



1. CALL TO ORDER

2. ROLL CALL

3. ADJUSTMENT OF THE AGENDA

4. APPROVAL OF MINUTES

- a. April 19, 2017 DRAFT Minutes
[April 19, 2017 DRAFT Minutes](#)

POTENTIAL ACTION: Approval of April 19, 2017 Draft Minutes

5. OLD BUSINESS

6. NEW BUSINESS

- a. 2017-47-CUP - Modspace
NC PIN: 067700-48-1514 & 167700-48-3684
Tag: 05I05020R & 05I05019Z
Location: 111 and 115 North Tech Drive

The applicant is requesting a Conditional Use Permit to operate the use of "Manufacturing; General" at location. A Major Site Plan (#2017-48-SP) is running concurrently with request.

[Application 2017-47-CUP](#)
[Staff Report - 2017-47-CUP](#)
[Staff Report Map 2017-47-CUP](#)
[Neighborhood Meeting Materials 2017-47-CUP](#)
[Neighborhood Meeting Minutes 2017-47-CUP](#)
[Site Plan 2017-48-SP / 2017-47-CUP](#)
[Elevations 2017-48-SP / 2017-47-CUP](#)
[Newspaper Ad 2017-47-CUP](#)

POTENTIAL ACTION: Approval of Conditional Use Permit

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN



**The Town of Clayton
Clayton Board of Adjustment Minutes
Wednesday, April 19, 2017 @ 6:00 PM
Council Chambers**

BOARD MEMBERS PRESENT:

Bobby Bunn
Mark Helmer
Johnny House
Tom Medlin
William Wenzel
Matt Evans

STAFF PRESENT:

David DeYoung, Planning & Development Director
Jay McLeod, Senior Planner
Kimberly Moffett, Town Clerk & Clerk to the Board
Merrick Parrott, Town Attorney

MEMBERS ABSENT:

Donna White

1 CALL TO ORDER

- a) Mr. Evans, Vice Chair called the meeting to order at 6:03 p.m.

2 ROLL CALL

- a) Roll Call

Roll call was completed and a quorum was noted.

- b) Election of Chair and Vice Chair

Mr. Wenzel nominated Mr. Evans to serve as Chair and Mr. Medlin to serve as Vice Chair,

ACTION: Election of Chair and Vice Chair

Motion: Board Member Wenzel
Second: Board Member House
Vote: Unanimous

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

- a) Approval of December 21, 2016 Draft Minutes

ACTION: Approval of December 21, 2016 Minutes

Motion: Board Member Wenzel
Second: Board Member Medlin
Vote: Unanimous

5 NEW BUSINESS

- a) Conditional Use Permit - 2017-29-CUP - The Rainlily Patch Playgarden Daycare

Presenter: David DeYoung, Planning & Development Director

Attorney Parrott provided information regarding Quasi-Judicial proceedings to include the type of testimony to be considered.

All those wishing to offer testimony were administered the oath via affirmation by the Town Clerk. Mr. DeYoung provided information regarding the request for an in-home daycare center. There would be up to eight children and a maximum of two employees. The site is .86 acres and is zoned Residential - 8 (R-8). Mr. DeYoung stated the applicant would utilize the home's driveway as space for parents to drop off and pickup children. The driveway could accommodate up to five vehicles at a time. Mr. DeYoung stated the site includes outdoor play areas. The proposed use is consistent with Unified Development Code and all Findings of Fact have been addressed. Staff recommends approval with conditions as included in staff report.

Mr. Wenzel had concerns regarding any left hand turn issues on N. O'Neil Street and any future road improvement. Mr. DeYoung stated O'Neil Street is not included in any improvements/widening at this time. Mr. DeYoung spoke about future northern connector that would help alleviate any heavy traffic already on O'Neil Street.

Attorney Parrott reminded everyone regarding the burden of the applicant with regard to Findings of Fact.

There were no questions for staff.

Mr. Steven Farr of 107 Lake Drive stated that he felt every homeowner in the subdivision should have received a notice. Mr. DeYoung stated per code everyone within 100' must be notified and all required notifications were made.

Attorney Parrott provided information regarding Quasi-Judicial proceedings to include type of testimony that can be considered.

Mr. Vic Wynn of 104 Gordon Street stated he lives across the street from the applicant address and does not see any issues with the request for an in-home daycare.

Ms. Meghan McLeod, applicant, addressed the board and stated she was excited to be able to offer high quality day care.

With there being nothing further, the item was turned over to Board for deliberation at 6:16 p.m.

ACTION: Motion to Re-Open Discussion

Motion: Board Member Bunn
Second: Board Member Medlin
Vote: Unanimous

Mr. Bunn asked if any negative feedback was received from the Neighborhood meeting. Mr. DeYoung stated there was none.

Mr. Wenzel had some concern regarding increased number of vehicles. Mr. DeYoung stated that of the eight students, two students are the applicant's children and a third child would be child of employee. This would mean the possibility of a maximum of six additional cars coming in and out of the neighborhood. Mr. DeYoung stated that because daycare centers drop off and pickup hours are mostly before and after peak traffic times this would not be a concern.

ACTION: Approval with Conditions as Listed in Staff Report

Motion: Board Member Evans
Second: Board Member Bunn
Vote: Unanimous

6 OLD BUSINESS

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Legislative/Policy/Procedural Update
Presenter: Merrick Parrott, Town Attorney

Attorney Parrott provided an annual update regarding statutory authority, quasi-judicial decisions, type of evidence presented and allowed and legislative changes.

Mr. Wenzel questioned about parties cross-examining each other. Attorney Parrott stated the Chair could intervene if cross-examination got off point, offered non competent or substantial information and reminded parties need to stick to the four Findings of Fact.

ACTION: For informational purposes, no action required.

- b) Zoning Districts
Presenter: Jay McLeod, Senior Planner

Mr. McLeod provided a refresher on the zoning districts. Mr. McLeod spoke about Comprehensive Plan, Future Land Use, Use Table and Official Zoning Map. A PowerPoint was provided regarding the recent April 3, 2017 changes to the Use Table. Mr. McLeod provided additional information regarding Future Land Use Map and Designations and Transportation Map.

Mr. Wenzel asked about the proposed 540 and how close it might be to Johnston County and Clayton's ETJ. Mr. McLeod stated the interchanges would be at 70 Bypass, Cornwallis, Rock Quarry and Old Baucom Roads.

Mr. McLeod provided information about the Bicycle and Pedestrian concept.

Vice Chair Evans requested members of board receive an updated version of the Comprehensive Plan. Mr. McLeod stated that he would provide that.

ACTION: For informational purposes, no action required.

- c) Variance Standards Supplemental Information
Presenter: Jay McLeod, Senior Planner

Mr. McLeod provided information regarding articles from Coates Canon through the UNC School of Government. These articles could be used as resources for Variance Standards education and refreshers.

ACTION: For informational purposes, no action required.

8 ADJOURN

- a) Motion to Adjourn

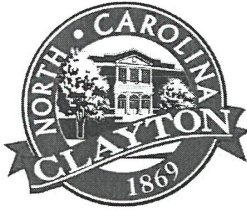
With there being nothing further, the meeting was adjourned at 6:51 p.m.

Motion: Board Member Wenzel
Second: Board Member Medlin
Vote: Unanimous

Matt Evans, Chairman

ATTEST:

Kimberly Moffett, CMC, NCCMC
Town Clerk / Clerk to the Board



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

CONDITIONAL USE APPLICATION

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

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

APPLICATION TYPE

☒ New Conditional Use Permit

☐ Major Modification to an approved CUP

Permit Modified: _____

SITE INFORMATION

Name of Project: ModSpace Regional Branch Acreage of Property: 4.81

County Tag #: a) 05I05020R; b) 05I05019Z NC PIN: a) 167700-48-1514; b) 167700-48-3684

Address/Location: a) 111 North Tech Drive, Clayton, NC 27520

b) 115 North Tech Drive, Clayton, NC 27520

Existing Use: Industrial Storage Facility Proposed Use: Regional Branch Facility

Is project within a Planned Development? ☒ No ☐ Yes

Planned Development District (if applicable): N/A

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

Overlay District (if applicable): N/A

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

OFFICE USE ONLY

Date Received: **MAR 30 2017**

Amount Paid: \$400.00
\$100.00

File Number: 2017-47CUP

01/06/2016

TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 10

PROPERTY OWNER INFORMATION

Parcel a
 Owner Name: Walthom Group
 Parcel Id: 05I05020R
 Mailing Address: 442 ½ E Main Street Clayton, NC 27520
 Phone Number: (919) 553-5400 Fax: (919) 550-4814
 Email Address: nthompson@walthomgroup.com

Parcel b
 Owner Name: Ironwood Developers, LLC
 Parcel Id: 05I05019Z
 Mailing Address: 442 ½ E Main Street Clayton, NC 27520
 Phone Number: (919) 553-5400 Fax: (919) 550-4814
 Email Address: nthompson@walthomgroup.com

APPLICANT INFORMATION

Applicant: Modular Space Corporation

Mailing Address: 1200 Swedesford Road, Berwyn, PA 19312-1172

Phone Number: (610) 232-0832 **Fax:** none

Contact Person: Andrew Wright, AICP, PP, PTP

Email Address: andy.wright@modspace.com

REQUIRED INFORMATION (to be submitted with the application)

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

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>3/24/2017</u>	☒				
2. Review Fee (\$400) and Advertisement Fee (\$100)	☒				
3. Completed application	☒				
4. Owner's Consent Form	☒	☐			
5. Adjacent property owners list	☒				
6. Wastewater allocation request OR verification of wastewater allocation	☐	☐			
7. Signed and sealed traffic impact analysis (2 copies) <i>Required for projects generating at least 100 vehicle trips at peak hour. See §155.708 of the UDC.</i>	☐	☐			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☒				
9. Set of stamped, addressed envelopes with no return address, using the adjacent property owners list (One set) <i>To be used for Town's public noticing of the Board of Adjustment hearing.</i>	☒				
10. Neighborhood meeting summary form (1 copy) <i>Form is included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Board of Adjustment meeting.				

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

01/06/2016

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EXPLANATION OF PROJECT

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

The applicant proposes the creation of a branch facility that will serve as the regional branch for ModSpace. ModSpace's core business operation is the leasing and/or sale of non-residential modular buildings and containers. ModSpace's current branch in Garner would be relocated to this project site. The new ModSpace Clayton branch facility would be comprised of the following:

- i) A 3,192 square foot modular office building footprint;
- ii) A 3,600 square foot modular material storage building;
- iii) Refurbishment Area; and
- iv) Outdoor Storage

Approximately 7 full-time employees will occupy the modular office building performing typical administrative duties. Approximately 10 to 20 employees/vendors will also work on this property at any given time.

REQUIRED FINDINGS OF FACT

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

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

The proposed use of this property will not in any way endanger the public safety and health, specifically of the occupants of the adjacent properties. The proposed use will incorporate all applicable landscaping and lighting standards to minimize any impacts on the adjoining properties zoned residential that abut a portion of the northern and west property boundaries.

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

The proposed use of this property will adhere to all applicable regulations contained within the 2006 Town of Clayton Unified Development Code as amended through March 29, 2017. The proposed improvements on this property have been positioned based on sound land use planning principles in an effort to concentrate the core operations area along the southern property tract boundary with North Tech Drive to create sufficient separation distance from the adjoining residentially-zoned properties to the north and west. Furthermore, the proposed creation of a new branch business on this property is consistent with the Future Land Use goals stated in the 2040 Town of Clayton Comprehensive Plan for this area which recommend the creation of Employment Centers in this area of the town. The proposed use will join other

existing businesses in this area of the town to further the establishment of an Employment Center while also being in line with the Economic Development goals in the Comprehensive Plan that recommend fostering new business creation.

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 proposed use of this property will not be detrimental to the property values of the adjoining properties nor have a negative impact on the surrounding neighborhood/uses. As such, the proposed use of the property will be a benefit, not a detriment, by fostering the creation of a new business and while protecting current adjoining property values through positioning the improvements on this site in an alignment, combined with conformance to applicable UDO regulations such as landscaping & lighting, that establishes both visual and audible separate distances with the adjoining residentially-zoned properties.

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 use of the property will not adversely affect either the adopted Town of Clayton Unified Development Code (UDO) nor the 2040 Comprehensive Plan as it will be consistent with intent for a Manufacturing – General use, see Section 155.306(F), within the I-1 Industrial District as stated in Section 155.200(2)(f) of the UDO, specifically the creation of employment opportunities and use(s) that do not create a nuisance to surrounding properties. Furthermore, the proposed use will incorporate applicable landscaping, lighting and other design standards to ensure that the character of the existing standards for development of the surrounding properties will be preserved, specifically the properties zoned Residential-Estate (RE) and Office-Institutional (O-I).

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.

