2351, PG 183
PB 61, PG 154
N/F
RICHARD AND MARK COLLAZO
PIN: 1658-01-15-0291
DB 2938, PG 141
N/F
RICKY AND PAMELA BLACKMON
PIN: 1658-01-15-2148
DB 3174, PG 497
PB 39 PG 327
N/F
FRANCIS PARRISH
PIN: 1658-03-24-3257
DB 2998, PG 915
YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC.
PIN: 1658-03-04-8891
DB 5046, PG 171
864,029 SF
OR
19.835 AC
N/F
ERWIN AND FLORENCE HOCKADAY
PIN: 1658-03-04-4437
DB 776, PG 497
N/F
KIMBERLY HENDERSON
PIN: 1658-03-13-1039
DB 600, PG 319
AMELIA CHURCH ROAD - SR 1552
(60' PUBLIC R/W
PB 78, PG 262)
N30°28'01"W 421.85'
EDGE OF PAVEMENT
6' WOODEN FENCE
3' SILT FENCE
3' METAL FENCE
ENCROACHMENT 6' METAL AND WIRE FENCE
3' METAL AND WIRE FENCE
WOODED AREA
WATER MONUMENT
TELEPHONE PEDESTAL
FIBER OPTIC MARKER
DEAD END SIGN
IRF 0.21'
IRF 0.18'
IRF 0.06'
IRF 0.10'
IRF 0.26'
AXEL FOUND
60' 30' 0' 60'
1" = 60'

LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- OVERHEAD WIRES
- UTILITY POLE
- FENCE
- GUY WIRE
- TREE LINE
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- IPS IRON REBAR SET
- COMPUTED POINT

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SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 05/21/2021-05/25/2021
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999883464
(9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 30TH DAY OF JUNE A.D., 2021.

SURVEYOR NC L-3920

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
CLAYTON TOWNHOMES
PIN: 1658-03-04-8891
DB 5046, PG 171
TOWN OF CLAYTON
CLAYTON TOWNSHIP
JOHNSTON COUNTY, NORTH CAROLINA

| FILE NO. | DATE | FIELD DATE | CREW CHIEF | DRAWN | REVIEWED | APPROVED | SCALE | DWG. NO. |
|---|---|---|---|---|---|---|---|---|
| NSR201084 | 06/30/2021 | 05/25/2021 | PW | RJ | TET | TET | 1" = 60' | 1 OF 1 |

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## DEMOLITION LEGEND

| EXISTING NOTE | TYPICAL NOTE TEXT | DEMOLITION NOTE |
|---|---|---|
| | PROPERTY LINE | |
| | ADJACENT LOT LINE | |
| | CONCRETE CURB & GUTTER | |
| | LIMITS OF DISTURBANCE | LOD LOD |
| | CHAIN/LINK FENCE | |
| | UNDERGROUND WATER LINE | |
| | UNDERGROUND GAS LINE | |
| | ELECTRIC LINE | |
| | UNDERGROUND TELEPHONE | |
| | SANITARY SEWER MAIN | |
| | UTILITY POLE/LIGHT | |
| | STORM INLET | |
| | SIGN | |
| | LINE MARKER | |

## RESOURCE CONSERVATION AREAS (RCA)

STREAM BUFFER RCA (EXCLUDES WETLANDS): 35,055 SF
EXCLUDING STREAM CROSSING IMPACTS: 13,492 SF

STREAM LENGTH RCA( EXCLUDES WETLANDS): 326 LF
EXCLUDING STREAM CROSSING IMPACTS: 132 LF

WETLAND RCA: 21,952 SF

**TOTAL EXISTING RCA: 57,007 SF STREAM BUFFER & WETLANDS**
**326 LF STREAM**
**TOTAL RCA POST IMPACTS: 35,444 SF STREAM BUFFER & WETLANDS**
**132 LF STREAM**

1. HOA SHALL BE CREATED FOR THIS COMMUNITY.
2. RESOURCE CONSERVATION ARES SHALL BE MAINTAINED BY HOA.
3. NO RCA SHALL BE COUNTED TOWARD OPEN SPACE REQUIREMENTS.
4. STREAM BUFFER CALCULATION EXCLUDE WETLAND AREAS.

03

SHORT JOHNSON ROAD - SR 1584
(60' PUBLIC R/W PB 78, PG 252)
S64°15'54"E 269.53'
EDGE OF PAVEMENT
N24°37'02"E 337.68'
N/F RICKY AND PAMELA BLACKMON PIN: 1658-01-15-2148 DB 3174, PG 497 PB, 39 PG 327
N/F RICHARD AND MARA COLLAZO PIN: 1658-01-15-0291 DB 2935, PG 141
N/F HARRY AND KATHY SIEBERT PIN: 1658-01-05-8096 DB 2351, PG 183 PB 61, PG 154
N/F AMELIA STATION LLC PIN: 1658-01-05-5423 DB 4098, PG 240
WETLAND RCA 6,990 SF
STREAM BUFFER
TOP OF BANK
STREAM BUFFER RCA 35,055 SF
WOODED AREA
6' WOODEN FENCE
3' SILT FENCE
IRF 0.21'
IRF 12.18'
N87°58'24"E 1227.42'
IPF 0.06'
IRF 0.10'
10' SIDE SETBACK
EXISTING ROW TO BE MOVED FOR TURN LANE ADDITION
YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC. PIN: 1658-03-04-8891 DB.5046, PG 171 864,029 SF OR 19.835 AC
N/F FRANCIS PARRISH PIN: 1658-03-24-3257 DB 2998, PG 915
N22°01'05"W 618.69'
1" METAL AND WIRE FENCE
AMELIA CHURCH ROAD - SR1552
(60' PUBLIC R/W PB 78, PG 252)
WATER MONUMENT
FIBER OPTIC MARKER
TELEPHONE PEDESTAL
DEAD END SIGN
N/F ERWIN AND FLORENCE HOCKADAY PIN: 1658-03-04-4437 DB 776, PG 497
WETLAND RCA 4,634 SF
WETLAND RCA 10,328 SF
10' SIDE SETBACK
S87°54'25"W 1434.83'
IPF 0.26'
AXEL FOUND
50' STREAM BUFFER
EXISTING STREAM
KIMBERLY HENDERSON PIN: 1658-02-13-1025 DB 6082, PG 318
60 30 15 0 60
1"= 60'
N W E S MAGNETIC NORTH

Feb 23, 2022
H:\3000\NCR201084\DRAWINGS\PLAN SETS\SUP SUBMITTAL\NCR201084 - EXST - 0----LAYOUT C-202 EXISTING CONDITIONS

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### REVISIONS

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| 2 | 01/05/2022 | TECHNICAL REVIEW<br>COMMENT RESPONSE | HT<br>KM |
| 3 | 01/25/2022 | TECHNICAL REVIEW<br>COMMENT RESPONSE | HT<br>KM |
| 4 | 02/23/2022 | TECHNICAL REVIEW<br>COMMENT RESPONSE | HT<br>KM |

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| | |
|---|---|
| **PROJECT No.:** | NCR201084 |
| **DRAWN BY:** | GK, HT |
| **CHECKED BY:** | GK, KM |
| **DATE:** | 01/06/2022 |
| **CAD I.D.:** | EXST-0 |

PROJECT:

**SPECIAL USE PERMIT DOCUMENTS**

FOR

TRIBUTE COMMUNITIES

AMELIA CHURCH -
A TRIBUTE COMMUNITY

AMELIA CHURCH RD.
CLAYTON, NC 27520
JOHNSTON COUNTY


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4130 PARKLAKE AVENUE, SUITE 130
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Phone: (919) 578-9000
NC@BohlerEng.com


NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 1165 KATHRYN R. MCPHERSON

SHEET TITLE:

**EXISTING CONDITIONS**

SHEET NUMBER:

C-202

ORG. DATE - 07/01/2021

| SITE DATA TABLE | |
|---|---|
| **GENERAL INFORMATION** | |
| **NAME OF PROJECT** | AMELIA CHURCH - A TRIBUTE COMMUNITY |
| PARCEL ID NUMBER | 165803-04-8891 |
| PROPERTY SIZE | 19.835 AC (864,012.6 SF) |
| PROPERTY LOCATION | CLAYTON TOWN LIMITS |
| **ZONING** | |
| ZONING | OFFICE-INSTITUTIONAL (O-I) WITH SUP |
| EXISTING USE | FARMLAND, VACANT |
| PROPOSED USE | MULTIFAMILY APARTMENTS |
| **DENSITY / BUILDINGS** | |
| ALLOWED DENSITY | 12 UNITS/AC |
| PROPOSED DENSITY | 11 UNITS/ACRE |
| PROPOSED DWELLING UNITS | 55 BUILDINGS, 220 UNITS |
| BUILDING HEIGHT (35' MAX) | 2 STORIES |
| BUILDING COVERAGE | 20.7% |
| **PERVIOUS/IMPERVIOUS** | |
| PERVIOUS SURFACE AREA | 9.135 AC (397,920.6 SF) 47% |
| IMPERVIOUS SURFACE AREA | 10.7 AC (466,074 SF) 53% |
| **PARKING** | |
| REQUIRED RESIDENTIAL PARKING (2/UNIT) | 55 BLDGS X 4 UNITS/BLDG =220<br>220 X 2 = 440 SPACES<br>220/ 4 = 55 VISITOR SPACES<br>**495 SPACES** |
| TOTAL REQUIRED PARKING | 495 SPACES |
| PROPOSED PARKING | **520 PROPOSED SPACES** |
| PROPOSED ACCESSIBLE | 20 SPACES |
| REQUIRED BICYCLE PARKING | 1 RACK PER BUILDING<br>1 X 55 = 58 BIKE RACKS |
| PROPOSED BICYCLE PARKING | **58 PROPOSED BIKE RACKS** |

| OPEN SPACE | |
|---|---|
| REQUIRED OPEN SPACE | 12.5% OF SITE AREA / 2.47 AC |

| RESOURCE CONSERVATION AREAS | |
|---|---|
| STREAM BUFFER RCA (EXCLUDES WETLANDS): | 35,055 SF |
| WETLAND RCA: | 21,952 SF |
| STREAM LENGTH RCA( EXCLUDES WETLANDS): | 326 LF |
| **TOTAL EXISTING RCA:** | **57,007 SF** |
| RCA IMPACTS AT ROAD CROSSING: | |
| STREAM BUFFER IMPACT: | 21,563 SF |
| WETLAND IMPACT: | 0 SF |
| STREAM IMPACT: | 194 LF |
| TOTAL IMPACTED RCA: | 21,563 SF |
| **TOTAL RCA REMAINING:** | **35,444 SF (0.8 AC) STREAM BUFFER & WETLANDS**<br>**132 LF STREAM** |

| UTILITY PROVIDERS | |
|---|---|
| ELECTRIC | DUKE ENERGY |
| WATER | CLAYTON |
| SEWER | CLAYTON |

## NOTES

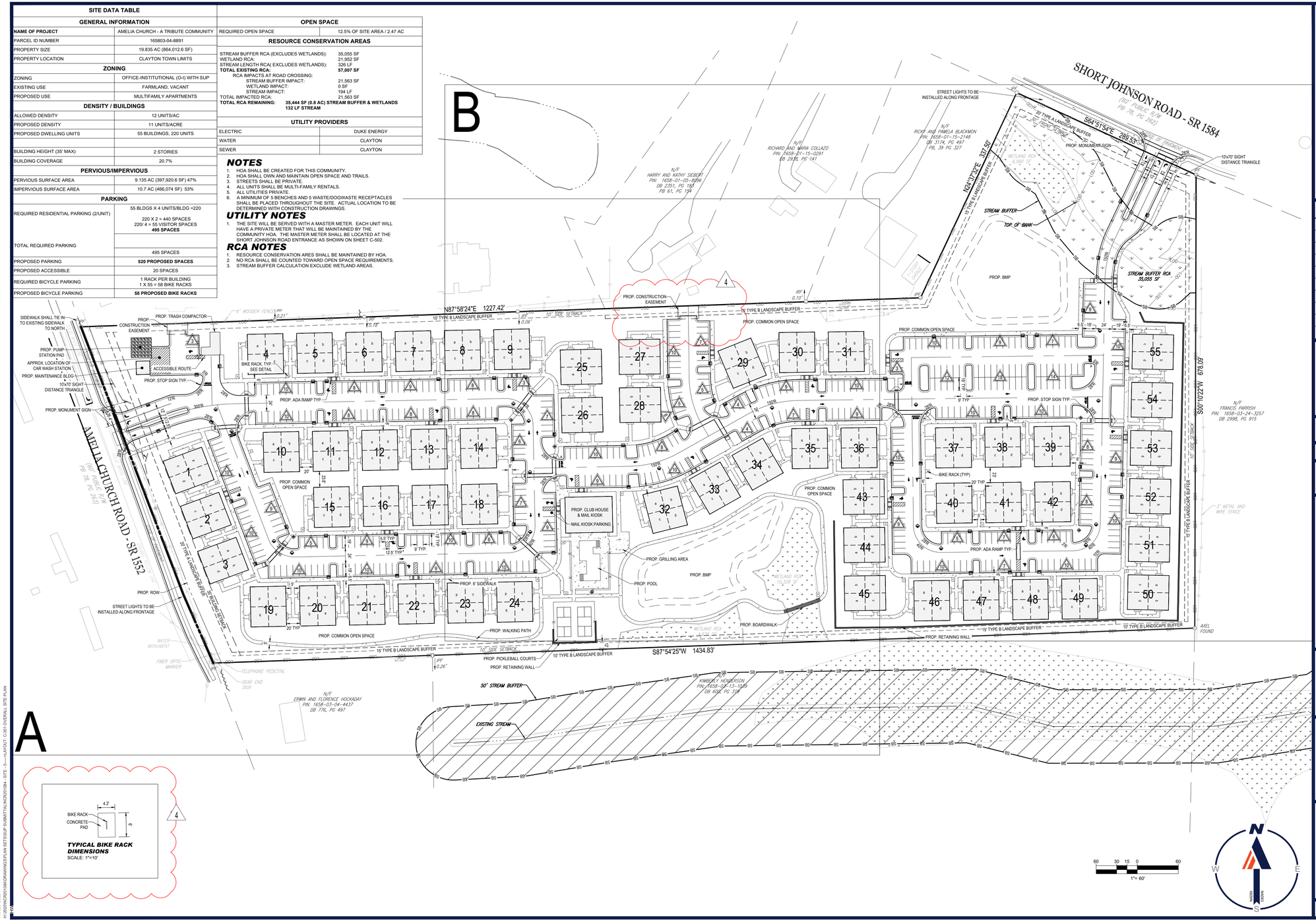
1. HOA SHALL BE CREATED FOR THIS COMMUNITY.
2. HOA SHALL OWN AND MAINTAIN OPEN SPACE AND TRAILS.
3. STREETS SHALL BE PRIVATE.
4. ALL UNITS SHALL BE MULTI-FAMILY RENTALS.
5. ALL UTILITIES PRIVATE.
6. A MINIMUM OF 5 BENCHES AND 5 WASTE/DOGWASTE RECEPTACLES SHALL BE PLACED THROUGHOUT THE SITE. ACTUAL LOCATION TO BE DETERMINED WITH CONSTRUCTION DRAWINGS.

## UTILITY NOTES

1. THE SITE WILL BE SERVED WITH A MASTER METER. EACH UNIT WILL HAVE A PRIVATE METER THAT WILL BE MAINTAINED BY THE COMMUNITY HOA. THE MASTER METER SHALL BE LOCATED AT THE SHORT JOHNSON ROAD ENTRANCE AS SHOWN ON SHEET C-502.

## RCA NOTES

1. RESOURCE CONSERVATION ARES SHALL BE MAINTAINED BY HOA.
2. NO RCA SHALL BE COUNTED TOWARD OPEN SPACE REQUIREMENTS.
3. STREAM BUFFER CALCULATION EXCLUDE WETLAND AREAS.

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| **PROJECT No.:** | NCR201084 |
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| **CHECKED BY:** | GK, KM |
| **DATE:** | 01/06/2022 |
| **CAD I.D.:** | SITE-0 |

PROJECT:

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 1165 KATHRYN R. MCPHERSON

SHEET TITLE:

**OVERALL SITE PLAN**

SHEET NUMBER:

C-301

ORG. DATE - 07/01/2021

Feb 23, 2022
H:\2020\NCR-20010840\DRAWINGS\PLAN SETS\SUP SUBMITTAL\NCR20108A - SITE - (----<LAYOUT: C-301 OVERALL SITE PLAN

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
NO. 1165
KATHRYN R. MCPHERSON

SHEET TITLE:

**SITE PLAN - A**

SHEET NUMBER:

C-302

ORG. DATE - 07/01/2021

Feb 23, 2022
H:\2020\NCR201084\DRAWING\SPLAN SETS\SUP SUBMITTAL\NCR201084 - SITE - G----3LAYOUT C-302 SITE PLAN - A

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Phone: (919) 578-9000
NC@BohlerEng.com


NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
NO. 1165
KATHRYN R. MCPHERSON

SHEET TITLE:

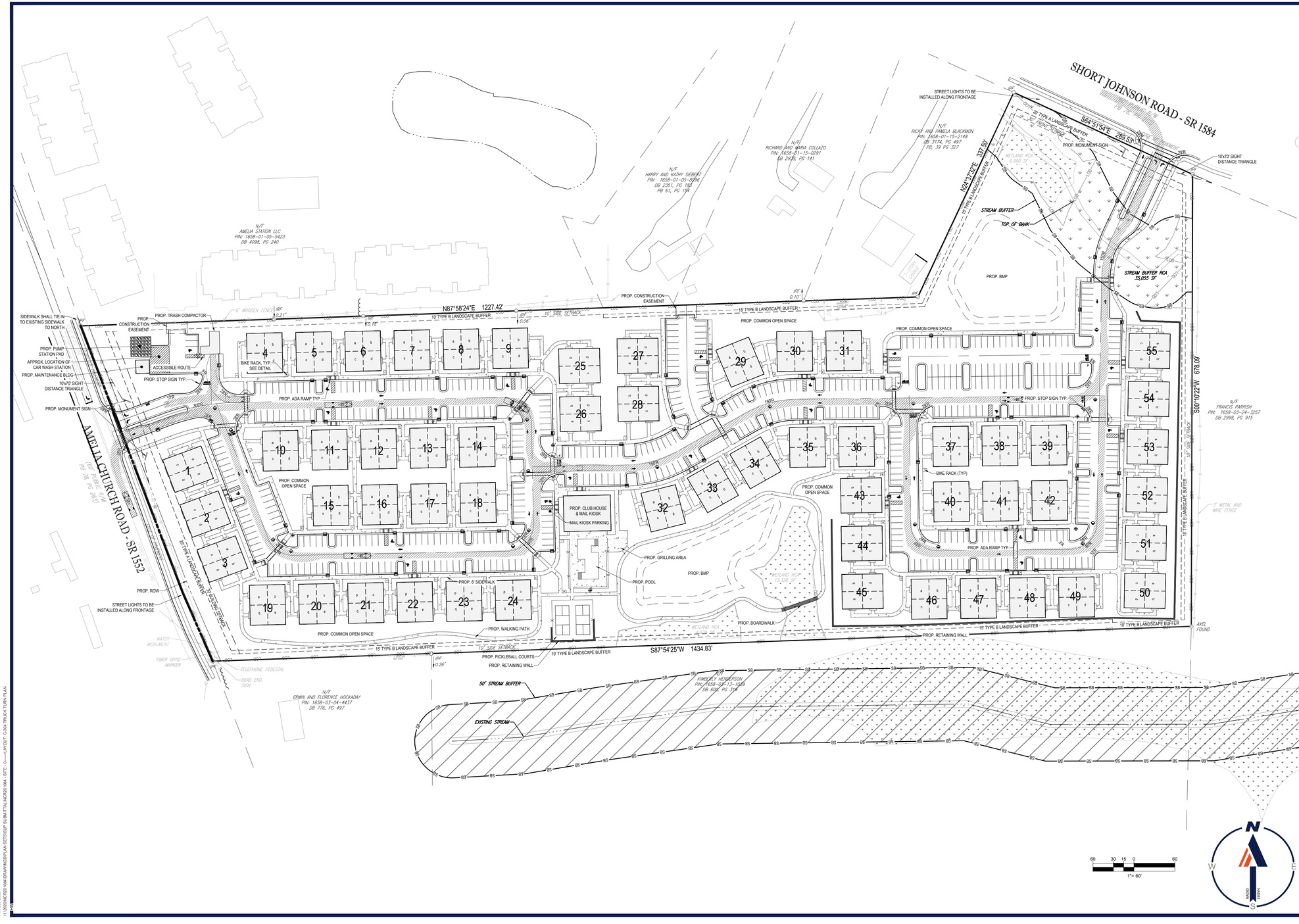
**SITE PLAN - B**

SHEET NUMBER:

C-303

ORG. DATE - 07/01/2021

Feb 03, 2022
H:\2020\NCR201084\DRAWINGS\PLAN SETS\SUP SUBMITTAL\NCR201084 - SITE - 0----3A.MYDJT, C-303 SITE PLAN - B

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| 4 | 02/23/2022 | TECHNICAL REVIEW COMMENT RESPONSE | HT / KM |

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| **DRAWN BY:** | GK, HT |
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| **DATE:** | 01/06/2022 |
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 1165 KATHRYN R. MCPHERSON

SHEET TITLE:

***TRUCK TURN PLAN***

SHEET NUMBER:

C-304

ORG. DATE - 07/01/2021

Feb 23, 2022
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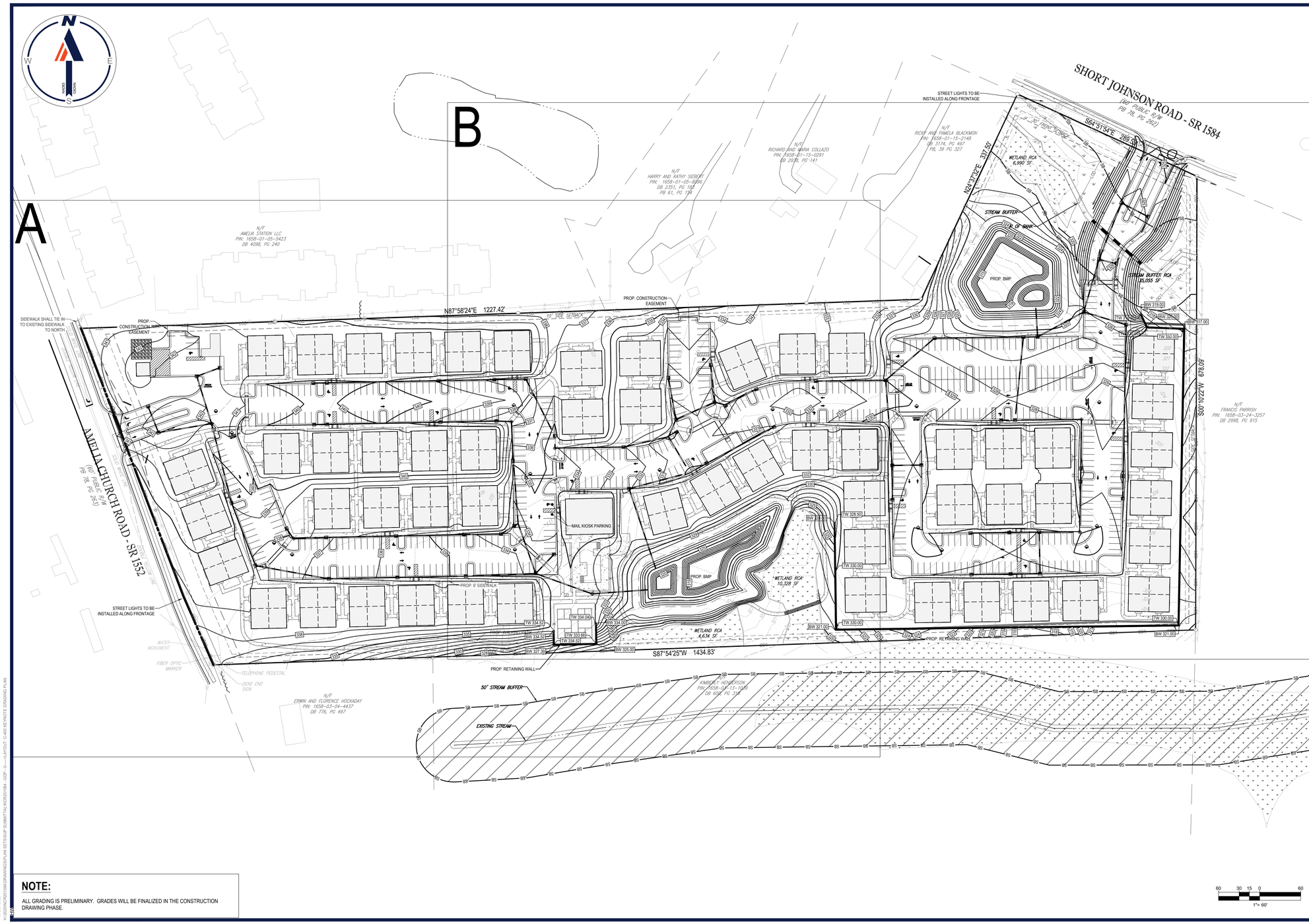


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| **CHECKED BY:** | GK, KM |
| **DATE:** | 01/06/2022 |
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048395 GARY J. ZURAWSKI

