



**The Town Of Clayton
Clayton Board of Adjustment Agenda
Wednesday, March 16, 2016 @ 6:00 PM
Town Council Chambers**

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. January 20, 2016 Meeting Minutes
[January 20, 2016 Meeting Minutes](#)

4. REPORTS AND COMMENTS

5. OLD BUSINESS

6. NEW BUSINESS

- a. The applicant is requesting approval of a Conditional Use Permit to allow a multi-story self storage facility. The site is located along US 70 Business, and will be accessed from inside the Grand Plaza development.
[Staff Report - 2016-32-CUP Gatehouse Self Storage](#)
[Application - 2016-32-CUP Gatehouse Self Storage](#)
[Staff Map - 2016-32-CUP Gatehouse Self Storage](#)
[Neighborhood Meeting - 2016-32-CUP Gatehouse Self Storage](#)
[Site Plan - 2016-31-SP Gatehouse Self Storage](#)

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN

**MINUTES OF THE
TOWN OF CLAYTON BOARD OF ADJUSTMENT
JANUARY 20, 2016**

A regular meeting of the Town of Clayton Board of Adjustment was held on Wednesday, January 20, 2016, at 6:00 PM in the Town Council Chambers, 111 East Second Street.

Board members present: Matt Evans (TL) [Vice Chair], Mark Helmer (Alt), Donna White (ETJ) [Chair], Bill Wenzel (ETJ), Tom Medlin (TL), Michael Orlowski (TL), and Johnny House (ETJ).

Staff present: David DeYoung, Planning Director; Jay McLeod, Town Planner; Haley Hogg, Town Planner; Laura Gray, Clerk to Board; and Merrick Parrott, Town Attorney.

I. CALL TO ORDER:

Donna White called the meeting to order at 6:04 PM.

Matt Evans and Bill Wenzel were sworn in by Merrick Parrott.

Roll was taken.

David DeYoung asked the board members to elect a Chair and Vice Chair. Matt Evans nominated Donna White as Chair. The motion was seconded by Michael Orlowski and passed unanimously at 6:07pm. Tom Medlin nominated Matt Evans as Vice Chair. The motion was seconded by Donna White and it passed unanimously at 6:08pm.

II. ANNOUNCEMENT OF QUORUM/VOTING MEMBERS:

Donna White announced all present members will vote.

III. ADJUSTMENTS TO THE AGENDA:

None

IV. APPROVAL OF May 20, 2015 and December 16, 2015 MINUTES:

Matt Evans motioned for approval of May 20, 2015 minutes. Bill Wenzel seconded the motion. Motion passed unanimously at 6:09pm.

Matt Evans motioned for approval of December 16, 2015 minutes. Michael Orlowski seconded the motion. Motion passed unanimously at 6:09pm.

V. SWEARING IN OF STAFF AND ALL PERSONS WISHING TO TESTIFY:

None

VI. NEW BUSINESS:

None

VII. OLD BUSINESS

None

VIII. REPRORTS/COMMENTS

Merrick Parrott, Town Attorney, provided a brief presentation to the board regarding legislative changes and a review of policies and procedures.

Jay McLeod, Town Planner, provided a brief presentation to the board on upcoming projects within the town.

IX. ADJOURN

Matt Evans made a motion to adjourn. Tom Medlin seconded the motion and it passed unanimously at 7:15pm.

Duly adopted this 20th day of January 2016, while in regular session.

X

Donna White
Chair to Board of Adjustment

ATTEST:

X

Laura Gray
Clerk to Board of Adjustment



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-1545
Fax: 919-553-1720

*Board of Adjustment
March 16, 2016*

STAFF REPORT

Application Number: 2016-32-CUP
Project Name: Conditional Use Permit for Gatehouse Self Storage

NC PIN/Tag: 164900-88-7093/05g01199x
Town Limits/ETJ: Town Limits
Overlay: Thoroughfare Overlay District
Applicant: Robert Stephenson (representing Gatehouse Development)
Owners: Clayton Self Storage Group LLC

Neighborhood Meeting: Held March 3, 2016
Public Noticing: Property posted prior to March 2nd
Notices mailed March 2nd
Published notice placed as required per Section 155.702(D)(2)(a) of the UDC

PROJECT LOCATION: The project is located just west of the current Waffle House location in the Grand Plaza shopping center, with site address 12984 US 70 Business.

REQUEST: The applicant is requesting approval of a Conditional Use Permit to allow a self-storage facility.



SITE DATA:

Acreage: ±3.106 acres
Present Zoning: B-3 (Highway Business)
Existing Use: vacant

DEVELOPMENT DATA:

Proposed Uses: Multi-story self-storage facility
Proposed Buildings: 1 building, three-and-a-half stories housing 694 storage units, with a max building height of 45' above average grade
Square footage: 94,500 SF on a 31,500 SF footprint.
Required Parking: 9 parking spaces (1 space per 100 storage bays, 1 space per 300 square feet of office space)
Proposed Parking: 9 parking spaces required, for less than 700 storage bays and 600 SF of office
Access/Streets: The site will be accessed through an easement in front of Waffle House location. This means that the main access from US 70 Business will be through the existing Grand Plaza entrances.

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway Business (B-3) and Residential Estate (R-E)	Agriculture
South	B-3 and B-3-SUD	Commercial
East	B-3 and B-3-SUD	Commercial
West	B-3 and B-3	Agriculture

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting approval of a Conditional Use Permit to allow a multi-story self storage facility. The site is located along US 70 Business, and will be accessed from inside the Grand Plaza development.

Findings of Fact

Staff finds that the applicant has adequately addressed the Findings of Fact, and these are found in their completed application.

Parking Considerations

Parking is required at a rate of 1 space per 100 storage bays and 1 space per 300 SF of office. As such, the development requires 9 parking spaces, which are provided.

Consistency with the Unified Development Code

The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC), so long as the Conditional Use Permit is approved.

Compatibility with Surrounding Land Uses

The use is compatible with the surrounding uses in the adjacent commercial center. It is staff's opinion that the surrounding uses do not need any particular amount of buffering from this type of use.

Landscaping and Buffering

Landscaping has been provided internally at the required amount, as well as along the US Hwy 70 Business frontage, as required by the Thoroughfare Overlay District.

Signs

All signage will be required to comply with Town of Clayton UDC requirements.

Architecture

The architecture as proposed in the elevation drawings conveys quality materials and design. The final decision regarding site design will be made by the Planning Board when they evaluate the Major Site Plan.

Waivers/Deviations/Variances from Code Requirements

None.

CONSIDERATIONS:

- The Board of Adjustment approves Conditional Use Permits.
- The associated Major Site Plan will be heard by the Planning Board on March 28, 2016.

FINDINGS:

When considering a Conditional Use Permit application, The Board of Adjustment shall consider specific Findings of Fact. A Conditional Use which fails to meet any of these Findings shall be deemed adverse to the public interest and shall not be approved. The applicant has addressed the Findings expressly established by Chapter 155.710 (G) of the UDC. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

STAFF RECOMMENDATION:

Staff recommends approval with conditions of 2016-32-CUP.

CONDITIONS:

Staff recommends that if the Board of Adjustment reaches positive conclusions on the required findings of fact, the approval of the petition be subject to the following conditions:

1. If approved by the Planning Board, a final site plan meeting the Conditions of Approval shall be submitted to the Planning Department for final approval.
2. The Conditions of Approval for both the Conditional Use Permit and the Major Site Plan (if applicable) shall be recorded in the final site plan.
3. Off-site visibility of loading areas and/or storage bay doors (on the interior of the building) shall be completely screened from public rights-of-way except for one column of windows on each side of one corner tower of the building. All other windows shall not allow visibility of interior bay doors and loading areas, and shall either be tinted and/or mirror glazed, which includes screening visibility of these areas at night.
4. Prior to issuance of a Certificate of Occupancy, a successful site and landscaping inspection shall be obtained from the Planning Department.

ATTACHMENTS:

- 1) Application, including Findings of Fact and supporting documents
- 2) Map
- 3) Neighborhood Meeting Materials
- 4) Site Plan



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

CONDITIONAL USE APPLICATION

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

Fee: The application fee is \$400.00. All fees are due when the application is submitted.

Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Conditional Use applications.

APPLICATION TYPE

☒ New Conditional Use Permit

☐ Major Modification to an approved CUP

Permit Modified: _____

SITE INFORMATION

Name of Project: Gatehouse Self Storage Acreage of Property: 3.386
Parcel ID Number: ~~164900-87-7925~~ 164900-88-7093 Tax ID: ~~4370925~~ 4434046
Deed Book: ~~02815~~ 4717 Deed Page(s): ~~0832-0833~~ 350-351
Address/Location: 12984 US 70 BUS HWY Tag: 05G01199X

Existing Use: Vacant Lot Proposed Use: Self-Storage Facility

Is project within a Planned Development? ☒ No ☐ Yes

Planned Development District (if applicable): _____

Is project within an Overlay District: ☐ No ☒ Yes

Overlay District (if applicable): Through Fare Overlay District

OFFICE USE ONLY		
Amount Paid: <u>\$400.00</u>	Date Received: <u>FEB 01 2016</u>	Permit Number: <u>2016-32-CUP</u>
TOWN OF CLAYTON PLANNING DEPARTMENT		

PROPERTY OWNER INFORMATION

Name: Gatehouse Development

Mailing Address: 5540 Yates Mill Pond Rd Raleigh NC 27606

Phone Number: Robert Stephenson

Fax:

Email Address: robert.stephenson@cocig.com

APPLICANT INFORMATION

Applicant: Gatehouse Development

Mailing Address: 5540 Yates Mill Pond Rd Raleigh NC 27606

Phone Number: 919-271-1337

Fax:

Contact Person: Robert Stephenson

Email Address: robert.stephenson@cocig.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Conditional Use Permit (CUP) application.

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>12/17/2015</u>	☒	☐	✓		
2. Review Fee (\$400)	☒	☐	✓		
3. Completed application (9 copies)	☒	☐	✓		
4. Owner's Consent Form (9 copies)	☒	☐	✓		
5. Adjacent property owners list (9 copies)	☒	☐	✓		
6. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☒	☐	✓	With 2016-31-SP	
7. Signed and sealed traffic impact analysis (2 copies)	☐	☒		✓	
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	☒	☐	✓		
9. Neighborhood meeting notice letter (9 copies) <i>See sample letter and meeting requirements</i>	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
10. Set of stamped, addressed envelopes using the adjacent property owners list	May be provided at time of submittal OR no later than 25 days prior to the Board of Adjustment meeting.				
11. Neighborhood meeting summary form (9 copies)	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

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

EXPLANATION OF PROJECT

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

The project is an independently owned and operated personal secured climate-controlled storage facility. The project is developed to provide a high level of visibility of the multi-story building from Highway 70.

REQUIRED FINDINGS OF FACT

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

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

The climate-controlled secured storage building will have an onsite sales facility manager during normal business hours daily. The building's perimeter and parking drives are well-lit. The building's interior lobby and wide corridors are also well-lit.

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 project as designed and submitted for personal secured, climate-controlled storage follows the Town Code of Ordinances and other applicable regulations and conforms to the standards and practices of sound land use planning.

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.

See attached Letter from Moss Withers of NAI Carolantic Realty.

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.

Personal secured climate-controlled storage business is conducive for Highway 70 business corridor. The facility has a low-traffic count on a daily basis. The project has a low impact on water/sewer utilities.

APPLICANT AFFIDAVIT

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

Robert Stephenson

Print Name


Signature of Applicant

*Managing Mbr
Clayton Self Storage
Group, LLC*

01/29/2016

Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the neighborhood meeting shall be to inform the neighborhood of the nature of the proposed land use and 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 Board of Adjustment 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.

Meeting Notice Mailing requirements:

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

Information provided to Planning Department:

Alert the Planning Department when the date, location, and time are determined. Planning staff may attend the neighborhood meeting to answer process/code questions.

Return the following items to the Planning Department at least ten calendar days prior to the Board of Adjustment hearing in electronic or hard copy format:

- ☐ Neighborhood Meeting Summary Form, signed
- ☐ Copy of the letter mailed
- ☐ Mailing list
- ☐ Meeting Attendance roster

Return to the Planning Department at least 25 calendar days prior to the Board of Adjustment hearing:

- ☐ Stamped, addressed, empty envelopes with no return address, using the same addresses as used for the neighborhood meeting notification. *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*



**Town of Clayton
Planning Department**

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

OWNER'S CONSENT FORM

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

Project Name: Gatehouse Self-Storage **Address or PIN #:** 164900-87-7925

AGENT/APPLICANT INFORMATION:

John Auton III
(Name - type, print clearly)

106 N Johnson St
(Address)
Fuquay-Varina NC 27526
(City, State, Zip)

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

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

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

OWNER AUTHORIZATION:

Robert Stephenson
(Name - type, print clearly)
Managing mbr
Gatehouse Self Storage
Group, LLC
(Owner's Signature)

5540 Yates Mill Pond Rd
(Address)
Raleigh NC 27606
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Marlene Smith, a Notary Public for the above State and County, this the 2nd day of February, 2016.