Andrew Wright, AICP, PP, PTP

Print Name


Signature of Applicant

3/24/17
Date



**TOWN OF CLAYTON
Planning Department**

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

PROPERTY 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: ModSpace Regional Branch Address or PIN #: 05I05020R & 05I05019Z

AGENT/APPLICANT INFORMATION:

Modular Space Corporation

(Name - type, print clearly)

1200 Swedesford Road

(Address)

Berwyn, PA 19312-1172

(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*):

Conditional Use Application for Parcel 05I05020R

& 05I05019Z

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:

Waltham Group, LLC

(Name - type, print clearly)

442 1/2 E. Main Street

(Address)

Clayton, NC 27520

(City, State, Zip)

[Signature]
(Owner's Signature)

STATE OF

North Carolina

COUNTY OF

Johnston

Sworn and subscribed before me Celeste M Lopez, a Notary Public for the above State and County, this the 28th day of March, 2017.

SEAL

Celeste M Lopez
Notary Public

My Commission Expires:

October 22, 2021

01/06/2016



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**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

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Project Name: ModSpace Regional Branch Address or PIN #: 05I05020R & 05I05019Z

AGENT/APPLICANT INFORMATION:

Modular Space Corporation
(Name - type, print clearly)

1200 Swedesford Road
(Address)
Berwyn, PA 19312-1172
(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*):

Conditional Use Application for Parcel 05I05020R

& 05I05019Z

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:

Ironwood Developers, LLC
(Name - type, print clearly)

442 1/2 E. Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

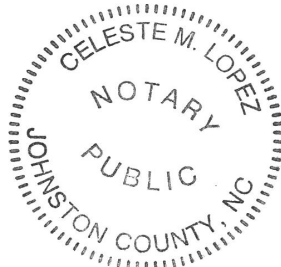
[Signature]
(Owner's Signature)

STATE OF North Carolina
COUNTY OF Dunn

Sworn and subscribed before me Celeste M Lopez, a Notary Public for the above State and County, this
the 28th day of March, 2017.

SEAL

[Signature]
Notary Public
My Commission Expires: October 22, 2021



01/06/2016

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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
May 17, 2017*

STAFF REPORT

Application Number: 2017-47-CUP
Project Name: Modspace Conditional Use Permit
NC PIN/Tag: 067700-48-1514 / 05I05020R & 167700-48-3684 / 05I05019Z
Applicant: Modular Space Corporation
Owner: Walthom Group and Ironwood Developers, LLC

Neighborhood Meeting:

Public Noticing: Property posted May 5, 2017
Letters mailed May 1, 2017
Newspaper Ad published May 3, 2017 and May 10, 2017

PROJECT LOCATION: The project is located at 111 and 115 North Tech Drive

REQUEST: The applicant is requesting a Conditional Use Permit to operate the use of "Manufacturing, General" on the subject properties. A Major Site Plan application (2017-48-SP) is running concurrently with this request.



SITE DATA:

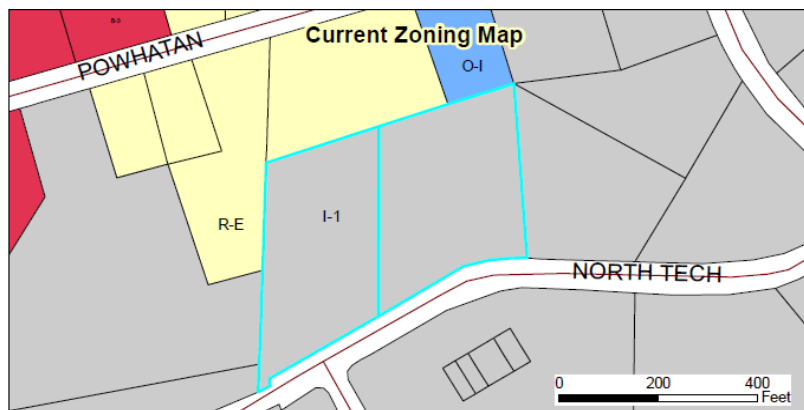
Acreage: 4.81 acres
Present Zoning: Industrial-Light
Existing Use: Storage Yard

DEVELOPMENT DATA:

Proposed Uses: Manufacturing, general with general outdoor storage
Proposed Buildings: Office building, 3,192 SF & Storage Building, 3,600 SF
Proposed Parking: 18 spaces
Access/Streets: Located off North Tech Drive

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate & Office-Institutional	Residential
South	Industrial-Light	Office
East	Industrial-Light	Vacant
West	Industrial-Light & Residential-Estate	Residential & Commercial

**STAFF ANALYSIS AND COMMENTARY:****Overview**

The applicant is requesting a Conditional Use Permit to allow the operation of modular storage facility in an Industrial-Light (I-1) zoning district. This use is considered "Manufacturing, General" in the UDC. The subject development includes an office, general outdoor storage of modular units and limited repair "refurbishment" of

the units. The site currently functions only as a storage yard for the company which is currently headquartered in Garner. It is the applicant's intent to relocate operations to the Clayton site following approval of the development applications. A major site plan application (2017-48-SP) is running concurrently with this request and will go to Planning Board for a final decision.

Associated Site Plan

As stated above, the applicant has submitted a major site plan request (2017-48-SP) to run concurrently with the Conditional Use Permit which includes the new office, modular storage and refurbishment of units as necessary. Parking has been added to accompany the proposed office. The development will include a 100% opaque visual barrier along all property lines in order to shield the outdoor storage from view, as required within the UDC. To meet this requirement, fencing and landscaping will be utilized. The refurbishment area will be located on the southern portion of the site in order to mitigate any impact it may have on the adjacent residential properties. This area will be used to make minor repairs (roofing, flooring, painting, etc.) to the modular units.

Landscaping and Buffering

A Class "C" landscape buffer is proposed along all property lines that abut residentially zoned property. Specifically, the northern property line and a portion of the western property line will have a Class "C" landscape buffer in order to meet this UDC requirement. For the remainder of the property, the applicant is proposing to utilize existing fencing and will add vinyl slats/fabric screen in order to ensure that the outdoor storage is completely screened from view, as required within the UDC.

Findings of Fact

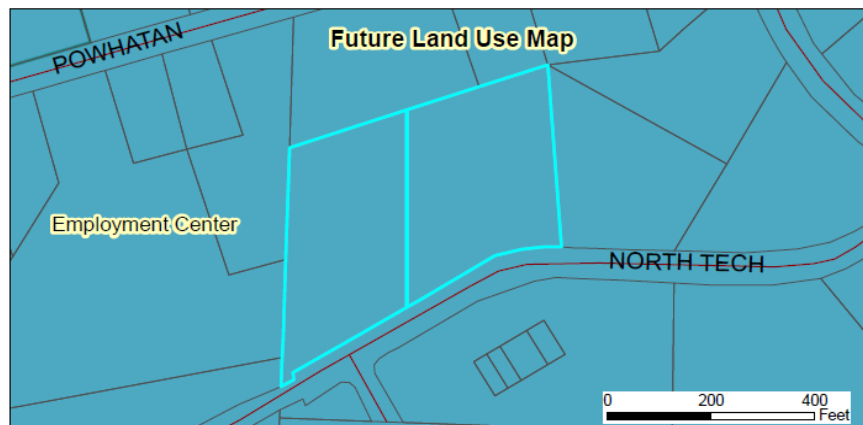
The applicant has adequately addressed the Findings of Fact, and these are found in their completed application.

Consistency with the Unified Development Code

The proposed use is consistent with and meets the applicable requirements of the Unified Development Code (UDC).

Compatibility with Surrounding Land Uses

The use is generally compatible with the surrounding land uses. Some properties to the north and west are used as residential, but the applicant has provided required screening and setbacks in order to mitigate effects on these properties.



CONSIDERATIONS:

- The Board of Adjustment approves Conditional Use Permits.
-

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 the conditional use permit (2017-47-CUP).

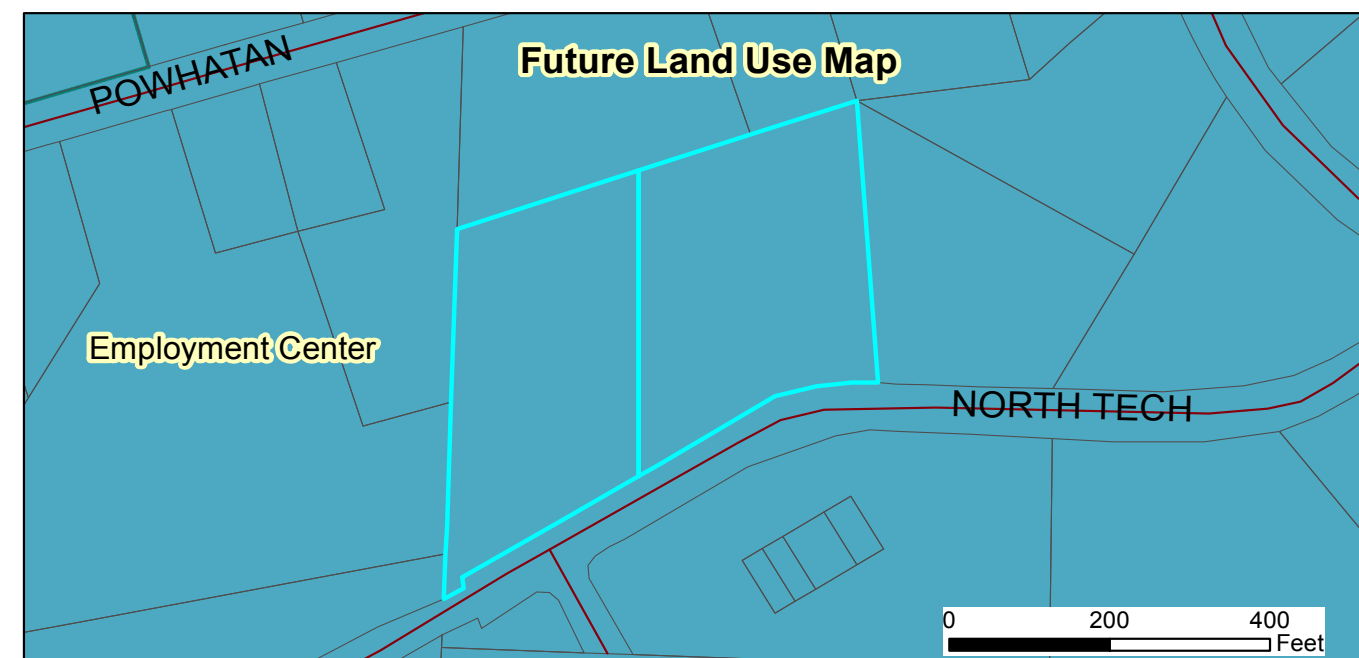
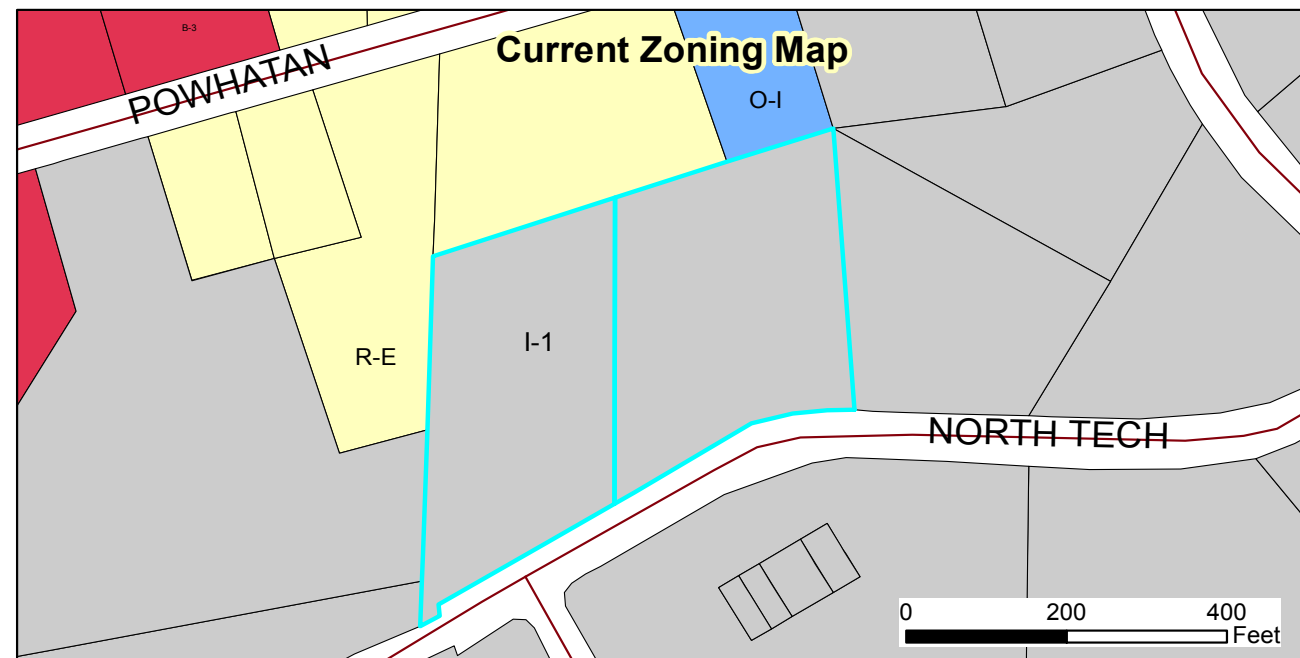
CONDITIONS:

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. A recombination of the subject properties shall be required after approvals have been obtained.
 2. A 100% opaque 8 foot high visual barrier is required along the eastern property line at such time that development occurs on the adjacent site, or when the existing vegetation is removed from the adjacent site.
 3. Refurbishment/repair activities shall be limited to the area designated on the associated site plan (2017-48-SP).
-

ATTACHMENTS:

- 1) Application
- 2) Maps
- 3) Neighborhood Meeting Materials
- 4) Associated Site Plan



2017-47-CUP Modspace Conditional Use Permit

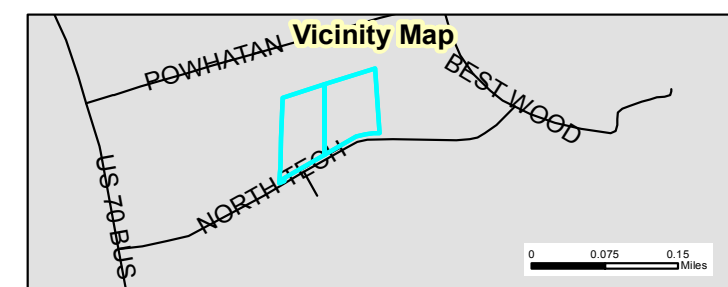
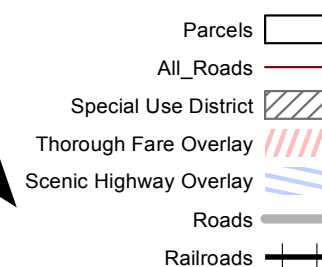
Request: To operate the use of manufacturing, general on the subject property

Applicant: Modular Space Corporation

Property Owners: Waltham Group & Ironwood Developers, LLC

Parcel ID: 167700-48-1514 & 167700-48-3684

Tag #: 05I05020R & 05I05019Z



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March 29, 2017

Dear Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use 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: April 11, 2017

Meeting Location: 111 North Tech Drive, Clayton, NC 27520

Time: 6:30 P.M. to 8:30 P.M.

Modular Space Corporation (ModSpace) is seeking a conditional use permit along with a major site plan for the property located at 111 North Tech Drive, Clayton, North Carolina 27520 and 115 North Tech Drive, Clayton, North Carolina 27520.

General Description of Project:

ModSpace proposes to develop a regional branch facility on the property that is currently serving as a storage location for temporary and permanent modular buildings. The new regional branch facility would be comprised of the following: a modular administrative office building, a modular material storage building, refurbishment area, and an outdoor storage area.

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 Andy Wright at 610-232-0832. You may also contact the Planning Department at (919) 553-5002.

Sincerely,

MODULAR SPACE CORPORATION

cc: Town of Clayton Planning Department

1200 Swedesford Road, Berwyn, PA 19312

T 610.232.1200 or 800.523.7918

www.modspace.com

ADJACENT PROPERTY OWNERS LIST

Project Name: ModSpace Regional Branch

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
05I05019Y	Clyde L. Hunt III	3 Oak Glen Court Greensboro, NC 27408
05I05019G	Barbara J. Maye	PO Box 1192 Clayton, NC 27528-1192
05I05019U	Commercial Properties of Clayton, LLC	736 Parkridge Drive Clayton, NC 27527-5304
05I05019J	Barbara J. Maye	PO Box 1192 Clayton, NC 27528-1192
05I05019W	Robert M. Bryant & Karen P. Bryant	804 Parkridge Drive Clayton, NC 27527-3909
05I05019K	North Tech 120, LLC	120 N. Tech Dr., Ste. 102 Clayton, NC 27520-5084
05I05020R	Walthom Group	442 1/2 E. Main Street Clayton, NC 27520
05I05019Z	Ironwood Developers, LLC	442 1/2 E. Main Street Clayton, NC 27520
05I05019H	Walthom Group	442 1/2 E. Main Street Clayton, NC 27520
05I05020	Carolina Power & Light	PO Box 1551 Raleigh, NC 27602
05I05021C	Novo Nordisk Pharmaceutical Industries Inc	3612 Powhatan Rd. Clayton, NC 27527
05I05020B	Mayra Alvarado & Jose Alvarado	71 S. Ashlyn Dr. Clayton, NC 27527-5081
05I05019F	Blacktip Properties, LLC	PO Box 189 Clayton, NC 27528
05I05020N	Carolina CPL Holdings, LLC	107 N. Tech Drive, Clayton, NC 27520
05I05020O	Raymond M House Jr. & Angela C. House	2020 Casey Road Clayton, NC 27520

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: ModSpace Regional Branch - Major Site Plan Application

Date of Mailing: March 29, 2017

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

Printed Name: _____ Signature: _____

Date of Meeting: _____ Time of Meeting: _____

Location of Meeting: _____

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.*

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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

ModSpace Regional Branch Facility
2017-48-SP

CONDITIONAL USE
APPLICATION

Neighborhood Meeting Summary Form
Adjacent Property Owner's List
Neighborhood Meeting Roster

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: March 29, 2017

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

Printed Name: W. Andrew Fletcher

Signature: W. Andrew Fletcher

Date of Meeting: April 11, 2017

Time of Meeting: 6:30 P.M. to 8:30 P.M.

Location of Meeting: 111 North Tech Drive, 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 neighbors appeared at the meeting. Mike Goins represented ModSpace; Brent Purdum represented Triangle Site Design; Andrew Fletcher represented Young Moore and Henderson, P.A. Mike Goins, Brent Purdum, and Andrew Fletcher were on site from 6:15 P.M. to 8:30 P.M. on April 11, 2017.

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

ADJACENT PROPERTY OWNERS LIST

Project Name: ModSpace Regional Branch

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.

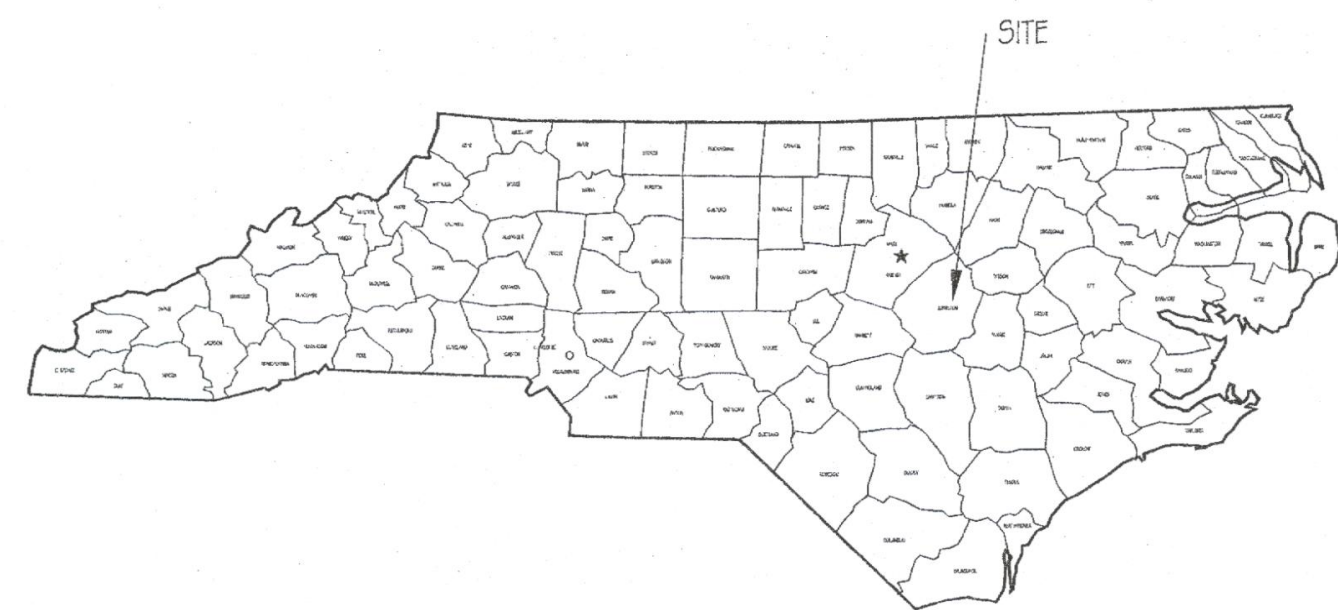
Parcel Number	Name	Address
05I05019Y	Clyde L. Hunt III	3 Oak Glen Court Greensboro, NC 27408
05I05019G	Barbara J. Maye	PO Box 1192 Clayton, NC 27528-1192
05I05019U	Commercial Properties of Clayton, LLC	736 Parkridge Drive Clayton, NC 27527-5304
05I05019J	Barbara J. Maye	PO Box 1192 Clayton, NC 27528-1192
05I05019W	Robert M. Bryant & Karen P. Bryant	804 Parkridge Drive Clayton, NC 27527-3909
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05I05019F	Blacktip Properties, LLC	PO Box 189 Clayton, NC 27528
05I05020N	Carolina CPL Holdings, LLC	107 N. Tech Drive, Clayton, NC 27520
05I05020O	Raymond M House Jr. & Angela C. House	2020 Casey Road Clayton, NC 27520

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: ModSpace

Location/Date: April 11, 2017

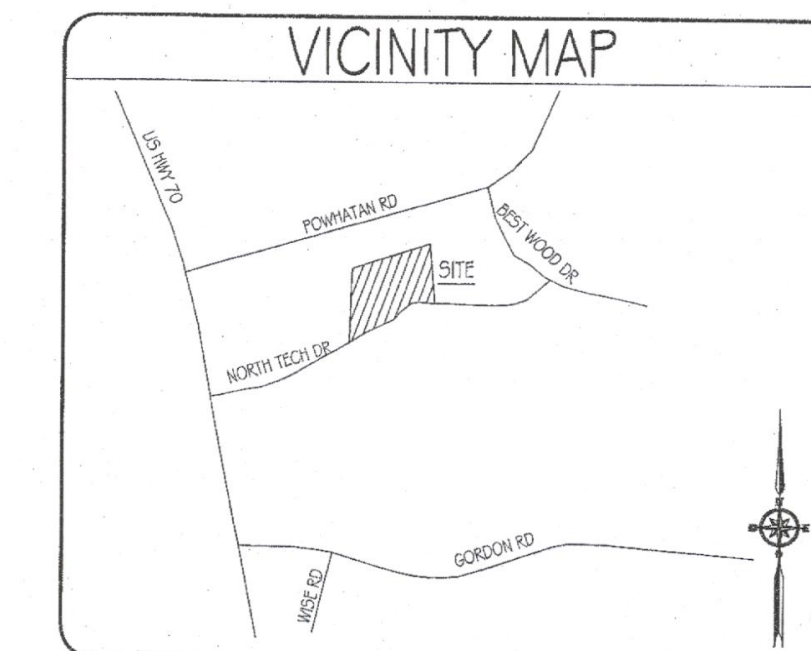
	NAME	ADDRESS
1	None	None
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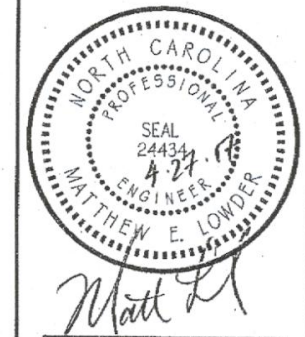
Proposed
ModSpace
115 North Tech Drive
Clayton, Johnston County, North Carolina
2017-48-SP

OWNER/DEVELOPER
ModSpace
Attn. Andy Wright, AICP, PP, PTP
1200 Swedesford Road
Berwyn, PA 19312
610-232-0832
andy.wright@modspace.com

CIVIL ENGINEER
Triangle Site Design, PLLC
Attn. Matt Lowder, PE
4004 Barrett Drive
Suite 101
Raleigh, NC 27609
(919)553-6570
mlowder@trianglesitedesign.com
NC LICENSE #P-0619



CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR., STE. 101
RALEIGH, NC 27609
(919) 553-6570
mlowder@trianglesitedesign.com
LICENSE #P-0619

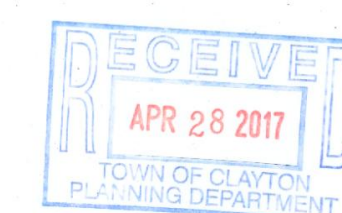


OWNER/DEVELOPER:
ModSpace
Attn. Andy Wright, AICP, PP, PTP
1200 Swedesford Road
Berwyn, PA 19312
610-232-0832
andy.wright@modspace.com

ModSpace
115 North Tech Drive
Clayton, NC (Johnston County)
Project Number 2017-48-SP