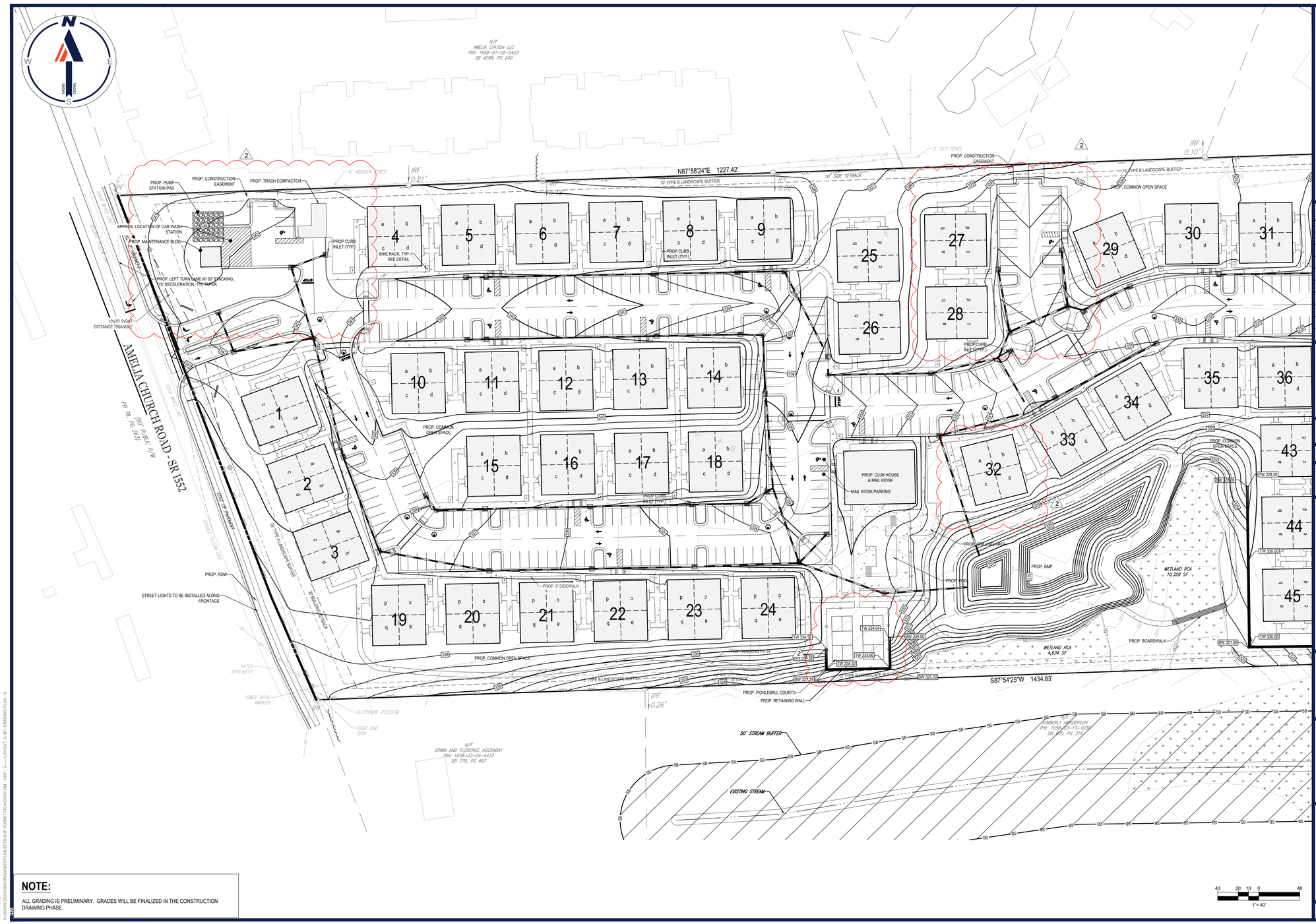
SHEET TITLE:

***OVERALL GRADING PLAN***

SHEET NUMBER:

C-400

ORG. DATE - 07/01/2021

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NORTH CAROLINA PROFESSIONAL SEAL 048395 ENGINEER GARY J. ZURWISSEN

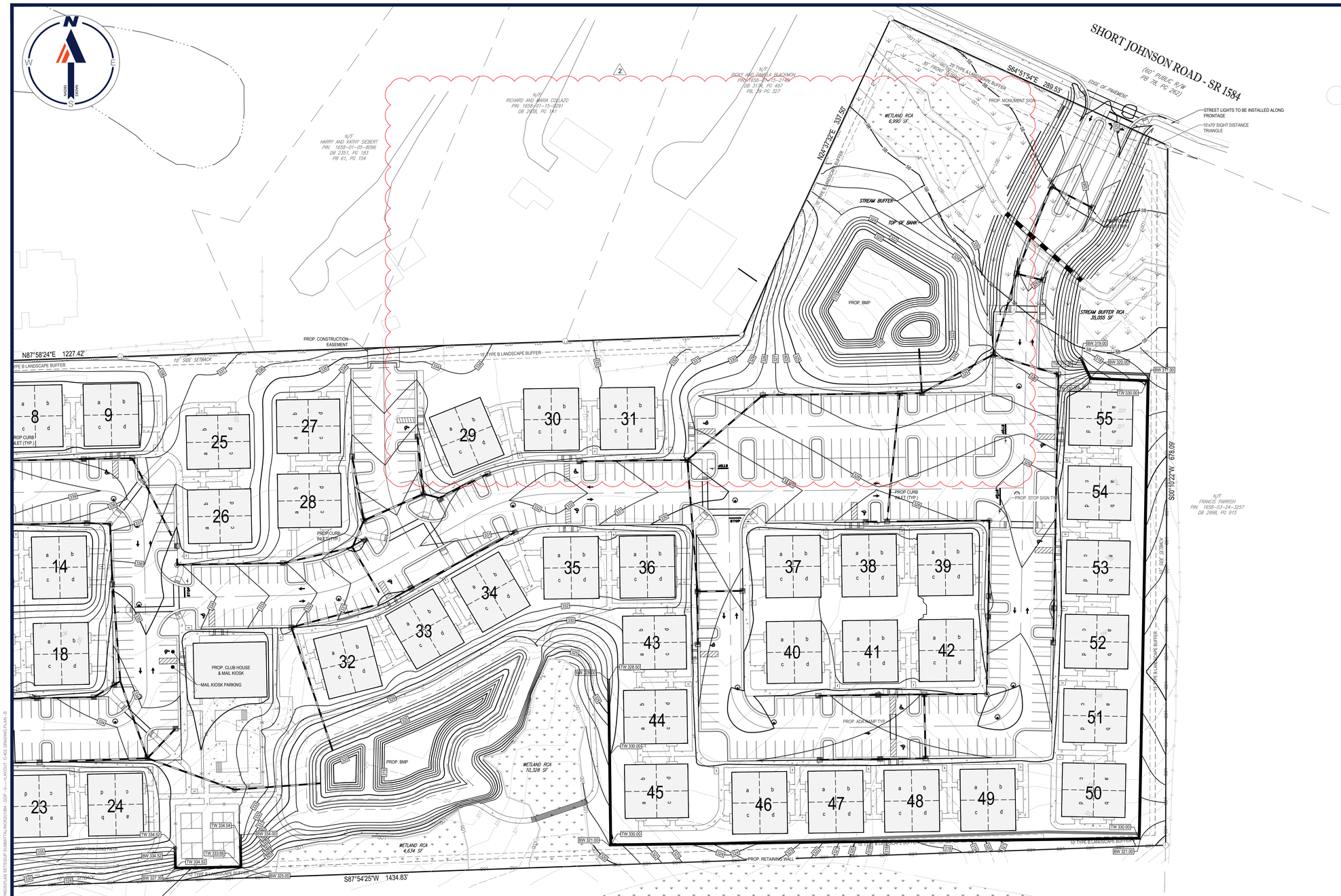
SHEET TITLE:

**GRADING PLAN A**

SHEET NUMBER:

C-401

ORG. DATE - 07/01/2021

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048395 GARY J. ZUKOWSKI

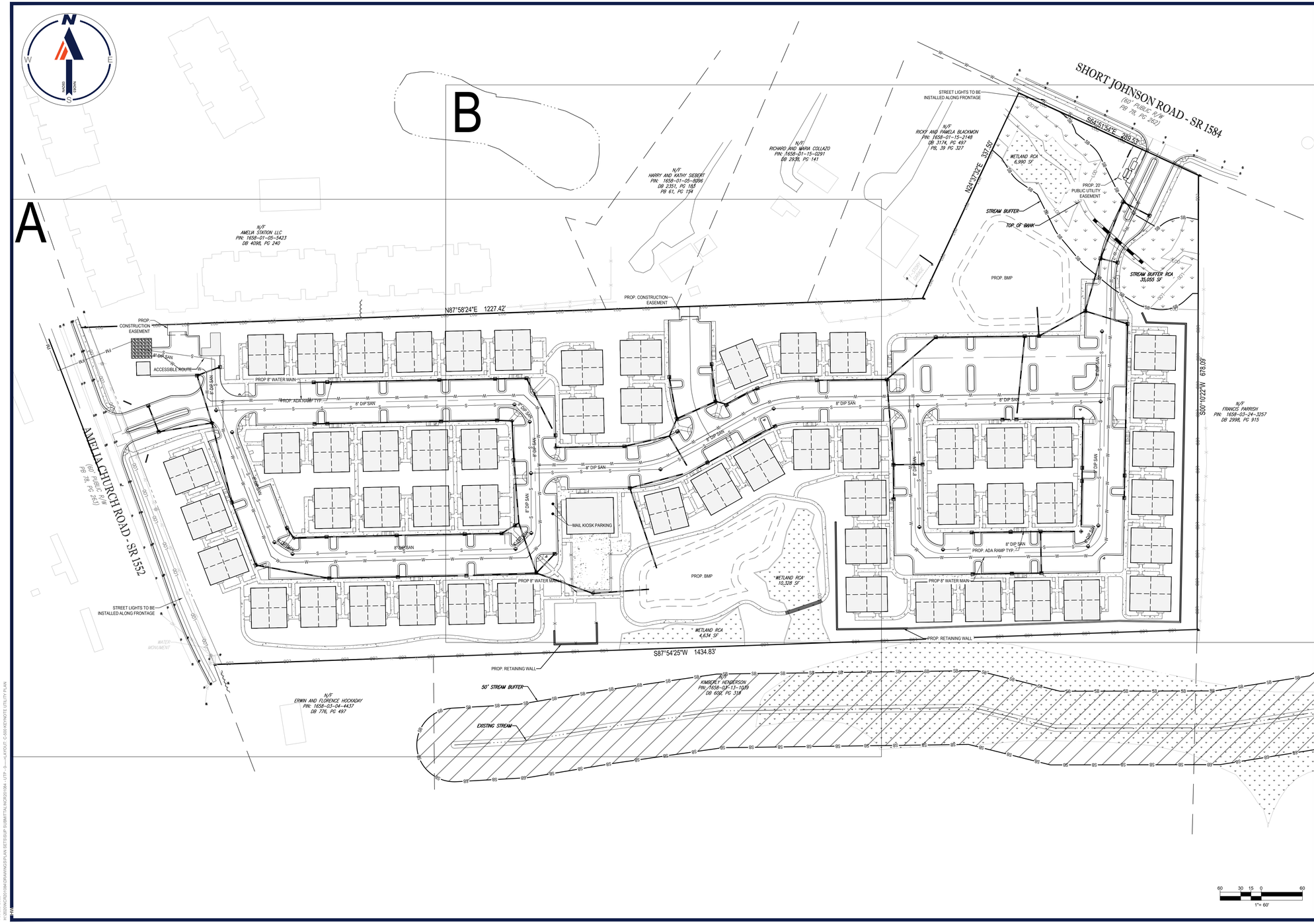
SHEET TITLE:

***GRADING PLAN B***

SHEET NUMBER:

C-402

ORG. DATE - 07/01/2021

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NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 048395 ENGINEER GARY J. ZELINSKI

SHEET TITLE:

**OVERALL UTILITY PLAN**

SHEET NUMBER:

C-500

ORG. DATE - 07/01/2021

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NORTH CAROLINA PROFESSIONAL SEAL 048395 ENGINEER GARY J. ZABINSKI

SHEET TITLE:

**UTILITY PLAN A**

SHEET NUMBER:

C-501

ORG. DATE - 07/01/2021

Feb 23, 2022
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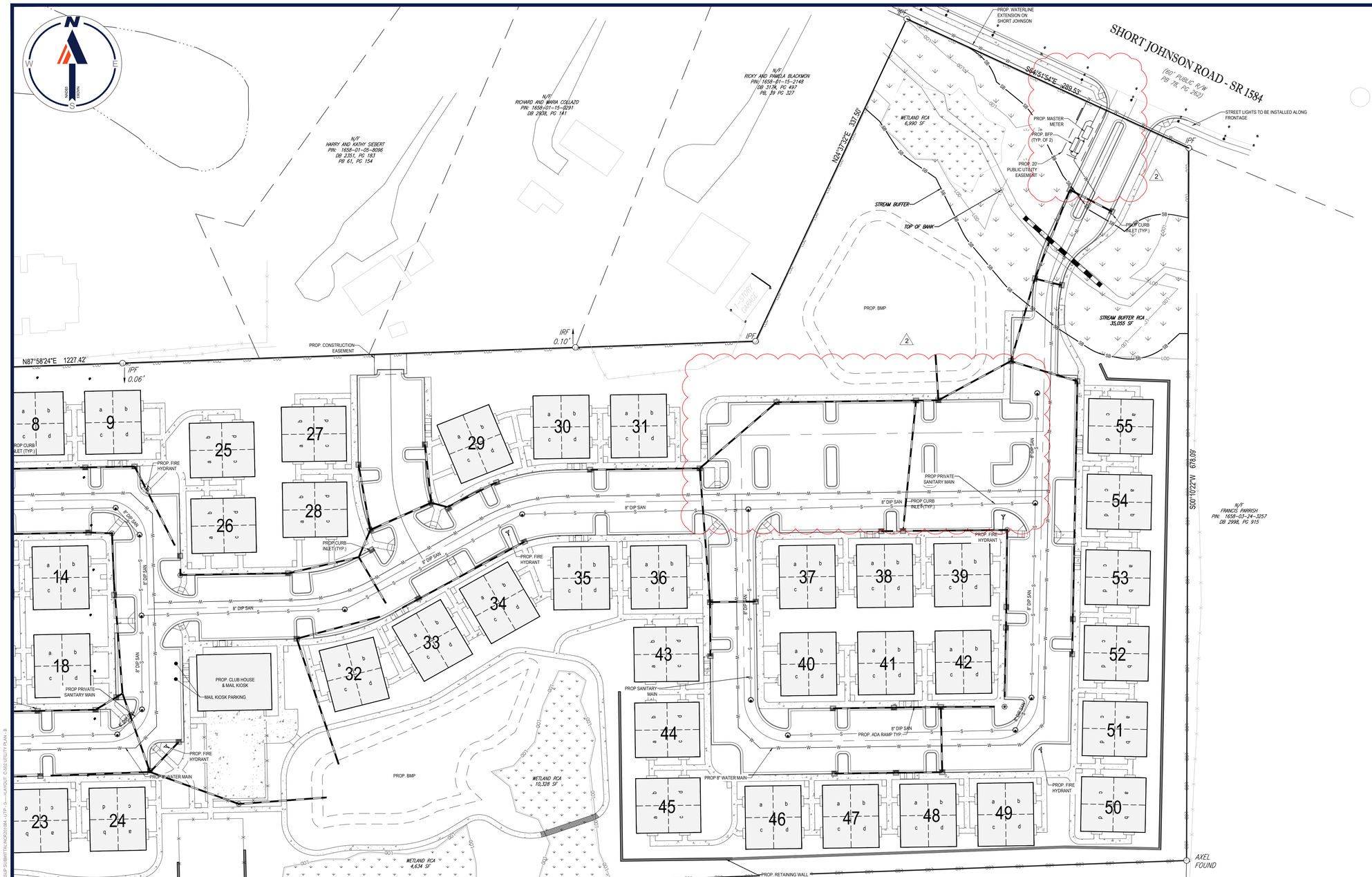


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Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048395 GARY J. KASMARZYK

SHEET TITLE:

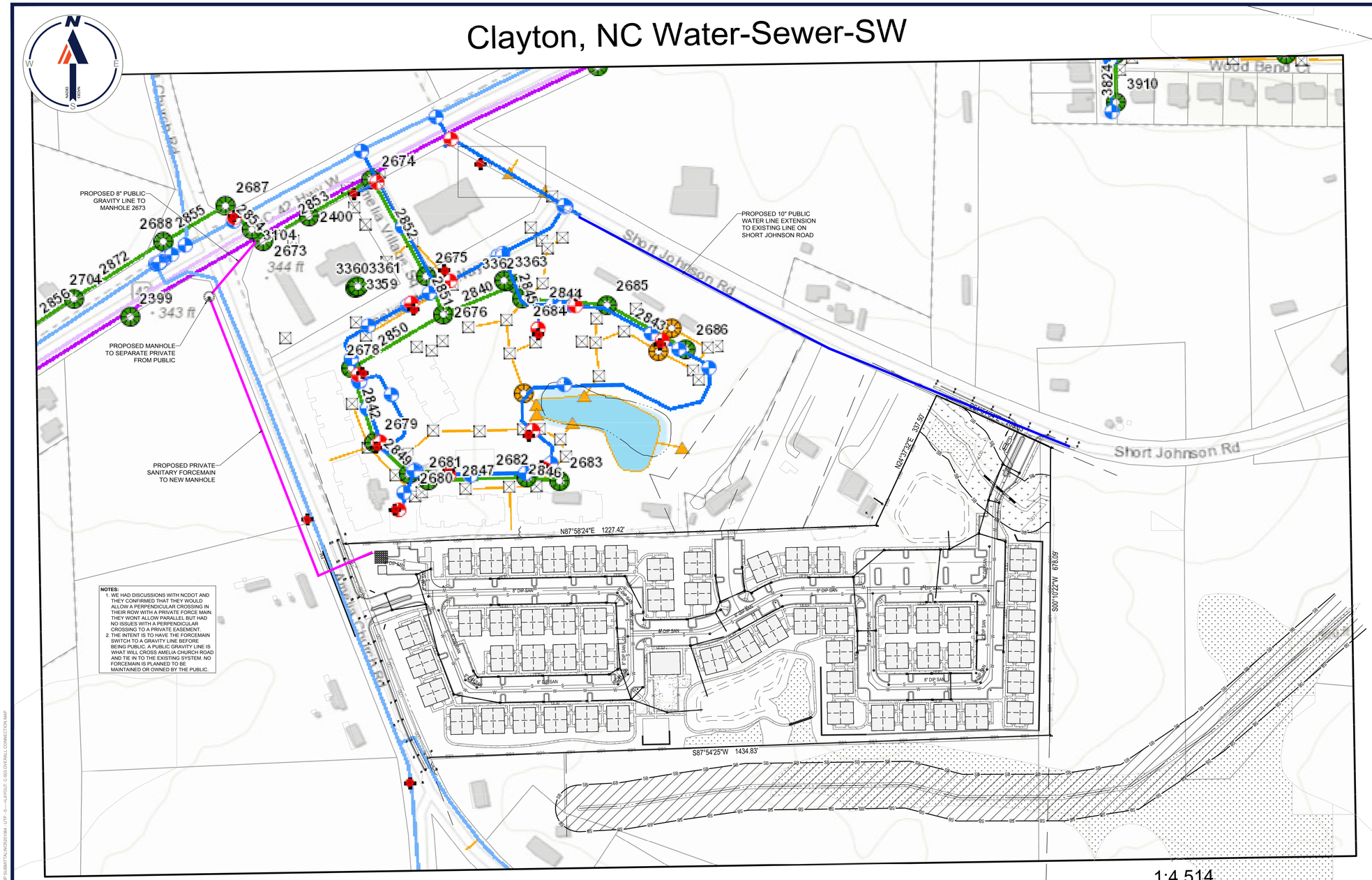
***UTILITY PLAN B***

SHEET NUMBER:

C-502

ORG. DATE - 07/01/2021

# Clayton, NC Water-Sewer-SW

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100 50 25 0 100
1"= 100'

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Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048395 CARY J. ZELENSKI

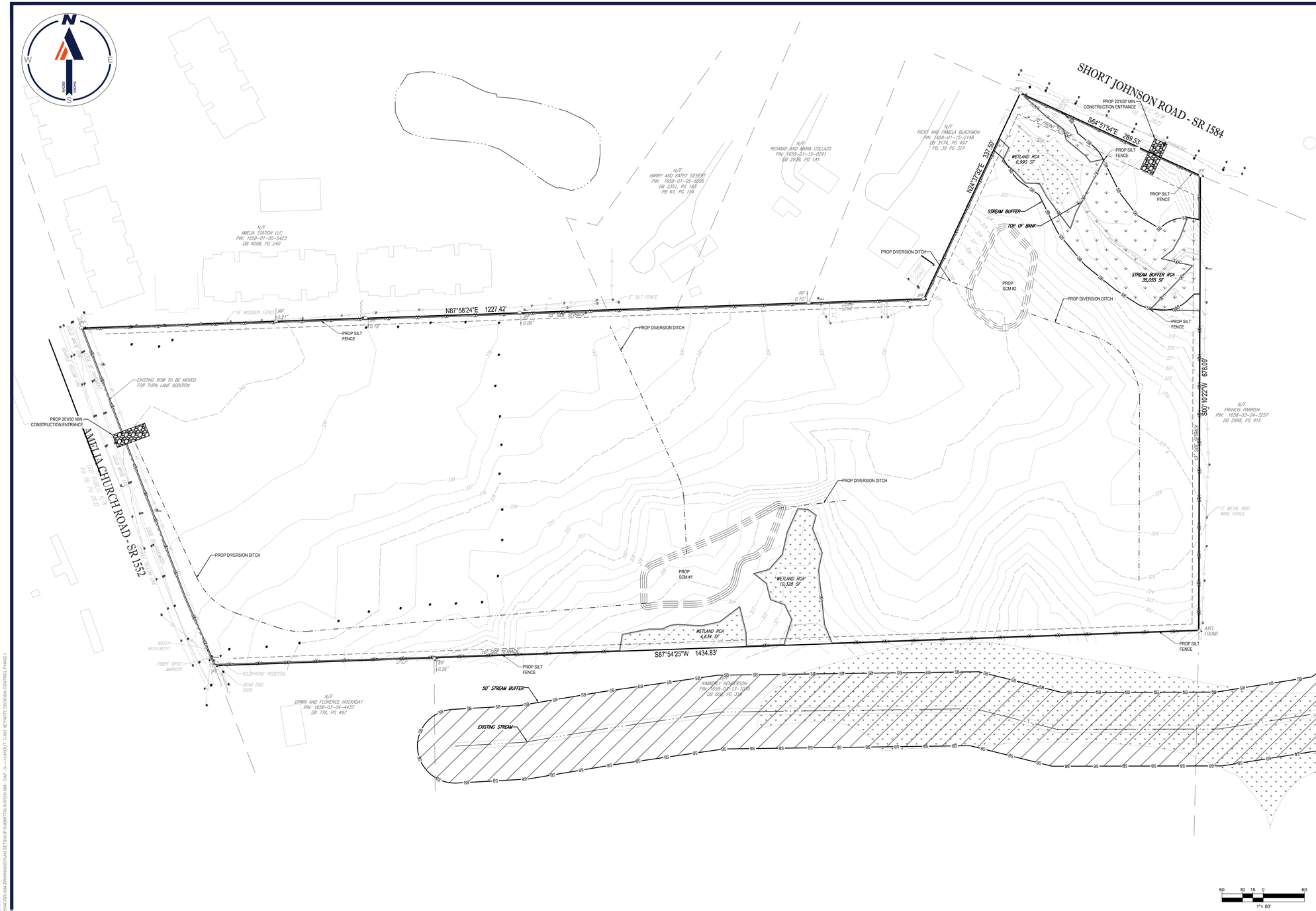
SHEET TITLE:

**OVERALL CONNECTION MAP**

SHEET NUMBER:

C-503

ORG. DATE - 07/01/2021

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Phone: (919) 578-9000
NC@BohlerEng.com


NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048395 GARY J. ZURBRUGG

SHEET TITLE:

**EROSION PHASE I**

SHEET NUMBER:

C-601

ORG. DATE - 07/01/2021

Feb 23, 2022
H:\2020\NCR201084\DRAWINGS\PLAN SETS\SUP SUBMITTAL\NCR201084 - GMP - 0----LAYOUT C-601 KEYNOTE EROSION CONTROL PHASE I

Feb 23, 2022
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NORTH CAROLINA PROFESSIONAL SEAL 048395 ENGINEER GARY J. ZASOWSKI

SHEET TITLE:

***EROSION PHASE II***

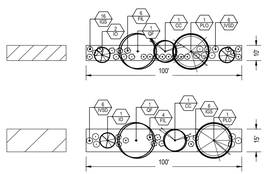
SHEET NUMBER:

C-602

ORG. DATE - 07/01/2021

## LANDSCAPE COMPLIANCE CHART

| SECTION | REQUIREMENT | PROVIDED | COMPLIANCE |
|---|---|---|---|
| SITE INTERIOR<br>INTERIOR LANDSCAPING<br><br><br><br>VEHICULAR USE AREA | 20% OF THE TOTAL LOT AREA SHALL BE LANDSCAPED. ONE CANOPY TREE, ONE UNDERSTORY TREE, AND TWO SHRUBS SHALL BE PLANTED FOR EACH 1,000 SQUARE FEET OF LANDSCAPE AREA REQUIRED.<br><br>THE PERIMETER OF ALL PARKING AREAS AND OTHER VEHICULAR USE AREAS WITH FRONTAGE ON OR VISIBILITY FROM ANY PORTION OF A PUBLIC RIGHT-OF-WAY SHALL BE SCREENED TO A HEIGHT OF THREE FEET BY A CONTINUOUS LANDSCAPED HEDGE.<br><br>AN INTERIOR LANDSCAPE ISLAND SHALL BE PROVIDED EVERY TEN SPACES. EACH ISLAND SHALL CONTAIN A MINIMUM OF 150 SQUARE FEET AND 8' WIDE. TREES SHALL HAVE A MIN. 2.5" CAL. | 19.835 AC (TOTAL LOT AREA) X 20% = 3.98 AC<br>3.98 AC - 0.8 AC (RESOURCE CONSERVATION AREA)<br>RCA MAY BE USED TO SATISFY A MAX 40% OF REQUIRED LANDSCAPE AREA. 3.98 AC X .4 = 1.59 AC MAX ALLOWED RCA, 0.8 AC PROPOSED<br><br>TOTAL LANDSCAPE AREA: 3.18 AC OR 138,520 SF<br>TOTAL CANOPY: 138,520 / 1000 = 139<br>TOTAL UNDERSTORY: 138,520 / 1000 = 139<br>TOTAL SHRUBS: (138,520 / 1000) X 2 = 278<br><br>PROVIDED QUANTITIES IN INTERIOR LANDSCAPE SCHEDULE. REQUIRED QUANTITIES PROVIDED OR EXCEEDED. | COMPLIES |
| PERIMETER BUFFERS<br>STREET BUFFERS<br><br><br>COMPATIBILITY BUFFERS | ALL NEW DEVELOPMENT WITH FRONTAGE ON A COMMERCIAL STREET OR DESIGNATED MINOR THOROUGHFARE SHALL PROVIDE A CLASS A BUFFER.<br><br>PERIMETER COMPATIBILITY IS REQUIRED ALONG THE BOUNDARIES OF ALL INCOMPATIBLE ZONING DISTRICTS OR EXISTING USES, WHICHEVER IS MORE RESTRICTIVE.<br>TYPE B AND C BUFFERS ARE REQUIRED ALONG PROPERTY BOUNDARIES OF OTHER PARCELS. | 20' CLASS A BUFFER ALONG AMELIA CHURCH RD<br>493.5 LF / 100 = 4.9<br>REQ PROVIDED<br>CANOPY: 1/100LF X 4.9 = 5 13<br>UNDERSTORY: 2/100LF X 4.9 = 10 11<br>SHRUBS: 8/100LF X 4.9 = 40 44<br><br>20' CLASS A BUFFER ALONG SHORT JOHNSON RD<br>243.5 LF / 100 = 2.5<br>REQ PROVIDED<br>CANOPY: 1/100LF X 2.5 = 3 7<br>UNDERSTORY: 2/100LF X 2.5 = 5 5<br>SHRUBS: 8/100LF X 2.5 = 20 20 | COMPLIES |
| STREET YARD TREES | STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE (MIN. 2.5" CALIPER) PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACED A MAXIMUM OF 50 FEET APART). | AMELIA CHURCH RD<br>493.5 LF / 40 = 12.33 TREES 13 PROVIDED<br><br>SHORT JOHNSON RD<br>243.5 LF / 40 = 6.09 TREES 7 PROVIDED | COMPLIES |
| SCREENING | TRASH COLLECTION, TRASH COMPACTION, RECYCLING COLLECTION AND OTHER SIMILAR SERVICE AREAS SHALL BE LOCATED ON THE SIDE OR REAR OF THE BUILDING AND SHALL BE EFFECTIVELY SCREENED FROM VIEW FROM ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY. | PROPOSED LANDSCAPE PROVIDES A LAYERED, CONTINUOUS, EVERGREEN PLANTING PALETTE TO SCREEN TRASH COMPACTOR AND MAINTENANCE BUILDING FROM ADJACENT PROPERTIES AND PUBLIC ROW. | COMPLIES |