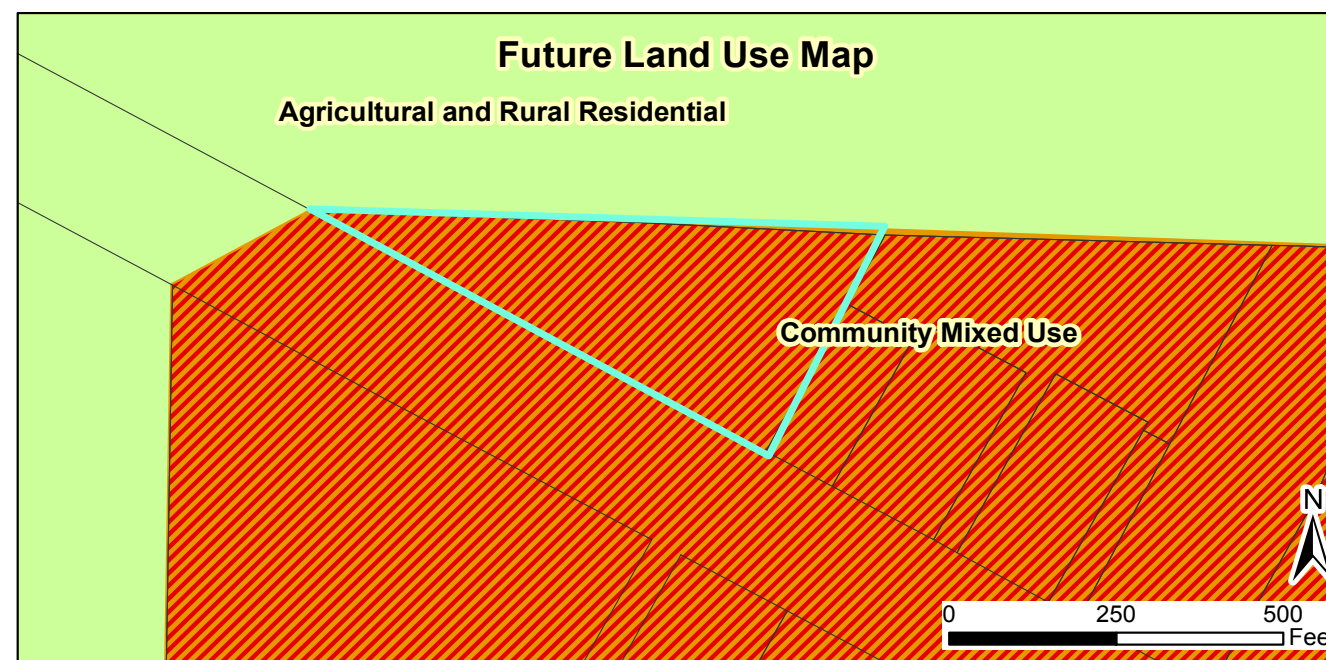
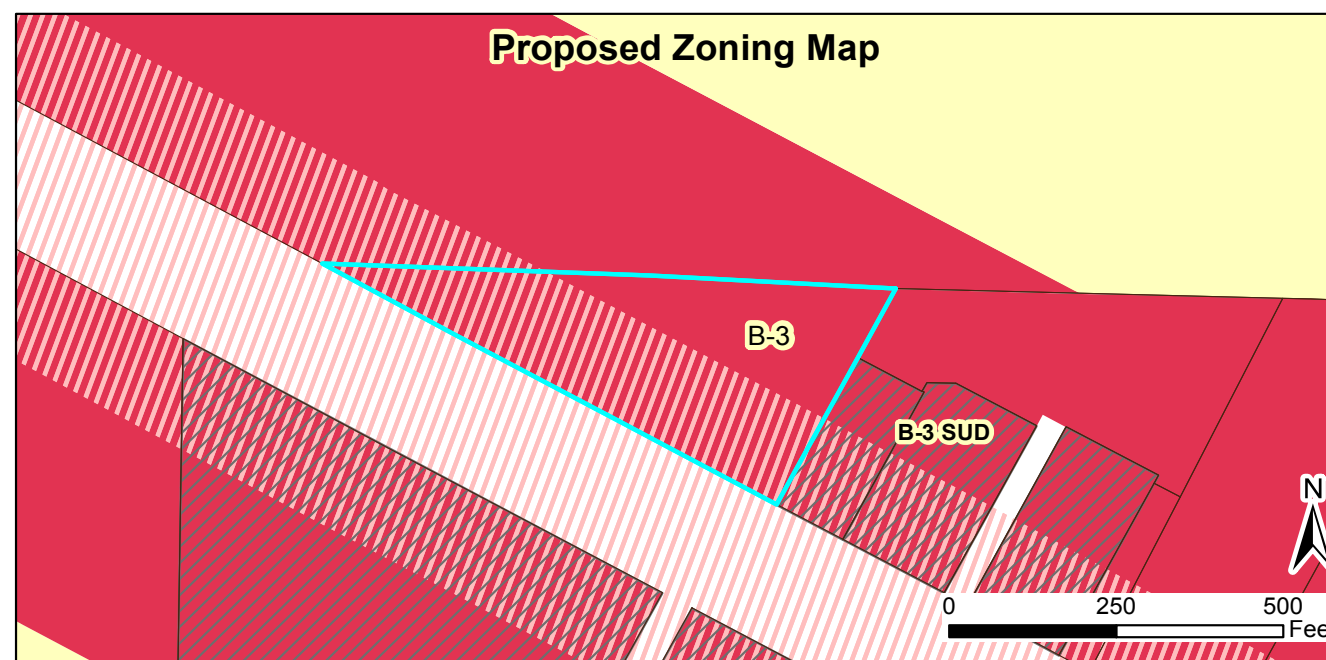
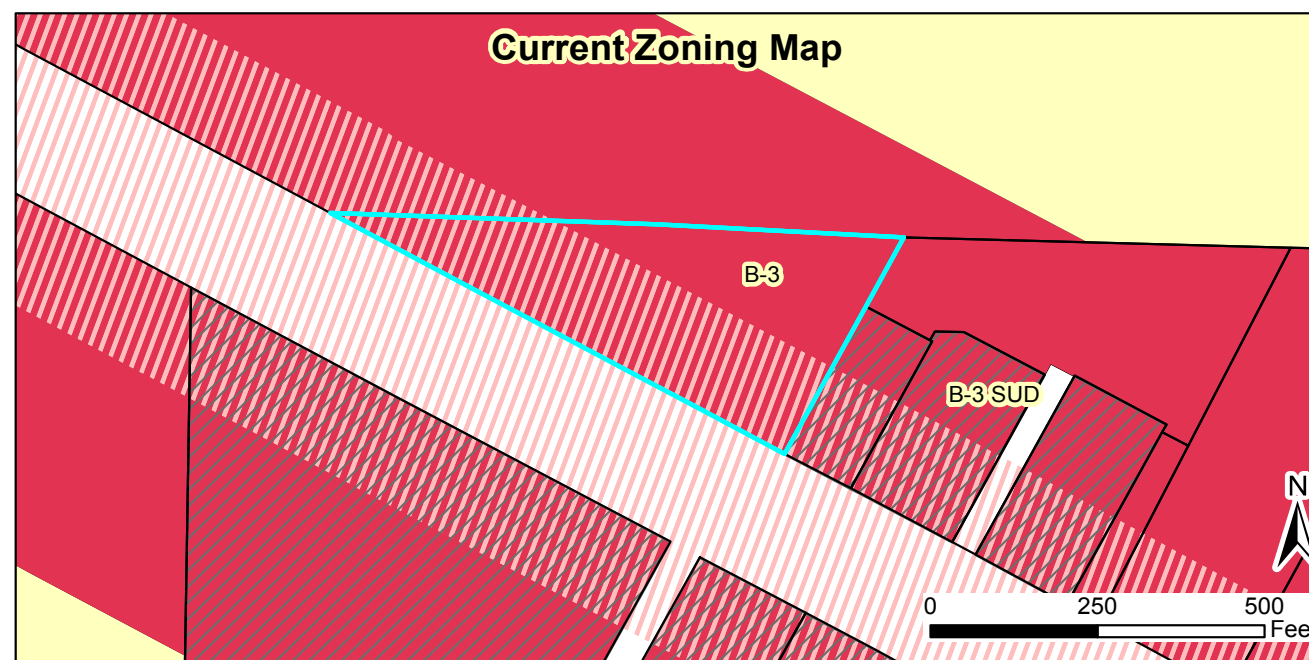
SEAL



Marlene Smith
Notary Public
My Commission
Expires: 3/20/17

August 2015

Page 9 of 9



2016-32-CUP Gatehouse Self Storage Facility Conditional Use Permit

Requests: To obtain a conditional use permit to operate a self-storage facility in a B-3 zonir

Applicant: Gatehouse Development
 Property Owners: Gatehouse Development
 Parcel ID: 164900-88-7093
 Tag #: 05G01199X



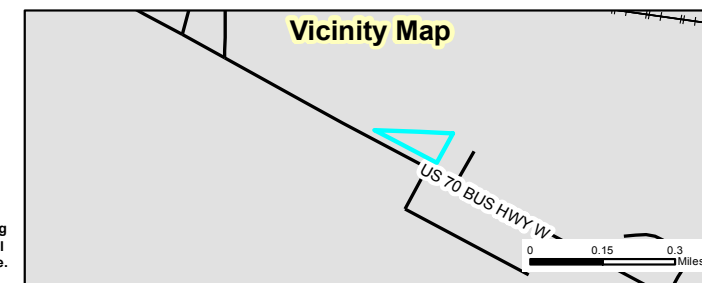
- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay

03/04/16

Produced by: TOC Planning

Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

Document Path: O:\PLANNING\CONDITIONAL USE\2016-32-CUP Gatehouse Self Storage Facility\Maps\StaffReportMap- Gatehouse Self Storage Conditional Use.mxd



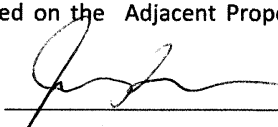
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: February 8th 2016

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

Printed Name: Justin Barrett

Signature: 

Date of Meeting: March 3, 2016

Time of Meeting: 6:30 pm

Location of Meeting: Starbucks located at 13024 US 70 #103 Clayton, NC 27520

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

NO owners were present for meeting
Just development team was present for meeting.

Please write clearly (or submit a typed summary), and use additional sheets if necessary.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Warehouse Self-Storage

Application: Conditional use and Major Site Plan

Location/Date: 3/3/16 Starbucks at 13024 US 70 Clayton, NC 27520

	NAME	ADDRESS
1	Justin Barrett	835 Lake Artesia Ln. Fayetteville, NC 27526
2	Patricia Boebau	1000 Nortonbridge Rd Raleigh, NC 27603
3	John L. Anton III	106 N. Johnson St Fayetteville, NC 27526
4	Robert E. Stephenson Jr.	5540 Yates Mill Pond Rd Raleigh, NC 27606
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January 29, 2016

Re: Town of Clayton Conditional Use Application – Question #3

To Whom It May Concern:

Regarding the property located at 12984 US 70 Business Highway in Clayton, the proposed conditional use for the property will not negatively affect values or uses of the adjoining properties. The intended use for the property will be low traffic and not compete with any immediate adjoining properties.

Sincerely,



Andrew Moss Withers, MBA
NAI Carolantic Realty, Inc.

GATEHOUSE DEVELOPMENT, LLC

5540 YATES MILL POND ROAD, RALEIGH, NC 27606

2/8/2016

Dear Clayton Area Property Owner:

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

Meeting Date: March 3, 2016

Meeting Time: 6:30 pm

Meeting Location: Starbucks located at 13024 U.S. 70 #103, Clayton, NC 27520

Type of Application: Conditional Use Permit

Project/proposal property address: 12984 US Hwy 70 Business Clayton, NC 27520

Description of project/proposal: Construction of Gatehouse Self-Storage

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

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

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

If you have any questions prior to or after this meeting, you may contact Justin Barrett at 919-819-3695. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Justin Barrett
Managing Member
Gatehouse Development, LLC
919-819-3695
Justin.barrett@cocig.com

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the neighborhood meeting shall be to inform the neighborhood of the nature of the proposed land use and 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 Board of Adjustment 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.

Meeting Notice Mailing requirements:

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

Information provided to Planning Department:

Alert the Planning Department when the date, location, and time are determined. Planning staff may attend the neighborhood meeting to answer process/code questions.

Return the following items to the Planning Department at least ten calendar days prior to the Board of Adjustment hearing in electronic or hard copy format:

- ☐ Neighborhood Meeting Summary Form, signed
- ☐ Copy of the letter mailed
- ☐ Mailing list
- ☐ Meeting Attendance roster

Return to the Planning Department at least 25 calendar days prior to the Board of Adjustment hearing:

- ☐ Stamped, addressed, empty envelopes with no return address, using the same addresses as used for the neighborhood meeting notification. *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: _____

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

Printed Name: Robert Stephenson Signature: _____

Date of Meeting: March 3, 2016 Time of Meeting: 6:30 PM

Location of Meeting: Starbucks located at 13024 US 70 #103 Clayton NC

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

Please write clearly (or submit a typed summary), and use additional sheets if necessary.