INDEX OF DRAWINGS

CO.0	COVER SHEET
DI.0	EXISTING CONDITIONS PLAN
CI.0	SITE PLAN
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CI.2	UTILITY PLAN
CI.3	CONSTRUCTION DETAILS
CI.4	CONSTRUCTION DETAILS
CI.5	EROSION CONTROL PLAN
CI.6	GATE DETAIL SHEET
LA-1	LANDSCAPE PLAN



REV.	DATE	DESCRIPTION
1	4/27/17	REVISED FOR TOWN OF CLAYTON REVIEW

Drawn: [blank]
Checked: [blank]
Approved: [blank]

Project No. 2017-48-SP
Date: March 23, 2017
Title: COVER SHEET

Sheet No. CO.0

ModSpace, Clayton, Johnston County, North Carolina

UTILITY STATEMENT

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE, ONLY AND SHOULD NOT BE CONSIDERED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

CAUTIONARY NOTE

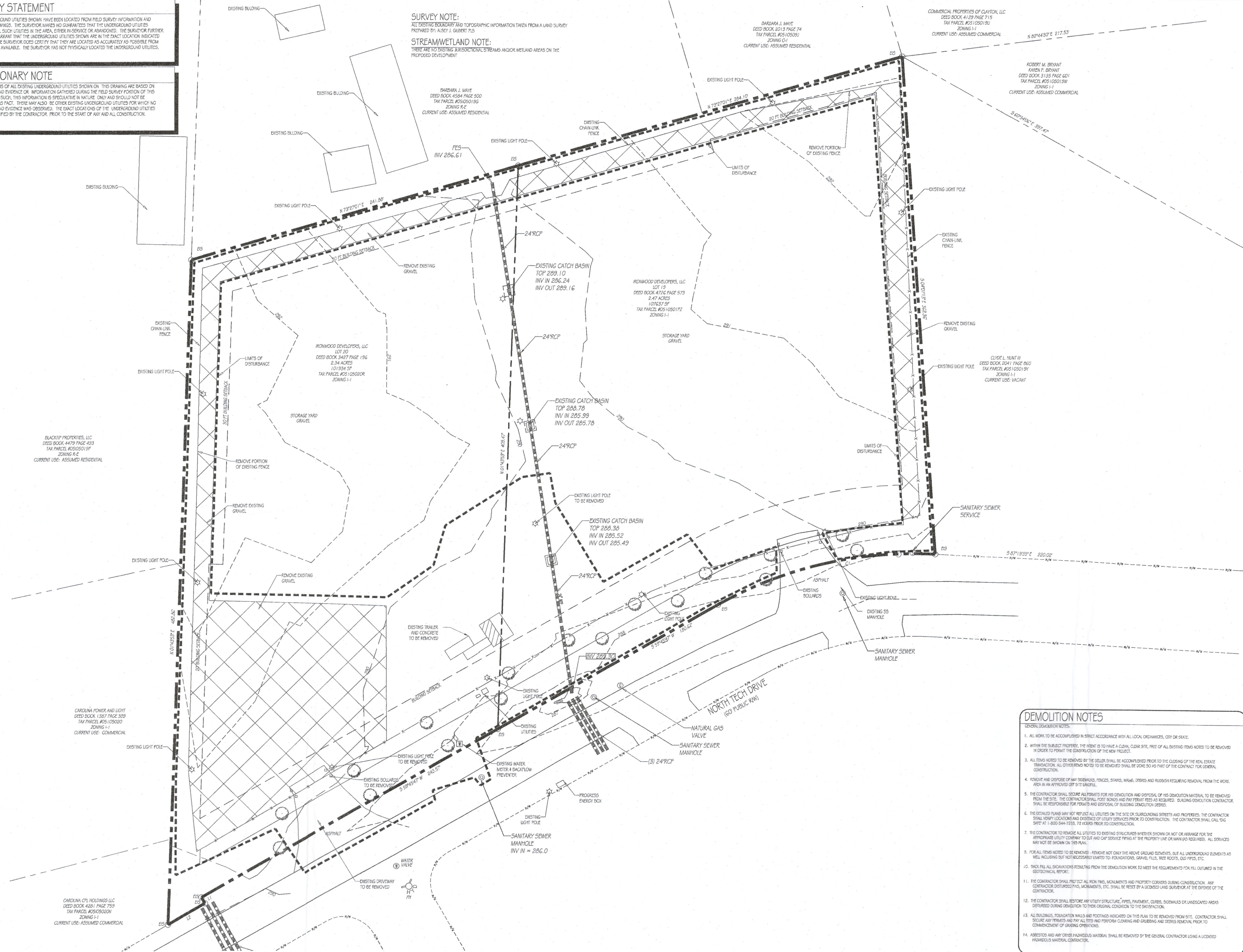
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SURVEY NOTE:

ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY ALBERT J. GILBERT, P.E.

STREAM/WETLAND NOTE:

THERE ARE NO EXISTING JURISDICTIONAL STREAMS OR WETLAND AREAS ON THE PROPOSED DEVELOPMENT.



DEMOLITION NOTES

1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
2. WITHIN THE SUBJECT PROPERTY, THE OWNER IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED BY THE OWNER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL DISTURBANCES NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
4. REMOVE AND DISPOSE OF ANY SIGNAGE, FENCES, STAKES, WELLS, DEBRIS AND RUBBER REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE UNFILL.
5. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDING AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
6. THE CONTRACTOR SHALL NOT REUSE ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL THE SAFE AT 1-800-544-7233, 72 HOURS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE LINES AT THE PROPERTY LINE OR MAIN AS REQUIRED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
8. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT LIMITED TO: FOUNDATIONS, GRAVEL PILLS, TREE ROOTS, OLD PIPES, ETC.
9. BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
10. THE CONTRACTOR SHALL PROTECT ALL IRON PIPES, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PIPES, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURES, TYPES, PAVEMENT, CURBS, SIDEWALKS OR UNPAVED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION.
12. ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PROPERTY CLEANING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
13. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.



GRAPHIC SCALE: 1 INCH = 30 FEET

TRIANGLE SITE DESIGN



CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR. STE 101
RALEIGH, NC 27609
(919) 553-6570
mhoward@trianglesitedesign.com
LICENSE #P-0619



OWNER/DEVELOPER:
ModSpace
Attn: Andy Wright, AICP, PP, PTP
1200 Swedesford Road
Brynarw, PA 19312
610-232-0832
andy.wright@modspace.com

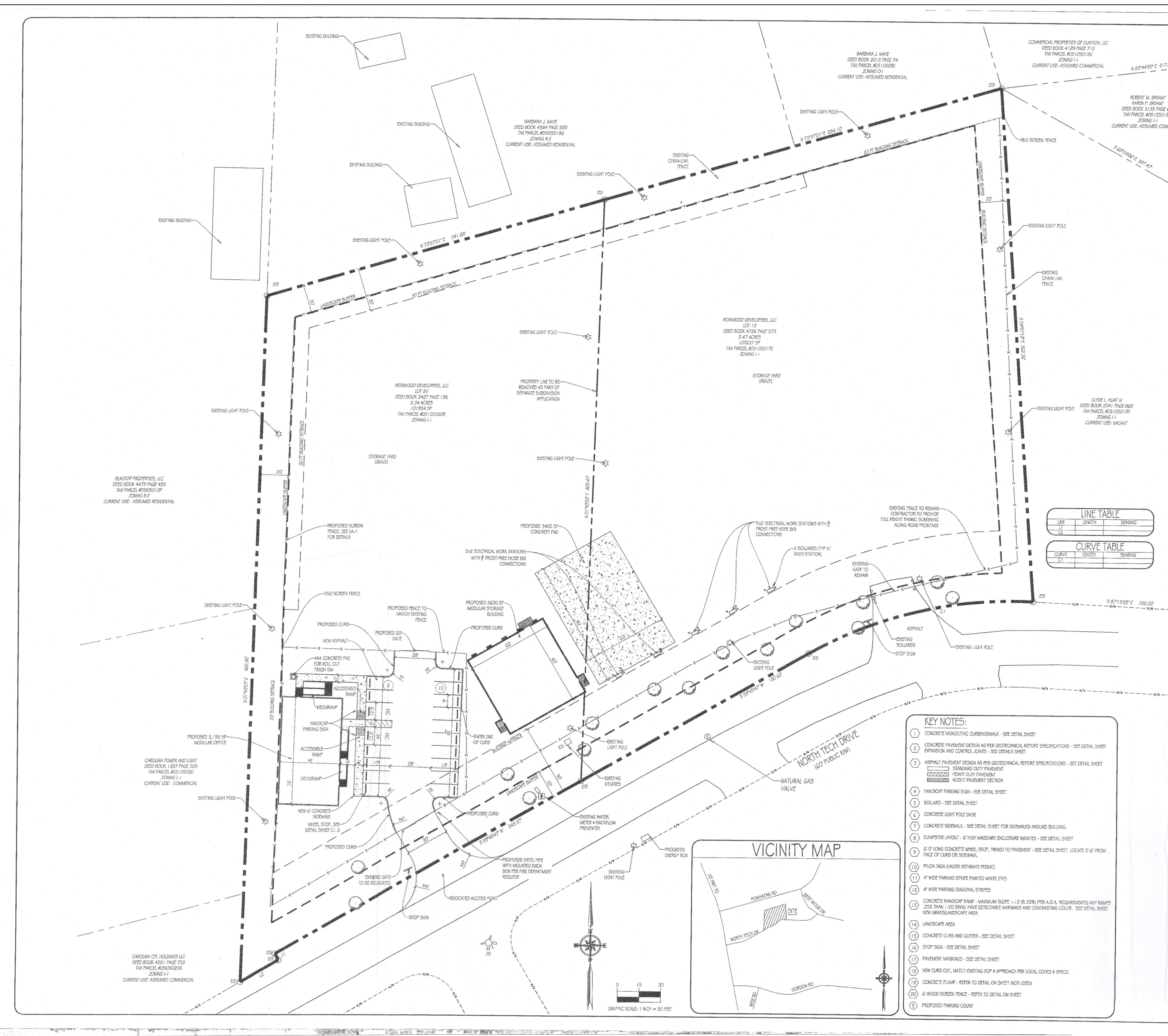
ModSpace
115 North Tech Drive
Clayton, NC (Johnston County)
Project Number 2017-48-SP

REV	DATE	DESCRIPTION
1	4/27/17	REVISED PER TALK WITH CLAYTON AICP

Project No. 021001
Date: March 23, 2017

EXISTING CONDITIONS PLAN

Sheet No. D1.0



- GENERAL NOTES:**
1. THE CONTRACTOR SHALL VERIFY ALL NECESSARY BARRIERS, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY TOWN OF CLAYTON, JOHNSON COUNTY AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
 2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 4. COORDINATE ALL CURBS AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
 5. NON-STANDARD ITEMS (I.E. PAVES, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY SUCCESSION AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
 6. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
 7. DURING SITE CONDITIONS, GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM A FIELD SURVEY BY GIBBS LAND SURVEYING ON SEPTEMBER 23, 2016.
 8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE TOWN OF CLAYTON AND JOHNSON COUNTY CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATIONS AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
 9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNERS REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
 10. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
 11. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
 12. THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR OTHERWISE REPAIR ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
 13. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
 14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOORS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY DEFERENCE LOCATIONS.
 15. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFLECTORIZED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED TUBES AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 16. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMP(S) PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
 17. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE TOWN OF CLAYTON & JOHNSON COUNTY PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
 18. PROTECT ALL BUILDING AND ALL PARKING AREAS. NOTIFY OWNER OF ANY UNACCEPTABLE AREAS.
 19. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORM DRAINAGE) TO OWNER PRIOR TO COMPLETION OF CONSTRUCTION.