**10' CLASS B BUFFER**
2 CANOPY TREES
3 UNDERSTORY TREES
20 SHRUBS

TOTAL: 905 LF

**15' CLASS B BUFFER**
2 CANOPY TREES
2 UNDERSTORY TREES
16 SHRUBS

TOTAL: 2,640 LF

04

## 10' CLASS B LANDSCAPE BUFFER SCHEDULE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | CAL. / HT. | CONT. |
|---|---|---|---|---|---|
| CANOPY TREES | | | | | |
| PLO | 10 | PLATANUS OCCIDENTALIS | AMERICAN SYCAMORE | MIN. 2.5" CAL.; MIN 8' HT. | B+B |
| QF | 10 | QUERCUS FALCATA | SOUTHERN RED OAK | MIN. 2.5" CAL.; MIN 8' HT. | B+B |
| SUBTOTAL: | 20 | | | | |
| UNDERSTORY TREES | | | | | |
| CC | 10 | CERCIS CANADENSIS | EASTERN REDBUD | MIN. 2" CAL.; MIN. 6' HT. | B+B |
| IO | 18 | ILEX OPACA | AMERICAN HOLLY | MIN. 2" CAL.; MIN. 6' HT. | B+B |
| SUBTOTAL: | 28 | | | | |
| SHRUBS | | | | | |
| RL | 54 | FORSYTHIA X INTERMEDIA 'LYNWOOD VARIETY' | LYNWOOD GOLD FORSYTHIA | 24" HT. & SPREAD | #5 CAN |
| IGS | 145 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY HOLLY | 24" HT. & SPREAD | #5 CAN |
| IVSD | 54 | ILEX VOMITORIA | YAUPON HOLLY | 24" HT. & SPREAD | #5 CAN |
| SUBTOTAL: | 253 | | | | |

## 15' CLASS B LANDSCAPE BUFFER SCHEDULE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | CAL. / HT. | CONT. |
|---|---|---|---|---|---|
| CANOPY TREES | | | | | |
| PLO | 25 | PLATANUS OCCIDENTALIS | AMERICAN SYCAMORE | MIN. 2.5" CAL.; MIN 8' HT. | B+B |
| QF | 25 | QUERCUS FALCATA | SOUTHERN RED OAK | MIN. 2.5" CAL.; MIN 8' HT. | B+B |
| SUBTOTAL: | 50 | | | | |
| UNDERSTORY TREES | | | | | |
| CC | 25 | CERCIS CANADENSIS | EASTERN REDBUD | MIN. 2" CAL.; MIN. 6' HT. | B+B |
| IO | 25 | ILEX OPACA | AMERICAN HOLLY | MIN. 2" CAL.; MIN. 6' HT. | B+B |
| SUBTOTAL: | 50 | | | | |
| SHRUBS | | | | | |
| RL | 106 | FORSYTHIA X INTERMEDIA 'LYNWOOD VARIETY' | LYNWOOD GOLD FORSYTHIA | 24" HT. & SPREAD | #5 CAN |
| IGS | 158 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY HOLLY | 24" HT. & SPREAD | #5 CAN |
| IVSD | 158 | ILEX VOMITORIA | YAUPON HOLLY | 24" HT. & SPREAD | #5 CAN |
| SUBTOTAL: | 422 | | | | |

04

## INTERIOR LANDSCAPE SCHEDULE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | CAL. / HT. | CONT. |
|---|---|---|---|---|---|
| SHADE TREES | | | | | |
| AS | 14 | ACER SACCHARUM | SUGAR MAPLE | MIN. 2.5" CAL.; MIN 8' HT | B+B |
| LSR | 16 | LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' | SEEDLESS SWEETGUM | MIN. 2.5" CAL.; MIN 8' HT | B+B |
| LT | 15 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | MIN. 2.5" CAL.; MIN 8' HT | B+B |
| PTAE | 20 | PINUS TAEDA | LOBLOLLY PINE | MIN. 2.5" CAL.; MIN 8' HT | B+B |
| QPH | 59 | QUERCUS PHELLOS | WILLOW OAK | MIN. 2.5" CAL.; MIN 8' HT | B+B |
| UPD | 15 | ULMUS PARVIFOLIA 'DYNASTY' | DYNASTY ELM | MIN. 2.5" CAL.; MIN 8' HT | B+B |
| SUBTOTAL: | 139 | | | | |
| UNDERSTORY TREES | | | | | |
| ABD | 18 | ACER BUERGERIANUM | TRIDENT MAPLE | MIN. 2" CAL.; MIN. 6' HT. | B+B |
| CDD | 27 | CRYPTOMERIA JAPONICA | JAPANESE CEDAR | MIN. 2" CAL.; MIN. 6' HT. | B+B |
| LI | 50 | LAGERSTROEMIA INDICA | COMMON CRAPEMYRTLE | MIN. 2" CAL.; MIN. 6' HT. | B+B |
| MSRS | 12 | MAGNOLIA STELLATA 'ROYAL STAR' | ROYAL STAR MAGNOLIA | MIN. 2" CAL.; MIN. 6' HT. | B+B |
| MXS | 21 | MAGNOLIA X SOULANGIANA | SAUCER MAGNOLIA | MIN. 2" CAL.; MIN. 6' HT. | B+B |
| OV | 12 | OSTRYA VIRGINIANA | AMERICAN HOPHORNBEAM | MIN. 2" CAL.; MIN. 6' HT. | B+B |
| SUBTOTAL: | 140 | | | | |
| EVERGREEN SHRUBS | | | | | |
| ICBJR | 73 | ILEX CORNUTA 'BURFORDII' | BURFORD HOLLY | MIN. 24" HT. & SPREAD | MIN. 3 GALLON |
| ICC | 220 | ILEX CRENATA 'COMPACTA' | COMPACT JAPANESE HOLLY | MIN. 24" HT. & SPREAD | MIN. 3 GALLON |
| RKTP | 17 | RHODODENDRON X KURUME 'TRADITION PINK' | TRADITION PINK AZALEA | MIN. 24" HT. & SPREAD | MIN. 3 GALLON |
| SUBTOTAL: | 300 | | | | |

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.

## AMELIA CHURCH RD. LANDSCAPE SCHEDULE

**20' CLASS A BUFFER**

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | CAL. / HT. | CONT. |
|---|---|---|---|---|---|
| SHADE TREES | | | | | |
| QPH | 13 | QUERCUS PHELLOS | WILLOW OAK | MIN. 2.5" CAL.; MIN 8' HT | B+B |
| ORNAMENTAL TREES | | | | | |
| LI | 11 | LAGERSTROEMIA INDICA | COMMON CRAPEMYRTLE | MIN. 2" CAL.; MIN. 6' HT. | B+B |
| EVERGREEN SHRUBS | | | | | |
| PXCL | 44 | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN CHERRY LAUREL | MIN. 24" HT. & SPREAD | #3 CAN |

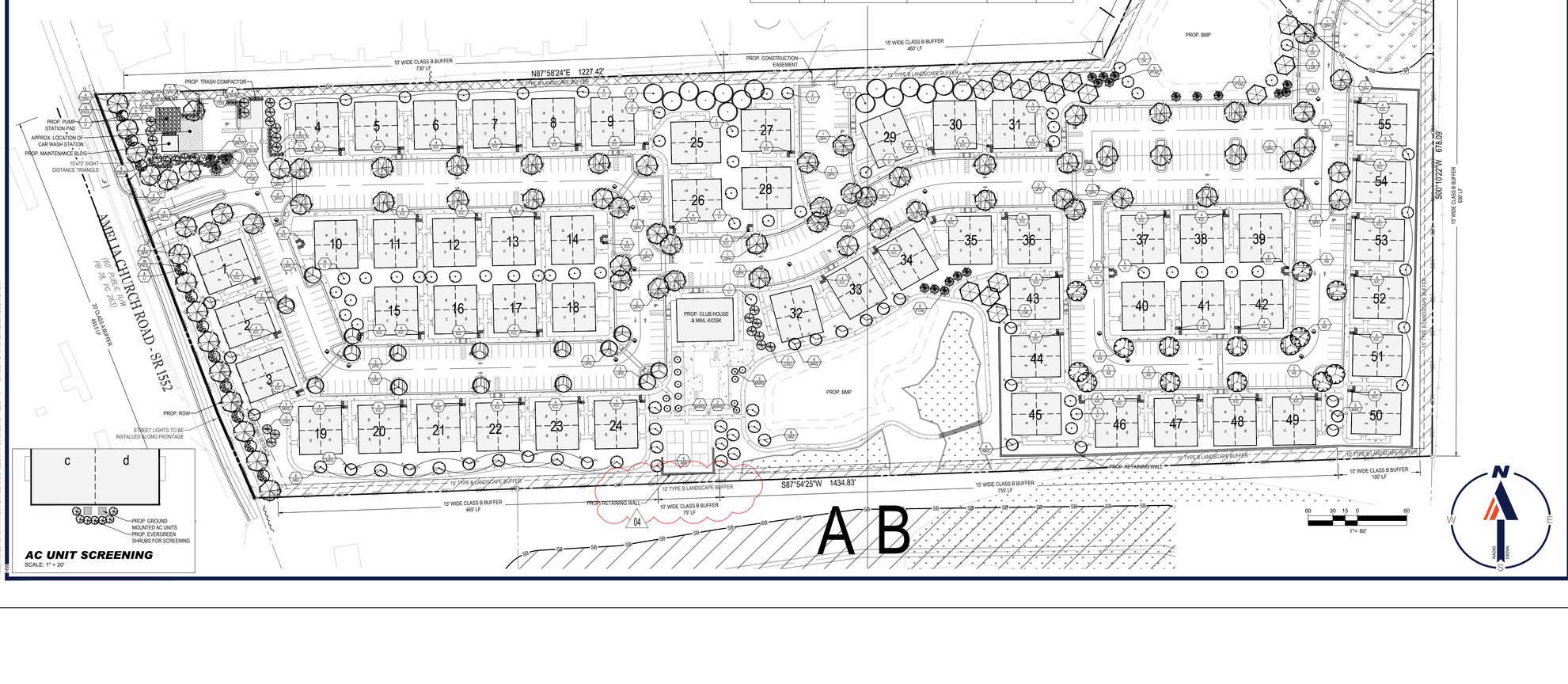
## SHORT JOHNSON RD. LANDSCAPE SCHEDULE

**20' CLASS A BUFFER**

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | CAL. / HT. | CONT. |
|---|---|---|---|---|---|
| SHADE TREES | | | | | |
| QR | 7 | QUERCUS RUBRA | RED OAK | MIN. 2.5" CAL.; MIN 8' HT | B+B |
| ORNAMENTAL TREES | | | | | |
| LI | 5 | LAGERSTROEMIA INDICA | COMMON CRAPEMYRTLE | MIN. 2" CAL.; MIN. 6' HT. | B+B |
| EVERGREEN SHRUBS | | | | | |
| PXCL | 20 | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN CHERRY LAUREL | MIN. 24" HT. & SPREAD | #3 CAN |

## LANDSCAPE NOTES

1. ALL LANDSCAPED AND LAWN AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL LAWN AREAS TO BE SEEDED SHALL USE A LOCALLY GROWN COMMERCIAL BERMUDA SEED MIX MEETING LATEST NORTH CAROLINA AGRICULTURE STANDARDS FOR SEED AND PLANT CERTIFICATION.
6. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
7. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE RESPONSIBLE FOR FULLY MAINTAINING INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM 4" DEPTH OF TRIPLE SHRED HARDWOOD MULCH FROM A LOCAL MULCH SOURCE HARVESTED IN A SUSTAINABLE MANNER.
15. BIODEGRADABLE WEED MATTING (ALL-PRO WEED MAT OR APPROVED EQUAL) SHALL BE REQUIRED IN SHRUB BEDS AT BUILDING FACADE.
16. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
17. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
18. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
19. IRRIGATION OF LAWN AND PLANTED AREAS IS REQUIRED BY THE TOWN OF CLAYTON NC UDO. LANDSCAPE CONTRACTOR SHALL PROVIDE AN IRRIGATION DESIGN BY A LICENSED IRRIGATION SYSTEMS PROVIDER. IRRIGATION DESIGN SHALL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
20. TOWN OF CLAYTON DOES NOT ALLOW CREPE MYRTLES IN BUFFER AREAS TO BE TOPPED, POLLARDED, OR OTHERWISE AGGRESSIVELY HACKED BACK.
21. HVAC TO BE GROUND MOUNTED AND BE SCREENED PER ORDINANCE.







**AC UNIT SCREENING**
SCALE: 1" = 20'

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 1165 KATHRYN R. MCPHERSON

SHEET TITLE:

**OVERALL LANDSCAPE PLAN**

SHEET NUMBER:

C-701

ORG. DATE - 07/01/2021

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 1165 KATHRYN R. MCPHERSON

SHEET TITLE:

**LANDSCAPE PLAN - A**

SHEET NUMBER:

C-702

ORG. DATE - 07/01/2021

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| **CAD I.D.:** | LSCP-0 |

PROJECT:

***SPECIAL USE PERMIT DOCUMENTS***

FOR

TRIBUTE COMMUNITIES

AMELIA CHURCH - A TRIBUTE COMMUNITY

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JOHNSTON COUNTY

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
NO. 1165
KATHRYN R. MCPHERSON

SHEET TITLE:

***LANDSCAPE PLAN - B***

SHEET NUMBER:

C-703

ORG. DATE - 07/01/2021

# LANDSCAPE SPECIFICATIONS

**1. SCOPE OF WORK:**
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

**2. MATERIALS**
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1½", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

**3. GENERAL WORK PROCEDURES**
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

**4. SITE PREPARATIONS**
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

**5. TREE PROTECTION**
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

**6. SOIL MODIFICATIONS**
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

**7. FINISHED GRADING**
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

**8. TOPSOILING**
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS 'GROW POWER OR APPROVED EQUAL
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

**9. PLANTING**
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE MOST MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

| | |
|---|---|
| ACER RUBRUM | PLATANUS X ACERIFOLIA |
| BETULA VARIETIES | POPULOUS VARIETIES |
| CARPINUS VARIETIES | PRUNUS VARIETIES |
| CRATAEGUS VARIETIES | PYRUS VARIETIES |
| KOELREUTERIA | QUERCUS VARIETIES |
| LIQUIDAMBER STYRACIFLUA | TILIA TOMENTOSA |
| LIRIODENDRON TULIPIFERA | ZELKOVA VARIETIES |

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
• 1 PART PEAT MOSS
• 1 PART COMPOSTED COW MANURE BY VOLUME
• 3 PARTS TOPSOIL BY VOLUME
• 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 3 TABLETS PER 5 GALLON PLANT
C) 4 TABLETS PER 15 GALLON PLANT
D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A ½" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

**10. TRANSPLANTING (WHEN REQUIRED)**
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

**11. WATERING**
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

**12. GUARANTEE**
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

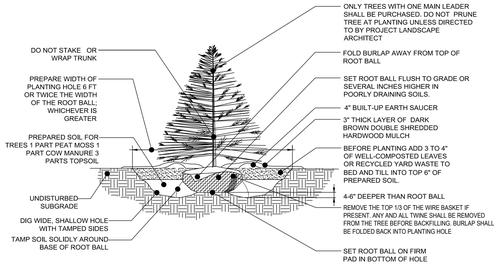
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

**13. CLEANUP**
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.




REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

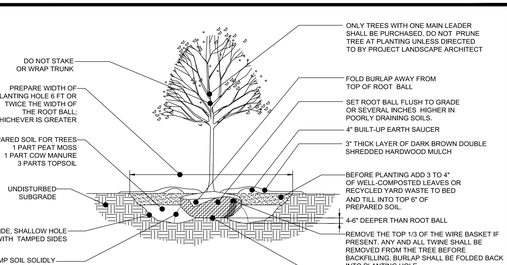
## EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE




## TREE PLANTING ON SLOPE DETAIL

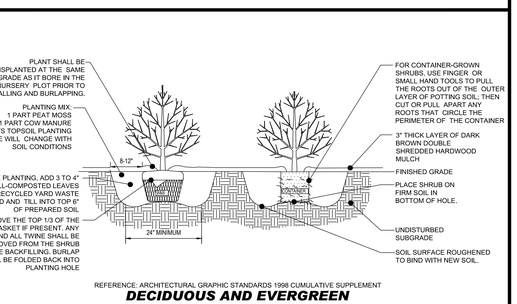
NOT TO SCALE




REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

## DECIDUOUS TREE PLANTING DETAIL

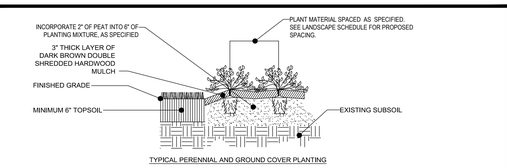
NOT TO SCALE



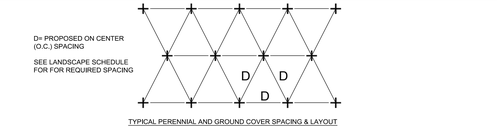

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

## DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE




TYPICAL PERENNIAL AND GROUND COVER PLANTING




TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT

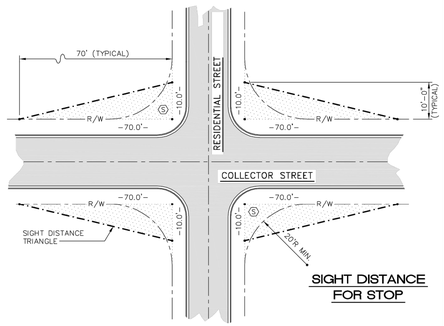
## PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

## PLANTING NOTES:

1. ALL LANDSCAPE AREAS ARE TO RECEIVE A MINIMUM OF 4' OF TOPSOIL.
2. ALL MULCHED PLANTING BEDS ADJACENT TO BUILDINGS SHALL BE SEPARATED FROM THE FACE OF THE BUILDING WITH A 3" SIDE X 4" DEPTH PEA GRAVEL STRIP FOR FIRE SAFETY.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PEST AND DISEASE.
4. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED & BURLAPPED AS INDICATED IN THE PLANT LIST.
5. ALL LAWN AREAS SHALL BE SEEDED WITH LOCALLY GROWN FESCUE SEED MIX MEETING THE LATEST NORTH CAROLINA DEPT. OF AGRICULTURE STANDARD FOR SEED AND PLANT CERTIFICATION. CONSULT LOCAL N.C.S.U AGRICULTURAL EXTENSION OFFICE FOR PROPER FERTILIZER AND LIME APPLICATION RATES FOR LAWN SEEDING.
6. ALL TREES SHALL TRUNK, FULL HEAD, AND MEET ALL REQUIREMENTS SPECIFIED.
7. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
8. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
9. PRIOR TO CONSTRUCTION, THE CONTRACT

Details Provided by APPIAN Consulting Engineers — www.appianengineers.com 08/06/2010 — 9:21:09 AM



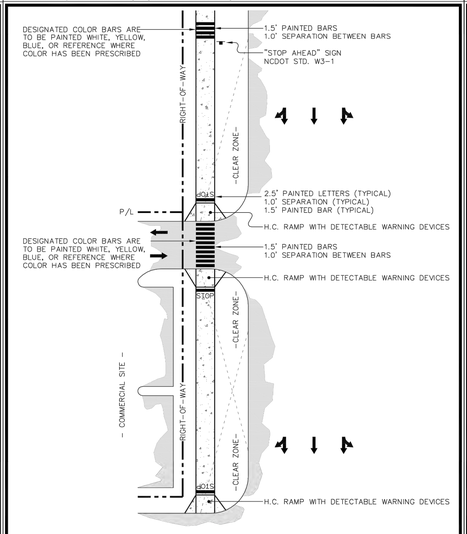

SIGHT DISTANCE FOR STOP

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

INTERSECTION SIGHT DISTANCE DIAGRAM (INTERSECTION OF 2 TOWN STREETS)

| SCALE: | DETAIL # |
|---|---|
| Not To Scale | 403.01 |
| REVISION DATE: | SHEET #: |
| July, 2010 | 1 of 1 |

Details Provided by APPIAN Consulting Engineers — www.appianengineers.com 08/06/2010 — 9:20:10 AM

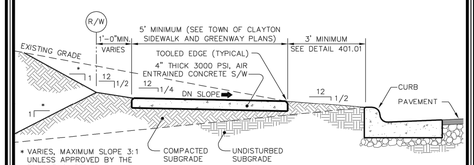



TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

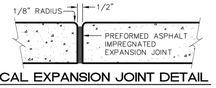
GREENWAY / BIKEWAY DRIVEWAY CROSSING DETAIL

| SCALE: | DETAIL # |
|---|---|
| Not To Scale | 403.03 |
| REVISION DATE: | SHEET #: |
| July, 2010 | 1 of 1 |

Details Provided by APPIAN Consulting Engineers — www.appianengineers.com 08/06/2010 — 10:30:47 AM




TYPICAL SIDEWALK with UTILITY STRIP




TYPICAL EXPANSION JOINT DETAIL

NOTES:
1. Provide 1" deep tooled traverse structural score joint with 1/8" radius at 5'-0" o.c.
2. 1/2" preformed asphalt impregnated expansion strip joints to be placed 40'-0" o.c. longitudinally, adjacent to curbs, when butting existing structures, concrete, or buildings, and at changes in width.

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

TYPICAL CONCRETE SIDEWALK AND EXPANSION JOINT DETAIL

| SCALE: | DETAIL # |
|---|---|
| Not To Scale | 404.03 |
| REVISION DATE: | SHEET #: |
| July, 2010 | 1 of 1 |

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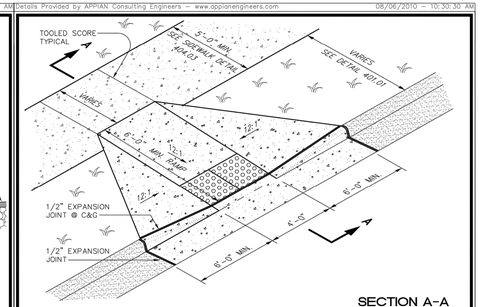
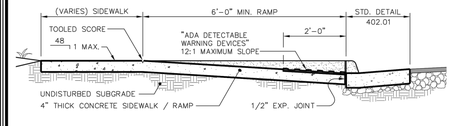



SECTION A-A
NOT TO SCALE




(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 | 404.02 |
| REVISION DATE: | SHEET #: |
| July, 2010 | 1 of 2 |

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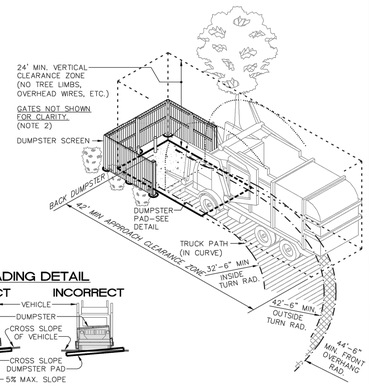
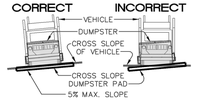



GRADING DETAIL




NOTES:
1. Service vehicle must be able to enter service container, back up, and depart without having to make unnecessary maneuvers.
2. Screen enclosure shall not encroach on the first 10' of the approach pad. Front gates must have clear opening of not less than 10'. Gates will not be opened by the Town on collection days.

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

DUMPSTER SITE LAYOUT

| SCALE: | DETAIL # |
|---|---|
| Not To Scale | 409.01 |
| REVISION DATE: | SHEET #: |
| July, 2010 | 1 of 1 |

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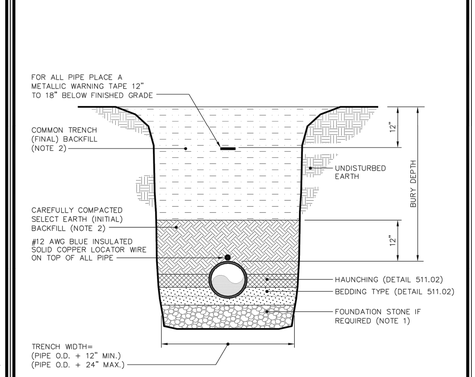


NOTES:
1. 8" deep No. 57 stone or equal wrapped in non-woven geotextile filter fabric lightly compacted. Overlap fabric by minimum one pipe O.D.
2. See specifications Section 02275, Part 2 – PRODUCTS for composition of Select Earth Backfill and Common Trench Backfill.