ADJACENT PROPERTY OWNERS LIST

Project Name: Gatehouse Storage

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.

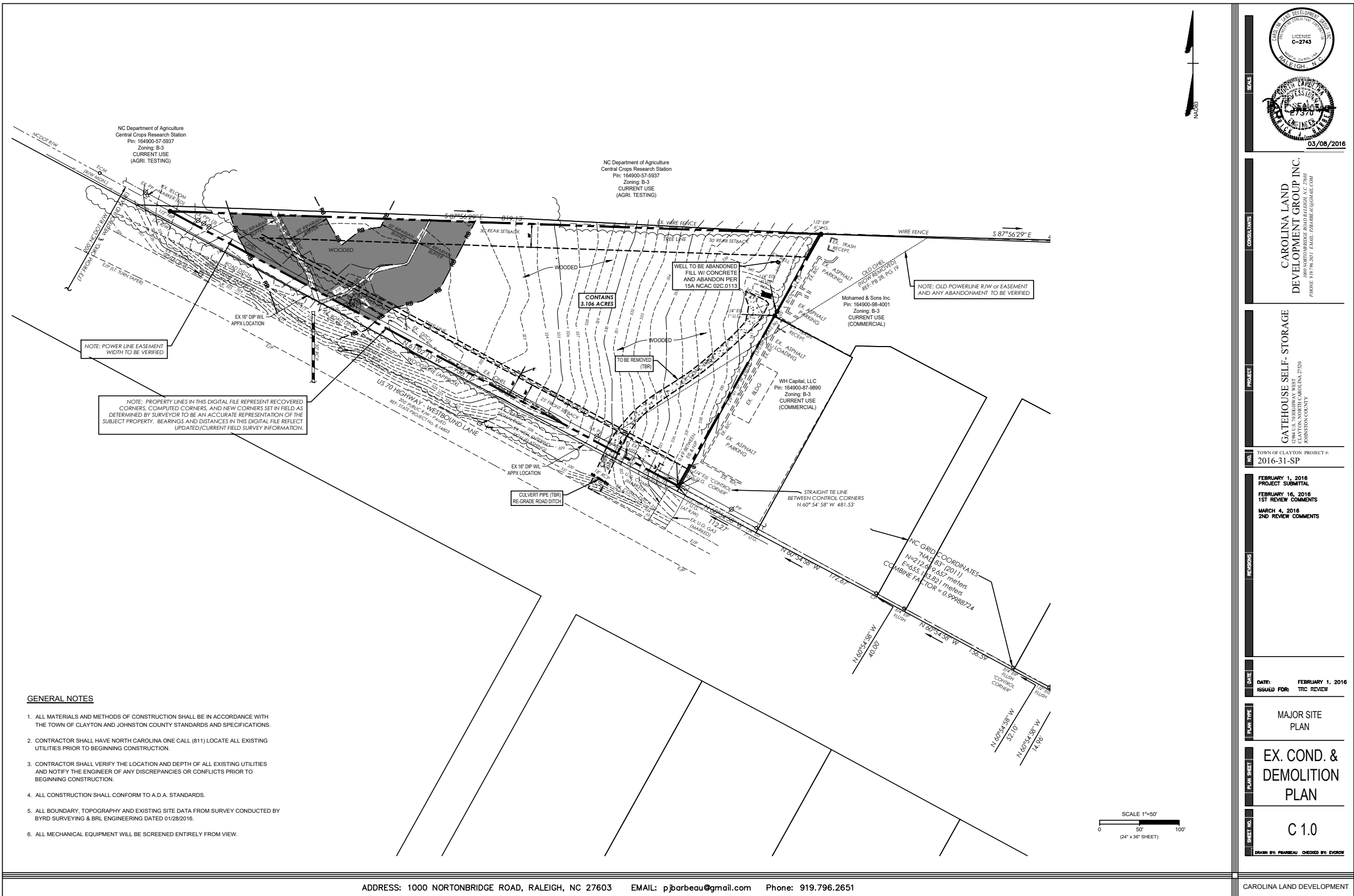
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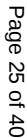
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

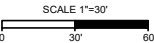
Applicant: Gatehouse Self-Storage

Location/Date: Starbucks located at 13024 US 70 #103 Clayton NC/ March 3, 2016 at 6:30 PM

	NAME	ADDRESS
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- ## GENERAL NOTES
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLAYTON AND JOHNSTON COUNTY STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
 5. ALL BOUNDARY, TOPOGRAPHY AND EXISTING SITE DATA FROM SURVEY CONDUCTED BY BYRD SURVEYING & BRL ENGINEERING DATED 01/28/2016.
 6. ALL MECHANICAL EQUIPMENT WILL BE SCREENED ENTIRELY FROM VIEW.

GENERAL NOTES

03/08/2016

CAROLINA LAND
DEVELOPMENT GROUP INC.
1000 NORTONB RIDGE ROAD RALEIGH, N.C. 27603

GATEHOUSE SELF-STORAGE
2984 U.S. 70 HIGHWAY WEST
CLAYTON, NORTH CAROLINA 27520
JOHNSTON COUNTY

TOWN OF CLAYTON PROJECT #
2016-21-SD

2016-31-SP

FEBRUARY 1, 2016
PROJECT SUBMITTALFEBRUARY 16, 2016
1ST REVIEW COMMENT

MARCH 4, 2016

2ND REVIEW COMMENT

DATE:	FEBRUARY 1, 201
ISSUED FOR:	TRC REVIEW

MAJOR SITE
PLAN

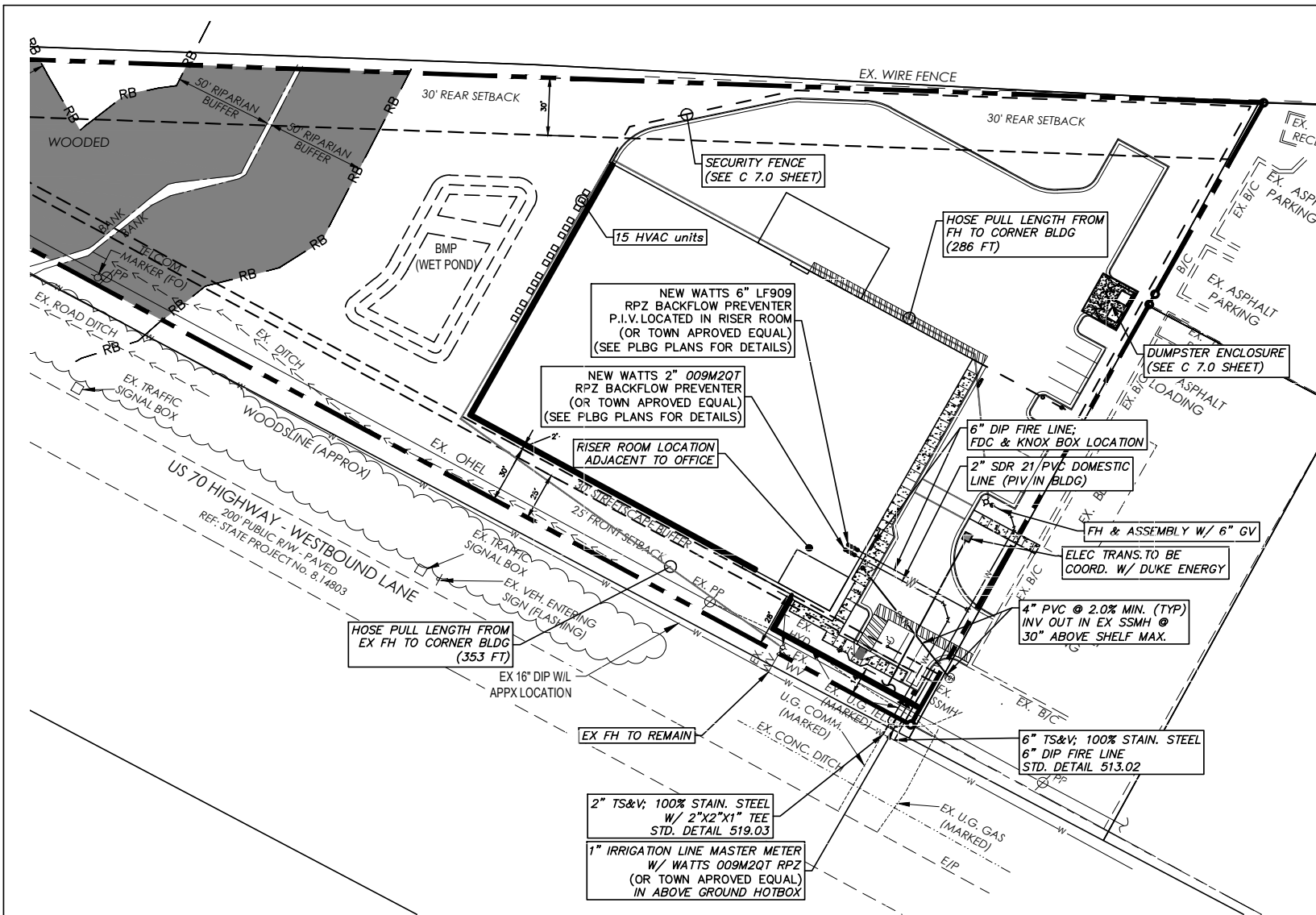
GRADING & STORMWATER PLAN

C 3.0

DRAWN BY: PBARBEAU CHECKED BY: EVOROW

ADDRESS: 1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603 EMAIL: pibarbeau@gmail.com Phone: 919.796.2651

CAROLINA LAND DEVELOPMENT

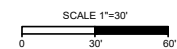


UTILITY NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLAYTON, JOHNSTON COUNTY AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
5. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.
7. SECURITY GATE WILL BE ELECTRONIC FOR EMERGENCY APPARATUS OPERATIONS AND OPEN WITH SIREN.

GENERAL NOTES

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4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
5. ALL BOUNDARY, TOPOGRAPHY AND EXISTING SITE DATA FROM SURVEY CONDUCTED BY BYRD SURVEYING & BRL ENGINEERING DATED 01/28/2016.
6. ALL MECHANICAL EQUIPMENT WILL BE SCREENED ENTIRELY FROM VIEW.



03/08/2016

CAROLINA LAND
DEVELOPMENT GROUP INC.
1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603
PHONE: 919.796.2651 FAX: 919.796.2651

GATEHOUSE SELF-STORAGE
1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603
CLAYTON, NORTH CAROLINA 27603
JOHNSTON COUNTY

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PLAN TYPE
MAJOR SITE
PLAN

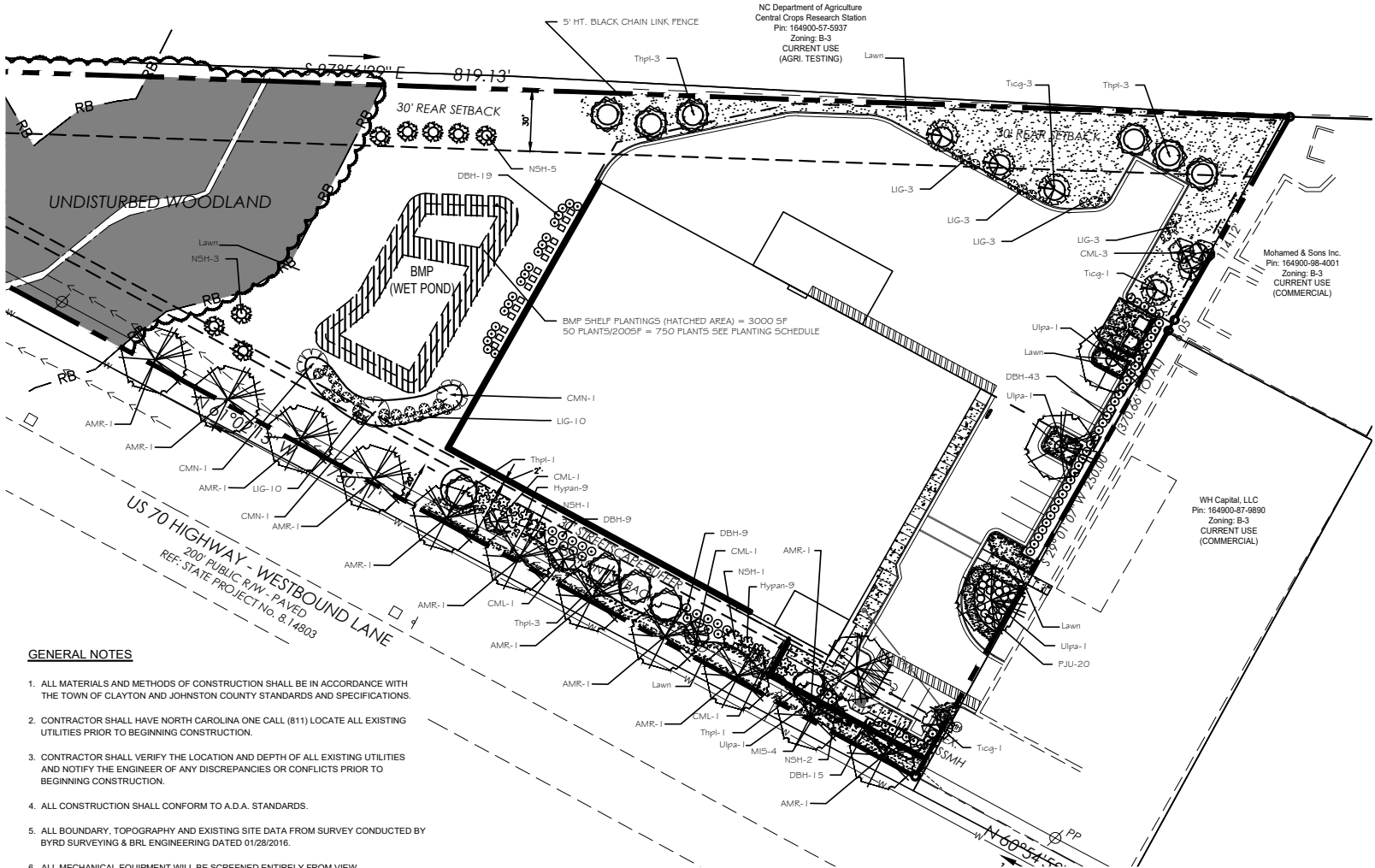
UTILITY
PLAN

C 5.0

DRAWN BY: P. BARBEAU CHECKED BY: E. GORRY

CAROLINA LAND DEVELOPMENT

ADDRESS: 1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603 EMAIL: pbarbeau@gmail.com Phone: 919.796.2651