- TRAFFIC CONTROL NOTES:**
- THE DISTRICT OFFICE OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.
- TRAFFIC MUST BE MAINTAINED AT ALL TIMES AND TRAFFIC CONTROL MUST COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND WITH THE CURRENT EDITION OF THE NCDOT STANDARD SPECIFICATIONS.
- ALL LINES OF TRAFFIC ARE TO BE OPEN DURING THE HOURS OF 6:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM A MINIMUM OF ONE 12-FOOT LANE SHALL BE MAINTAINED AT ALL TIMES.
- ALL ROADWAY SIGNS WHICH ARE TO BE REMOVED DURING CONSTRUCTION ARE TO BE REINSTALLED AS SOON AS POSSIBLE.
- DURING NON-HOURS WORK, EQUIPMENT IS TO BE PARKED AS CLOSE TO THE RIGHT OF WAY LINE AS POSSIBLE AND BE PROPERLY BARRICADED IN ORDER TO PREVENT ANY EQUIPMENT OBSTRUCTION WITHIN THE TRAVEL LANE.
- ALL CONTRACTORS DOING WORK WITHIN STATE RIGHT OF WAY ARE TO HAVE A COPY OF THESE PLANS ON THE JOB SITE.
- WHEN PERSONNEL AND/OR EQUIPMENT ARE WITHIN 9' OF AN OPEN TRAVEL LANE, THE CONTRACTOR SHALL CLOSE THE OPEN TRAVEL LANE ADJACENT TO THE WORK AREA USING APPROPRIATE TRAFFIC CONTROL MEANS AND METHODS UNLESS WORK IN THAT AREA IS PROTECTED BY BARRIER OR GUARDRAIL.
- THE CONTRACTOR SHALL NOT WORK SIMULTANEOUSLY ON BOTH SIDES OF AN OPEN TRAVEL WAY WITHIN THE SAME LOCATION ON A TWO-LANE, TWO-WAY ROAD.
- THE MAXIMUM LENGTH OF A LANE CLOSURE ON THE PROJECT SHALL BE ONE MILE, MEASURED FROM THE BEGINNING OF THE MERGE TAPER TO THE END OF THE LANE CLOSURE.
- THE CONTRACTOR SHALL BACKFILL AT 6:1 SLOPE UP TO THE EDGE AND ELEVATION OF EXISTING PAVEMENT IN AREAS ADJACENT TO AN OPEN TRAVEL LANE THAT HAS A DROP-OFF OF MORE THAN 2'.
- WHEN BACKFILL IS REQUIRED, IT SHALL BE AT NO EXPENSE TO THE OWNER.
- THE MAXIMUM DIFFERENCE IN ELEVATION BETWEEN OPEN LANES OF TRAFFIC SHALL BE 2'.
- WHEN LANE CLOSURES ARE NOT IN EFFECT, CHANNELIZING DEVICES IN WORK AREAS SHALL BE SPACED NO GREATER THAN TWICE THE POSTER SPACING LIMIT, EXCEPT TO OR CENTER IN TURN, AND SHALL BE SET 3' OFF THE EDGE OF AN OPEN TRAVELWAY.
- DURING INSTALLATION, PROPER TRAFFIC CONTROL DEVICES, SIGNS, ETC. ARE TO BE INSTALLED TO ENSURE PUBLIC SAFETY IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- ALL DISTURBED AREAS ARE TO BE FULLY RESTORED TO MEET MINIMUM ROADWAY STANDARDS.
- MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NCDOT ROADWAY STANDARDS AND SPECIFICATIONS (LATEST EDITION).

DEVELOPMENT DATA:

DEVELOPMENT NAME:	MODSPACE
SHEET ADDRESS:	115 NORTH TECH DR. CLAYTON, NORTH CAROLINA JOHNSON COUNTY
PROPERTY IDENTIFICATION # (PIN):	147700-45-304 AND 167700-45-1514
ZONING DISTRICTS:	R-1 (RESIDENTIAL)
OVERLAY DISTRICT:	NEUSE RIVER BASIN
TOTAL SITE ACRES:	209.571 SF (4.81 AC)
NEIGHBORING LIMITS:	TOWN OF CLAYTON (E)
EXISTING USE:	MODULAR BUILDING STORAGE
PROPOSED BUILDING USE:	MANUFACTURING, GENERAL WITH OUTDOOR STORAGE
PROPOSED TOTAL BUILDING AREA:	3,192 SF (OFFICE) AND 3600 SF (STORAGE)
MAX. BUILDING HEIGHT:	50 FT. (PROVIDED 16 FT)
MIN. LOT AREA:	20,000 SF
MIN. LOT WIDTH:	100 FT
FRONT SETBACK:	50 FT (NORTH TECH DRIVE)
REAR SETBACK:	40 FT
SIDE SETBACK:	20 FT
PARKING SETBACK:	30 FT - ADJUTING RESIDENTIAL ZONING
OUTDOOR STORAGE SETBACK:	50 FT FROM RW
LANDSCAPE BUFFER:	15 FT PUBLIC RW AND ADJUTING RESIDENTIAL ZONED PROPERTY
	20 FT SCREEN BUFFER ALONG AIR ZONED PROPERTY
OFF-STREET PARKING:	9 (1) SPACES/200 SF GROSS FLOOR AREA
TOTAL REQUIRED:	18
TOTAL PROVIDED:	18
ACCESSIBLE SPACES PROVIDED:	2
PARKING SPACE DIMENSIONS:	9'x18' MIN
LOADING AREA:	N/A
IMPERVIOUS AREA SUMMARY:	(BASED ON 209,571 SF (4.81 AC) SITE AREA)
EXISTING BUILDING:	0.57 AC
EXISTING DRIVEWAYS:	1.02 AC
EXISTING PAVEMENT:	0.57 AC
TOTAL EXISTING IMPERVIOUS AREA:	1.02 AC
PROPOSED BUILDING:	3,192 SF
PROPOSED DRIVEWAYS:	3,600 SF
PROPOSED PAVEMENT:	3,600 SF
PROPOSED TOTAL IMPERVIOUS AREA:	10,392 SF
PERCENT IMPERVIOUS:	21.2%

- KEY NOTES:**
1. CONCRETE MONOLITHIC CURBS/DRIVEL - SEE DETAIL SHEET
 2. CONCRETE PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS - SEE DETAIL SHEET
 3. ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS - SEE DETAIL SHEET
 4. HANDICAP PARKING SIGN - SEE DETAIL SHEET
 5. BOLLARD - SEE DETAIL SHEET
 6. CONCRETE LIGHT POLE BASE - SEE DETAIL SHEET FOR SIGNALLS AROUND BUILDING
 7. CONCRETE SIDEWALK - SEE DETAIL SHEET FOR SIGNALLS AROUND BUILDING
 8. DUMPSTER LAYOUT - 6' HIGH MASONRY ENCLOSURE W/ GATES - SEE DETAIL SHEET
 9. 6" OF LONG CONCRETE WHEEL STOP, FINISHED TO PAVEMENT - SEE DETAIL SHEET, LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK
 10. Pylon SIGN (UNDER SEPARATE PERMIT)
 11. 4" WIDE PARKING STRIPS PAINTED WHITE (PYP)
 12. 4" WIDE PARKING DIAGONAL STRIPS
 13. CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 1:12 (8.33%) PER A.D.A. REQUIREMENTS ANY RAMP LESS THAN 1:20 SHALL HAVE DETECTABLE MARKINGS AND CONTRASTING COLOR - SEE DETAIL SHEET
 14. LANDSCAPE AREA
 15. CONCRETE CURBS AND GUTTER - SEE DETAIL SHEET
 16. STOP SIGN - SEE DETAIL SHEET
 17. PAVEMENT MARKINGS - SEE DETAIL SHEET
 18. NEW CURB CUT, MATCH EXISTING ROP & APPROACH PER LOCAL CODES & SPECS
 19. CONCRETE PLUMB - REFER TO DETAIL ON SHEET (NOT LOOSE)
 20. 6" WOOD SCREEN FENCE - REFER TO DETAIL ON SHEET
 21. PROPOSED PARKING COUNT

TRIANGLE SITE DESIGN

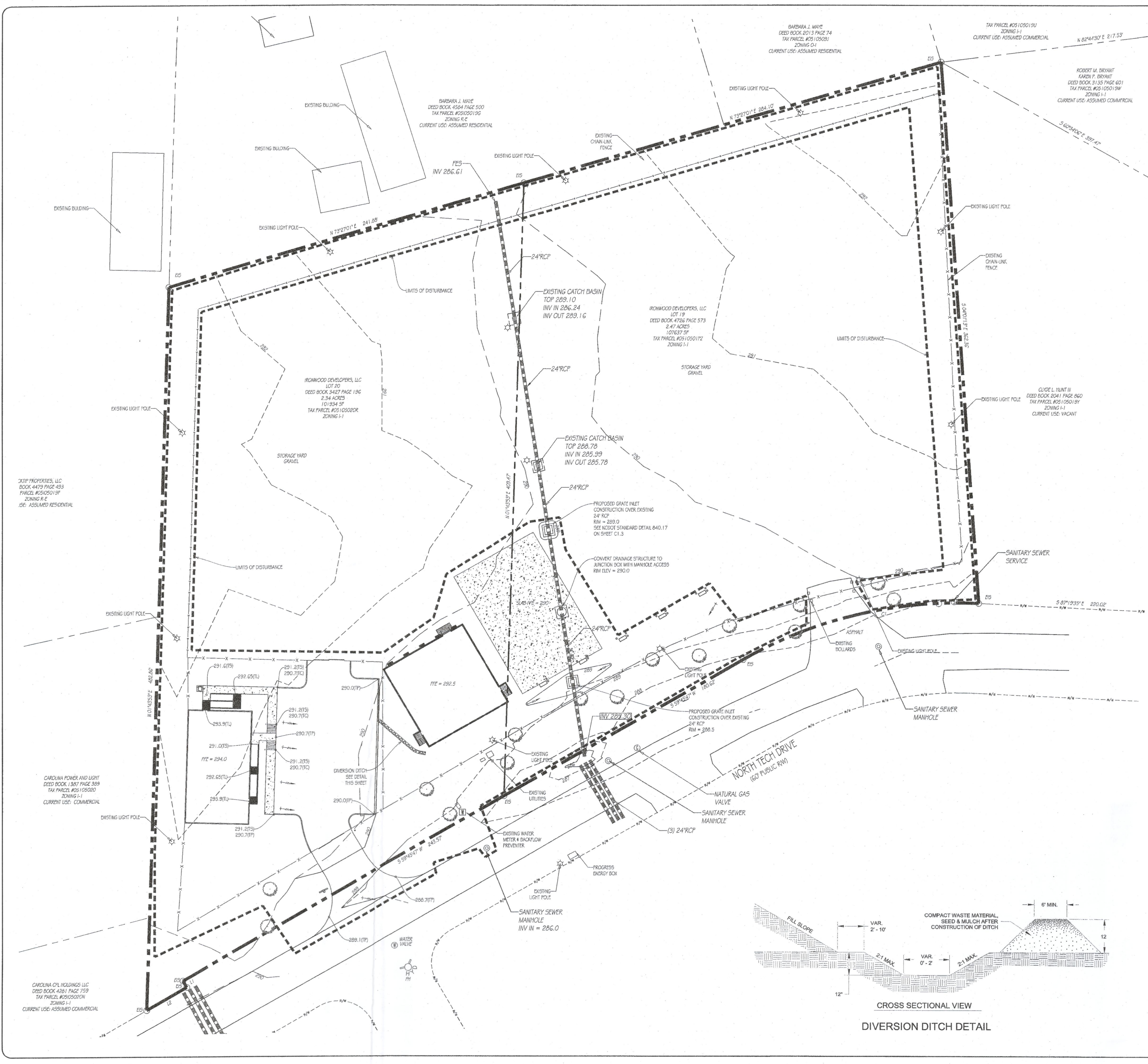
CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR., STE. 101
RALEIGH, NC 27609
(919) 553-6570
info@triangle-sitedesign.com
LICENSE #10619

DATE: 02/01/2017
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

Project No. 02/001
Date: March 23, 2017

SITE PLAN

Sheet No. C1.0



- ### DRAINAGE NOTES:
- A MINIMUM GRADE OF 0.50 % SHALL BE MAINTAINED ON ALL PIPES, UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS AND SLOPES INDICATED ON THE PLANS ARE APPROXIMATE ONLY.
 - UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.
 - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPRIGHT SIDE OF TRENCHES.
 - EFFLUENT FROM DRAINAGE OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - RESTORATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE DESIGN AND SEDIMENT CONTROL REGULATIONS.
 - APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
 - CATCH BASINS, MANHOLES, FRAMES, GRATES, ETC. SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS. REFERENCE THE FOLLOWING STANDARD DETAILS:

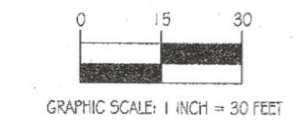
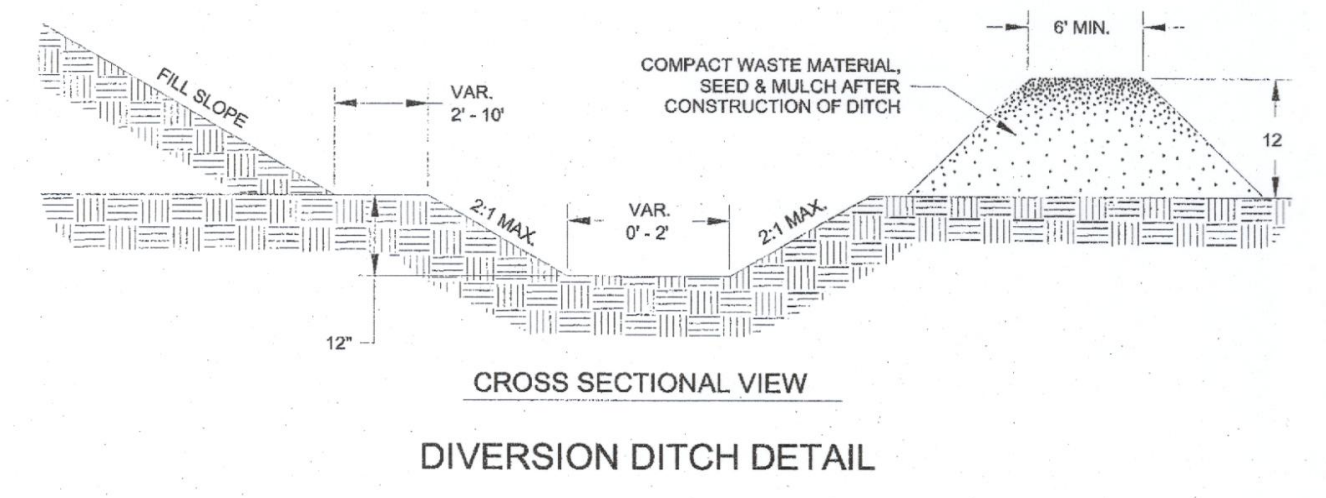
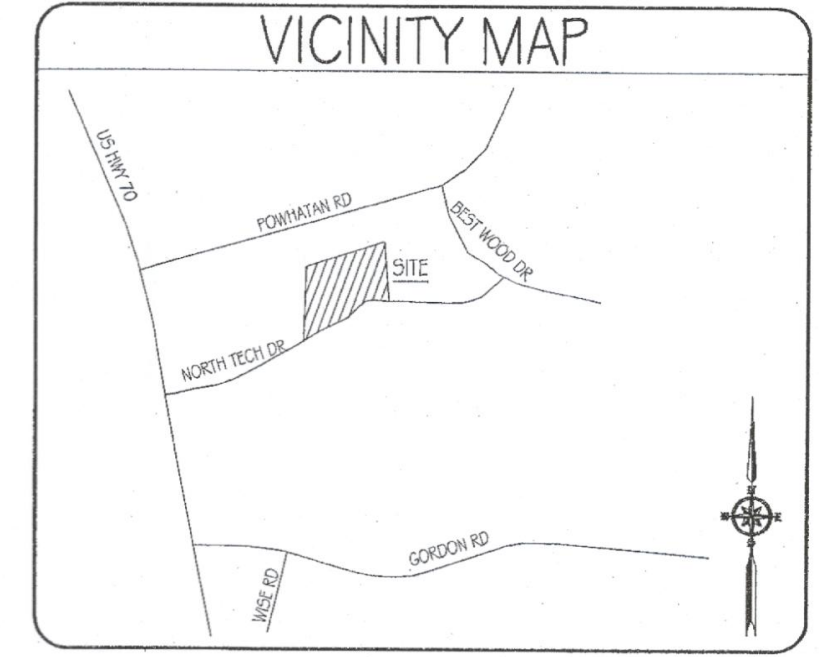
840.02 - CONCRETE CATCH BASIN	840.03 - FRAME, GRATES, AND HOOD FOR CATCH BASINS
840.14 - CONCRETE DROP INLET	840.04 - CONCRETE OPEN TYPICAL CATCH BASIN
840.14 - CONCRETE DROP INLET	840.16 - DROP INLET FRAME AND GRATES
840.31 - CONCRETE JUNCTION BOX	840.36 - TRAFFIC BEARING GRATED DROP INLET
840.39 - PRECAST MANHOLE	840.45 - PRECAST DRAINAGE STRUCTURE
858.00 - PRECAST CONCRETE BURNALL	
 - ALL PIPES SHALL BE Laid ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LAYOUT OR OTHER ACCURATE METHOD.
 - STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

TYPE 1 - RCP, CLASS II PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.

TYPE 2 - HIGH DENSITY POLYETHYLENE PIPE (HDPE) - ANSISO DESIGNATION MESS TYPE S, M234, TYPE S AND MFT-97 TYPE S, SMOOTH INTERIOR/ANNUAL EXTERIOR. ONLY FORMED TO WHEN SPECIFICALLY INDICATED ON THE CONSTRUCTION DRAWINGS. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURERS INSTALLATION GUIDELINES. PIPE JOINTS AND FITTINGS SHALL BE WATER-TIGHT.
 - ALL STORM DRAINAGE WITHIN THE PUBLIC ROADS SHALL BE CLASS II REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
 - EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEARED OUT TO REMOVE SALT AND DEBRIS.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURES AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - ALL STORM PIPE ENTERING STRUCTURES SHALL BE GRADED.
 - PRECAST STRUCTURES MAYBE USED AT CONTRACTORS OPTION.
 - ALL STORM DRAINAGE MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
 - STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.
 - RM ELEVATIONS AS NOTED ARE TO THE GUTTER FLOW LINE.

- ### GRADING NOTES:
- REFER TO THE SITE PLAN FOR RELATED NOTES.
 - ALL CONTIGUOUS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
 - ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
 - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
 - LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
 - THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND DRIVEWAYS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBGRADE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
 - THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
 - ANY GRADING, BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN, IS SUBJECT TO A FINE.
 - GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS SUBJECT TO A FINE.
 - STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON DIVULDED AREAS AND ESPECIALLY WHEN THE CONSTRUCTION SEQUENCE REQUIRES IT.
 - ALL GRADED SLOPES ARE TO BE SEED OR LANDSCAPED WITHIN 15 DAYS OF COMPLETION OF GRADING. ALL REMAINING AREAS ARE TO BE SEED WITHIN 30 DAYS.
 - EXISTING GRASSES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM SURVEY BY GILBERT LAND SURVEYING.
 - THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET CORN, FEDERAL, STATE, AND LOCAL REGULATIONS IS NECESSARY TO THE INSTALLATION OF THE WORK SHOWN ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGNER'S TO INSTALL SAID ITEMS.
 - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING DOORS, RAMPS, BUILDING DIMENSIONS, AND EXISTING BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL, AND ANY OTHER DESTRUCTIVE MATERIALS SHALL BE CORRECTLY REMOVED FROM WITHIN THE SEPARATE ZONE BELOW THE STRUCTURE.
 - ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSATURABLE MATERIAL MUST BE REMOVED. ALL UNSATURABLE MATERIAL SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.
 - ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR SPECIFIED.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.C.D.E.S. FORM FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 - ALL UNPAVED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 V OR STEEPER.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO STAND.

- ### LEGEND:
- TC.....TOP OF CURB
 - GL.....GUTTER FLOW LINE
 - TP.....TOP OF PAVEMENT
 - TS.....TOP OF SIDEWALK
 - TH.....TOP OF HILL
 - BT.....BOTTOM OF HILL
 - CB.....CATCH BASIN
 - GI.....GRATE INLET
 - PES.....PAVED END SECTION
 - Y.....YARD INLET
 - GR.....GROUND
 - PA.....PAVED
 - FD.....FLOW DIRECTION ARROW



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Project Number 2017-48-5P

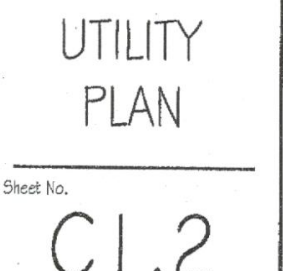
REVISIONS	Date	By	Check	Appr
1	4/27/17	ANDREW WRIGHT		

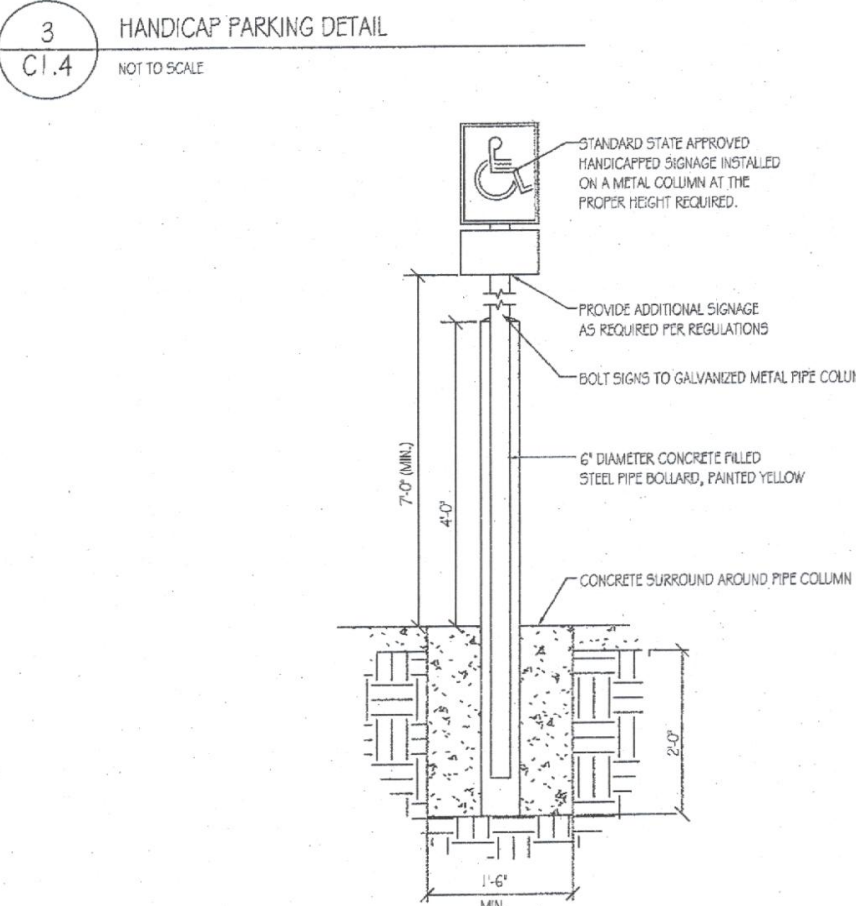
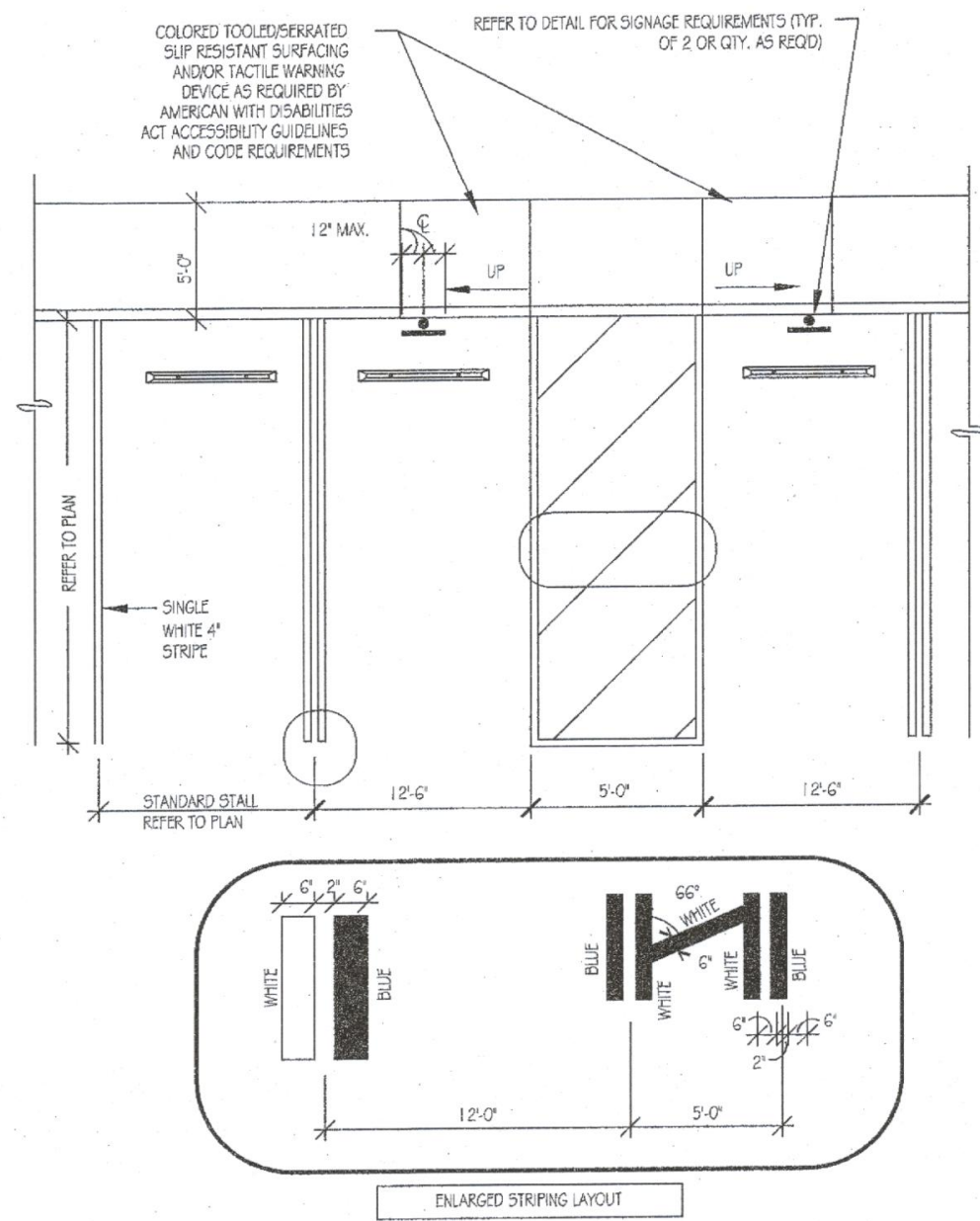
Drawn: _____
Checked: _____
Approved: _____