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

WATER MAIN PIPE LAYING CONDITIONS

| SCALE: | DETAIL # |
|---|---|
| Not To Scale | 511.01 |
| REVISION DATE: | SHEET #: |
| July, 2010 | 1 of 1 |

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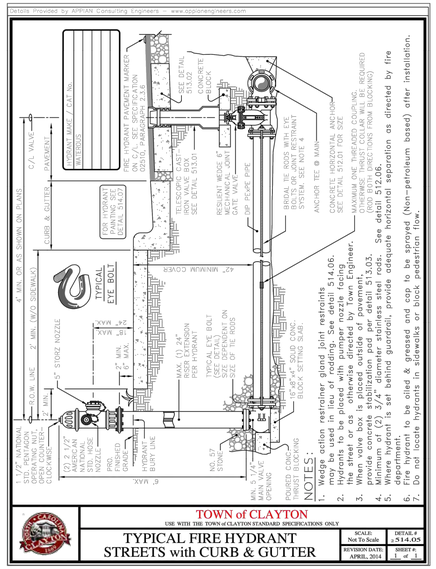


TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

TYPICAL FIRE HYDRANT STREETS with CURB & GUTTER

| SCALE: | DETAIL # |
|---|---|
| Not To Scale | 514.05 |
| REVISION DATE: | SHEET #: |
| APRIL, 2014 | 1 of 1 |

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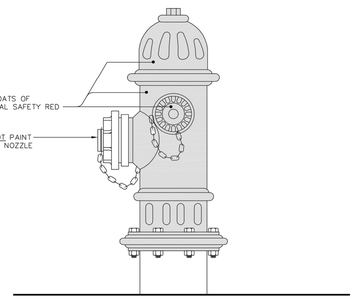


NOTES:
1. Use Sherwin-Williams industrial enamel or equal.

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

FIRE HYDRANT PAINTING SPECIFICATIONS

| SCALE: | DETAIL # |
|---|---|
| Not To Scale | 514.07 |
| REVISION DATE: | SHEET #: |
| July, 2010 | 1 of 1 |

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| 2 | 01/05/2022 | TECHNICAL REVIEW COMMENT RESPONSE | HT KM |
| 3 | 01/25/2022 | TECHNICAL REVIEW COMMENT RESPONSE | HT KM |
| 4 | 02/23/2022 | TECHNICAL REVIEW COMMENT RESPONSE | HT KM |

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| | |
|---|---|
| PROJECT No.: | NCR201084 |
| DRAWN BY: | GK, HT |
| CHECKED BY: | GK, KM |
| DATE: | 01/06/2022 |
| CAD I.D.: | CAD-ID |

PROJECT:

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CLAYTON, NC 27520
JOHNSTON COUNTY

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BOHLER ENGINEERING NC, PLLC
NCBELS:P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 1165 KATHRYN R. MCPHERSON

SHEET TITLE:

**DETAILS**

SHEET NUMBER:

**C-901**

ORG. DATE - 07/01/2021

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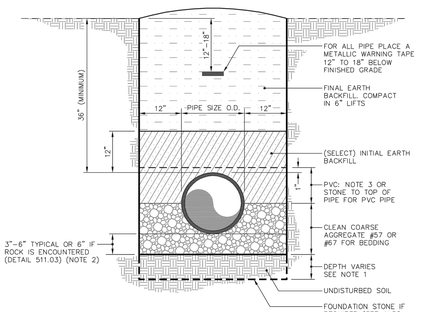


NOTES:

1. Foundation stone shall be required when soil conditions are unsuitable. See detail C01.02.
2. An additional 1 inch depth of bedding material will be required for each additional 2 feet of trench depth in excess of 16 feet up to a maximum of 12 inches.
3. Haunching depth for flexible wall pipe (C900 PVC and SDR35) shall be outside pipe diameter + 1 inch. Haunching shall be thoroughly compacted #57 or #67 stone.
4. Where rock is encountered, refer to detail 511.03 for subgrade preparation.
5. For all force mains, embedment to be Type 1 or 2 as shown on detail 511.02.

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

SANITARY SEWER PIPE LAYING CONDITIONS

| SCALE: | DETAIL #: |
|---|---|
| Not To Scale | ₂531.01 |
| REVISION DATE: | SHEET #: |
| July, 2010 | 1 of 1 |

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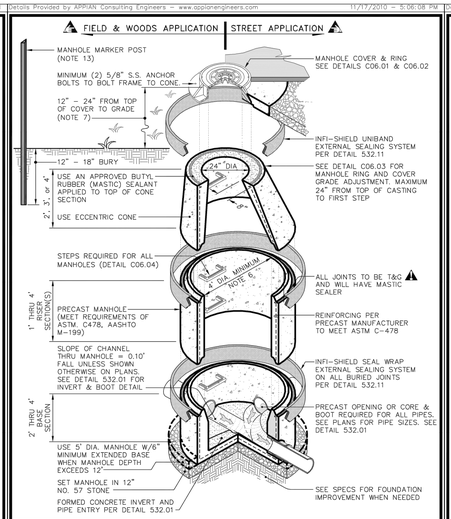


TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

STANDARD ECCENTRIC PRECAST MANHOLE DETAIL

| SCALE: | DETAIL #: |
|---|---|
| Not To Scale | ₂532.03 |
| REVISION DATE: | SHEET #: |
| July, 2010 | 1 of 2 |

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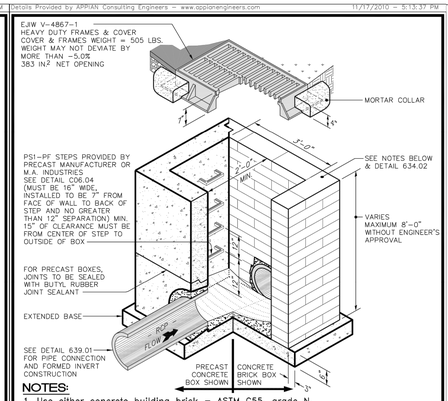


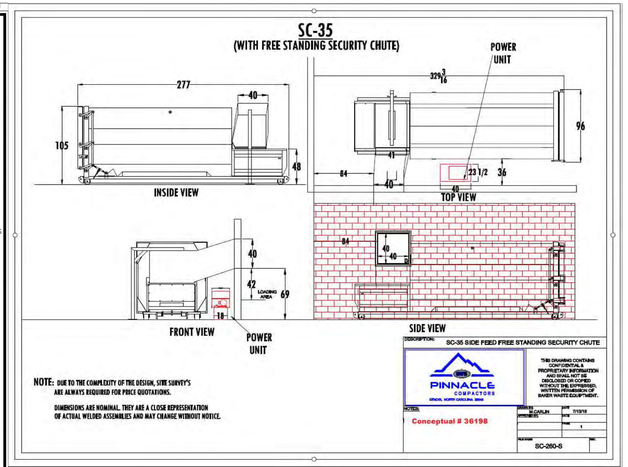

NOTES:

1. Use either concrete building brick – ASTM C55, grade N, type 1 or clay brick – ASTM C32, grade MS.
2. Mortar to be type M.
3. Concrete pipe to be class III
4. Precast boxes to conform to latest ASTM C–913
5. Precast boxes concrete strength to be a minimum 4,000 PSI at 28 days
6. See detail 634.02 for miscellaneous notes.
7. Top of precast box to be field adjusted using methods outlined in specifications.
8. This detail is a representation of the minimum standards for town of Clayton combination curb opening inlet & catch basin. Refer to NCDOT Std. Details 840.00, 840.14, 840.15, 840.16, 840.45, 840.46 & 840.52 for additional details and requirements. Other DOT catch basin standard details may be used with the approval of the Town Engineer. (i.e. in medians, ditches, & swales.)

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

TYPICAL DROP INLET DETAIL

| SCALE: | DETAIL #: |
|---|---|
| Not To Scale | ₂533.04 |
| REVISION DATE: | SHEET #: |
| July, 2010 | 1 of 1 |




NOTE: DUE TO THE COMPLEXITY OF THE DESIGN, SITE SURVEY'S ARE ALWAYS REQUIRED FOR PRICE QUOTATIONS.

DIMENSIONS ARE NOMINAL. THEY ARE A CLOSE REPRESENTATION OF ACTUAL WELDED ASSEMBLIES AND MAY CHANGE WITHOUT NOTICE.

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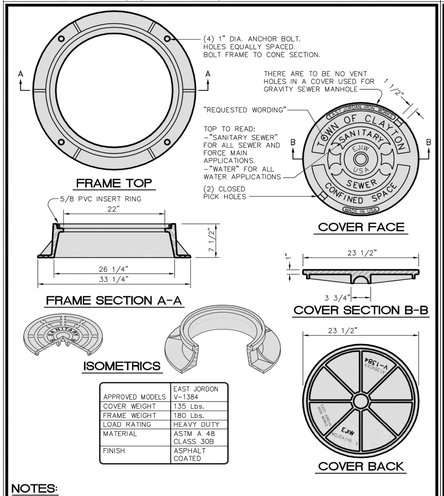


| | |
|---|---|
| APPROVED MODELS | EAST JORDON V-1384 |
| COVER WEIGHT | 135 Lbs. |
| FRAME WEIGHT | 180 Lbs. |
| LOAD RATING | HEAVY DUTY |
| MATERIAL | ASTM A 48 CLASS 30B |
| FINISH | ASPHALT COATED |

NOTES:

1. Frame & Cover weight may not deviate by more than –5.0%.

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

STANDARD MANHOLE FRAME and COVER

| SCALE: | DETAIL #: |
|---|---|
| Not To Scale | ₄C06.01 |
| REVISION DATE: | SHEET #: |
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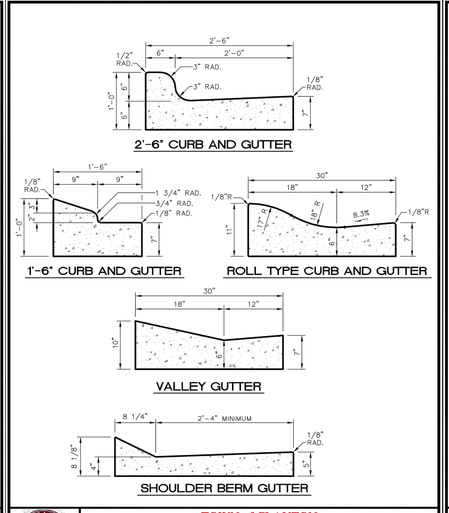


TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

CONCRETE CURB AND GUTTER SECTIONS

| SCALE: | DETAIL #: |
|---|---|
| Not To Scale | ₄C06.02 |
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| July, 2010 | 1 of 2 |

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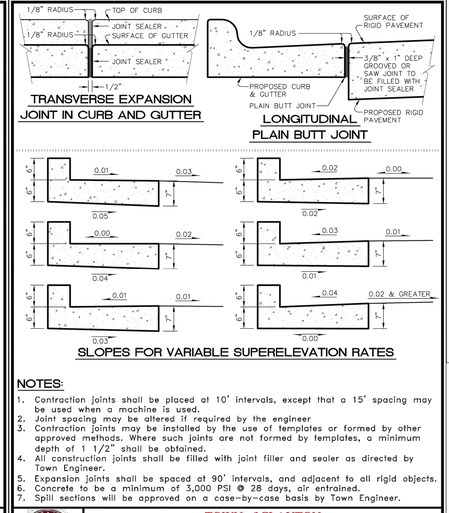



NOTES:

1. Contraction joints shall be placed at 10' intervals, except that a 15' spacing may be used when a machine is used.
2. Joint spacing may be altered if required by the engineer
3. Contraction joints may be installed by the use of templates or formed by other approved methods. Where such joints are not formed by templates, a minimum depth of 1 1/2" shall be obtained.
4. All construction joints shall be filled with joint filler and sealer as directed by Town Engineer.
5. Expansion joints shall be spaced at 90' intervals, and adjacent to all rigid objects.
6. Concrete to be a minimum of 3,000 PSI @ 28 days, air entrained.
7. Spill sections will be approved on a case–by–case basis by Town Engineer.

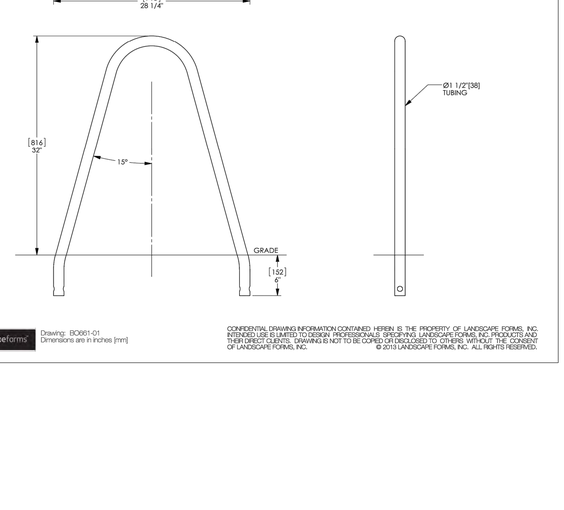
TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

CONCRETE CURB AND GUTTER SECTIONS

| SCALE: | DETAIL #: |
|---|---|
| Not To Scale | ₄402.01 |
| REVISION DATE: | SHEET #: |
| July, 2010 | 2 of 2 |

Bola® Bike Rack, Embedded
Product Drawing

Date: 11/5/2014
www.landscapeforms.com Ph: 800.521.2546




landscapeforms Drawing: B0661-01
Dimensions are in inches [mm]

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| 4 | 02/23/2022 | TECHNICAL REVIEW COMMENT RESPONSE | HT / KM |

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| DRAWN BY: | GK, HT |
| CHECKED BY: | GK, KM |
| DATE: | 01/06/2022 |
| CAD I.D.: | CAD-ID |

PROJECT:

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4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 1165 KATHRYN R. MCPHERSON

SHEET TITLE:

**DETAILS**

SHEET NUMBER:

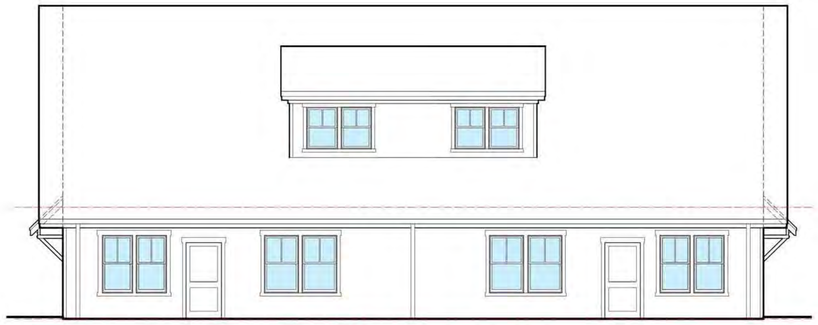
**C-902**

ORG. DATE - 07/01/2021

Feb 23, 2023
H:\2020\NCR201084\DRAWINGS\PLAN SETS\SUP SUBMITTAL\NCR201084 - CMDS - D-----3A.DWG

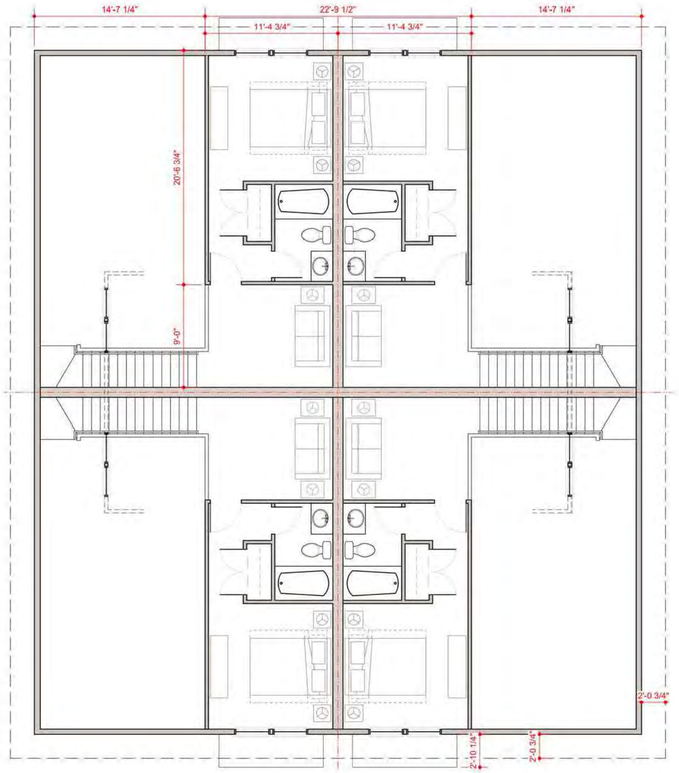
ELEVATION

A1.01 3/16"



ELEVATION

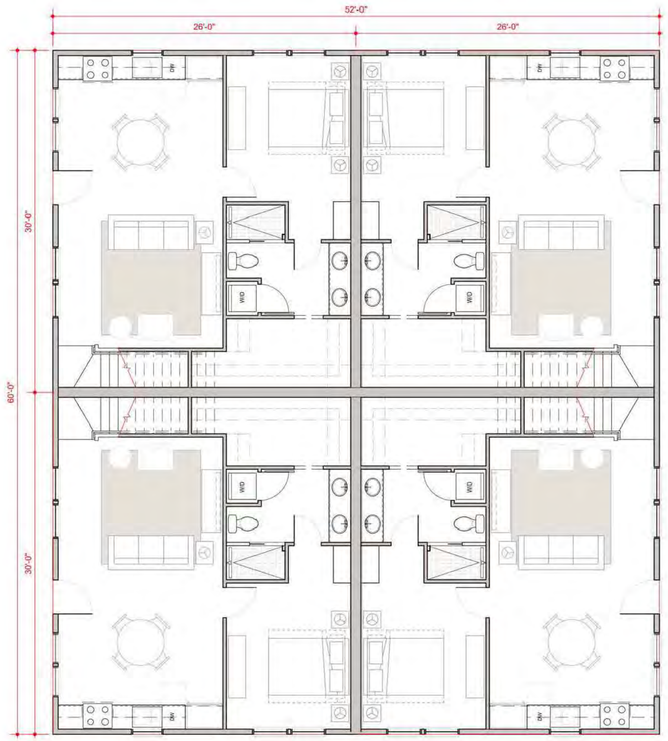
A1.03 3/16"




**NOTE:** CONCEPTUAL FACADE TREATMENT. ACTUAL STYLE AND TREATMENT TO BE DETERMINED BY OWNER AT TIME OF CONSTRUCTION DRAWINGS.

SECOND FLOOR PLAN

A1.07 3/16"




FIRST FLOOR PLAN

A1.09 3/16"

COTHRAN HARRIS ARCHITECTURE

5725 OLEANDER DRIVE, STE E-1
WILMINGTON, NC 28403
910.792.1433

**BEAU TOWNHOME FLOORPLAN AND ELEVATION**
**THE AMELIA - A TRIBUTE COMUNITY**

**CLAYTON, NC**

FLOOR PLANS

SCHEMATIC DRAWINGS
25 MARCH 2021

**A1.0**

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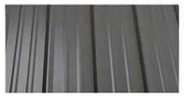
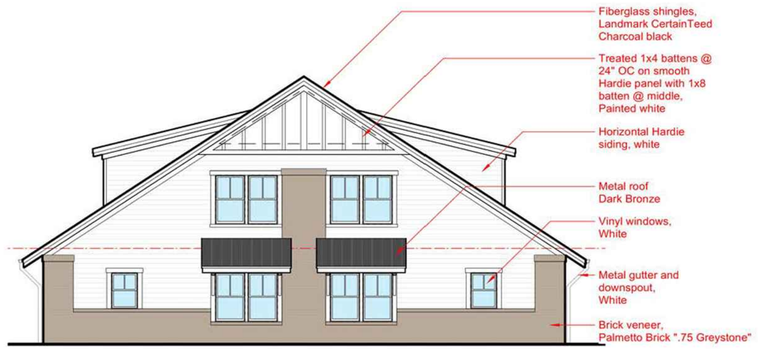
**MATERIAL EXAMPLES**

*Palmetto Brick - .75 Greystone*



*Metal Roof- Dark Bronze*

*Landmark - CertainTeed Charcoal Black*




Siding percentage:
Side facade: 994 sq. ft.
25% Required masonry: 248.5 sq. ft.

Masonry shown: 265 sq. ft.
26.6%

**SIDE ELEVATION**

SCALE: 1/8"
25-JAN-2022

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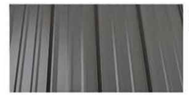
5723 OLEANDER DRIVE, STE E-I
WILMINGTON, NC 28403
910.793.3433

**MATERIAL EXAMPLES**

*Palmetto Brick - .75 Greystone*



*Metal Roof- Dark Bronze*

*Landmark - CertainTeed Charcoal Black*

Siding percentage:
Entry facade: 602 sq. ft.
25% Required masonry: 150.5 sq. ft.

Masonry shown: 171.6 sq. ft.
28.5%

**ENTRY ELEVATION**

SCALE: 1/8"
25-JAN-2022

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COTHRAN HARRIS ARCHITECTURE
5723 OLEANDER DRIVE, STE E-I
WILMINGTON, NC 28403
910.792.3433

COTHRAN HARRIS ARCHITECTURE
5723 OLEANDER DRIVE, STE E-I
WILMINGTON, NC 28403
910.793.3433

**BEAU TOWNHOME FLOORPLAN AND ELEVATION**
**THE AMELIA - A TRIBUTE COMUNITY**
**CLAYTON, NC**

FLOOR PLANS

SCHEMATIC DRAWINGS
25 MARCH 2021

**A1.1**

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# NEIGHBORHOOD MEETING SUMMARY FORM

**FILL OUT THE FOLLOWING:**

Application: Amelia Church Road Project

Date of Mailing: 6/2/2021

Date of Meeting: 6/22/2021 Time of Meeting: 6:30PM

Location of Meeting: Microsoft Team Meeting

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Kathryn McPherson Signature: _____

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

Nil Ghosh, Attorney with Morningstar Law Group, representing the applicant, provided an overview of the projects, its location, access points to public streets, proximity to Highway 42, number of dwelling units proposed and that a Traffic Impact Analysis is underway. Kimberly Henderson was the only neighbor at this point and she inquired as to the location of the entrance, wanted to know if the plans had been presented to Clayton, The general timelne for submittal, Nil, explained that with a July submittal , the plans would probably go before Council in October and it would then be another 6 months for permit review. Construction would be about 3 months of infrastructure with the first homes finished about 8 months later with full build out of the project 8 months after that. Ms. Henderson expressed concerns regarding the state of the upkeep of local roads, especially Highway 42. Mr. Ghosh stated that a TIA was underway and any recommended road improvements would be detailed in the report. Ms. Davis joined the conversation and Mr. Ghosh gave a summary of the presentation. There were no further questions and Ms. Hnederson and Ms. Davis signed off. Mr. Vaughn, Mr. Carr both signed off as well and Ms. McPherson and Mr. Ghosh remained available until the meeting end time of 8:30 pm.