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PLANTING SCHEDULE

Plant Type	Symbol	Code Name	Quantity	Common Name	Scientific Name	Planting Size
Canopy Trees						
Powerline Tree* = Acoma Crape Myrtle selected so as to NOT interfere with overhead lines in Thoroughfare Overlay District.						
Powerline Street Tree*		ARM	11	Amur Maple, multistem	Acer ginnala	8' min. height
Powerline Thoroughfare Tree*		CML	7	Japanese Koosa dogwood	Cornus kousa	8' min. height
Canopy Tree		Ticg	5	Greenspire Linden	Tilia cordata 'Greenspire'	2 1/2" Cal, 8' min. ht., 5-6' spd.
Canopy Tree		Uipa	4	Lacebark chinese elm	Ulmus parvifolia	2 1/2" Cal, 8' min. ht., 5-6' spd.
Understory Trees						
Understory Tree		NSH	12	Nellie Stevens Holly	Ilex x 'Nellie Stevens'	6' ht. min., 3-4' spd.
Understory Tree		Thpl	11	Green Giant Arborvitae	Thuja plicata 'Green Giant'	6' ht. min., 3-4' spd.
Understory Tree		CMN	3	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	6' ht. min., 4' spd.
Shrubs						
Shrub		Hypan	18	Littletime hydrangea	Hydrangea paniculata 'Littletime'	3-Cal, 1.8-2.0' spd.
Shrub		DBH	95	Dwarf Burford holly	Ilex cornuta 'Dwarf Burford'	5-Cal, 30" min. ht.
Shrub		MIS	4	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5-Cal, 30" min. ht.
Shrub		LIG	32	Wax Leaf Ligustrum	Ligustrum japonicum 'Wax Leaf'	5-Cal, 30" min. ht.
Shrub		FJU	26	Vanegated Pansy's Juniper	Juniperus x 'Pansy vanegata'	3-Cal, 1.8-2.0' spd.
BMP SHELF PLANTINGS (hatched area)						
Native plant/shallow water		Blue flag iris	250	Iris versicolor		Supersize plug
Native plant/shallow water		Tussock sedge	250	Carex stricta		Supersize plug
Native plant/shallow water		Duck potato	250	Sagittaria latifolia		Supersize plug

BMP Planting Note: Mix equally the three plant species and plant 50 plugs per 200 sf along the 3000 sf shelf.
Plants available from: WetLand Plants, Inc., Edenton, NC, 252-482-5707, www.wetlandplantsinc.com

GENERAL PLANTING NOTES:

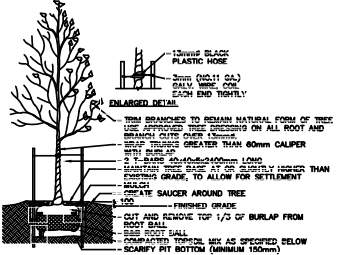
- 1. Mulch all new plant beds with 2" brown designer hardwood mulch.
- 2. Warranty plantings for 1 year period following completion.
- 3. Prepare plant beds by removing grass, add 6" of 50% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc. Prepare BMP shelf by tilling in 4" of 88% topsoil organic blend soil over 3000 sf. Water smooth, remove large clods, roots, etc. Mulch with 3" tripple shredded hardwood bark.
- 4. New lawn areas to be drought resistant 'Fescue sod.
- 5. All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material. Such system shall include a rain sensor.
- 6. All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion.
- 7. Hay 70 Thoroughfare Overlay District tree selection is made to protect existing powerlines along the ROW. Tree species were selected so as not to interfere with the lines.
- 8. Plant quantities shall be checked for accuracy by the Landscape Contractor prior to construction. The Landscape Architect shall be notified of any discrepancies for correction.

LANDSCAPE SUMMARY

SITE DATA	
PROPOSED USE:	STORAGE FACILITY
TOTAL LOT ACREAGE:	3.1 AC. (135,311.75 SF)
ZONING DISTRICT:	B-3
CONSTRUCTION	
PERVIOUS AREA SF:	69,521 SF OR 53%
IMPERVIOUS AREA SF:	65,776 SF OR 47%
LANDSCAPE DATA	
% OF SITE LANDSCAPED:	
% REQ. = 20%	27,062.35 SF
20% LANDSCAPED AREA:	
CANOPY TREE REQ.	27
UNDERSTORY TREE REQ.	27
SHRUBS REQ.	54
LANDSCAPE TREES AND SHRUBS PROVIDED:	
CANOPY TREES PROVIDED	27
UNDISTURBED WOODLAND (40% OF 20% credit)	11
TREES NEWLY PLANTED ON SITE	16
UNDERSTORY TREE REQ.	27
UNDISTURBED WOODLAND (40% OF 20% credit)	11
TREES NEWLY PLANTED ON SITE	16
SHRUBS REQ.	54
SHRUBS NEWLY PLANTED ON SITE	54

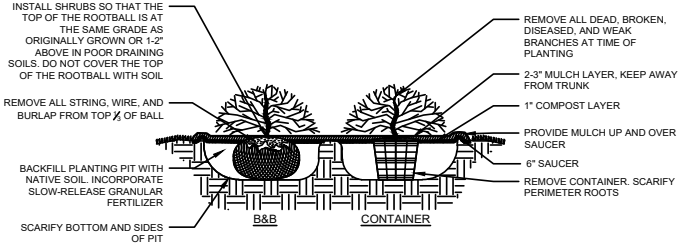
STREET TREES ALONG HWY. 70:
Property line length along Hwy. 70 = 730 ft/40 if per tree = 18 trees req.
18 street trees provided: 11 trees planted
7 trees credit from undisturbed woodland

BUFFERS REQUIRED:
North Property Line: Adjacent property zoned B-3, buffer not required.
East Property Line: Adjacent property zoned B-3, buffer not required.
South Property Line:
THOROUGHFARE DISTRICT OVERLAY (HWY. 70) 20 ft. depth X 730 ft = 14,600 SF
UNDISTURBED WOODLAND IN OVERLAY credit 20 ft. X 285 SF = 5,900 SF
OVERLAY AREA TO BE PLANTED 14,600 SF - 5,900 SF = 8,700 SF
1 canopy trees req./1000 sf 9 trees provided (powerline issue)
5 shrubs req./1000 sf 44 shrubs provided



DECIDUOUS TREE DETAIL

- SPECIFICATIONS:**
- 1. TOPSOIL MIX, SEE SPEC.
 - 2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
 - 3. WATER THOROUGHLY AFTER INSTALLATION
 - 4. REMOVE TREE PRUNES AND STAKES TWO YEARS AFTER INSTALLATION
 - 5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL



SHRUB DETAIL
NOT TO SCALE

SCALE 1"=30'



Robert A. Aron
Professional Engineer
License C-2743
State of North Carolina

3-08-16

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

GATEHOUSE SELF-STORAGE
CLAYTON, NORTH CAROLINA 27520
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MAJOR SITE
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LANDSCAPE
PLAN

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CAROLINA LAND DEVELOPMENT

CONCRETE FOOTING BELOW.

CMU BLOCK WALL W/ "WATERFORD" STONE FINESSE TO MATCH BUILDING.

4" DIA. STEEL PIPE BOLLARD

FILL SOLED W/ CONCRETE, PRIME & PAINT. GALV. OR PVC CAP ON ALL PIPES.

21'-0" (VERIFY)

9'-0" (VERIFY)

CORRAL GATE. SEE DETAIL.

ELEV. 01

ELEV. 02

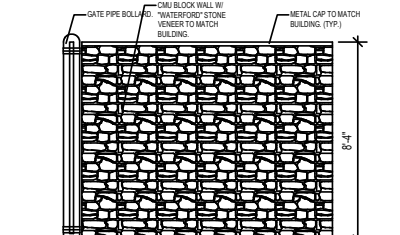
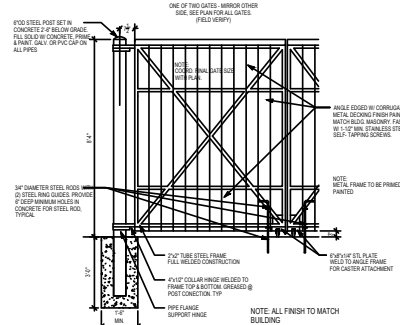
Diagram illustrating the elevation of a dumpster enclosure. The structure features a series of vertical panels with diagonal bracing. Key components labeled include:

- CORRUGATED GATE: SEE DETAIL.
- GATE PIPE BOLLARD

The height of the enclosure is indicated as 80'-0".

Note:
All materials for the dumpster enclosure shall match building.

ELEV. 01



Note:
Black vinyl coated chain link fencing to be used

Free Reverso en Español

 Merchants Metals®
the first name in fence solutions



1. GATE FORK LATCH	8. RAIL END CUP	11. TENSION BAR
2. GATE POST HINGE	7. TENSION BAND	12. LINE POST
3. GATE FRAME HINGE	8. LINE POST CAP	13. TOP RAIL
4. RAIL END BAND	9. TIE WIRE(S)	14. FABRIC
5. TERMINAL POST CAP	10. TERMINAL POST	16. WALK GATE