Project No. 03/001
Date: March 29, 2017
Title: _____

GRADING & DRAINAGE PLAN

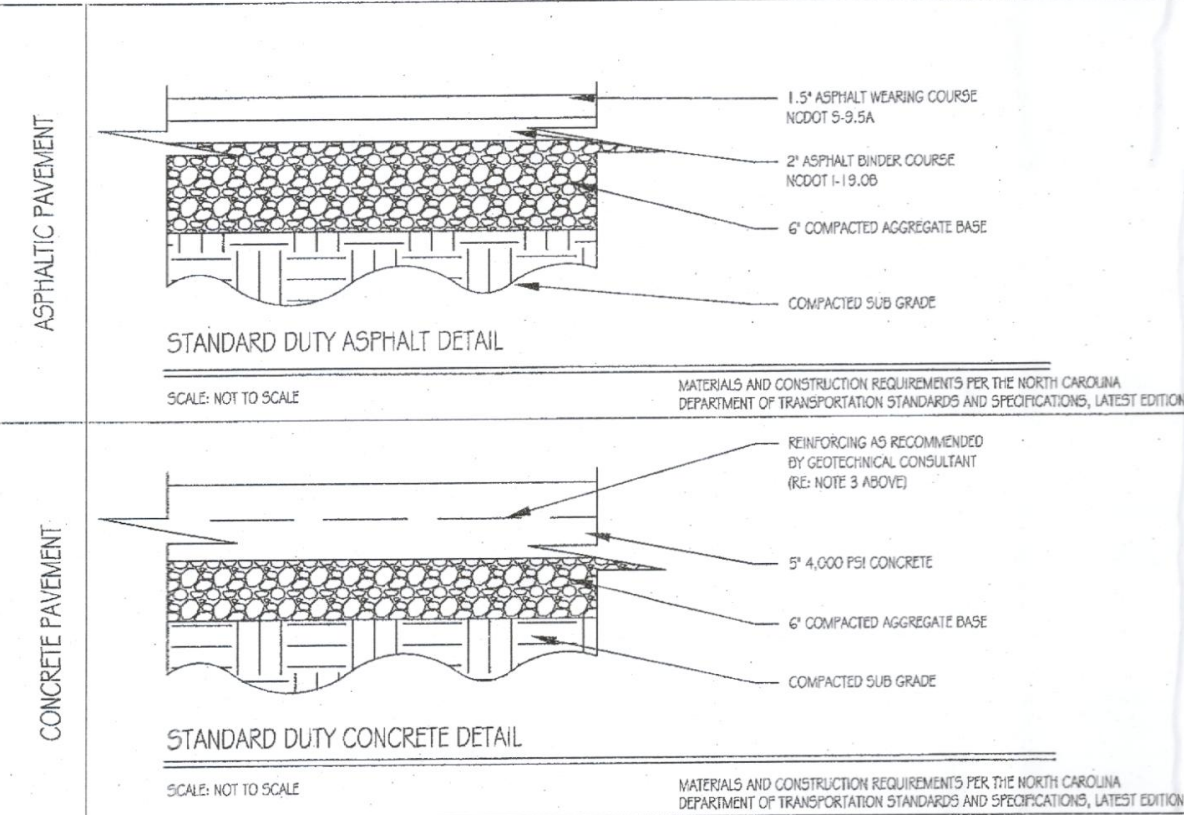
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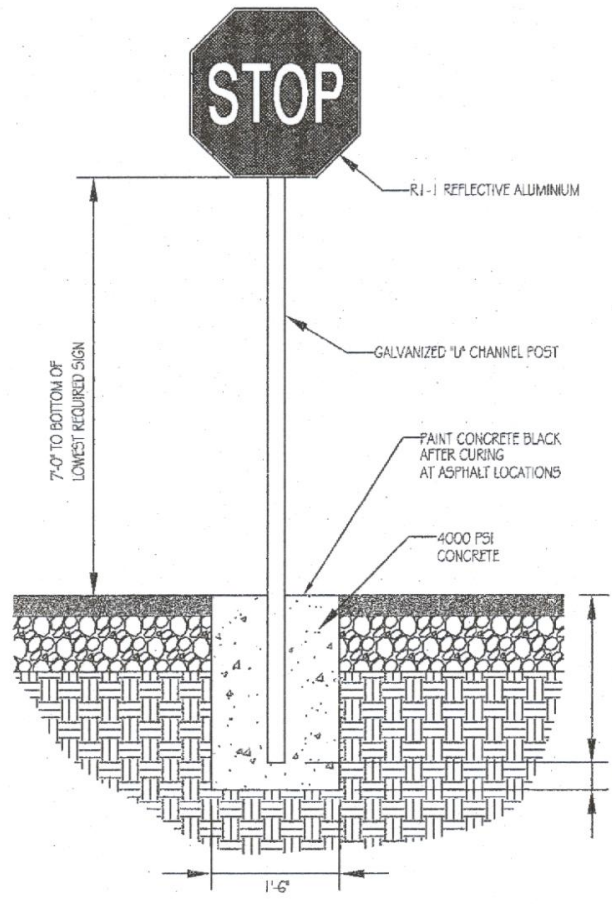


PAVEMENT GENERAL NOTES:

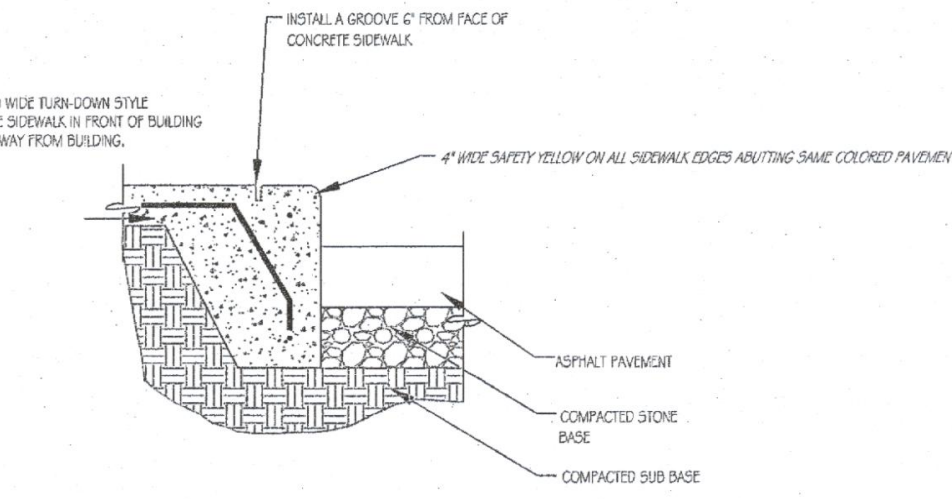
1. DENIES ARE DOLLAR GENERAL MINIMUM REQUIREMENTS AND MAY INCREASE WITH VARIOUS SOIL CONDITIONS. A GEOTECHNICAL INVESTIGATION WITH MINIMUM DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DATA IS THE MINIMUM DOLLAR GENERAL PAVEMENT REQUIREMENTS. MINIMUM RECOMMENDATIONS ARE TO BE USED.
2. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNDESIRABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
3. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT AS RECOMMENDED BY THE GEOTECHNICAL REPORT OR DOLLAR GENERAL MINIMUMS SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL BE PRIOR APPROVED BY DOLLAR GENERAL.
4. CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED IN JOINTS. REFER TO A-303, GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS FOR JOINT DESIGN AND LAYOUT.



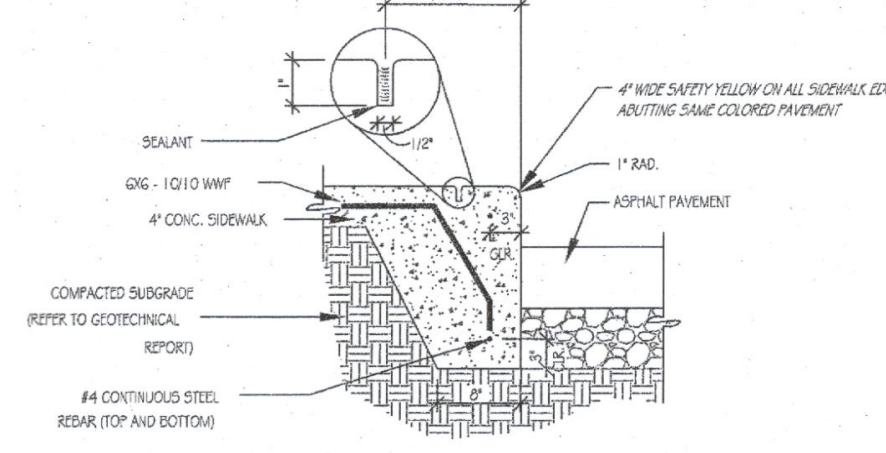
1 C1.3 PAVEMENT DETAILS NOT TO SCALE



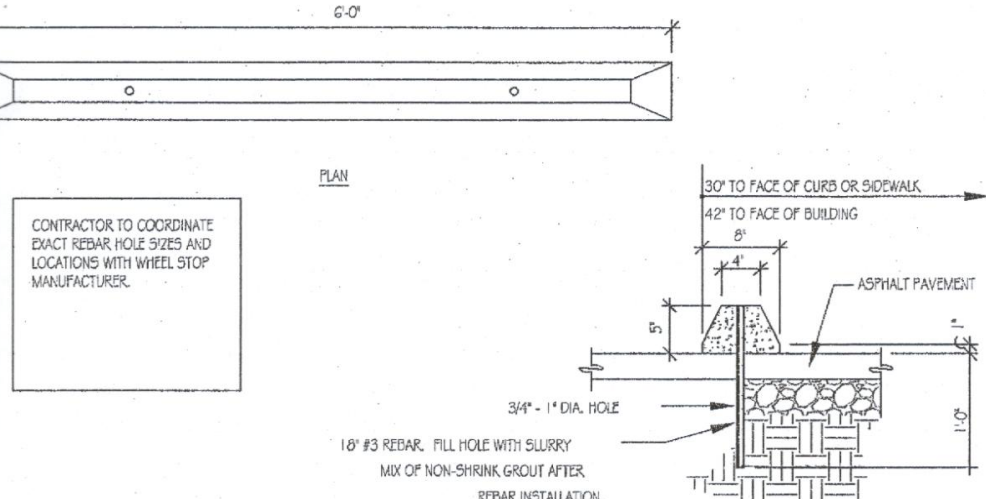
8 C1.3 STOP SIGN DETAIL NOT TO SCALE



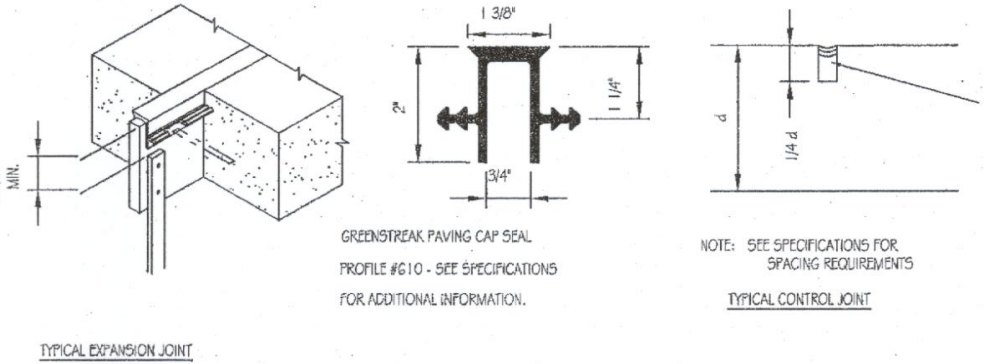
7 C1.3 SIDEWALK DETAIL NOT TO SCALE



6 C1.3 CURB EDGE CONCRETE SIDEWALK NOT TO SCALE



5 C1.3 WHEEL STOP NOT TO SCALE



4 C1.3 CONCRETE JOINTS NOT TO SCALE

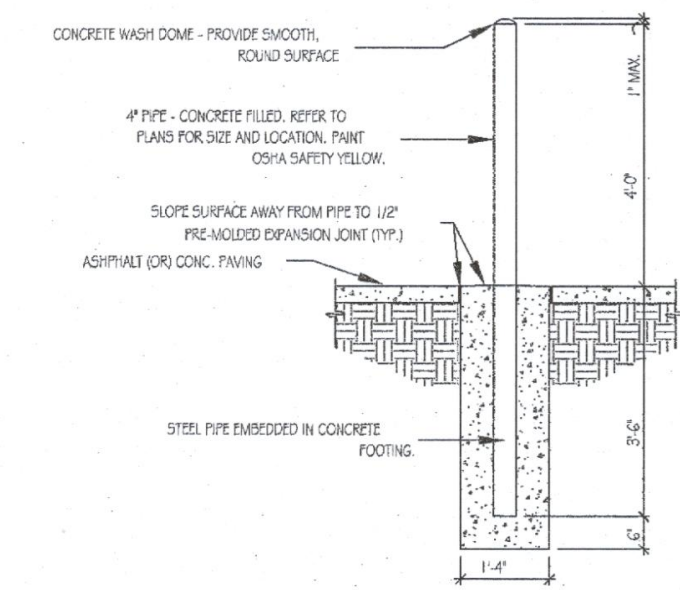
ACCESSIBLE PARKING SIGNAGE NOTES:

1. ALL LETTERS ARE TO BE PER THE LATEST EDITION OF THE MANUAL.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED ENGINEERING GRADE BLUE BACKGROUND WITH WHITE REFLECTORIZED LETTERS AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED ENGINEERING GRADE WHITE BACKGROUND WITH BLACK OPAQUE LETTERS AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED ENGINEERING GRADE WHITE BACKGROUND WITH BLACK OPAQUE LETTERS AND BORDER. CONTRACTOR SHALL VERIFY THE AMOUNT AND PLACEMENT NUMBER.
5. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-43 OF THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. SIGN MAY BE MOUNTED ON BUILDING WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 1' OF CENTER OF PARKING SPACE.