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

# NEIGHBORHOOD MEETING ATTENDANCE ROSTER

**Project:** Amelia Church Road Development

**Application:** Amelia Church Road Development

**Location/Date:** Microsoft Teams Meeting; 6/22/2021

| | NAME | ADDRESS |
|---|---|---|
| 1 | Linda Davis | 151 SHORT JOHNSON RD. CLAYTON, NC 27520-0000 |
| 2 | Kimberly Henderson | 105 LUCAS LN, HUBERT, NC 28539-4227 |
| 3 | | |
| 4 | Nil Ghosh | Morningstar Law Group |
| 5 | Kathryn McPherson, PLA | Bohler Engineering |
| 6 | Brian Vaughn | Bohler Engineering |
| 7 | Nate Bouquin, PE | Ramey Kemp |
| 8 | Tim Carr | YMCA of the Triangle Area |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |
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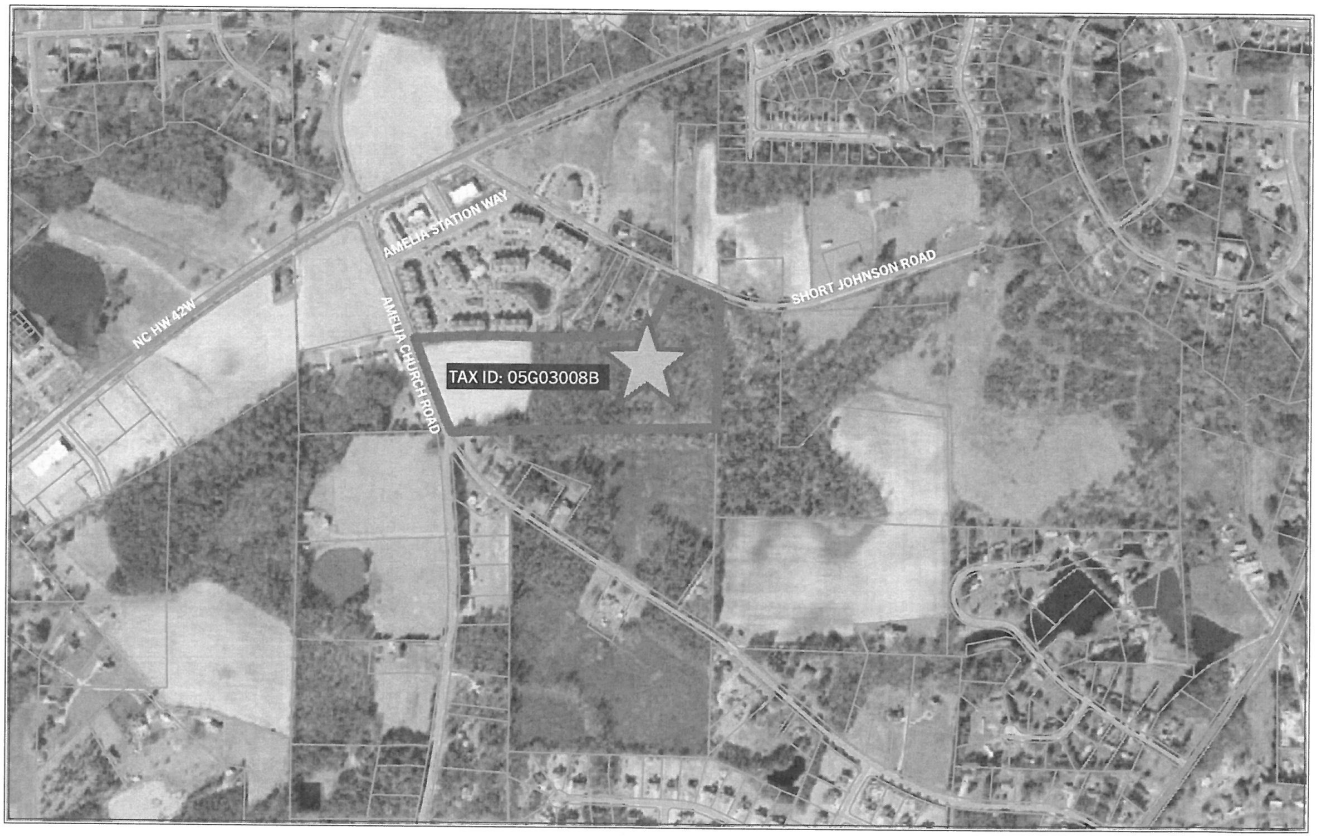
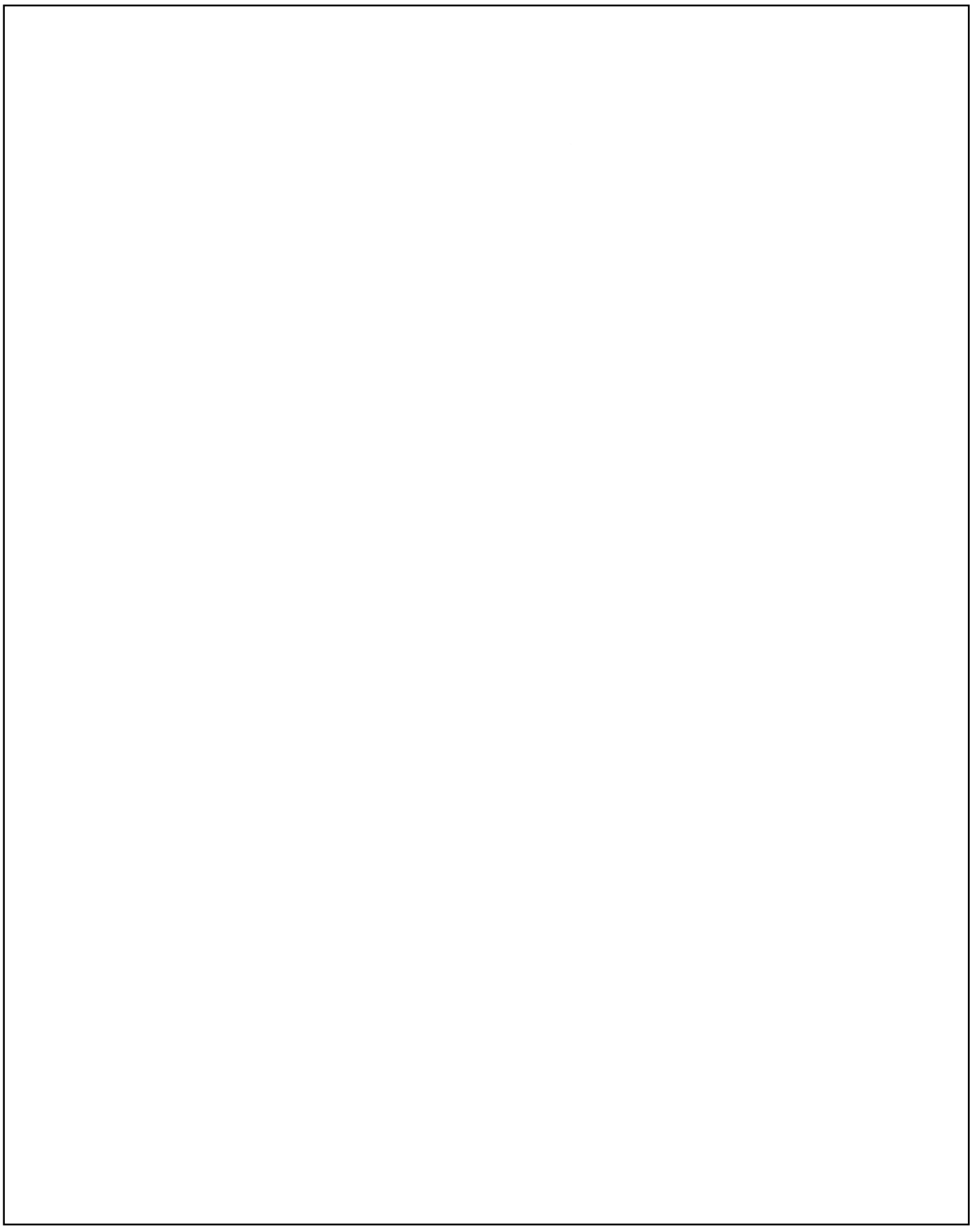
| 20 | | |




# Property Location - Development Proposal

## AMELIA CHURCH ROAD - CLAYTON, NC
## NEIGHBORHOOD MEETING | JUNE 22, 2021

BOHLER //
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com



RAMEY KEMP ASSOCIATES
Moving forward.

T 919 872 5115
5808 Faringdon Place
Raleigh, NC 27609

August 17, 2020

Joshua Baird, PE
Town of Clayton
P: 919–359–9379
E: jbaird@townofclaytonnc.org

Subject: **Trip Generation Comparison** – The Amelia
Clayton, North Carolina

Dear Mr. Baird:

This letter provides a comparison of the trip generation potential for the newly proposed full build-out of the proposed The Amelia development to be located along Amelia Church Road, south of Short Johnson Road in Clayton, North Carolina versus what was previously approved. A Traffic Impact Analysis (TIA) for the proposed development was previously submitted and approved in July 2021. The previously approved TIA assumed access to the site was proposed via one (1) full-movement driveway on Amelia Church Road and one (1) full-movement driveway on Short Johnson Road. The density included within this TIA was 224 townhome / multi-family (low-rise) units. Since time of completion of this TIA, the density has changed slightly while access to the site is proposed to remain the same. The newly proposed density is 218 townhome / multi-family (low-rise) units and 4,500 s.f. of ground floor office.

This trip generation letter compares the originally approved density to that now proposed for the site. Based on RKA's coordination with the North Carolina Department of Transportation, a revised TIA is not necessary due to the minor increase in trips. This trip generation comparison letter was requested by the Town of Clayton (Town) to document the requested change in density.

**Trip Generation**

Average weekday daily, AM peak hour, and PM peak hour trips for full build out of the proposed development was compared to trips calculated in the July 2021 TIA. Trips were calculated using the ITE *Trip Generation Manual*, 10th Edition. In the July 2021 TIA, the proposed development at full build out was assumed to consist of 224 townhomes. The current site plan proposes that the development is expected to consist of 218 townhomes and approximately 4,500 s.f. of heated office space, at full build-out. A detailed comparison of the trip generation results is shown in Tables 1-3.

**Table 1: Trip Generation Summary – July 2021 TIA**

| Land Use (ITE Code) | Intensity | Weekday Daily Traffic (vpd) | Weekday AM Peak Hour Trips (vph) | | Weekday PM Peak Hour Trips (vph) | |
|---|---|---|---|---|---|---|
| | | | Enter | Exit | Enter | Exit |
| Multi-Family Housing (Low-Rise) (220) | 224 Units | 1,660 | 24 | 79 | 76 | 45 |
| **Combined Total** | | **1,660** | **103** | | **121** | |

**Table 2: Trip Generation Summary – Newly Proposed Density**

| Land Use (ITE Code) | Intensity | Weekday Daily Traffic (vpd) | Weekday AM Peak Hour Trips (vph) | | Weekday PM Peak Hour Trips (vph) | |
|---|---|---|---|---|---|---|
| | | | Enter | Exit | Enter | Exit |
| Multi-Family Housing (Low-Rise) (220) | 218 Units | 1,610 | 23 | 77 | 74 | 44 |
| General Office* (710) | 4,500 s.f. | 50 | 6 | 1 | 1 | 5 |
| **Total Trips** | | **1,660** | **29** | **78** | **75** | **49** |
| **Combined Total** | | **1,660** | **107** | | **124** | |

*ITE Generator rates used rather than equations due to the low density proposed.

**Table 3: Trip Generation Difference**

| | | | |
|---|---|---|---|
| **Difference in Combined Total** | **0** | **+4** | **+3** |

As shown in Table 3, between the current site plan for the proposed development and what was assumed in the July 2021 TIA, the difference in combined total shows 0 additional daily trips, 4 additional trips in the AM peak hour, and 3 additional trips in the weekday PM peak hour. Internal capture is also expected between the residential and office land uses but was omitted from these calculations to be conservative Due to the negligible increase in traffic expected by the proposed development, the full buildout analysis and roadway improvements included in the July 2021 TIA is expected accommodate the proposed modified density with no additional analysis/roadway improvements recommended.

**Findings and Summary**

This letter provides the comparison of the trip generation potential for the full build-out of the proposed The Amelia development. The trips generated according to the modified density of the current site plan were compared to trips generated in the previously approved TIA for the proposed development. Based on difference in trip generation, it was determined that due to the negligible increase in trip generation versus what was studied in the July 2021 TIA, the full buildout analysis and roadway improvements determined in the previously approved TIA is expected to accommodate the proposed modified density with no additional analysis/roadway improvements recommended.

If you should have any questions, please feel free to contact me at 919-872-5115.

Sincerely,

Nathaniel Bouquin, P.E.
Traffic Engineering Project Manager
***Ramey Kemp & Associates, Inc.***

NC Corporate License # C-0910

RAMEY KEMP ASSOCIATES
Moving forward.

# The Amelia

## Traffic Impact Analysis
## Clayton, North Carolina

RKA rameykemp.com

Transportation
Consulting
that moves us
forward.

# TRAFFIC IMPACT ANALYSIS

**FOR**

# THE AMELIA

**LOCATED**

**IN**

## CLAYTON, NORTH CAROLINA

Prepared For:
Tribute Companies
10 S Cardinal Drive
Wilmington, NC 28403

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910

JULY 2021

RKA Project No. 21304

Prepared By: TF

Reviewed By: NB

**TRAFFIC IMPACT ANALYSIS**
**THE AMELIA**
**CLAYTON, NORTH CAROLINA**

## EXECUTIVE SUMMARY

### 1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed The Amelia residential development in accordance with the Clayton (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located south of NC 42, between Short Johnson Road and Amelia Church Road in Clayton, North Carolina. The proposed development is expected to be consist of a maximum of 224 townhomes and estimated to be built out in 2023. Site access is proposed via one (1) full movement driveway along Amelia Church Road, and one (1) full movement driveway along Short Johnson Road.

### 2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- NC 42 and Amelia Church Road
- NC 42 and Short Johnson Road
- Amelia Church Road and Corbett Road
- Amelia Church Road and Site Drive 1
- Short Johnson Road and Site Drive 2

Due to the COVID-19 pandemic, previously conducted turning movement counts were utilized, where available, to determine 2021 existing peak hour traffic volumes. Peak hour turning movement counts were utilized at the following study intersections during the weekday AM and PM peak hours at the listed dates:

- NC 42 and Amelia Church Road – September 20, 2016
- NC 42 and Short Johnson Road - September 20, 2016

An annual growth rate of 2% was applied to the turning movement counts at these two (2) study intersections from the year they were counted to the 2021 existing analysis year.

Peak hour turning movement counts were conducted by Burns Service, Inc. at the study intersections of NC 42 and Amelia Church Road, and Amelia Church Road and Corbett Road during the weekday AM (7:00 – 9:00AM) and PM (4:00 – 6:00PM) peak hours in June 2021. Based on coordination with NCDOT and Town staff, previously collected traffic counts at the intersection of NC 42 and Amelia Church Road were grown to 2021 using a 2% annual growth rate and then compared to the June 2021 traffic counts at the same intersection to determine an adjustment factor to be applied to new peak hour counts collected at the intersection of Amelia Church Road and Corbett Road in order to account for the changes in traffic patterns due to COVID-19. An adjustment factor of 7% was applied to new count data collected during the weekday AM peak hour and 2% was applied to new count data collected during the weekday PM peak hour to determine 2021 existing volumes.

Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate.

## 3. Site Trip Generation

The proposed development is assumed to consist of a maximum of 224 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 10th Edition. Table E-1 provides a summary of the trip generation potential for the site.

**Table E-1: Site Trip Generation**

| LAND USE (ITE Code) | INTENSITY | DAILY TRIPS (VPD) | WEEKDAY AM PEAK HOUR (VPH) | | WEEKDAY PM PEAK HOUR (VPH) | |
|---|---|---|---|---|---|---|
| | | | Enter | Exit | Enter | Exit |
| Multi-Family (Low-Rise) (220) | 224 Units | 1,660 | 24 | 79 | 76 | 45 |

## 4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 2% would be used to generate 2023 projected/no-build weekday AM and PM peak hour traffic volumes.

Based on coordination with the NCDOT and Town, it was determined there were no adjacent developments to consider with this study.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2023 No-Build Traffic Conditions
- 2023 Build Traffic Conditions

## 5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2021 existing, 2023 no-build, and 2023 build conditions. Refer to Table E-2 on the following page for the capacity analysis summary performed at each study intersection.

**Table E-2: Capacity Analysis Summary**

| Intersection | Approach | 2021 Existing Conditions | | 2023 No-Build Conditions | | 2023 Build Conditions | |
|---|---|---|---|---|---|---|---|
| | | AM | PM | AM | PM | AM | PM |
| NC 42 and Amelia Church Road | EB | B | C | B | C | B | C |
| | WB | C | D | C | D | C | D |
| | NB | C | B | C | B | C | B |
| | SB | C | C | C | C | C | D |
| | **Overall** | C (23) | C (29) | C (23) | C (30) | C (24) | C (32) |
| NC 42 and Short Johnson Road | EB | -- | -- | -- | -- | -- | -- |
| | WB | A[1] | A[1] | A[1] | A[1] | A[1] | A[1] |
| | NB | B[2] | C[2] | B[2] | C[2] | B[2] | B[2] |
| Amelia Church Road and Corbett Road | EB | B[2] | B[2] | B[2] | B[2] | B[2] | B[2] |
| | NB | A[1] | A[1] | A[1] | A[1] | A[1] | A[1] |
| | SB | -- | -- | -- | -- | -- | -- |
| Amelia Church Road and Site Drive 1 | WB | **N/A** | | **N/A** | | B[2] | B[2] |
| | NB | | | | | -- | -- |
| | SB | | | | | A[1] | A[1] |
| Amelia Church Road and Site Drive 2 | EB | **N/A** | | **N/A** | | A[2] | A[2] |
| | NB | | | | | A[1] | A[1] |
| | SB | | | | | -- | -- |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

## 6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

### Recommended Improvements by the Developer

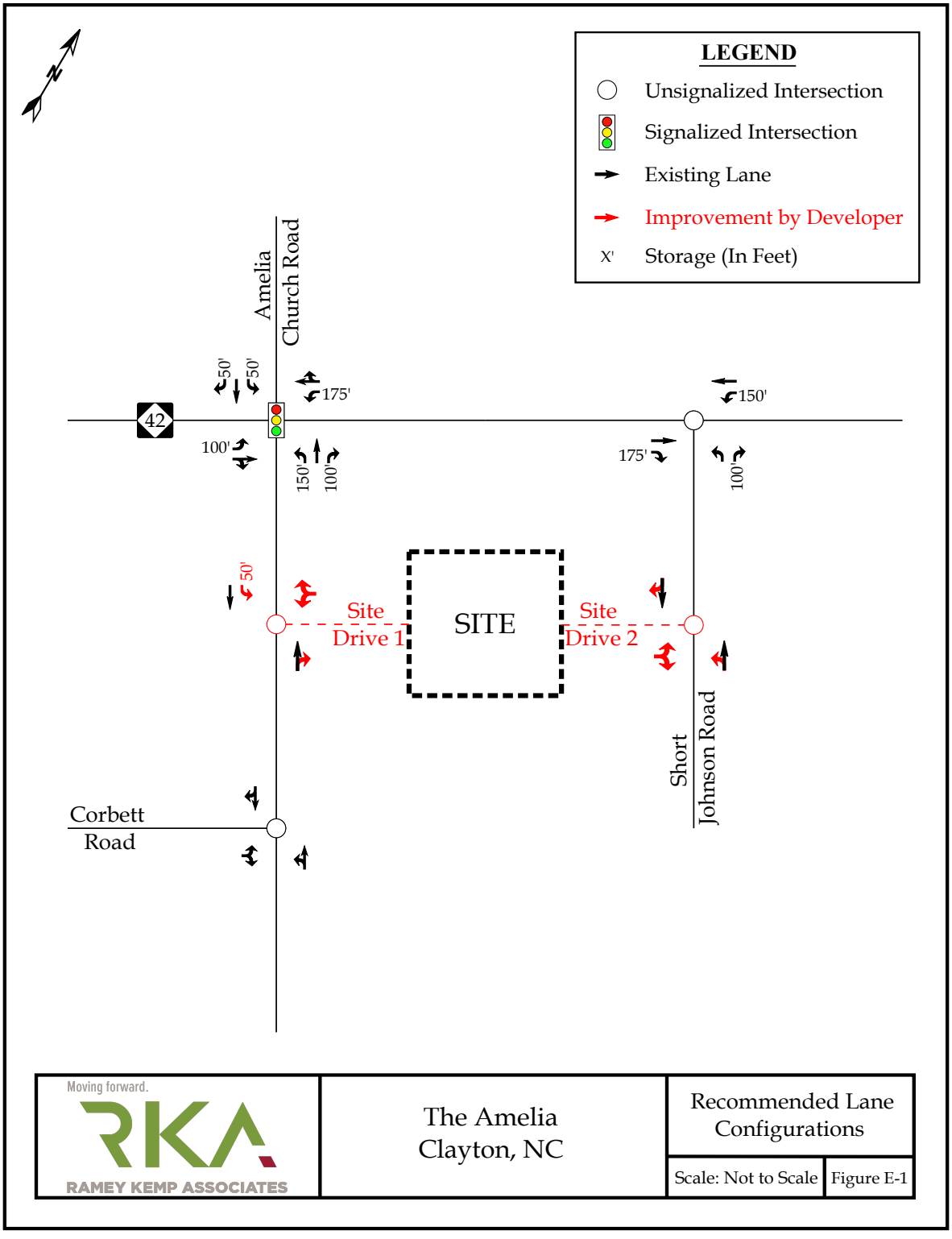
Amelia Church Road and Site Drive 1

- Construct the westbound approach with one (1) ingress lane and one (1) egress lane.
- Provide an exclusive southbound left-turn lane with a minimum of 50 feet of storage and appropriate deceleration and taper length.

- Provide stop control for the westbound approach.

Short Johnson Road and Site Drive 2

- Construct the eastbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the eastbound approach.

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RKA
RAMEY KEMP ASSOCIATES

The Amelia
Clayton, NC

Recommended Lane Configurations

Scale: Not to Scale | Figure E-1

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**TRAFFIC IMPACT ANALYSIS**
**THE AMELIA**
**CLAYTON, NORTH CAROLINA**

## 1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed The Amelia residential development to be located south of NC 42, between Short Johnson Road and Amelia Church Road in Clayton, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed by 2023, is assumed to consist of the following uses:

- 224 townhomes

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2023 No-Build Traffic Conditions
- 2023 Build Traffic Conditions

### 1.1. Site Location and Study Area

The development is proposed to be located south of NC 42, between Short Johnson Road and Amelia Church Road in Clayton, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Clayton (Town) and consists of the following existing intersections:

- NC 42 and Amelia Church Road
- NC 42 and Short Johnson Road
- Amelia Church Road and Corbett Road

Refer to Appendix A for the approved scoping documentation.

### 1.2. Proposed Land Use and Site Access

The site is expected to be located south of NC 42, between Short Johnson Road and Amelia Church Road. The proposed development, anticipated to be completed by 2023, is assumed to consist of the following uses:

- 224 townhomes

Site access is proposed via one (1) full movement driveway along Amelia Church Road, and one (1) full movement driveway along Short Johnson Road. Refer to Figure 2 for a copy of the preliminary site plan.

### 1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of undeveloped land and residential development.

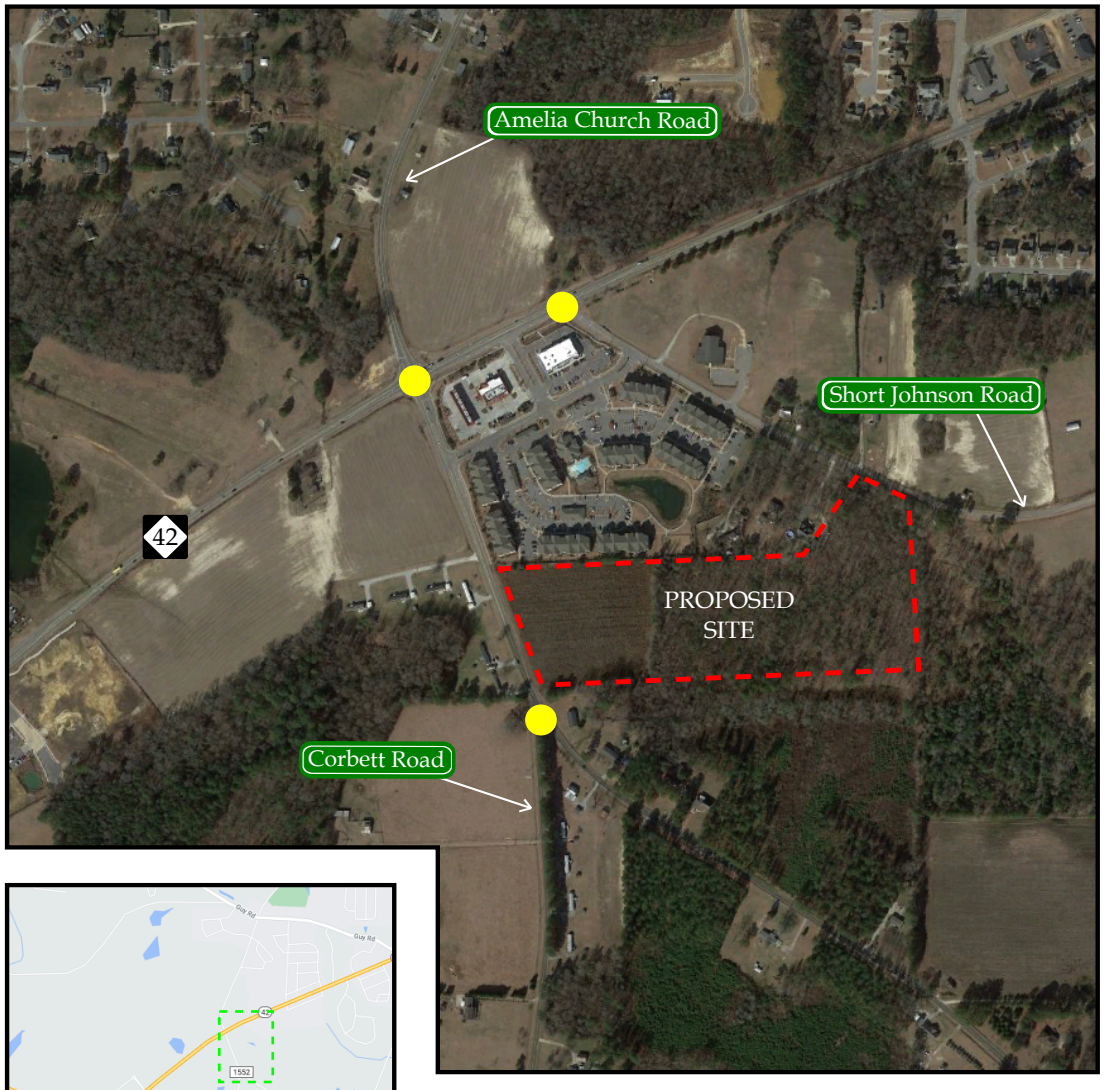
### 1.4. Existing Roadways

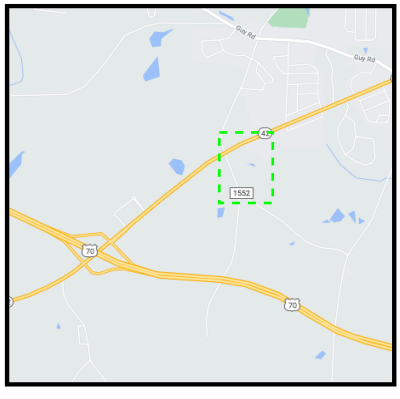
Existing lane configurations (number of traffic lanes on each intersection approach), speed limits, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1, on the next page, provides a summary of this information, as well.

**Table 1: Existing Roadway Inventory**

| Road Name | Route Number | Typical Cross Section | Speed Limit | Maintained By | 2019 AADT (vpd) |
|---|---|---|---|---|---|
| NC 42 | | 2-lane undivided | 55 mph | NCDOT | 16,500 |
| Amelia Church Road | SR 1552 | 2-lane undivided | 45 mph | NCDOT | 7,000 |
| Short Johnson Road | SR 1584 | 2-lane undivided | 45 mph (assumed) | NCDOT | 330* |
| Corbett Road | SR 1554 | 2-lane undivided | 45 mph | NCDOT | 1,080* |

*ADT based on the traffic counts from 2021 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.