MATERIALS CHECKLIST			
	ITEM NAME	ITEM #	DESCRIPTION
1	DATE POST LATCH	00803	1 per Walk Gate
2	DATE POST HINGE	00804	1 per Walk Gate
3	DATE POST FORK	00805	2 per Walk Gate and 4 per
4	DATE FRAME HINGE	0012	2 per Walk Gate and 4 per
5	DATE FRAME HINGE	0013	2 per Walk Gate and 4 per
6	WALK BOLL	00279	1 per "Turnion Bar"
7	TURNION POST CUP	02086	1 per "Turnion Bar"
8	TURNION POST CUP - 1 3/8 IN.	02088	1 per "Turnion Bar"
9	TURNION BAR	02176	1 each (see height of
10	LINE POST CUP	02177	1 each (see height of
11	ALUMINUM COT PIN	02189	1 per 1/2" x 1/2" Line Post
12	TURNION POST 3/8	02190	1 per Corner of Gate Post
13	TURNION POST 1/2	02191	1 per Corner of Gate Post
14	LINE POST 1/8 IN. DI.	02192	1 per Corner of Gate Post
15	LINE POST 3/8 IN. DI.	02193	1 per Corner of Gate Post
16	LINE POST 1/2 IN. DI.	02194	1 per Corner of Gate Post
17	LINE POST 3/4 IN. DI.	02195	1 per Corner of Gate Post
18	LINE POST 1 IN. DI.	02196	1 per Corner of Gate Post
19	LINE POST 1 1/8 IN. DI.	02197	1 per Corner of Gate Post
20	LINE POST 1 1/4 IN. DI.	02198	1 per Corner of Gate Post
21	LINE POST 1 1/2 IN. DI.	02199	1 per Corner of Gate Post
22	LINE POST 1 3/4 IN. DI.	02200	1 per Corner of Gate Post
23	LINE POST 2 IN. DI.	02201	1 per Corner of Gate Post
24	LINE POST 2 1/4 IN. DI.	02202	1 per Corner of Gate Post
25	LINE POST 2 1/2 IN. DI.	02203	1 per Corner of Gate Post
26	LINE POST 2 3/4 IN. DI.	02204	1 per Corner of Gate Post
27	LINE POST 3 IN. DI.	02205	1 per Corner of Gate Post
28	LINE POST 3 1/4 IN. DI.	02206	1 per Corner of Gate Post
29	LINE POST 3 1/2 IN. DI.	02207	1 per Corner of Gate Post
30	LINE POST 3 3/4 IN. DI.	02208	1 per Corner of Gate Post
31	LINE POST 4 IN. DI.	02209	1 per Corner of Gate Post
32	LINE POST 4 1/4 IN. DI.	02210	1 per Corner of Gate Post
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42	LINE POST 6 3/4 IN. DI.	02220	1 per Corner of Gate Post
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46	LINE POST 7 3/4 IN. DI.	02224	1 per Corner of Gate Post
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160	LINE POST 36 1/4 IN. DI.	02338	1 per Corner of Gate Post
161	LINE POST 36 1/2 IN. DI.	02339	1 per Corner of Gate Post
162	LINE POST 36 3/4 IN. DI.	02340	1 per Corner of Gate Post
163	LINE POST 37 IN. DI.	02341	1 per Corner of Gate Post
164	LINE POST 37 1/4 IN. DI.	02342	1 per Corner of Gate Post
165	LINE POST 37 1/2 IN. DI.	02343	1 per Corner of Gate Post
166	LINE POST 37 3/4 IN. DI.	02344	1 per Corner of Gate Post
167	LINE POST 38 IN. DI.	02345	1 per Corner of Gate Post
168	LINE POST 38 1/4 IN. DI.	02346	1 per Corner of Gate Post
169	LINE POST 38 1/2 IN. DI.	02347	1 per Corner of Gate Post
170	LINE POST 38 3/4 IN. DI.	02348	1 per Corner of Gate Post
171	LINE POST 39 IN. DI.	02349	1 per Corner of Gate Post
172	LINE POST 39 1/4 IN. DI.	02350	1 per Corner of Gate Post
173	LINE POST 39 1/2 IN. DI.	02351	1 per Corner of Gate Post
174	LINE POST 39 3/4 IN. DI.	02352	1 per Corner of Gate Post
175	LINE POST 40 IN. DI.	02353	1 per Corner of Gate Post
176	LINE POST 40 1/4 IN. DI.	02354	1 per Corner of Gate Post
177	LINE POST 40 1/2 IN. DI.	02355	1 per Corner of Gate Post
178	LINE POST 40 3/4 IN. DI.	02356	1 per Corner of Gate Post
179	LINE POST 41 IN. DI.	02357	1 per Corner of Gate Post
180	LINE POST 41 1/4 IN. DI.	02358	1 per Corner of Gate Post
181	LINE POST 41 1/2 IN. DI.	02359	1 per Corner of Gate Post
182	LINE POST 41 3/4 IN. DI.	02360	1 per Corner of Gate Post
183	LINE POST 42 IN. DI.	02361	1 per Corner of Gate Post
184	LINE POST 42 1/4 IN. DI.	02362	1 per Corner of Gate Post
185	LINE POST 42 1/2 IN. DI.	02363	1 per Corner of Gate Post
186	LINE POST 42 3/4 IN. DI.	02364	1 per Corner of Gate Post
187	LINE POST 43 IN. DI.	02365	1 per Corner of Gate Post
188	LINE POST 43 1/4 IN. DI.	02366	1 per Corner of Gate Post
189	LINE POST 43 1/2 IN. DI.	02367	1 per Corner of Gate Post
190	LINE POST 43 3/4 IN. DI.	02368	1 per Corner of Gate Post
191	LINE POST 44 IN. DI.	02369	1 per Corner of Gate Post
192	LINE POST 44 1/4 IN. DI.	02370	1 per Corner of Gate Post
193	LINE POST 44 1/2 IN. DI.	02371	1 per Corner of Gate Post
194	LINE POST 44 3/4 IN. DI.	02372	1 per Corner of Gate Post
195	LINE POST 45 IN. DI.	02373	1 per Corner of Gate Post
196	LINE POST 45 1/4 IN. DI.	02374	1 per Corner of Gate Post
197	LINE POST 45 1/2 IN. DI.	02375	1 per Corner of Gate Post
198	LINE POST 45 3/4 IN. DI.	02376	1 per Corner of Gate Post
199	LINE POST 46 IN. DI.	02377	1 per Corner of Gate Post
200	LINE POST 46 1/4 IN. DI.	02378	1 per Corner of Gate Post
201	LINE POST 46 1/2 IN. DI.	02379	1 per Corner of Gate Post
202	LINE POST 46 3/4 IN. DI.	02380	1 per Corner of Gate Post
203	LINE POST 47 IN. DI.	02381	1 per Corner of Gate Post
204	LINE POST 47 1/4 IN. DI.	02382	1 per Corner of Gate Post
205	LINE POST 47 1/2 IN. DI.	02383	1 per Corner of Gate Post
206	LINE POST 47 3/4 IN. DI.	02384	1 per Corner of Gate Post
207	LINE POST 48 IN. DI.	02385	1 per Corner of Gate Post
208	LINE POST 48 1/4 IN. DI.	02386	1 per Corner of Gate Post
209	LINE POST 48 1/2 IN. DI.	02387	1 per Corner of Gate Post
210	LINE POST 48 3/4 IN. DI.	02388	1 per Corner of Gate Post
211	LINE POST 49 IN. DI.	02389	1 per Corner of Gate Post
212	LINE POST 49 1/4 IN. DI.	02390	1 per Corner of Gate Post
213	LINE POST 49 1/2 IN. DI.	02391	1 per Corner of Gate Post
214	LINE POST 49 3/4 IN. DI.	02392	1 per Corner of Gate Post
215	LINE POST 50 IN. DI.	02393	1 per Corner of Gate Post
216	LINE POST 50 1/4 IN. DI.	02394	1 per Corner of Gate Post
217	LINE POST 50 1/2 IN. DI.	02395	1 per Corner of Gate Post
218	LINE POST 50 3/4 IN. DI.	02396	1 per Corner of Gate Post
219	LINE POST 51 IN. DI.	02397	1 per Corner of Gate Post
220	LINE POST 51 1/4 IN. DI.	02398	1 per Corner of Gate Post
221	LINE POST 51 1/2 IN. DI.	02399	1 per Corner of Gate Post
222	LINE POST 51 3/4 IN. DI.	02400	1 per Corner of Gate Post
223	LINE POST 52 IN. DI.	02401	1 per Corner of Gate Post
224	LINE POST 52 1/4 IN. DI.	02402	1 per Corner of Gate Post
225	LINE POST 52 1/2 IN. DI.	02403	1 per Corner of Gate Post
226	LINE POST 52 3/4 IN. DI.	02404	1 per Corner of Gate Post
227	LINE POST 53 IN. DI.	02405	1 per Corner of Gate Post
228	LINE POST 53 1/4 IN. DI.	02406	1 per Corner of Gate Post
229	LINE POST 53 1/2 IN. DI.	02407	1 per Corner of Gate Post
230	LINE POST 53 3/4 IN. DI.	02408	1 per Corner of Gate Post
231	LINE POST 54 IN. DI.	02409	1 per Corner of Gate Post
232	LINE POST 54 1/4 IN. DI.	02410	1 per Corner of Gate Post
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234	LINE POST 54 3/4 IN. DI.	02412	1 per Corner of Gate Post
235	LINE POST 55 IN. DI.	02413	1 per Corner of Gate Post
236	LINE POST 55 1/4 IN. DI.	02414	1 per Corner of Gate Post
237	LINE POST 55 1/2 IN. DI.	02415	1 per Corner of Gate Post
238	LINE POST 55 3/4 IN. DI.	02416	1 per Corner of Gate Post
239	LINE POST 56 IN. DI.	02417	1 per Corner of Gate Post
240	LINE POST 56 1/4 IN. DI.	02418	1 per Corner of Gate Post
241	LINE POST 56 1/2 IN. DI.	02419	1 per Corner of Gate Post
242	LINE POST 56 3/4 IN. DI.	02420	1 per Corner of Gate Post
243	LINE POST 57 IN. DI.	02421	1 per Corner of Gate Post
244	LINE POST 57 1/4 IN. DI.	02422	1 per Corner of Gate Post
245	LINE POST 57 1/2 IN. DI.	02423	1 per Corner of Gate Post
246	LINE POST 57 3/4 IN. DI.	02424	1 per Corner of Gate Post
247	LINE POST 58 IN. DI.	02425	1 per Corner of Gate Post
248	LINE POST 58 1/4 IN. DI.	02426	1 per Corner of Gate Post
249	LINE POST 58 1/2 IN. DI.	02427	1 per Corner of Gate Post
250	LINE POST 58 3/4 IN. DI.	02428	1 per Corner of Gate Post
251	LINE POST 59 IN. DI.	02429	1 per Corner of Gate Post
252	LINE POST 59 1/4 IN. DI.	02430	1 per Corner of Gate Post
253	LINE POST 59 1/2 IN. DI.	02431	1 per Corner of Gate Post
254	LINE POST 59 3/4 IN. DI.	02432	1 per Corner of Gate Post
255	LINE POST 60 IN. DI.	02433	1 per Corner of Gate Post
256	LINE POST 60 1/4 IN. DI.	02434	1 per Corner of Gate Post
257</			

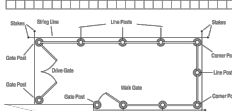
* Terminal posts are also referred to as Corner posts, End posts and Gate post depending on their use.

ITEM #S FOR SIZE-SPECIFIC COMPONENTS			
DESCRIPTION	4 FT. FENCE	5 FT. FENCE	6 FT. FENCE
CHAIN LINK FABRIC	552272	552278	552281
TERMINAL POST	552277	552280	552283
LINE POST	552276	552279	552282
TENSION BAR	92173	92174	92175
WALK GATE	92189 or 92223	236	92591
DRIVE GATE	92146 or 92162	236	92592

TOOLS CHECKLIST

- ☐ CHALK
- ☐ CONCRETE
- ☐ FENCE STRETCHER
- ☐ HICKSAW OR PIPECUTTER
- ☐ HOE
- ☐ FLUERS
- ☐ POST DRIVER
(IF DRIVING POSTS)
- ☐ POST HOLE DIGGER
- ☐ SHOVEL
- ☐ STRING
- ☐ TAPE MEASURE
- ☐ TRINCHEL
- ☐ WHEELBARROW
- ☐ 1/2 IN. & 3/8 IN. WRENCH

LINE POST SPACING CHART										
A distance between starting posts					L distance between the posts					
	T	L	T	L	T	L	T	L	T	
125	0.8	0.25	0.25	0.8	0.8	0.25	0.25	0.8	0.8	0.25
175	1.25	0.25	0.25	0.8	1.25	0.25	0.25	0.8	1.25	0.25
225	0.8	0.75	0.8	0.75	0.8	0.75	0.8	0.75	0.8	0.75
275	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
325	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
375	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
425	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
475	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
525	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
575	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
625	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
675	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
725	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
775	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
825	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
875	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
925	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
975	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1025	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1075	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1125	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1175	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1225	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1275	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1325	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1375	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1425	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1475	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1525	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1575	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1625	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1675	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1725	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1775	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25
1825	0.25	0.25	0.25	0.8	0.25	0.25	0.25	0.8	0.25	0.25

[illegible]

Determine property line and fence layout as illustrated. (FIG. 1) Starting 4 in. inside the property lines to avoid encroaching on adjacent property, drive in stakes to establish the fence layout. Run a string around the stakes to mark your fence line and measure to determine quantity of chain link fabric and corner posts required.

LOCATE TERMINAL POSTS

Mark the location of each terminal post (corner, end and gate posts are called terminal posts) with a stake. **Note:** Set Gate Posts to exact dimensions of standard gate below. All gate hardware has been included in measurements for gate opening.

Standard Gate Opening Widths
Walk Gate: 39 in., 42 in. or 48 in.
Drive Gate: 10 ft. or 12 ft.

Step 1
Dig holes for terminal posts (corner, end and gate) at the marked locations. With chain, mark the grade (ground line) on the terminal posts. Measuring from the top down, add 2 in. to the height of the fence fabric and mark post. (Height of fence + 2 in. = grade mark.)

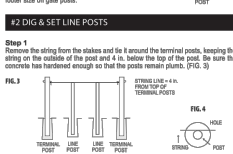
Step 2
Mix concrete per manufacturer's specifications.

Caution: Too much water can weaken concrete and may cause cracking.

Step 3
Place posts in holes and fill with concrete, completely surrounding the posts. Use a trowel to ensure posts are plumb. Use a trowel to crown the top of footer for drainage.

Step 4
Stretch the fence line to ensure the fence posts are straight. Adjust alignment as necessary. (FIG. 2)

Note: For exact diameter and depth of terminal posts, consider climate and local soil conditions. Maximize weather resistance.



Step 3
Mark the grade (ground line) on the line posts. Measuring from the top down, subtract 2 in. from the fabric height and mark line posts with chalk. (Height of fence fabric - 2 in. = grade mark). (FIG. 5).

2 1/2" LINE POST

STEP 1
Run a string. After concrete has hardened, slip tension bands on rail ends and bands on terminal posts.

STEP 2
The tension bands (flat side out) should be spaced evenly. Do not spread or distort bands. All bolt heads for tension bands are on the outside of fence and the threaded ends are on the inside.

STEP 3
Next, install terminal post caps. (FIG. 6)

TERMINAL POST CAP
END-CAP POST
CORNER POST
RAIL END CUP
RAIL END RING
TENSION BAND

FIG. 6

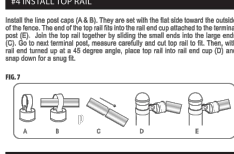


FIG. 8

To ADD fabric: Remove and wire from one end of fabric (FIG. 8), then fasten both sets together with the wire you just removed by using the same corkcore method in reverse.

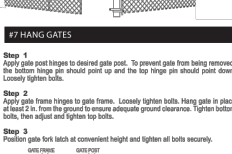
Note: You may need to remove a 2nd wire on the same end to attach the 2 sections.

Step 1
Fence fabric should be stretched from the terminal post already attached, toward the opposite terminal post. Insert tension bar approximately 5 ft. from the terminal post and attach fence stretcher to bar. (FIG. 9)

Step 2
As you stretch the fabric, test it for tension (it is stretched enough when it gives slightly). After fence fabric is sufficiently tight, remove the excess fabric. (FIG. 10) Insert a tension bar and connect to the post with tension bars and nuts & bolts. Then bury the fabric with tie wires, spaced approximately 12 in. apart on line posts and 24 in. apart on top rail. (FIG. 10) Proceed to tighten all nuts & bolts.

FIG. 9

FIG. 10



GUTTER
DOWNSPOUT

Memphis Metal

Additional items available by special order

SCALE 1"=30'

A horizontal scale bar with a white background and black outlines. It is divided into two equal segments by a vertical line. The left segment is labeled '0' at its left end and '30'' at its right end. The right segment is labeled '60'' at its right end. The text 'SCALE 1"=30\'' is centered above the bar.

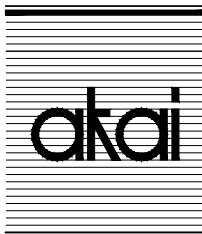
ADDRESS: 1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603 EMAIL: pjbarbeau@gmail.com Phone: 919.796.2651

CAROLINA LAND DEVELOPMENT



BASEMENT
floor plan
SCALE: N.T.S.

01



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2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Numbers
Architect's Project No. 150047
Drawing B: TM & SZ

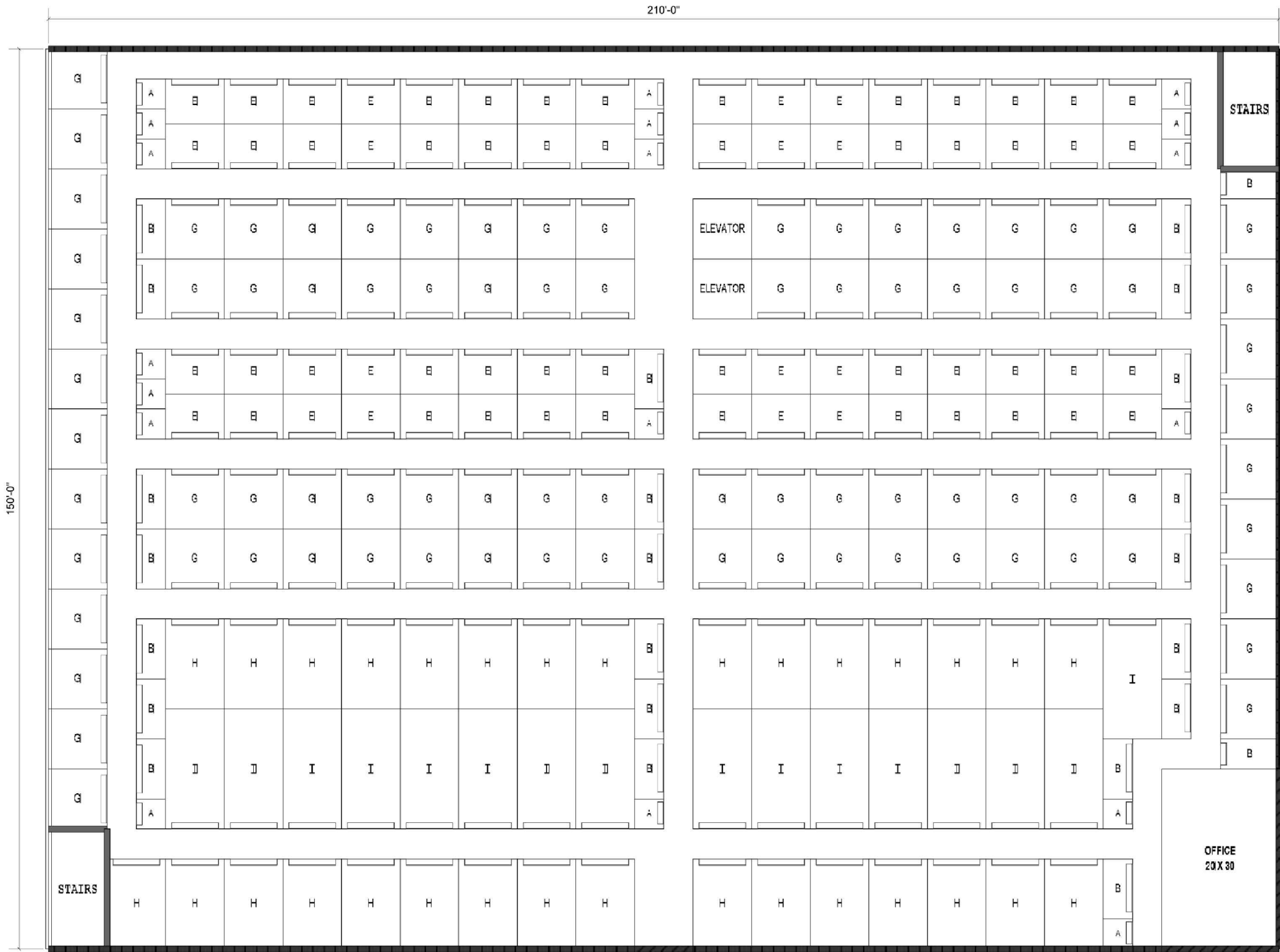
REVISIONS

DATES	
PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016

BASEMENT
FLOOR PLAN

SHEET NUMBER

A1.1



MAIN FLOOR
floor plan
SCALE: N.T.S.

01



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Drawing No.: TM & SZ

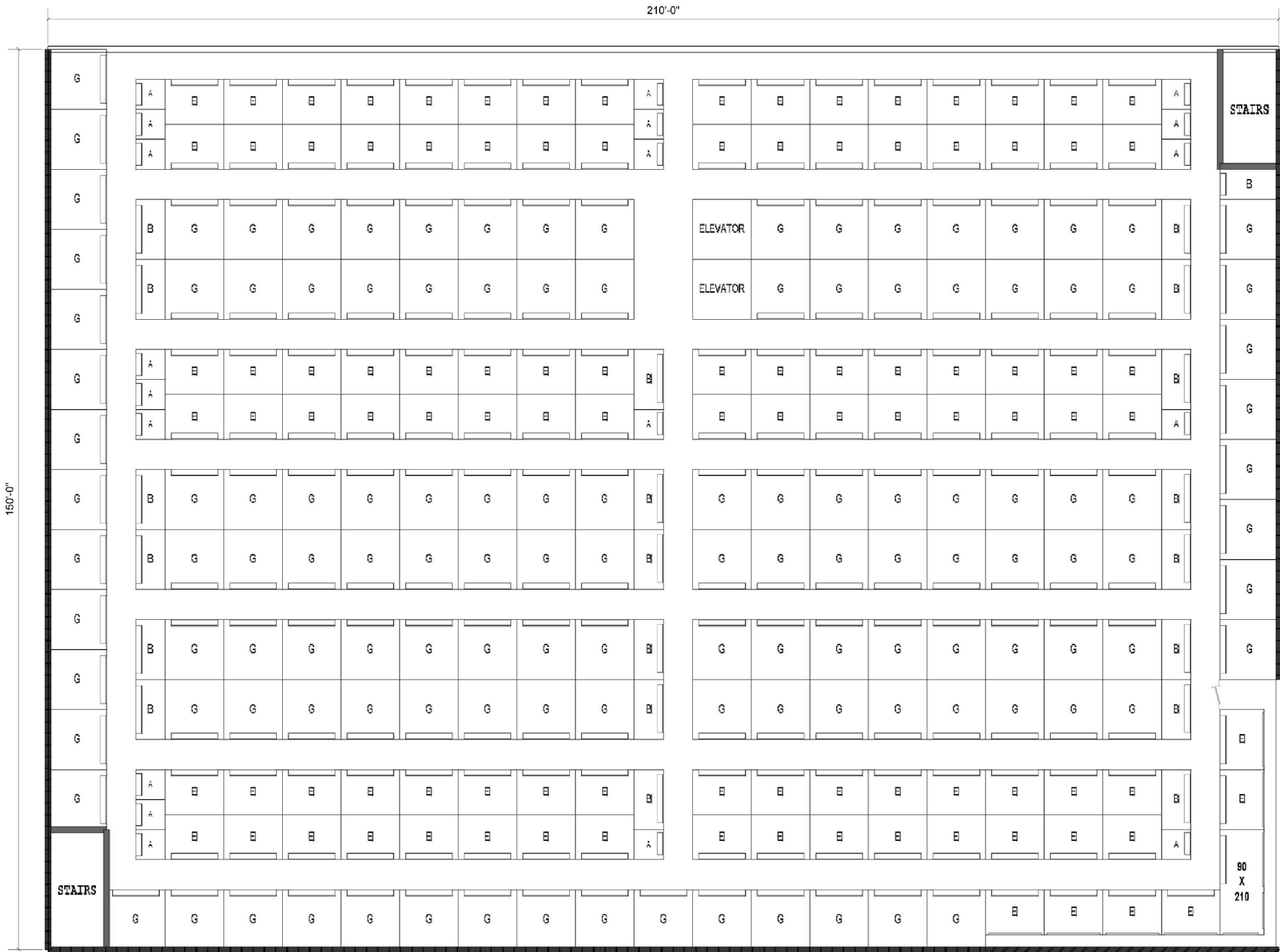
REVISIONS

DATES	
PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016

MAIN FLOOR
FLOOR PLAN

SHEET NUMBER

A1.2



TOP FLOOR
floor plan
SCALE: N.T.S.

01



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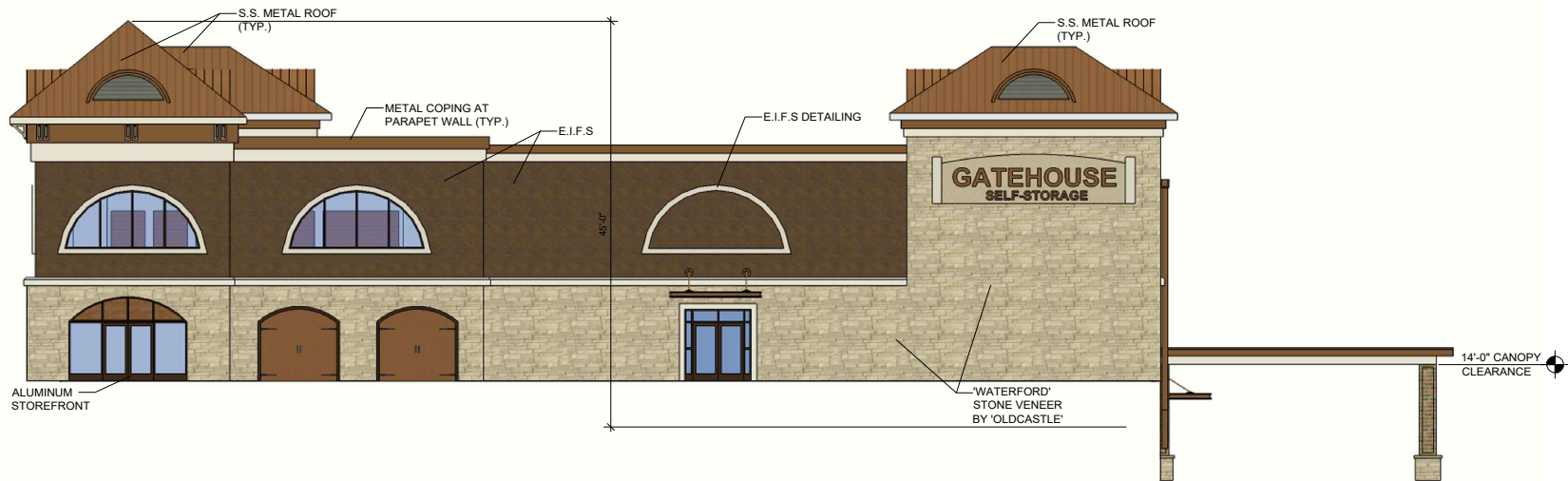
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PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016