N

**LEGEND**

- Proposed Site Location
- Study Intersection
- Study Area

Moving forward.
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RAMEY KEMP ASSOCIATES

The Amelia
Clayton, NC

Site Location Map

Scale: Not to Scale | Figure 1

# Conceptual Layout
# Amelia Church Road Townhomes

CLAYTON, NC | JUNE 22, 2021
PROJECT NUMBER: NCR201084

Note: Conceptual Layout is Preliminary and Subject to Change

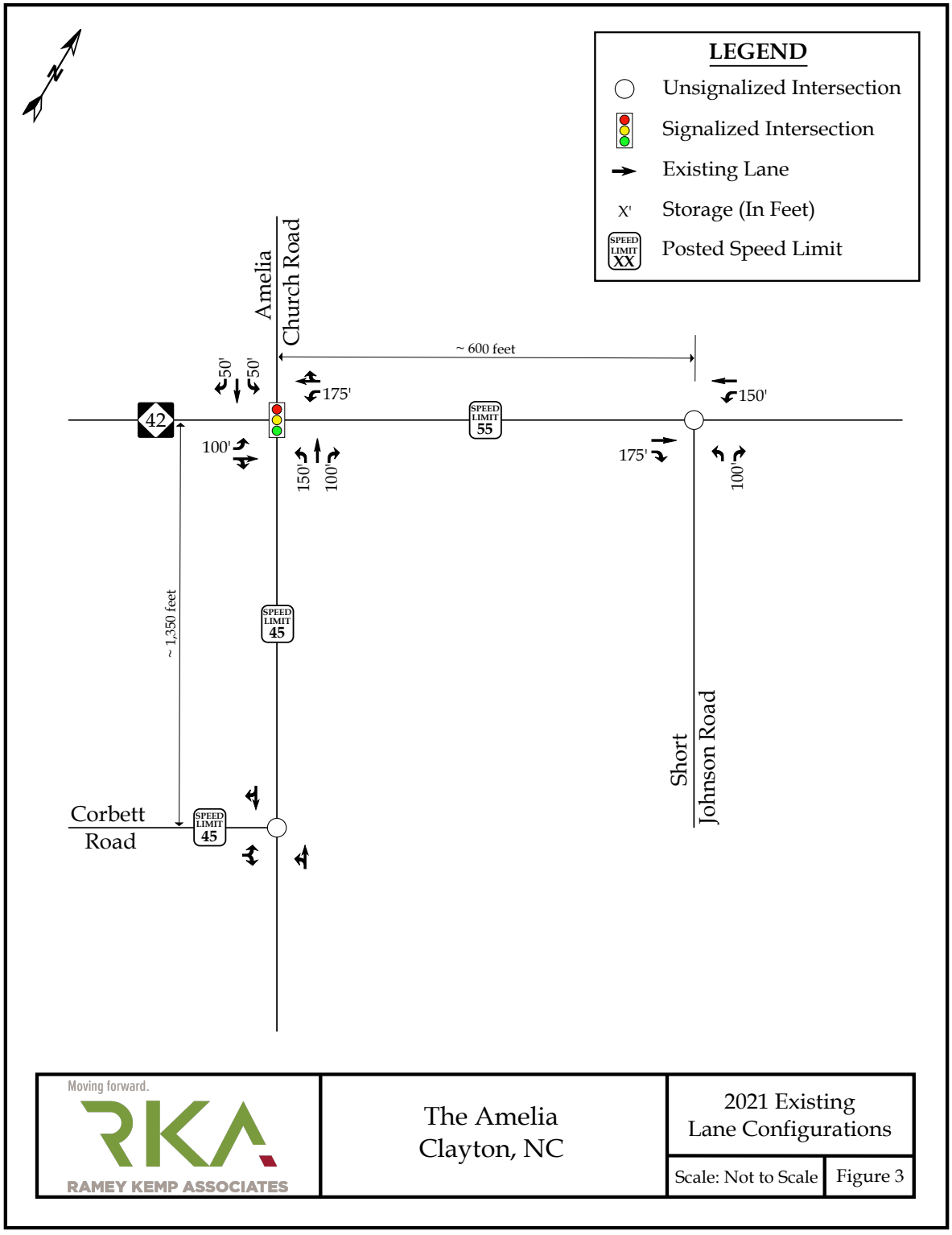
**EXISTING PROPERTY INFORMATION**

PIN: 1628-03-04-8991 | 19.835 ACRES
ADDRESS: AMELIA CHURCH ROAD, CLAYTON, NC 27520
EXISTING ZONING: O-I | PROPOSED ZONING: O-I w/ SUP

**PROPOSED USE**

RESIDENTIAL
TOWNHOMES (+/- 224 UNITS)
PROPOSED DENSITY: 11.29 UNITS/ACRE
PARKING PER CLAYTON UDO

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com




Moving forward.
RKA
RAMEY KEMP ASSOCIATES

The Amelia
Clayton, NC

2021 Existing Lane Configurations

Scale: Not to Scale | Figure 3

# 2. 2021 EXISTING PEAK HOUR CONDITIONS

## 2.1. 2021 Existing Peak Hour Traffic Volumes

Due to the COVID-19 pandemic, previously conducted turning movement counts were utilized, where available, to determine 2021 existing peak hour traffic volumes. Peak hour turning movement counts were utilized at the following study intersections during the weekday AM and PM peak hours at the listed dates:

- NC 42 and Amelia Church Road – September 20, 2016
- NC 42 and Short Johnson Road - September 20, 2016

An annual growth rate of 2% was applied to the turning movement counts at these two (2) study intersections from the year they were counted to the 2021 existing analysis year.

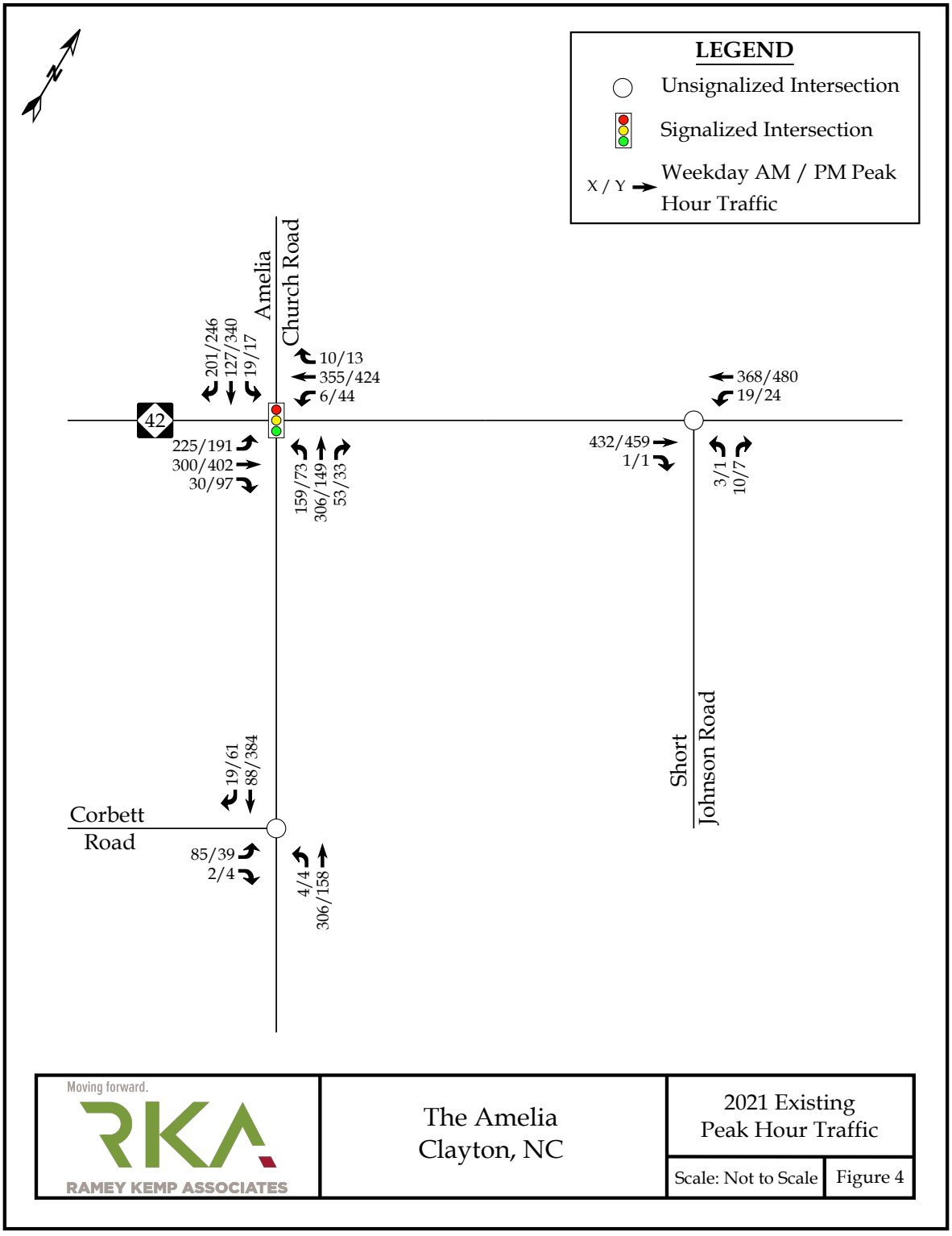
Peak hour turning movement counts were conducted by Burns Service, Inc. at the study intersections of NC 42 and Amelia Church Road, and Amelia Church Road and Corbett Road during the weekday AM (7:00 – 9:00AM) and PM (4:00 – 6:00PM) peak hours in June 2021. Based on coordination with NCDOT and Town staff, previously collected traffic counts at the intersection of NC 42 and Amelia Church Road were grown to 2021 using a 2% annual growth rate and then compared to the June 2021 traffic counts at the same intersection to determine an adjustment factor to be applied to new peak hour counts collected at the intersection of Amelia Church Road and Corbett Road in order to account for the changes in traffic patterns due to COVID-19. An adjustment factor of 7% was applied to new count data collected during the weekday AM peak hour and 2% was applied to new count data collected during the weekday PM peak hour to determine 2021 existing volumes.

Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for 2021 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

## 2.2. Analysis of 2021 Existing Peak Hour Traffic Conditions

The 2021 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway

conditions. Signal information was obtained from NCDOT and is included in Appendix C. The results of the analysis are presented in Section 7 of this report.


LEGEND
Unsignalized Intersection
Signalized Intersection
X / Y
Weekday AM / PM Peak Hour Traffic
Amelia Church Road
42
201/246
127/340
19/17
10/13
355/424
6/44
225/191
300/402
30/97
159/73
306/149
53/33
368/480
19/24
432/459
1/1
3/1
10/7
Short Johnson Road
19/61
88/384
Corbett Road
85/39
2/4
4/4
306/158
Moving forward.
RKA
RAMEY KEMP ASSOCIATES
The Amelia
Clayton, NC
2021 Existing
Peak Hour Traffic
Scale: Not to Scale
Figure 4

## 3. 2023 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

### 3.1. Ambient Traffic Growth

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 2% would be used to generate 2023 projected weekday AM and PM peak hour traffic volumes.

### 3.2. Adjacent Development Traffic

Based on coordination with the NCDOT and the Town, it was determined there were no adjacent developments to consider with this study.

### 3.3. Future Roadway Improvements

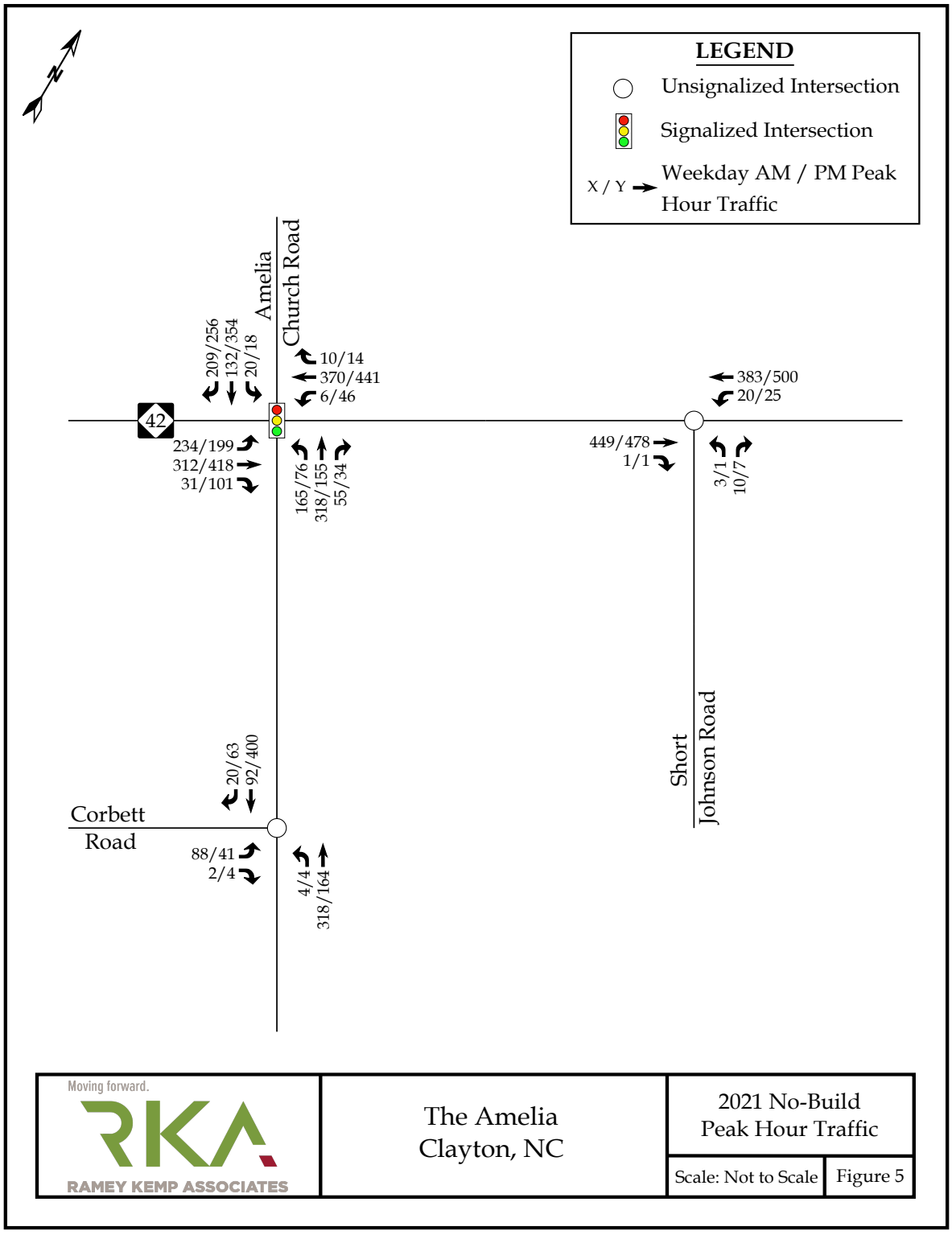
Based on coordination with the NCDOT and the Town, it was determined there were no future roadway improvements to consider with this study. It should be noted that the State Transportation Improvement Program (STIP) project R-3410 is expected to widen NC 42 to a 4-lane median divided roadway between NC 50 and US 70. Due to an anticipated construction year of 2029, improvements associated with this STIP project were not analyzed under future conditions for the proposed development

### 3.4. 2023 No-Build Peak Hour Traffic Volumes

The 2023 no-build traffic volumes were determined by projecting the 2021 existing peak hour traffic to the year 2023. Refer to Figure 5 for an illustration of the 2023 no-build peak hour traffic volumes at the study intersections.

### 3.5. Analysis of 2023 No-Build Peak Hour Traffic Conditions

The 2023 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.


LEGEND
Unsignalized Intersection
Signalized Intersection
X / Y
Weekday AM / PM Peak Hour Traffic
Amelia Church Road
42
209/256
132/354
20/18
10/14
370/441
6/46
234/199
312/418
31/101
165/76
318/155
55/34
383/500
20/25
449/478
1/1
3/1
10/7
Short Johnson Road
Corbett Road
20/63
92/400
88/41
2/4
4/4
318/164
Moving forward.
RKA
RAMEY KEMP ASSOCIATES
The Amelia
Clayton, NC
2021 No-Build
Peak Hour Traffic
Scale: Not to Scale
Figure 5

# 4. SITE TRIP GENERATION AND DISTRIBUTION

## 4.1. Trip Generation

The proposed development is assumed to consist of 224 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Table 2 provides a summary of the trip generation potential for the site.

**Table 2: Trip Generation Summary**

| Land Use (ITE Code) | Intensity | Daily Traffic (vpd) | Weekday AM Peak Hour Trips (vph) | | Weekday PM Peak Hour Trips (vph) | |
|---|---|---|---|---|---|---|
| | | | Enter | Exit | Enter | Exit |
| Multi-Family (Low-Rise) (220) | 224 Units | 1,660 | 24 | 79 | 76 | 45 |

It is estimated that the proposed development will generate approximately 1,660 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 103 trips (24 entering and 79 exiting) will occur during the weekday AM peak hour and 121 (76 entering and 45 exiting) will occur during the weekday PM peak hour.

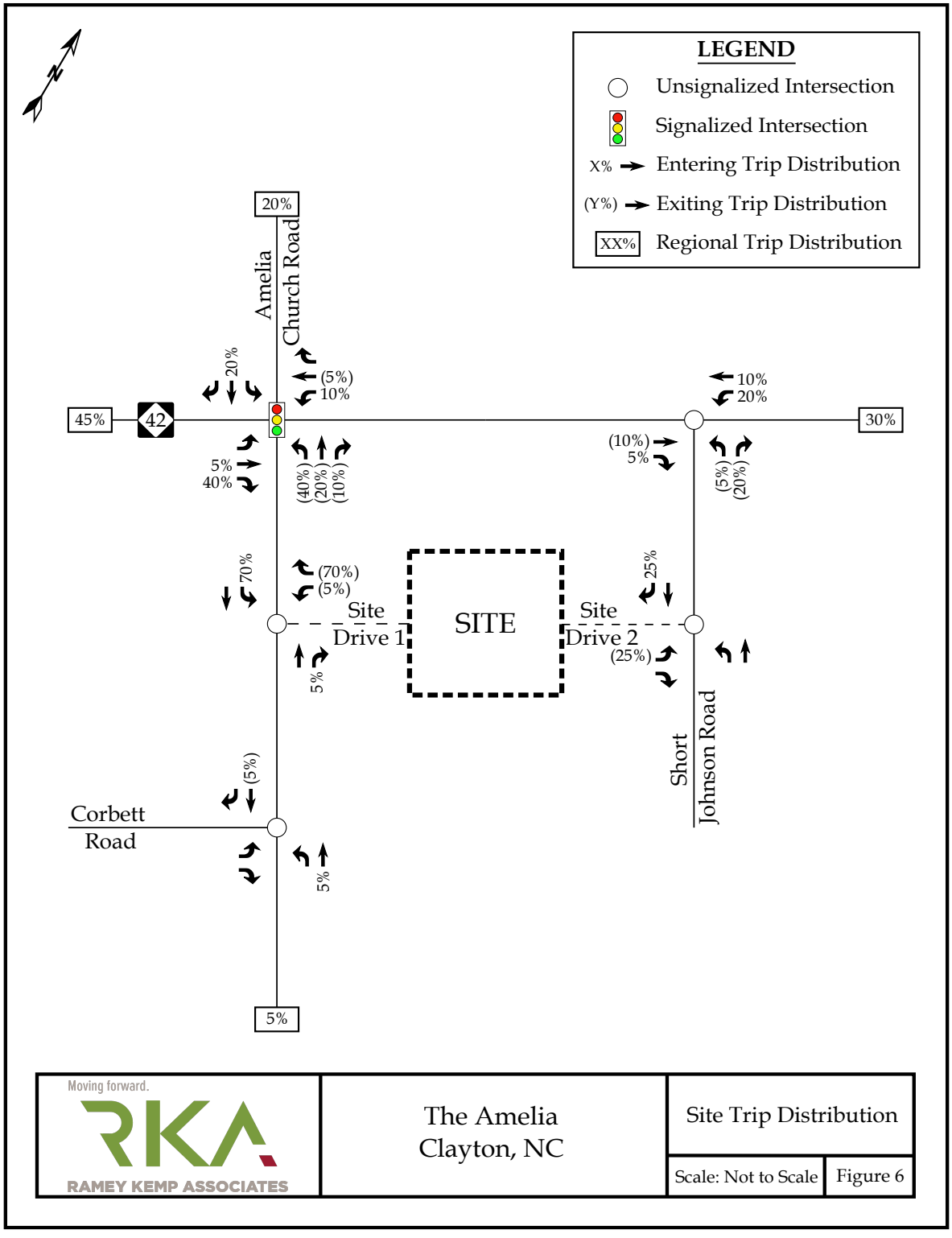
## 4.2. Site Trip Distribution and Assignment

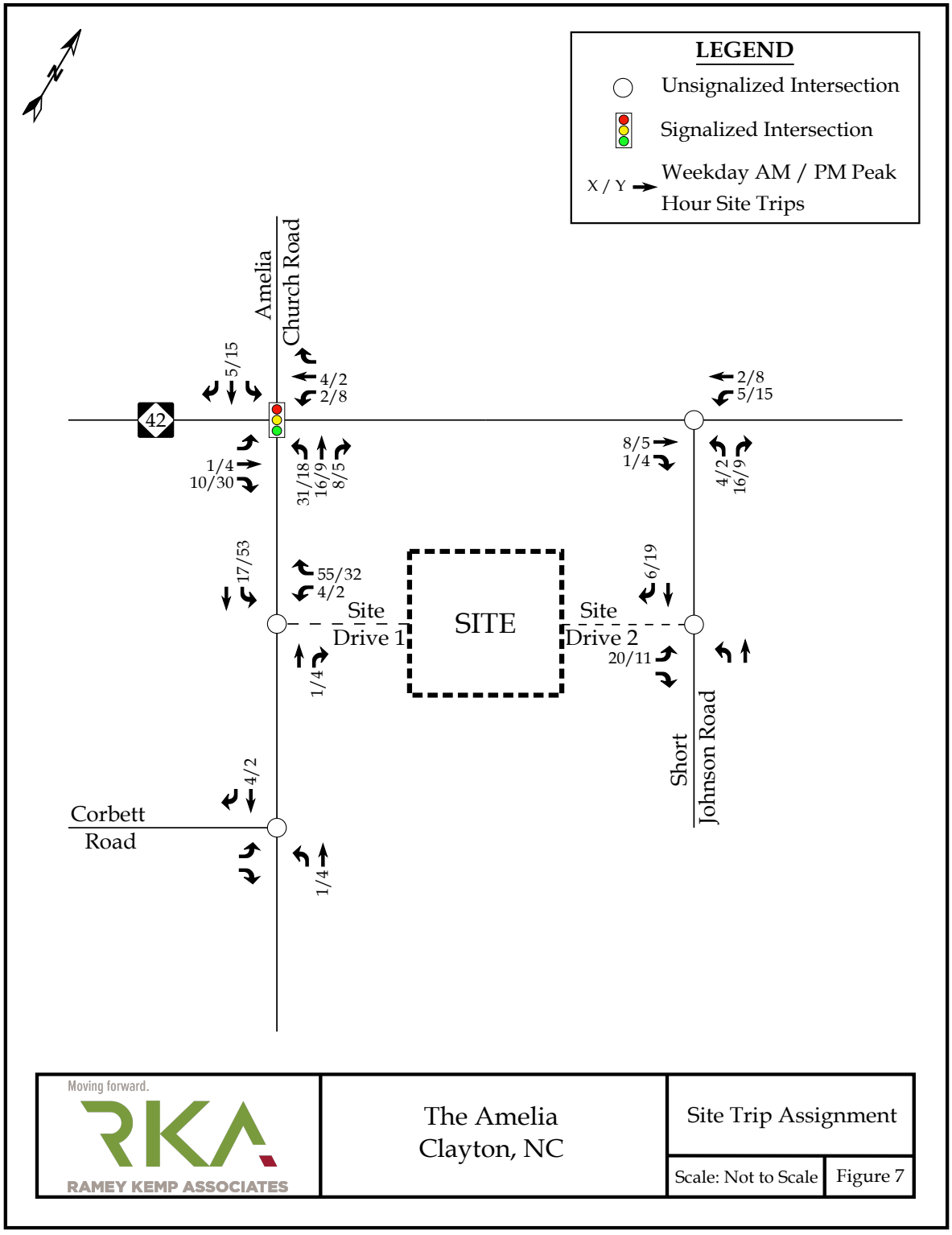
Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment.

It is estimated that the site trips will be regionally distributed as follows:

- 30% to/from the east via NC 42
- 45% to/from the west via NC 42
- 20 to/from the north via Amelia Church Road
- 5% to/from the south via Amelia Church Road

The site trip distribution is shown in Figure 6. Refer to Figure 7 for the site trip assignment.


LEGEND
Unsignalized Intersection
Signalized Intersection
X% Entering Trip Distribution
(Y%) Exiting Trip Distribution
XX% Regional Trip Distribution
N
20%
Amelia Church Road
20%
(5%)
10%
45%
42
5%
40%
(40%)
(20%)
(10%)
10%
20%
30%
(10%)
5%
(5%)
(20%)
70%
(70%)
(5%)
Site Drive 1
SITE
Site Drive 2
25%
(25%)
5%
Short Johnson Road
(5%)
Corbett Road
5%
5%
Moving forward.
RKA
RAMEY KEMP ASSOCIATES
The Amelia
Clayton, NC
Site Trip Distribution
Scale: Not to Scale
Figure 6


LEGEND
Unsignalized Intersection
Signalized Intersection
X / Y
Weekday AM / PM Peak Hour Site Trips
Amelia Church Road
42
5/15
4/2
2/8
2/8
5/15
1/4
10/30
31/18
16/9
8/5
8/5
1/4
4/2
16/9
17/53
55/32
4/2
Site Drive 1
SITE
Site Drive 2
6/19
20/11
1/4
Short Johnson Road
4/2
Corbett Road
1/4
Moving forward.
RKA
RAMEY KEMP ASSOCIATES
The Amelia
Clayton, NC
Site Trip Assignment
Scale: Not to Scale
Figure 7

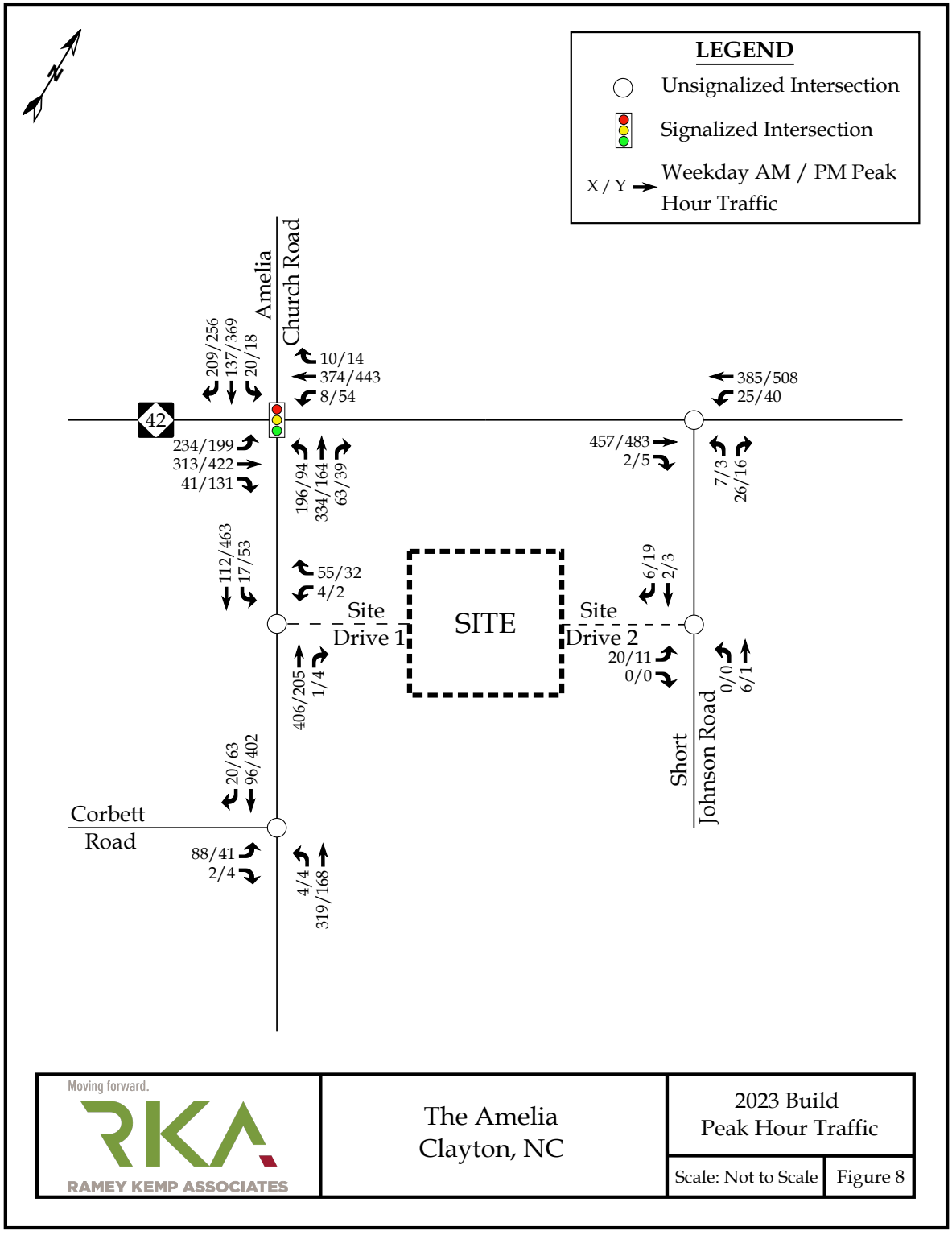
# 5. 2023 BUILD TRAFFIC CONDITIONS

## 5.1. 2023 Build Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2023 no-build traffic volumes to determine the 2023 build traffic volumes. To determine through volumes along Short Johnson Road at the location of the proposed site drive, a trip generation was run for the four (4) single-family homes located along Short Johnson Road using the same methodology previously discussed for development of the proposed site traffic. These trips were applied only at the site driveway as they are assumed to be captured in the counts taken at the existing study intersections. The remaining traffic along Short Johnson Road was assumed to be entering/exiting via the developments north of the proposed site. Refer to Figure 8 for an illustration of the 2023 build peak hour traffic volumes with the proposed site fully developed.