TOP FLOOR
FLOOR PLAN

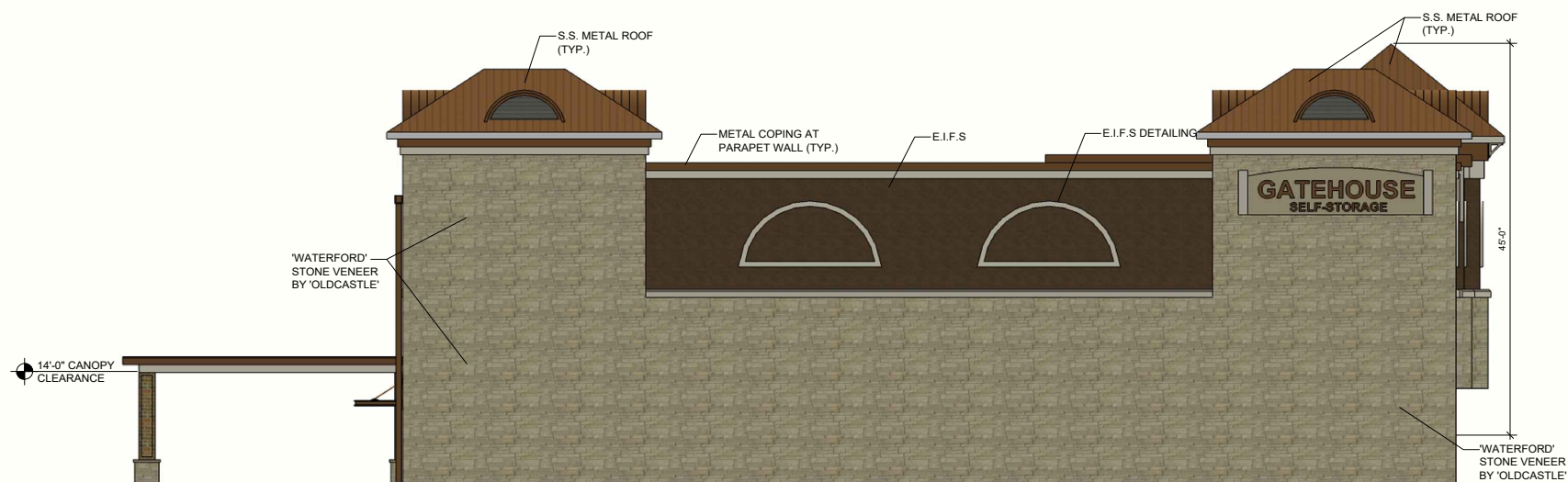
SHEET NUMBER

A1.3



RIGHT
elevation
SCALE: N.T.S.

02



LEFT
elevation
SCALE: N.T.S.

01

akai

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Architect's Project No. 150047
Drawing By: TM & SZ

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TOWN OF CLAYTON	02/29/2016
TOWN OF CLAYTON	03/08/2016

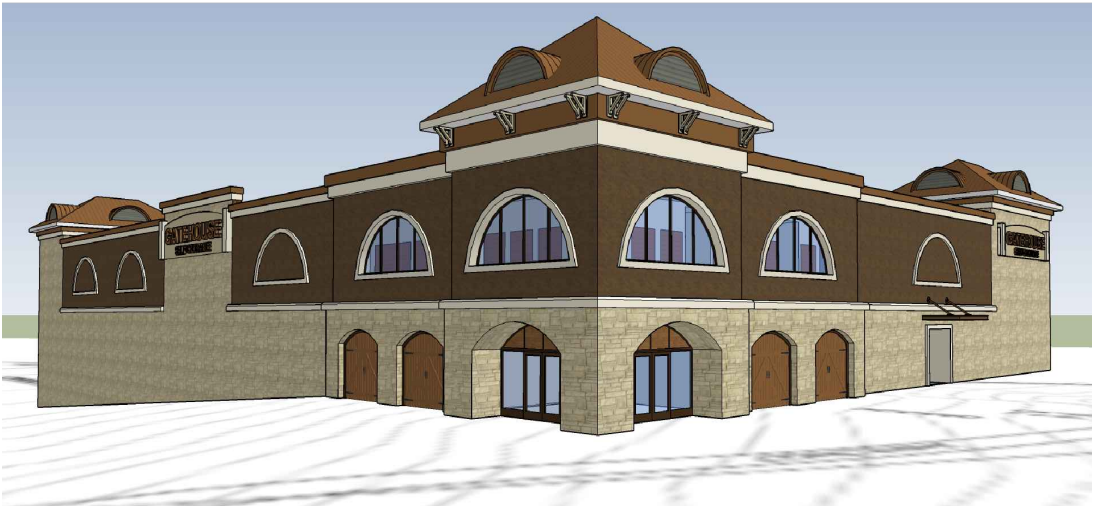
RIGHT & LEFT
ELEVATIONS

SHEET NUMBER

A2.2



CONCEPTUAL
rendering
SCALE: N.T.S. **04**



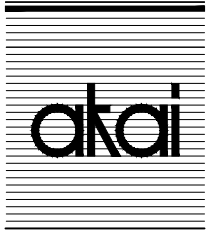
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rendering
SCALE: N.T.S. **03**



CONCEPTUAL
rendering
SCALE: N.T.S. **02**



CONCEPTUAL
rendering
SCALE: N.T.S. **01**



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Drawing B: TM & SZ

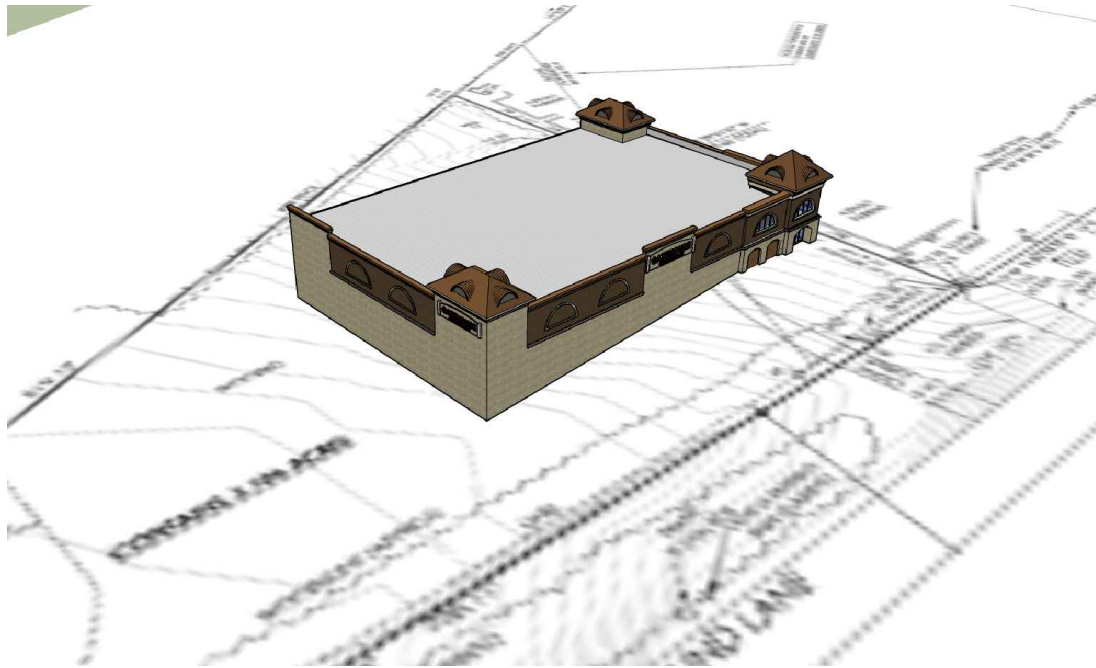
REVISIONS

DATES	
PHASE	ISSUED
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TOWN OF CLAYTON	02/29/2016

CONCEPTUAL
RENDERINGS

SHEET NUMBER

A3.1



CONCEPTUAL
rendering
SCALE: N.T.S. **04**



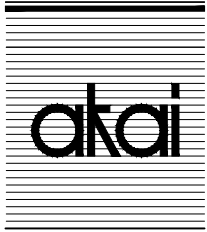
CONCEPTUAL
rendering
SCALE: N.T.S. **03**



CONCEPTUAL
rendering
SCALE: N.T.S. **02**



CONCEPTUAL
rendering
SCALE: N.T.S. **01**



ARCHITECT
KURMASIE
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INC.

1030 WILMINGTON ST.
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PRELIMINARY
NOT FOR
CONSTRUCTION

2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Numbers

Architect's Project No. 150047
Drawing B: TM & SZ

REVISIONS

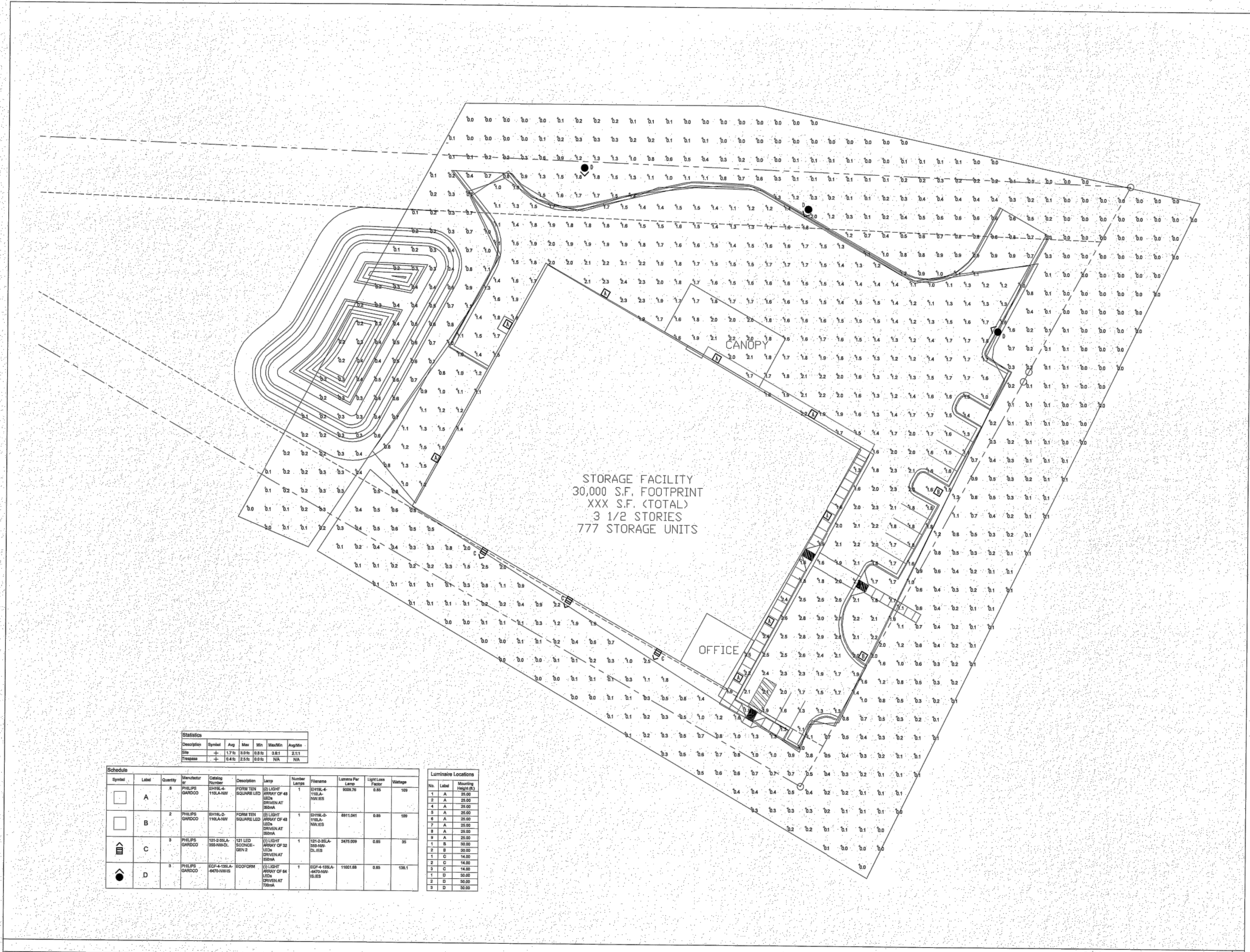
DATES

PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016

CONCEPTUAL
RENDERINGS

SHEET NUMBER

A3.2



STORAGE FACILITY
30,000 S.F. FOOTPRINT
XXX S.F. (TOTAL)
3 1/2 STORIES
777 STORAGE UNITS

OFFICE

CANOPY

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.7%	3.0%	0.0%	3.0%	2.1%
Trespass	+	0.4%	2.5%	0.0%	NA	NA

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Footcandle Per Lamp	Light Loss Factor
A	A	8	PHILIPS	SHSL4-110LA-NW	FORM TEN SQUARE LED	(1) LIGHT ARRAY OF 48 LEDS DRIVEN AT 100mA	1	5116.4	0.85
B	B	2	PHILIPS	SHSL4-110LA-NW	FORM TEN SQUARE LED	(1) LIGHT ARRAY OF 48 LEDS DRIVEN AT 100mA	1	5116.4	0.85
C	C	3	PHILIPS	SHSL4-110LA-NW	FORM TEN SQUARE LED	(1) LIGHT ARRAY OF 48 LEDS DRIVEN AT 100mA	1	5116.4	0.85
D	D	3	PHILIPS	SHSL4-110LA-NW	FORM TEN SQUARE LED	(1) LIGHT ARRAY OF 48 LEDS DRIVEN AT 100mA	1	5116.4	0.85