## 5.2. Analysis of 2023 Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2023 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.




Moving forward.
RKA
RAMEY KEMP ASSOCIATES

The Amelia
Clayton, NC

2023 Build
Peak Hour Traffic

Scale: Not to Scale | Figure 8

## 6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 10.3), was used to complete the analyses for the study intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as "the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions." Level of service (LOS) is a term used to represent different driving conditions, and is defined as a "qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers." Level of service varies from Level "A" representing free flow, to Level "F" where breakdown conditions are evident. Refer to Table 3 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes "initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay". An average control delay of 50 seconds at a signalized intersection results in LOS "D" operation at the intersection.

**Table 3: Highway Capacity Manual – Levels-of-Service and Delay**

| UNSIGNALIZED INTERSECTION | | SIGNALIZED INTERSECTION | |
|---|---|---|---|
| LEVEL OF SERVICE | AVERAGE CONTROL DELAY PER VEHICLE (SECONDS) | LEVEL OF SERVICE | AVERAGE CONTROL DELAY PER VEHICLE (SECONDS) |
| A | 0-10 | A | 0-10 |
| B | 10-15 | B | 10-20 |
| C | 15-25 | C | 20-35 |
| D | 25-35 | D | 35-55 |
| E | 35-50 | E | 55-80 |
| F | >50 | F | >80 |

### 6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestions Management Guidelines.

## 7. CAPACITY ANALYSIS

### 7.1. NC 42 [EB-WB] and Amelia Church Road [NB-SB]

The existing signalized intersection of NC 42 and Amelia Church Road was analyzed under 2021 existing, 2023 no-build, and 2023 build traffic conditions with lane configurations and traffic control shown in Table 4. Refer to Table 4 for a summary of the analysis results. Refer to Appendix D for the Synchro capacity analysis reports.

**Table 4: Analysis Summary of NC 42 and Amelia Church Road**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach | Overall (seconds) | Approach | Overall (seconds) |
| 2021 Existing | EB<br>WB<br>NB<br>SB | 1 LT, 1 TH-RT<br>1 LT, 1 TH-RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH, 1 RT | B<br>C<br>C<br>C | C<br>(23) | C<br>D<br>B<br>C | C<br>(29) |
| 2023 No-Build | EB<br>WB<br>NB<br>SB | 1 LT, 1 TH-RT<br>1 LT, 1 TH-RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH, 1 RT | B<br>C<br>C<br>C | C<br>(23) | C<br>D<br>B<br>C | C<br>(30) |
| 2023 Build | EB<br>WB<br>NB<br>SB | 1 LT, 1 TH-RT<br>1 LT, 1 TH-RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH, 1 RT | B<br>C<br>C<br>C | C<br>(24) | C<br>D<br>B<br>D | C<br>(32) |

Capacity analysis of 2021 existing, 2023 no-build, and 2023 build traffic conditions indicates that the intersection of NC 42 and Amelia Church Road is expected to operate at an overall LOS C during the weekday AM and PM peak hours. It should be noted that all intersection approaches are expected to operate at LOS D or better during the weekday AM and PM peak hours under all analysis scenarios.

### 7.2. NC 42 [EB-WB] and Short Johnson Road [NB]

The existing unsignalized intersection of NC 42 and Short Johnson Road was analyzed under 2021 existing, 2023 no-build, and 2023 build traffic conditions with the lane configurations and traffic control shown in Table 5. Refer to Table 5 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports.

**Table 5: Analysis Summary of NC 42 and Short Johnson Road**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach | Overall (seconds) | Approach | Overall (seconds) |
| 2021 Existing | EB<br>WB<br>NB | 1 TH, 1 RT<br>1 LT, 1 TH<br>1 LT, 1 RT | --<br>A[1]<br>B[2] | N/A | --<br>A[1]<br>C[2] | N/A |
| 2023 No-Build | EB<br>WB<br>NB | 1 TH, 1 RT<br>1 LT, 1 TH<br>1 LT, 1 RT | --<br>A[1]<br>B[2] | N/A | --<br>A[1]<br>C[2] | N/A |
| 2023 Build | EB<br>WB<br>NB | 1 TH, 1 RT<br>1 LT, 1 TH<br>1 LT, 1 RT | --<br>A[1]<br>B[2] | N/A | --<br>A[1]<br>B[2] | N/A |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major-street left-turn movement and minor street approach at the intersection of NC 42 and Short Johnson Road are expected to operate at LOS C or better during the weekday AM and PM peak hours under all analysis scenarios.

The northbound minor street approach was found to improve in level of service during the weekday PM peak hour between 2023 no-build and 2023 build conditions. This improvement in level of service was due to the additional traffic being added to the right-turn movement which operates with less delay than the left-turn movement, thus decreasing the average approach delay.

### 7.3. Amelia Church Road [NB-SB] and Corbett Road [EB]

The existing unsignalized intersection of Amelia Church Road and Corbett Road was analyzed under 2021 existing, 2023 no-build, and 2023 build traffic conditions with the lane configurations and traffic control shown in Table 6. Refer to Table 6 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports.

**Table 6: Analysis Summary of Amelia Church Road and Corbett Road**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach | Overall (seconds) | Approach | Overall (seconds) |
| 2021 Existing | EB<br>NB<br>SB | 1 LT-RT<br>1 LT-TH<br>1 TH-RT | B[2]<br>A[1]<br>-- | N/A | B[2]<br>A[1]<br>-- | N/A |
| 2023 No-Build | EB<br>NB<br>SB | 1 LT-RT<br>1 LT-TH<br>1 TH-RT | B[2]<br>A[1]<br>-- | N/A | B[2]<br>A[1]<br>-- | N/A |
| 2023 Build | EB<br>NB<br>SB | 1 LT-RT<br>1 LT-TH<br>1 TH-RT | B[2]<br>A[1]<br>-- | N/A | B[2]<br>A[1]<br>-- | N/A |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major-street left-turn movement and minor street approach at the intersection of Amelia Church Road and Corbett Road are expected to operate at LOS B or better during the weekday AM and PM peak hours under all analysis scenarios.

### 7.4. Amelia Church Road [NB-SB] and Site Drive 1 [WB]

The proposed unsignalized intersection of Amelia Church Road and Site Drive 1 was analyzed under 2023 build traffic conditions with the lane configurations and traffic control shown in Table 7. Refer to Table 7 for a summary of the analysis results. Refer to Appendix G for the Synchro capacity analysis reports.

**Table 7: Analysis Summary of Amelia Church Road and Site Drive 1**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach | Overall (seconds) | Approach | Overall (seconds) |
| 2023 Build | **WB**<br>NB<br>SB | **1 LT-RT**<br>1 TH-**RT**<br>**1 LT**, 1 TH | B[2]<br>--<br>A[1] | N/A | B[2]<br>--<br>A[1] | N/A |

**Improvements to lane configurations are shown in bold.**
1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major-street left-turn movement and minor street approach at the intersection of Amelia Church Road and Site Drive 1 are expected to operate at LOS B or better during the weekday AM and PM peak hours under 2023 build traffic conditions.

Turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual). Based on the Driveway Manual, an exclusive southbound left-turn lane with a minimum of 50 feet of storage and appropriate declaration and taper length is warranted and recommended. Refer to Appendix I for copies of the turn lane warrant nomographs.

### 7.5. Short Johnson Road [NB-SB] and Site Drive 2 [EB]

The proposed unsignalized intersection of Short Johnson Road and Site Drive 2 was analyzed under 2023 build traffic conditions with the lane configurations and traffic control shown in Table 8. Refer to Table 8 for a summary of the analysis results. Refer to Appendix H for the Synchro capacity analysis reports.

**Table 8: Analysis Summary of Short Johnson Road and Site Drive 2**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach | Overall (seconds) | Approach | Overall (seconds) |
| 2023 Build | EB<br>NB<br>SB | **1 LT-RT**<br>1 **LT**-TH<br>1 TH-**RT** | A[2]<br>A[1]<br>-- | N/A | A[2]<br>A[1]<br>-- | N/A |

**Improvements to lane configurations are shown in bold.**
1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major-street left-turn movement and minor street approach at the intersection of Short Johnson Road and Site Drive 2 are expected to operate at LOS A during the weekday AM and PM peak hours under 2023 build traffic conditions.

Turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual). Based on the Driveway Manual, Short Johnson Road is expected to serve an ADT below the 4,000 vehicle per day (vpd) threshold typically considered for turn-lane requirements at the build out of the proposed development.

## 8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed The Amelia development, located south of NC 42, between Short Johnson Road and Amelia Church Road in Clayton, North Carolina. The proposed development is expected to be a residential development and be built out by 2023. Site access is proposed to be provided via one (1) full-movement driveway along Amelia Church Road and one (1) full-movement driveway along Short Johnson Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2023 No-Build Traffic Conditions
- 2023 Build Traffic Conditions

### Trip Generation

It is estimated that the proposed development will generate approximately 103 primary trips (24 entering and 79 exiting) during the weekday AM peak hour and 121 primary trips (76 entering and 45 exiting) during the weekday PM peak hour.

### Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

### Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions.

## 9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 9 for an illustration of the recommended lane configuration for the proposed development.

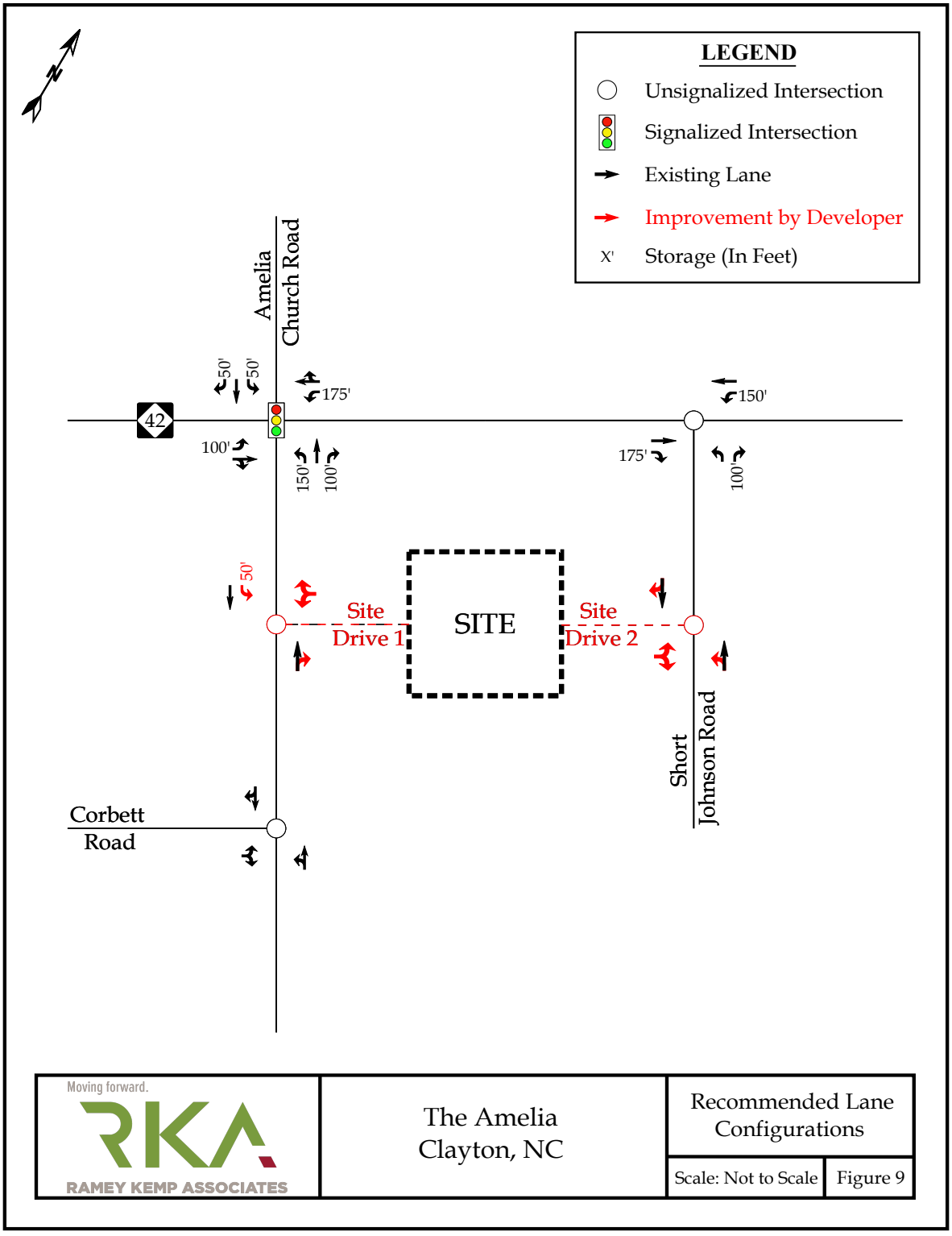
### Recommended Improvements by Developer

Amelia Church Road and Site Drive 1

- Construct the westbound approach with one (1) ingress lane and one (1) egress lane.
- Provide an exclusive southbound left-turn lane with a minimum of 50 feet of storage and appropriate deceleration and taper length.
- Provide stop control for the westbound approach.

Short Johnson Road and Site Drive 2

- Construct the eastbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the eastbound approach.

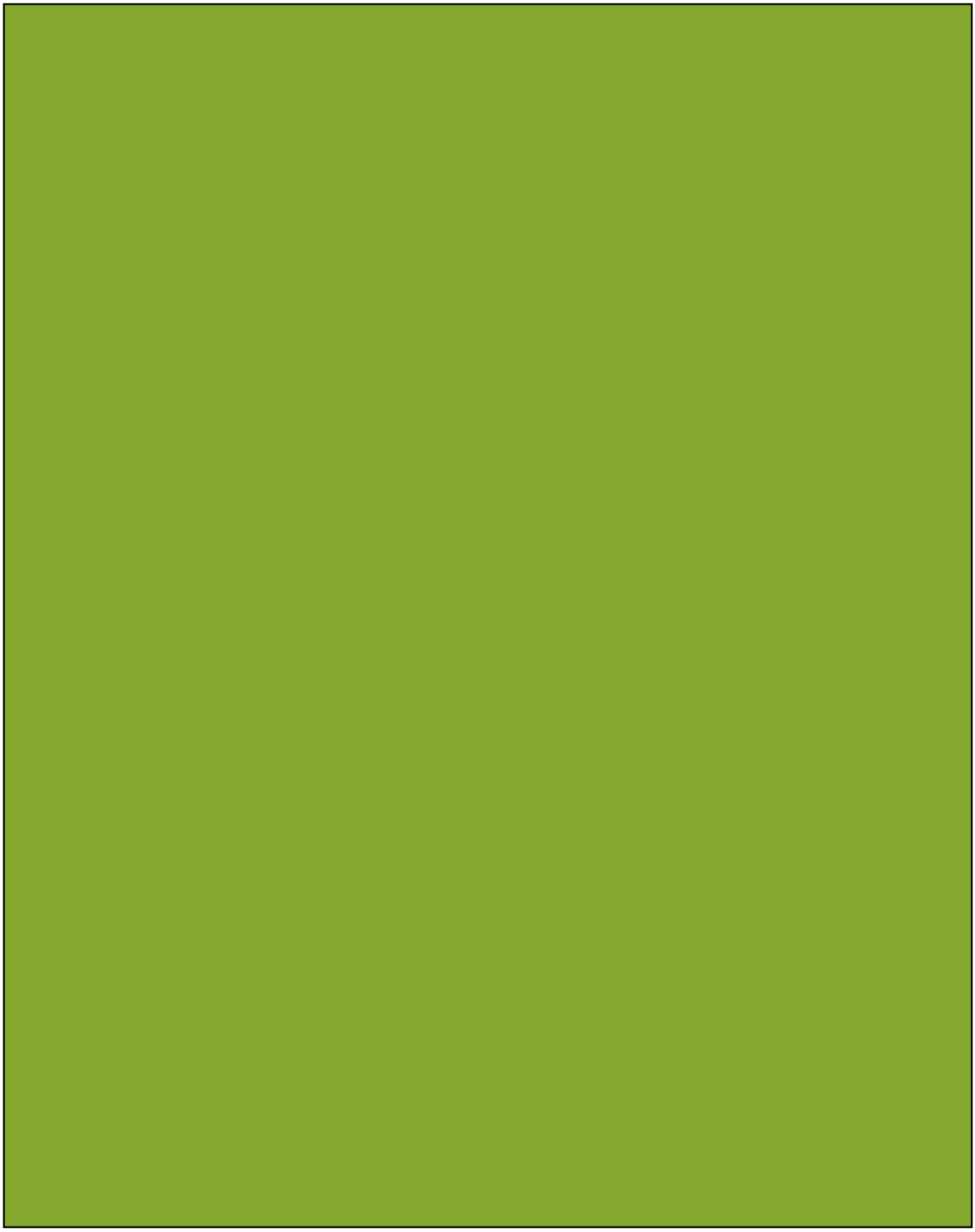



Moving forward.
RKA
RAMEY KEMP ASSOCIATES

The Amelia
Clayton, NC

Recommended Lane Configurations

Scale: Not to Scale | Figure 9



# TOWN OF CLAYTON POLICY

| | |
|---|---|
| **Department:** Public Services | **Effective:** January 21, 2020 |
| **Policy Title:** Water & Wastewater Allocation Policy<br><br>Version #02 (V.02) | **Supersedes:** TC Action 2010-026<br>**Prepared By:** Richard D. Cappola Jr., PE Public Services Director<br>**Approved By:** Town Council<br>**Date: January 21,2020** |

## I. Purpose

The Town of Clayton has invested substantial capital in the infrastructure necessary to support a growing, prosperous, and healthy community. Water supply and wastewater treatment capacities are among the most important elements of this infrastructure. The intent of this policy is to provide for the judicious allocation of these resources in conformity with adopted goals and priorities in an effort to shape the community consistent with the articulated vision to become the "Premier Community for Active Families." This policy is intended to manage the remaining capacity available until additional capacity is developed through construction of a new Water Reclamation Facility, and should be reviewed periodically to ensure it is achieving the intended purpose.

## II. Scope

The Town Council for the Town of Clayton has adopted the Comprehensive Plan 2040 which is a useful tool to successfully evaluate applications for allocation of public resources so that the character of the community shall be consistent with its vision, values, and plans. In accordance with the "Town of Clayton Strategic Growth Plan", utility allocation reservations should support and maximize the concept of increasing the Town's property tax based revenues by the expansion and improvement of higher valued land use development, emphasizing a balance of Residential, commercial, and industrial uses.

## III. Policy

The Town of Clayton seeks to grant utility allocations such that the existing character of the Town's utility customer base does not become more residential than is practical to achieve the intent of the Strategic Growth Plan, and seeks to increase the diversity of the customer base by increasing the percentage of resources devoted to industrial, commercial, and mixed use development.

The total amount of available capacity and each incremental increase in capacity should generally be allocated based on the following parameters:

- No more than fifty percent (50%) of the total available capacity may be allocated to projects that include solely residential development.
- At least thirty percent (30%) of the total available capacity shall be reserved for allocation to commercial/industrial projects.
- Projects encompassing mixed use (residential and commercial) elements may be considered for allocation even if such an allocation will exceed the limit established above for residential use. Note: These percentages may be reviewed and adjusted by the Town Council at their discretion.

Due to weather related factors, the regulatory environment, and the dynamic nature of wastewater flow and treatment, accounting of available utility capacity is, by its very nature, inexact. The Town of Clayton shall track allocation reservations granted and the amount of capacity available. Such reports do not constitute a policy statement, commitment or guarantee on the amount of capacity available for allocation.

The following hierarchy shall apply to evaluation of utility allocation requests:

- Commercial properties with quality development projects
- Development projects with a mixed-use element
- Industrial projects and other major employer entities
- Additional phases attached to residential projects with a proven record of quality product and economic success
- Residential projects that include tangible, high quality community amenities
- Residential projects that include diverse products and opportunities
- Residential projects not otherwise described above

Evaluation of projects will be based on the scoring rubric attached hereto as Exhibit A, which is incorporated in this Agreement by reference. A project must meet or exceed 50 points to receive an allocation. Proposed projects can gain BONUS POINTS by the applicant offering to provide items listed on the rubric as part of their development proposal. Examples of these items may include such things as additional amenities (fire pits, community gardens, etc.) or offering to provide "Minimum of 25% of building façades will be made of masonry materials."

The Town of Clayton may allocate utility service capacity to competing projects based on a demonstrated intent and ability of the applicant to meet adopted Town goals and plans for character and quality of development. The Town of Clayton reserves the right to deny a utility allocation request if the applicant fails to adequately demonstrate that the project meets adopted Town goals or plans, or in the case that the project is deemed to be less supportive of Town goals or plans of a competing project.

## IV. Procedure

The owner or developer of any project requiring water or wastewater utility service from the Town of Clayton shall submit a written application, in the application form provided by Town Staff, for an allocation reservation. The application shall include detailed information on the amount of capacity necessary to serve the project, the nature of the project, project schedule in relation to demand of utility capacity, and other supporting information demonstrating how the project serves the needs and interests of the Town of Clayton. In the case of Industrial flows, additional information associated with the constituents shall be required and may be subject to other ordinances or policies of the Town.

- The Town Council shall review for approval all allocations which require or may require a daily flow allocation of ten thousand gallons or more ( > 10,000 GPD)
    - The Town Council shall incorporate the evaluation of utility allocation requests into the decision-making process associated with Subdivisions, Mixed-use Planned Developments, and Special Use Permits. The criteria contained herein for evaluation of utility allocation requests shall be included as elements within the review processes for the accompanying land use application with regard to conformity with Town of Clayton policies and ordinances, planning practices, and consistency with adopted long-range and strategic plans.
    - For allocations requiring Town Council approval, but which do not require other land use regulatory reviews or approvals, the applicant shall provide a full description of how their project supports the goals and priorities established within this and related policies and plans in their application for allocation reservation.

- The Town Manager or their designee shall review for approval all applications for utility capacity which require a daily flow allocation of less than ten thousand gallons ( < 10,000 GPD).
    - In addition to the scoring rubric, the Town Manager or their designee shall consider the goals articulated by this and related Town policies when reviewing applications for utility allocations. If an application is denied, the Town Manager or their designee shall state in writing the reasons for denial of the request.

## V. General Conditions

- This policy shall replace any previous policies on water and wastewater allocations adopted by the Town Council.
- An allocation will expire if a project has not progressed in construction plan approval, building permit approval, or on-site construction within 12 months of award of the allocation.
- Upon request by the applicant and at the discretion of the Town Engineer, an allocation may be extended for one twelve (12) month period.
- If a project is unsuccessful in obtaining any required Federal, State, or local government permit or approval the reservation shall be retracted. The Town of Clayton shall bear no liability for any costs incurred by the applicant, nor bare further responsibility in the matter.
- Granting of a utility allocation does not imply or confer approval of any other applications or reviews as may be required by Town Ordinance or policy and does not imply or create any vested right.
- Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained a water allocation through the Town.
- This policy shall be reviewed annually and, when appropriate, readjusted by the Town Council. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

## V. Appeals Process

- Appeal of any provision of this policy shall be made to the Town Council.
- Appeal of any decision on a utility allocation by the Town Manager or their designee shall be made to the Town Council for final decision. Any such appeal shall be placed on the agenda of a regularly scheduled Town Council meeting.

# WATER & WASTEWATER ALLOCATION CRITERIA

TOTAL POINTS = 50 *MINIMUM 50 POINTS REQUIRED*

| | Category | Points | Calc. | Notes |
|---|---|---|---|---|
| DEVELOPMENT TYPE[1] (Choose 1 from this category) | Government/Public Admin./Public Safety | 50 | | |
| | Non-residential (Commercial) - Retail & Restaurant | 30 | | |
| | Non-residential (Commercial) - Office | 20 | | |
| | Non-residential (Commercial) - Warehouse | 15 | | |
| | Non-residential (Commercial) - Medical | 25 | | |
| | Non-residential (Commercial) - Hotel/Motel | 35 | | |
| | Industrial/Manufacturing | 30 | | |
| | Institutional | 15 | | |
| | Residential Existing Lot- Single Family Detached | 40 | | Individual Existing Lot construction |
| | Residential Subdivision - Single Family Detached ( > 0.25 Acre Lots) | 20 | | Single Family Homes on Individual Lots greater than 0.25 acres |
| | Residential Subdivision - Single Family Detached ( < 0.25 Acre Lots) | 15 | | Single Family Homes on Individual Lots less than 0.25 Acres |
| | Residential Subd.- Single Family Attached ( > 1,500 SF Heated Space) | 10 | | Townhomes with heated square-footage greater than 1,500 SF |
| | Residential Subd.- Single Family Attached ( < 1,500 SF Heated Space) | 5 | | Townhomes with heated square-footage less than 1,500 SF |
| | Residential - Multifamily (Apartments) | 10 | 10 | |
| | Mixed-Residential | 25 | | Mix of various lot sizes of Single-family, Townhomes, and Apartments |
| | Mixed-Use Commercial & Residential | 30 | | Mix of Residential and Non-residential (Commercial) uses |
| | Downtown Redevelopment | 30 | | |
| | Infill Development | 25 | | Utilities already exist within 300 Feet of property |
| FUTURE TAX STATUS (Choose 1 from this category) | Exempt | 0 | | |
| | Residential | 5 | 5 | |
| | Non-residential | 10 | | |
| | Industrial | 10 | | |
| COMMUNITY BENEFIT BONUS POINTS (Choose All that apply from this category) | Cultural Arts/Entertainment for Public | 10 | | |
| | Sports/Recreation for Public | 10 | | |
| | Town Electric Customer | 20 | | |
| | Expansion of existing non-residential use | 10 | | |
| | Re-development of an existing property | 5 | | Must result in increased property value |
| | Residential Subdivision - Additional amenities included | 5 - 15 | 15 | Pool, Clubhouse, sports courts, etc. - 5 pts per, max 15 pts |
| | Job Creation - 10 to 25 new jobs | 5 | | |
| | Job Creation - 26 to 100 new jobs | 10 | | |
| | Job Creation - 100+ new jobs | 15 | | |
| | Job creation - Jobs created will have salaries at or above median income | 5 | | Must be greater than 50% of jobs added with documentation to confirm |
| | Residential - Multiple-Car Garages provided | 5 | | |
| | Residential - Overflow Parking provided | 5 | 5 | Subject to Planning and Engineering support |
| | Masonry Elements included in Building Construction | 10 | 10 | |
| | Sustainable/High Efficiency Products and appliances used | 5 - 15 | 15 | 5 pts per, max 15 pts |
| | Private trail connection to Public Greenway | 10 | | |
| COMMUNITY IMPACT DEDUCT POINTS (Choose All that apply from this category) | Pump Station Improvements required[2] | -10 | -10 | Subject to Town policy and standards |
| | New Pump Station Required[2] | -20 | | Subject to Town policy and standards |
| | Out-of Town Status (After construction) | -10 | | |
| | Outside Fire District | -5 | | |
| | Inconsistent with Comp Plan | -5 | | |

CLARIFICATIONS

1 Any Development Type Category not listed is subject to Town Council discretion with staff recommendation.

2 The Town Engineer may waive these deductions if the improvments are consistent with Future utility service plans, replace/offline an aging station, or are in the best interest of the Town.

TOWN OF CLAYTON
Engineering & Inspections 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. Review fee is due upon submittal of request.

**Wastewater Allocation Request Review Fee: $50**

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

## SITE INFORMATION

**Name of Project:** The Amelia - A Tribute Community **Acreage of Property:** 19.835 acres

**County Tag Number:** 05G03008B **NC PIN:** 1628-03-04-8891

**Address/Location:** Amelia Church Road, Clayton, NC

**Zoning District:** O&I

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

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

**Applicant:** Bohler Engineering NC, PLLC

**Mailing Address:** 4130 ParkLake Ave., Suite 130, Raleigh, NC 27616

**Phone Number:** 919-578-9000 **Fax:**

**Contact Person:** Kathryn McPherson

**Email Address:** kmcpherson@bohlereng.com

## PROPERTY OWNER INFORMATION

**Name:** YMCA of the Triangle Area, Inc.

**Mailing Address:** 801 Corporate Center Drive, Ste. 200, Raleigh, NC 27607

**Phone Number:** 919-719-9622 **Fax:**

**Email Address:** tim.carr@YMCATriangle.org

## *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):** 214 Townhome units/6 office units **Existing Use(s):** Vacant

*Invoice shall be mailed to the following:*

**Developer Name:** Tribute Communities, Mark Maynard

**Mailing Address:** 10 Cardinal Dr. S. Wilmington, NC 28403

**Phone Number:** 910-612-3633 **Fax Number:**

**Email Address:** jr@tributecompanies.com

## ALLOCATION REQUEST

**The following is required:**

- **For non-residential construction, submit a floor plan of proposed building.**
- **Use additional sheets if necessary.**
- **Provide any documentation supporting/justifying the request as an attachment (using a comparable use is recommended).**
- **If a phasing / take-down schedule is proposed, include as an attachment.**

**Residential:**

**Gross Acreage:** 19.835 acres

| 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 | 214 | 240 | 52,320 GPD |
| 3 Bedroom Units | | | |
| >3 Bedroom Units | | | |
| **Total** | 214 | ------ | 52,320 GPD |

**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 |
|---|---|---|---|---|
| Commercial/Office | 4,500 SF total (750 sf/unit) | 6 | 240 | 1,440 GPD |
| | | | | |
| | | | | |
| **Total** | | | ------ | 1,440 GPD |

**TOTAL REQUESTED GALLONS PER DAY:** 53,760 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.***

| _____ | _____ | _____ |
|---|---|---|
| ***Print Name*** | ***Signature of Applicant*** | ***Date*** |

**Engineer Seal:**

## TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager

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

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

gallons per day for project # _____.

Date of Approval: _____

Signed:

_____
Town Manager

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

# APPENDIX A: DESIGN FLOW RATES

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

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

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

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

Bohler Engineering NC, PLLC
4130 Parklake Avenue, Suite 130
Raleigh, NC 27612
919-578-9000

01/28/2022

Tribute Communities
10 Cardinal Dr. S
Wilmington, NC 28403

Re: Wastewater Allocation Criteria Summary
The Amelia – A Tribute Community
Amelia Church Rd.
Clayton, NC 27520
Johnson County

Dear Town of Clayton:

Bohler Engineering is pleased to submit on behalf of Tribute Communities, the revised Wastewater Allocation Criteria form for Amelia Church – A Tribute Community, Clayton, NC. The following is summary of how the point requirements are being met.

**Wastewater Allocation Application**

**Development Type:**

Residential – Multifamily (Apartments). 10 points

***In conversations with Town Staff, the use will be defined as Multi-family apartments with no live work units.***

**Tax Status:**

Residential 5 points

**Community Benefit:**

Residential Subdivision – Additional Amenities included. 15 points

***Amenities proposed for Amelia Church include an approximate 6,000 sf 2-story Clubhouse, an outdoor pool, year-round patio area with gilling stations, 2 Pickleball courts, and walking trails throughout the community with a boardwalk over the wetland area. In addition, a car wash station will be provided in the maintenance area near the trash compactor and a minimum of five (5) each of benches, waste receptacles and pet waste receptacles provided throughout the site (actual number and locations to be determined during construction drawings).***

Residential – Overflow Parking provided 5 points

***In conversations with Town Staff, the 20+ parking spaces over the required minimum meets this standard for point qualification.***

Masonry Elements included in Building Construction. 10 points

**The revised Elevations, included with this submittal and previously sent via email on 12-21-2021, show the areas of proposed brick masonry on each of the build facades with a minimum of 25% coverage.**

Sustainable/High Efficiency Products and appliances used. 15 points

***High Efficiency windows, appliances and HVAC units and roofing material will be utilized for each building.***

**Community Impact:**

Pump Station improvements required. -10 points

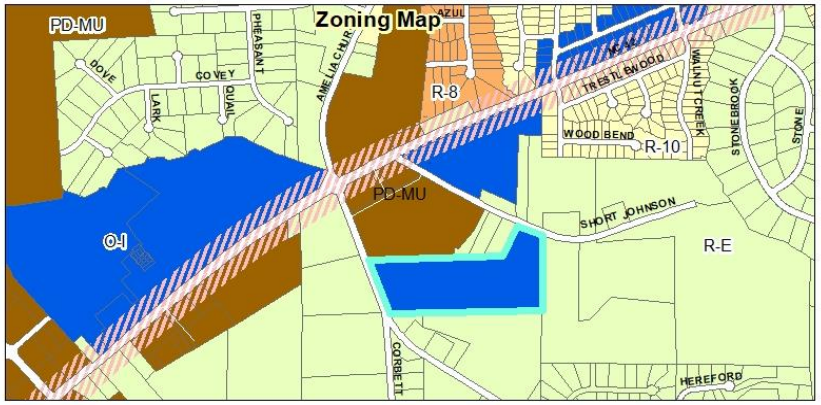
***It is understood that the existing pump station at Johnson Medical will require improvements. The proposed pump station on site will be private and privately maintained by the Home-Owners Association and thus not a pump station that counts as a deduction via the wastewater allocation application.***

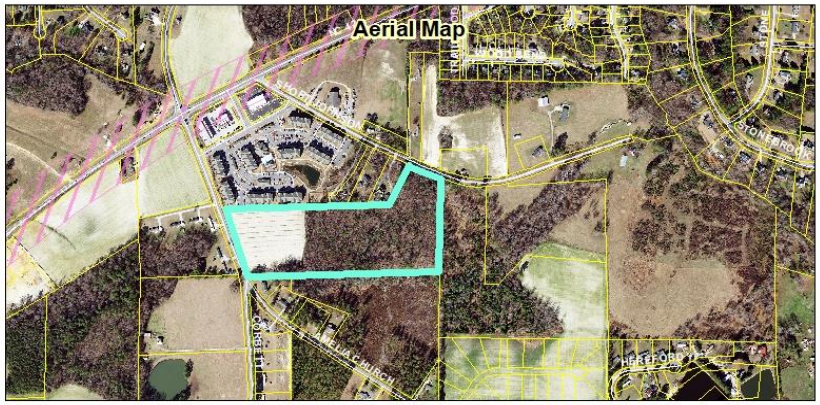
Should you have any questions regarding this project or require additional information, please do not hesitate to contact me at 919-578-9000.

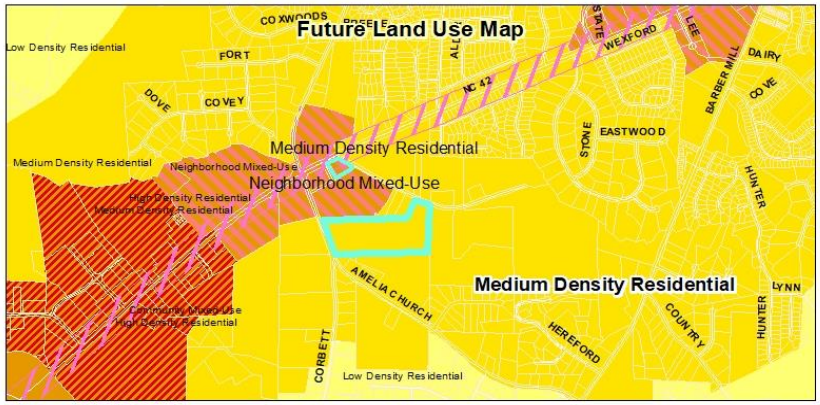
Sincerely,

**Bohler Engineering**

Kathryn McPherson. PLA




**Project Name and Application Amelia Church- A Tribute Community**
**Project Number: 2021-74-SUP**
**Request: Special Use Permit**

Applicant: Bohler Engineering,
Property Owners: YMCA of the Triangle Area, Inc.
Tag #: 05G03008B

Site
100-yr Flood Zone
Thoroughfare Overlay

0 1,750 3,500 Feet

**Staff Report Map**
**Prepared by: TOC Planning Department**
**Feburary, 23, 2022**

Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

Document Path:O:\PLANNING\SPECIAL USE\2021\2021-74-SUP Amelia Church - A Tribute Community\Staff Report Map

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

February 28, 2022

Bohler Engineering NC, PLLC
Attn: Kathryn McPherson
4130 ParkLake Ave., Suite 130
Raleigh, NC 27616
kmcpherson@bohleereng.com

**Re:** 2021-74-SUP Amelia Church – A Tribute Community

To Whom It May Concern,

The Town of Clayton Planning staff is recommending to the Town Council that conditions of approval be placed upon the above referenced application, which proceeds to Town Council on Monday, March 7, 2022. These recommended conditions of approval are outlined on the back of this letter.

Please read through these potential conditions of approval, and sign below if you are in agreement with the conditions as proposed. If you are not in agreement please respond accordingly in writing. This will be included within the agenda packet for Planning Board and Town Council review.

Thank you.

Sincerely,

Benjamin W. Howell

Ben Howell, AICP, CZO
Planning Director

**Recommend Conditions of Approval (2021-74-SUP Amelia Church – A Tribute Community):**

1. These Conditions of Approval, and any others included with the associated Site Plan (2021-73-SP) shall be recorded upon the final plan set, which must be delivered to the Planning Department for review and final approval.
2. The Development shall be constructed in substantial conformance with the Special Use Permit as approved by the Clayton Town Council and associated Site Plan as approved by Town staff.
3. The maximum number of dwelling units shall not exceed 220.
4. A minimum of 25 overflow parking spaces (over and above the required minimum parking) shall be required.
5. The following amenities shall be provided:
    - Clubhouse and outdoor pool with a year-round patio area with grilling stations
    - Two Pickleball Courts
    - Walking trails as shown on approved Site Plan
    - Car wash station
    - Minimum of 5 benches, 5 waste receptacles and 5 pet waste receptacles provided throughout the site
6. The following transportation improvements will be constructed and accepted by NCDOT prior to the first Certificate of Occupancy:
    a. Amelia Church Road
        - Construct an exclusive southbound left-turn lane on Amelia Church Road with 50' of full-width storage with appropriate deceleration and taper.
7. The developer will provide a downstream sewer capacity study, including existing allocated paper flows, to determine if the existing pump station is adequate. If not, the developer will be responsible to provide improvements to existing facilities and any required utility easements at their cost.
8. The proposed wastewater collection system consists of a private pump station and forcemain providing connection to the existing public gravity infrastructure along NC 42. The private pump station and forcemain will not be maintained by the Town of Clayton and remain the responsibility of the developer for perpetuity. The Town will not allow connection to public infrastructure directly by private forcemain and shall be transitioned to a gravity system prior to connection to the Town's public infrastructure. Developer is responsible for installation of an AMI Sewer Meter to account for all flows entering public infrastructure.
9. The buildings in the development will be constructed in accordance with the Architectural elevations provided in the approved Site Plan, including identified façade materials. All buildings will include a minimum brick masonry coverage of 25% on all building façades.
10. All buildings/units within the development will include the following sustainable/high efficiency products/appliances, with certification of the use of these features required prior to Certificate of Occupancy for each building:
    - High Efficiency Windows
    - High Efficiency Appliances and HVAC Units
    - High Efficiency Roofing Materials

11. Cross-Access easements will be provided to the existing apartment complex to the north and to the property with the PIN 1658-01-15-0291, as shown on the Site Plan. The applicant will construct the cross-access to the property lines, or the applicant can submit a Payment-in-lieu at a rate of 125% of the cost of the cross access, as estimated by a Professional Engineer, prior to the approval of the Construction Drawings.
12. All Resource Conservation Areas shall be maintained and protected in perpetuity by a Homeowners Association.

## APPLICANT AFFIDAVIT

*I/We, the undersigned, do herby certify that I have reviewed the recommended conditions of approval and am in agreement with the conditions as they are outlined within this letter.*

| Mark L Maynard Jr | | 2-28-22 |
|---|---|---|
| *Print Name* | *Signature of Applicant* | *Date* |

# Town of Clayton
# Town Council
# SUP Motion Sheet

After considering the competent, material, and substantial evidence presented, including the application and materials of record, I move to (PICK ONE):

- ■ Approve
- ■ Deny
- ■ Approve with Conditions

SUP Application 2021-74-SUP – Amelia Church Tribute Community - Special Use Permit

This motion is based on the following findings:

1. The application **WILL NOT** materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved.

**OR**

The application **WILL** materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved. (State evidence supporting finding.)

**********

2. The application **MEETS** all required specifications and **CONFORMS** to the standards and practices of sound land use planning and the Town Code of Ordinances, or other applicable regulations.

**OR**

The application **DOES NOT MEET** all required specifications and **DOES NOT CONFORM** to the standards and practices of sound land use planning and the Town Code of Ordinances, or other applicable regulations. (State evidence supporting finding.)

**********

Motion Form
Item 6b
2021-74-SUP
Amelia Church Tribute Community

3. The application **WILL NOT** substantially injure the value of adjoining or abutting property, and **WILL NOT** be detrimental to the use or development of adjacent properties or other neighborhood uses.

**OR**

The application **WILL** substantially injure the value of adjoining or abutting property, and **WILL** be detrimental to the use or development of adjacent properties or other neighborhood uses. (State evidence supporting finding).

**********

4. The application **WILL NOT** adversely affect the adopted plans and polices of the Town, or violate the character of existing standards for development of the adjacent properties.

**OR**

The application **WILL** adversely affect the adopted plans and polices of the Town, or violate the character of existing standards for development of the adjacent properties. (State evidence supporting finding.)

**********

**[If approved with conditions]** The applicant meets the above findings subject to the following conditions:

Motion Form
Item 6b
2021-74-SUP
Amelia Church Tribute Community

**TOWN OF CLAYTON**
**SPECIAL USE PERMIT**
**#2021-74-SUP**
**GRANTED**

On the date listed below, the Town Council for the Town of Clayton met and held an evidentiary hearing to consider the following application:

| | |
|---|---|
| Applicant: | Bohler Engineering, NC PLLC |
| Property Owner: | YMCA of the Triangle Area, Inc. |
| Property Location: | Located east side of Amelia Church Road B/W Amelia Church Road & Short Johnson Road, south of NC42 intersection |
| Brief Property Description: | 19.835 acres |
| Tax Parcel Number: | 1628-03-04-8891 |
| Proposed Use of Property: | 220 Unit Apartments |
| Hearing Date: | March 7, 2022 |

Having heard all the evidence and argument presented at the hearing, the Town Council makes the following findings:

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

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

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

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

**ADDITIONAL CONDITIONS:**

1. These Conditions of Approval, and any others included with the associated Site Plan (2021-73-SP)shall be recorded upon the final plan set, which must be delivered to the Planning Department forreview and final approval.

2. The Development shall be constructed in substantial conformance with the Special Use Permit as approved by the Clayton Town Council and associated Site Plan as approved by Town staff.

3. The maximum number of dwelling units shall not exceed 220.

4. A minimum of 25 overflow parking spaces (over and above the required minimum parking) shallbe required.

5. The following amenities shall be provided:
   - Clubhouse and outdoor pool with a year-round patio area with grilling stations
   - Two Pickleball Courts
   - Walking trails as shown on approved Site Plan
   - Car wash station
   - Minimum of 5 benches, 5 waste receptacles and 5 pet waste receptacles provided throughout the site

6. The following transportation improvements will be constructed and accepted by NCDOT prior tothe first Certificate of Occupancy:
   a. Amelia Church Road
   - Construct an exclusive southbound left-turn lane on Amelia Church Road with 50’ of full-width storage with appropriate deceleration and taper.

7. The developer will provide a downstream sewer capacity study, including existing allocated paper flows, to determine if the existing pump station is adequate. If not, the developer will be responsible to provide improvements to existing facilities and any required utility easements at their cost.

8. The proposed wastewater collection system consists of a private pump station and forcemain providing connection to the existing public gravity infrastructure along NC 42. The private pump station and forcemain will not be maintained by the Town of Clayton and remain the responsibility of the developer for perpetuity. The Town will not allow connection to public infrastructure directly by private forcemain and shall be transitioned to a gravity system prior to connection to the Town's public infrastructure. Developer is responsible for installation of an AMI Sewer Meter to account for all flows entering public infrastructure.

9. The buildings in the development will be constructed in accordance with the Architectural elevations provided in the approved Site Plan, including identified façade materials. All buildings will include a minimum brick masonry coverage of 25% on all building façades.

10. All buildings/units within the development will include the following sustainable/high efficiency products/appliances, with certification of the use of these features required prior to Certificate of Occupancy for each building:
    - High Efficiency Windows
    - High Efficiency Appliances and HVAC Units
    - High Efficiency Roofing Materials

11. Cross-Access easements will be provided to the existing apartment complex to the north and to the property with the PIN 1658-01-15-0291, as shown on the Site Plan. The applicant will construct the cross-access to the property lines, or the applicant can submit a Payment-in-lieu at a rate of 125% of the cost of the cross access, as estimated by a Professional Engineer, prior to the approval of the Construction Drawings.

12. All Resource Conservation Areas shall be maintained and protected in perpetuity by a Homeowners Association.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

TOWN OF CLAYTON

BY: _____
Jody McLeod
Mayor

DATE: _____ [Note: within 14 days of decision per Code Section 155.702(G)]

ATTEST:

_____(SEAL)
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

**TOWN OF CLAYTON**
**RESOLUTION GRANTING WASTEWATER TREATMENT CAPACITY**
**2021-74-SUP – AMELIA CHURCH TRIBUTE COMMUNITY**

**WHEREAS**, the Town of Clayton operates a wastewater treatment plant known and permitted as the "Little Creek Water Reclamation Facility"; and,

**WHEREAS,** said facility is permitted to treat a maximum average of 2.5 million gallons daily; and,

**WHEREAS**, the Town of Clayton holds several interlocal agreements which secure additional wastewater treatment capacity from other available sources; and,

**WHEREAS**, the North Carolina Department of Environment and Natural Resources (NCDENR) regulates, reviews, and permits flow tributary to newly extended or installed wastewater treatment collection facilities tributary to the Town of Clayton system; and,

**WHEREAS**, flow from sanitary sewer customers tributary to existing lines owned and operated as part of the Town of Clayton is bound to abide by the permitted average daily flow at the Little Creek Water Reclamation Facility in conjunction with other available sources and consistent with interlocal agreements regarding wastewater treatment.

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON** that the following is found:

1. The Town of Clayton has, according to the most recent accounting, sufficient excess and unallocated treatment capacity to approve additional allocation.

2. Such available capacity may be made available to users in accordance with regulatory and legal parameters established to ensure satisfactory treatment plant operation.

3. An allocation for wastewater treatment capacity is granted in the amount of 53,760 GPD to Amelia Church Tribute Community in the allocation request from Bohler Engineering; **herewith attached**.

4. Sewer Extension Permit and FTSE forms shall not be executed by the Town prior to July 1, 2023.

5. Said allocation is approved subject to and conditioned upon review and approval of all required regulatory processes.

6. Said allocation is non transferable, non assignable, and made for the projects as described and for the noted location unless explicitly approved by the Town of Clayton.

7. Said allocation may be revoked or reclaimed in accordance with the policies of the Town of Clayton as adopted or amended now or in the future. No property right is conferred with the granting of an allocation except as otherwise explicitly allowed by policy, ordinance, or action of the Town of Clayton.

8. Said allocation is subject to payment of applicable fees in accordance with adopted ordinances, policies, and fee schedules of the Town of Clayton.

Duly resolved by the Clayton Town Council this 7th day of March, 2022 while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

# Town Council Agenda Cover Sheet

**Meeting Date**
March 7, 2022

**Agenda Location**
New Business

**Item Title**
UDC Update Project Update

**Presenter:**
Ben Howell

**Summary/Description**
Staff has selected a consultant for the UDC Update Project, and will be executing a contract to begin the project soon. Staff will be providing a presentation to the Council with an overview of the project scope and timeline. In order to execute the project, a Budget Ordinance Amendment is needed to provide necessary funds for the project. Staff requests Council approval of the Budget Ordinance Amendment for the UDC Update Project.

**Requested Action**
Approval

**Funding Source (If Applicable):**
General Fund

**Cost:** $130,000 **Yes** ☒ **No** ☐

**Additional Documents to be Included in Agenda Packet**
Budget Ordinance Amendment for UDC Update Project

**Meeting Timeline**
Click or tap here to enter text.

Ordinance #2022-03-02

# Town of Clayton
## Amendment to the FY 21-22 Budget

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following amendments shall be made to the FY 21-22 Budget:

**Fund: General Fund**

| Line Item | | Previous Appropriation | Adjustment | Revised Appropriation |
|---|---|---|---|---|
| Revenue | | | | |
| 100-40-00-48 99 | Fund Balance Appropriated | $8,557,018 | +130,000 | $8,687,018 |
| Expenditures | | | | |
| 100-42-15-56 00 | Professional Services | $91,000 | +130,000 | $221,000 |

Explanation:

Amendment to appropriate fund balance to fund the update of the Unified Development Code (UDC), which is a high priority for the Town. This amendment is required for compliance with G.S. 159-15.

Duly adopted this the 7th day of March, 2022 while in regular session.

_____
Jody L. McLeod
Mayor

Attest:

_____
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

# Town Council Agenda Cover Sheet

**Meeting Date**
March 7, 2022

**Agenda Location**
New Business

**Item Title**
Internship Program for Fire Department

**Presenter:**
Rich Cappola – Interim Town Manager / Matthew Sutphin – Deputy Fire Chief

**Summary/Description**
The fire department would like to start an annual internship program (most likely summer months) that would consist of one intern a year in an administrative role. The intern would primarily assist our Emergency Management Coordinator with various task that are assigned to that role but may assist other administrative personnel with assigned task. Below is a sample of some of the tasks the intern may be assigned:

- Gather and input contacts for the setup of a Mass Emergency Communication Software.
- Assist in finishing the history section of our website.
- Assist in organizing Square to Square, Concert nights, etc.
- Assist groups wishing to rent out the square for events.
- Assist with a Fire Department Kid's Camp or a Firefighting 101 program for children of various ages.
- Work with other departments while responding to emergencies or events.

**Requested Action**
Approval

**Funding Source (If Applicable):**
**Fire Department Budget**

**Cost:** **N/A** **Yes** ☒ **No** ☒

**Additional Documents to be Included in Agenda Packet**

**Meeting Timeline**
Click or tap here to enter text.