Luminaire Locations				
No.	Label	Mounting Height (ft.)	Footcandle	Light Loss Factor
1	A	25.00	5116.4	0.85
2	A	25.00	5116.4	0.85
3	A	25.00	5116.4	0.85
4	A	25.00	5116.4	0.85
5	A	25.00	5116.4	0.85
6	A	25.00	5116.4	0.85
7	A	25.00	5116.4	0.85
8	A	25.00	5116.4	0.85
9	A	25.00	5116.4	0.85
10	A	25.00	5116.4	0.85
11	A	25.00	5116.4	0.85
12	A	25.00	5116.4	0.85
13	A	25.00	5116.4	0.85
14	A	25.00	5116.4	0.85
15	A	25.00	5116.4	0.85
16	A	25.00	5116.4	0.85
17	A	25.00	5116.4	0.85
18	A	25.00	5116.4	0.85
19	A	25.00	5116.4	0.85
20	A	25.00	5116.4	0.85
21	A	25.00	5116.4	0.85
22	A	25.00	5116.4	0.85
23	A	25.00	5116.4	0.85
24	A	25.00	5116.4	0.85
25	A	25.00	5116.4	0.85
26	A	25.00	5116.4	0.85
27	A	25.00	5116.4	0.85
28	A	25.00	5116.4	0.85
29	A	25.00	5116.4	0.85
30	A	25.00	5116.4	0.85
31	A	25.00	5116.4	0.85
32	A	25.00	5116.4	0.85
33	A	25.00	5116.4	0.85
34	A	25.00	5116.4	0.85
35	A	25.00	5116.4	0.85
36	A	25.00	5116.4	0.85
37	A	25.00	5116.4	0.85
38	A	25.00	5116.4	0.85
39	A	25.00	5116.4	0.85
40	A	25.00	5116.4	0.85
41	A	25.00	5116.4	0.85
42	A	25.00	5116.4	0.85
43	A	25.00	5116.4	0.85
44	A	25.00	5116.4	0.85
45	A	25.00	5116.4	0.85
46	A	25.00	5116.4	0.85
47	A	25.00	5116.4	0.85
48	A	25.00	5116.4	0.85
49	A	25.00	5116.4	0.85
50	A	25.00	5116.4	0.85
51	A	25.00	5116.4	0.85
52	A	25.00	5116.4	0.85
53	A	25.00	5116.4	0.85
54	A	25.00	5116.4	0.85
55	A	25.00	5116.4	0.85
56	A	25.00	5116.4	0.85
57	A	25.00	5116.4	0.85
58	A	25.00	5116.4	0.85
59	A	25.00	5116.4	0.85
60	A	25.00	5116.4	0.85
61	A	25.00	5116.4	0.85
62	A	25.00	5116.4	0.85
63	A	25.00	5116.4	0.85
64	A	25.00	5116.4	0.85
65	A	25.00	5116.4	0.85
66	A	25.00	5116.4	0.85
67	A	25.00	5116.4	0.85
68	A	25.00	5116.4	0.85
69	A	25.00	5116.4	0.85
70	A	25.00	5116.4	0.85
71	A	25.00	5116.4	0.85
72	A	25.00	5116.4	0.85
73	A	25.00	5116.4	0.85
74	A	25.00	5116.4	0.85
75	A	25.00	5116.4	0.85
76	A	25.00	5116.4	0.85
77	A	25.00	5116.4	0.85
78	A	25.00	5116.4	0.85
79	A	25.00	5116.4	0.85
80	A	25.00	5116.4	0.85
81	A	25.00	5116.4	0.85
82	A	25.00	5116.4	0.85
83	A	25.00	5116.4	0.85
84	A	25.00	5116.4	0.85
85	A	25.00	5116.4	0.85
86	A	25.00	5116.4	0.85
87	A	25.00	5116.4	0.85
88	A	25.00	5116.4	0.85
89	A	25.00	5116.4	0.85
90	A	25.00	5116.4	0.85
91	A	25.00	5116.4	0.85
92	A	25.00	5116.4	0.85
93	A	25.00	5116.4	0.85
94	A	25.00	5116.4	0.85
95	A	25.00	5116.4	0.85
96	A	25.00	5116.4	0.85
97	A	25.00	5116.4	0.85
98	A	25.00	5116.4	0.85
99	A	25.00	5116.4	0.85
100	A	25.00	5116.4	0.85

PHOTOMETRIC LAYOUT - NTS 1



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SITE LIGHTING
CLAYTON STORAGE FACILITY
12384 U.S. 70 HIGHWAY WEST
CLAYTON, NORTH CAROLINA 27520
JOHNSTON COUNTY

Project Reference Numbers
Engineer's Project No. 16026
Architect's Project No.
Drawn By: CL

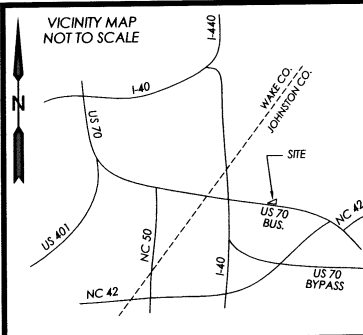
REVISIONS

DATES	
PHASE	ISSUED
PERMIT	2-01-2016

DRAWING TITLE
SITE LIGHTING PHOTOMETRICS

SHEET NUMBER

E1



SURVEYORS DECLARATION TO WHOM IT MAY CONCERN: It is the responsibility of the present owner(s) or future owner(s) of the property shown hereon to check for any wetlands, high water table or other water conditions which may cause a portion of this property to be unusable for certain uses. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist on the property shown hereon but are unknown to the surveyor such as: Cemeteries, Family Buying Grounds, Toxic or Hazardous Waste Materials, Underground Utilities, Existing or Proposed easements or right-of-ways, etc. not shown hereon. Any utilities or features and any easements, right-of-ways or buffers associated with said utilities or features shown hereon are shown according only to what was known or visible at the time of this survey by the surveyor. This property may be subject to additional easements or right-of-ways unknown to the surveyor at this time that a complete title examination may reveal. There shall not be any construction in the area of any utilities, easements or right-of-ways without a complete title examination and additional surveying to identify the accurate widths and correct locations of record of any easements or right-of-ways. The surveyor is NOT an Attorney at Law and it is advised that the owner of this property consult with a Licensed Attorney at Law to perform a complete title examination to confirm all known encumbrances and reveal any potential encumbrances or title issues associated with this property.

NOTE: THE STREAM/BANCH FEATURES SHOWN HEREON APPEAR AS FEATURES ON USGS MAP ("CLAYTON, NC" 2013 & "GARNER, NC" 2013) AND/OR COUNTY SOIL SURVEY (1994 JOHNSTON COUNTY SOIL MAP, FROM COUNTY GIS SOIL MAP LAYER)

NOTE: THE RIPARIAN BUFFERS SHOWN HEREON ARE 50' FROM THE STREAM BANK ON EACH SIDE.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N61°02'-13"W	101.17'
L-2	S61°09'-04"E	413.43'

NOTE: THE PARCEL OR PARCELS OF LAND SHOWN HEREON HAVE NOT BEEN CHECKED FOR WETLANDS OR FLOOD HAZARD SOILS UNLESS OTHERWISE CERTIFIED OR SHOWN HEREON. THIS PARCEL IS SUBJECT TO ALL NC DEPARTMENT OF ENVIRONMENT, HEALTH AND NATURAL RESOURCES, DIVISION OF WATER QUALITY REGULATIONS AND ANY OTHER FEDERAL, STATE OR LOCAL REGULATION OF ANY NATURE. PORTIONS OF THIS PARCEL MAY CONTAIN WETLANDS.

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD.

NOTE: PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.

NOTE: THE SURVEYOR DOES NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

NOTE 1: OWNER OR ATTORNEY AT LAW TO VERIFY EASEMENT WIDTH FOR OVERHEAD POWERLINE ALONG US 70 RIGHT-OF-WAY. INFORMATION REGARDING THIS EASEMENT WIDTH WAS NOT AVAILABLE IN SURVEYOR'S REFERENCES.

NOTE 2: OWNER OR ATTORNEY AT LAW TO VERIFY THAT ANY EASEMENT RELATED TO OLD POWERLINE CROSSING PROPERTY HAS BEEN PROPERLY ABANDONED. INFORMATION REGARDING ANY PRIOR EASEMENT OR ABANDONMENT WAS NOT AVAILABLE IN SURVEYOR'S REFERENCES.

LEGEND

- LINES SURVEYED (SUBJECT PROPERTY)
- OTHER LINES SURVEYED (EX.: TIE LINES)
- LINES NOT SURVEYED
- RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- EIP --- EXISTING IRON PIPE FOUND
- NIP --- NEW IRON PIPE SET
- CC --- CONTROL CORNER
- EIS --- EXISTING IRON STAKE FOUND
- NIS --- NEW IRON STAKE SET
- ECM --- EXISTING CONCRETE MONUMENT FOUND
- EPKN --- EXISTING P.K. NAIL FOUND
- ECS --- EXISTING COTTON SPINDLE FOUND
- R/W --- RIGHT-OF-WAY
- DB --- DEED BOOK
- PG --- PAGE
- PP --- EXISTING POWER POLE
- OHEL --- EXISTING OVERHEAD ELECTRICAL LINE
- CP --- COMPUTED POINT
- EX, MAG --- EXISTING MAG NAIL FOUND
- MAG --- NEW MAG NAIL SET
- A. G. --- ABOVE GROUND
- U. G. --- UNDERGROUND
- RRS --- NEW RAILROAD SPIKE SET
- ELS --- EXISTING LIGHTWOOD STAKE FOUND
- EX, AM --- EXISTING ALUMINUM MONUMENT FOUND
- HYD --- EXISTING FIRE HYDRANT
- WV --- EXISTING WATER VALVE
- WM --- EXISTING WATER METER
- LP --- EXISTING LIGHT POLE
- MBSL --- MINIMUM BUILDING SETBACK LINE
- EX, RRS --- EXISTING RAILROAD SPIKE FOUND
- PKN --- NEW P.K. NAIL SET
- CM --- NEW CONCRETE MONUMENT SET

NORTH CAROLINA
JOHNSTON COUNTY

I, BRIAN R. LEONARD, certify that this plat was drawn under my supervision from an actual survey made under my supervision. (deed references are as shown on the face of this plat; that the boundaries not surveyed are clearly indicated as drawn from information as shown on the face of this plat; that the ratio of precision as calculated is 1:10,000+ for unadjusted field data; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 9th day of FEBRUARY, A. D., 2016.

B. R. Leonard Professional Land Surveyor
License Number L-4368

SURVEYORS



I, BRIAN R. LEONARD, Professional Land Surveyor certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

B. R. Leonard
BRIAN R. LEONARD, PLS
L-4368

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

Filed for Registration at 3:52:13 P.M.

February 9, 2016 in the Register of Deeds Office.

CRAIG OLIVE
Register of Deeds

By Jennifer Hacin - Deputy
This Plat Recorded in Plat Book 82, Page 292

I, BRIAN R. LEONARD, 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:
Published/Fixed-control used: NCJL, NCWL, DURH, NCNA, SNFD,
Class of Survey: Class A NCTA, NCWR, NCTA, NCCA
Positional Accuracy: 0.0184 meters
Type of GPS field procedure: OPUS-RS
Dates of survey: 10-19-2015
Datum/Epoch: NAD83(2011) / Epoch: 2010.0000
Geoid model: GEOID12B
Combined grid factor: 0.99988724 & 0.99988697
Units: Meters

B. R. Leonard Professional Land Surveyor
License Number L-4368

SURVEYORS



SURVEY REFERENCES
DEED BOOK 2815, PAGE 832
PLAT BOOK 28, PAGE 19
PLAT BOOK 62, PAGE 418
PLAT BOOK 62, PAGE 419
PLAT BOOK 62, PAGE 420

ACREAGE COMPUTED BY COORDINATE METHOD
NOTE: ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
IN US SURVEY FEET UNLESS OTHERWISE NOTED



FLOOD CERTIFICATION

THIS PROPERTY GRAPHICALLY DOES NOT APPEAR TO BE IN AN AREA DESIGNATED AS HAVING 100 YEAR SPECIAL FLOOD HAZARDS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
FLOOD INSURANCE RATE MAP NUMBER: 3720164900J
EFFECTIVE DATE: DECEMBER 2, 2005

B. R. Leonard
BRIAN R. LEONARD, PLS
L-4368
NOTE: FLOOD CERTIFICATION IS SUBJECT TO FUTURE CHANGES BY FEMA.

"BOUNDARY SURVEY"

SURVEYED FOR

MOJAC, LLC

TOWNSHIP: CLAYTON
CITY OR TOWN: CLAYTON
ZONE:
COUNTY: JOHNSTON
STATE: NORTH CAROLINA
PIN: 164900-87-7925

BYRD
SURVEYING, P.A.
PROFESSIONAL LAND SURVEYORS

112 E. JOHNSTON ST.
SMITHFIELD, N.C. 27577
PHONE: 919-989-9300
www.byrdsurvey.com

DATE: 2/9/16
SCALE: 1" = 60'
CHECKED & CLOSURE BY: BRL
SURVEYED BY: BRL
DRAWN BY: BRL
FIELD BOOK
SEE FILE
DRAWING NO.
15-104