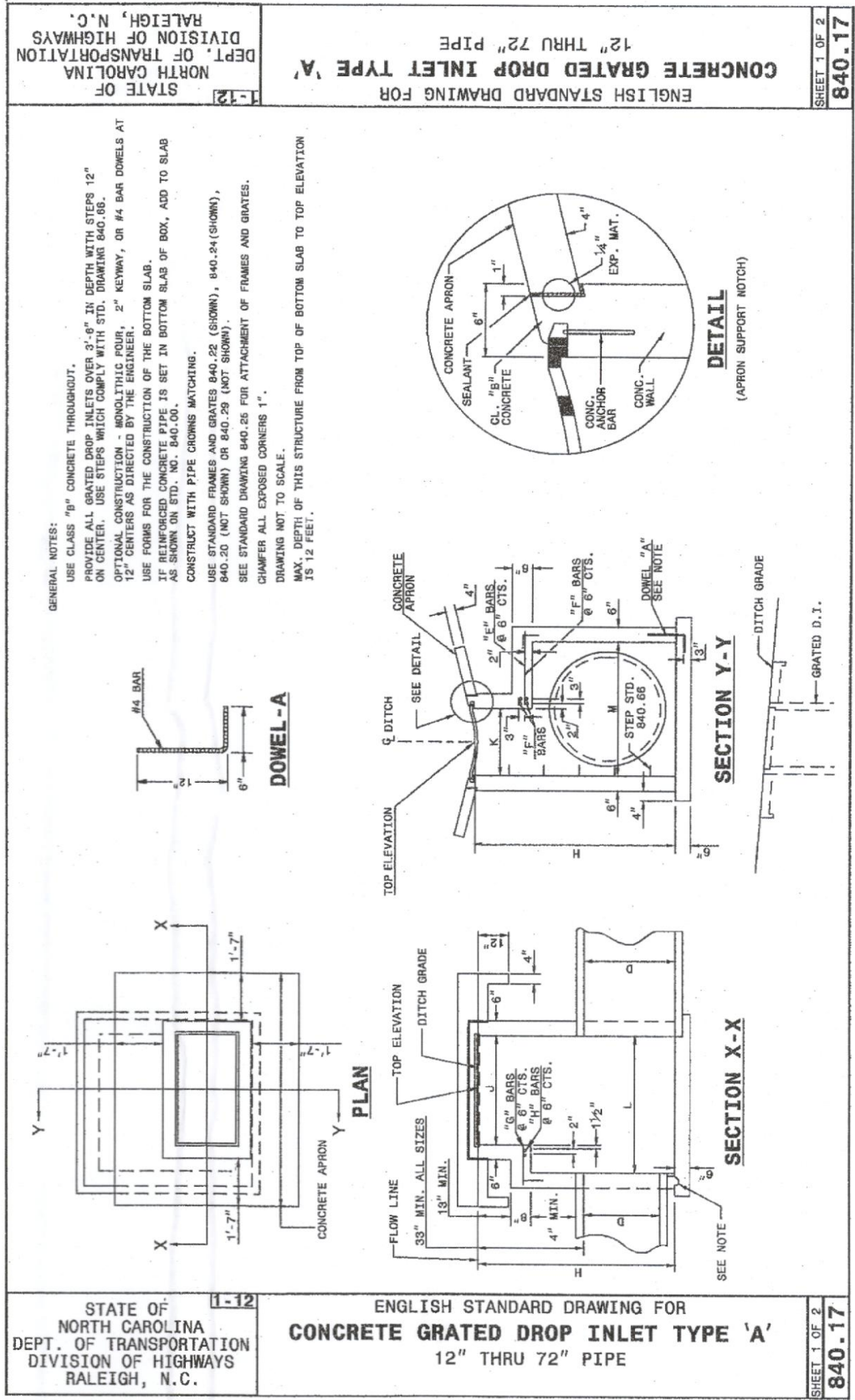


HANDICAP SIGN

NOTE: SET BOLLARD INTO CONCRETE FOOTER AS SHOWN. POUR CONCRETE SIDEWALK TO BOLLARD.



10 C1.3 TYPICAL BOLLARD DETAIL NOT TO SCALE



ENGLISH STANDARD DRAWING FOR CONCRETE GRATED DROP INLET TYPE 'A' 12" THRU 72" PIPE



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(919) 533-6570
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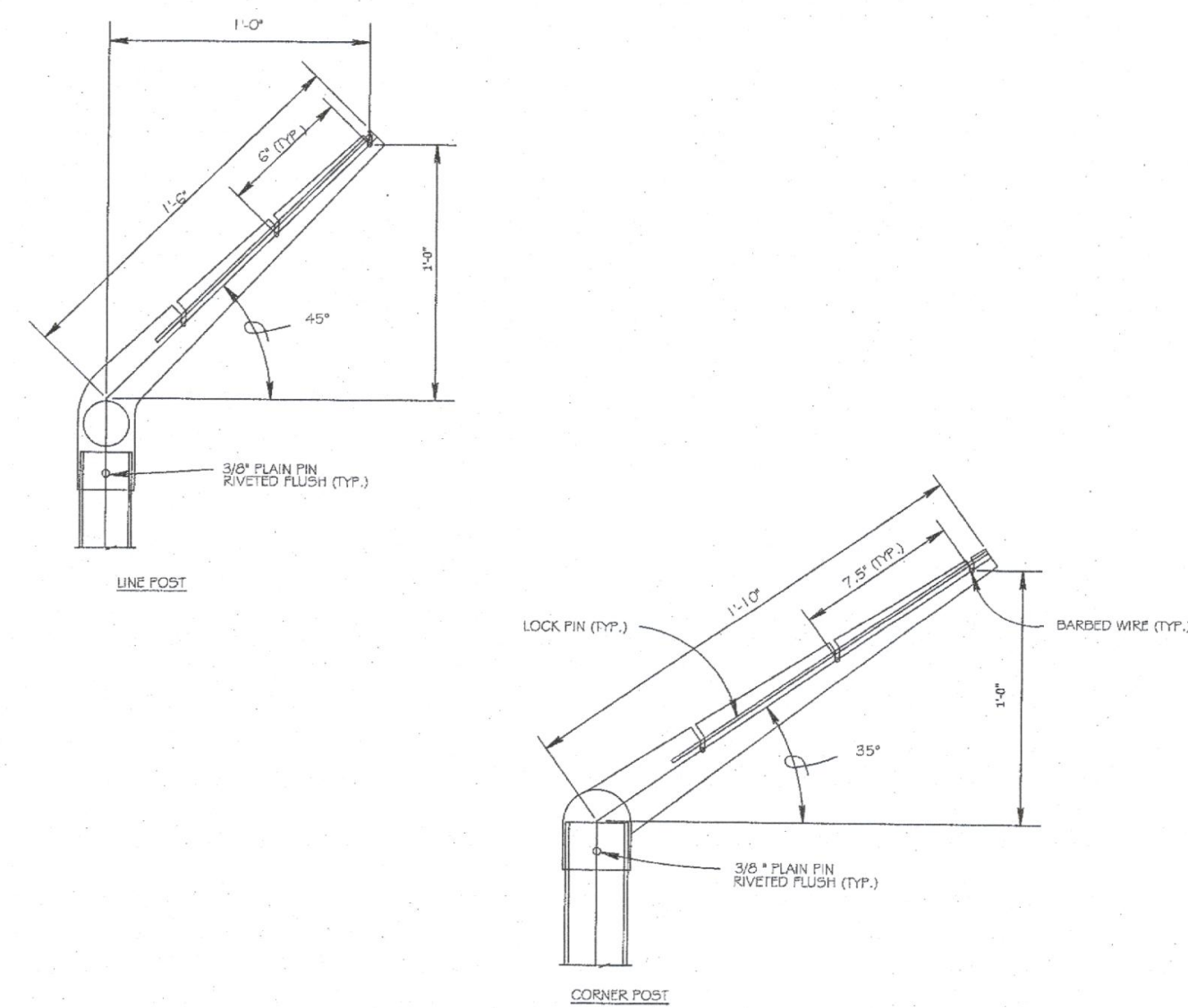
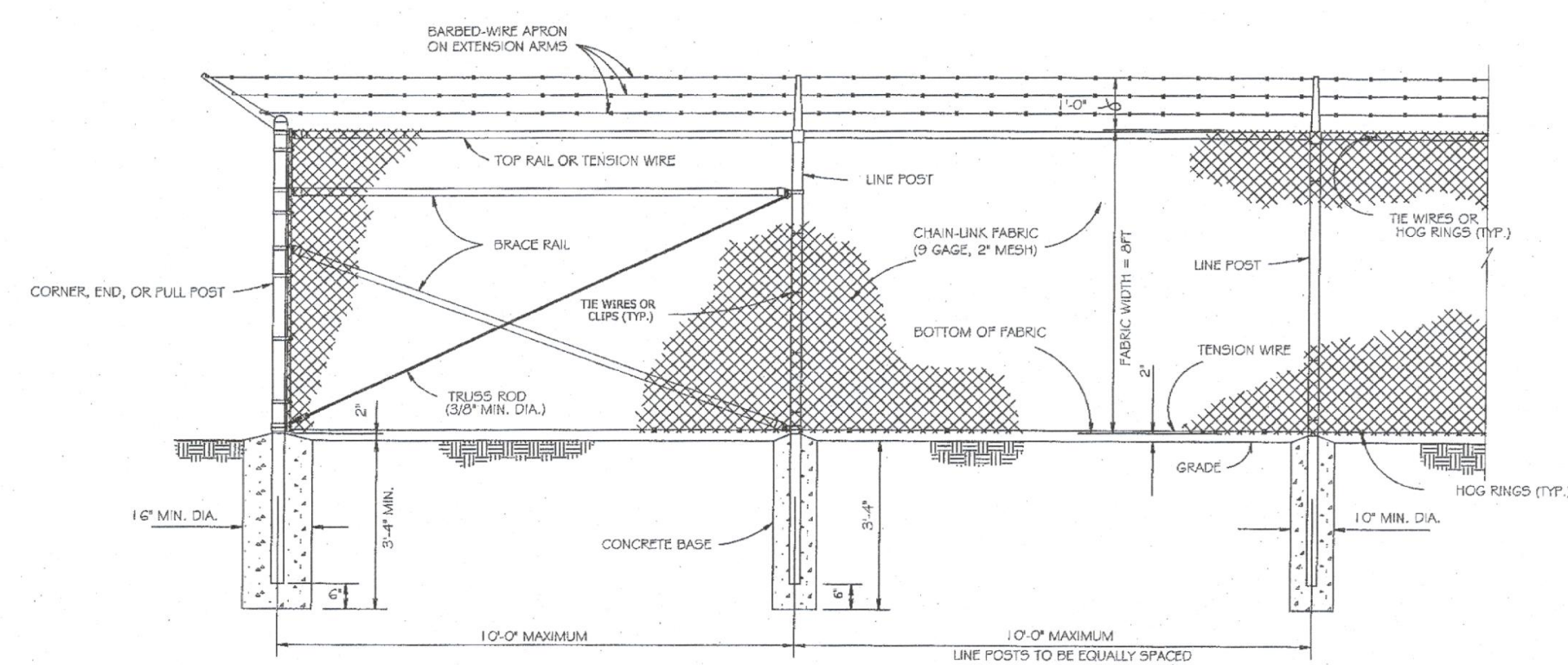
OWNER/DEVELOPER:
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Bennetts, PA 15312
610-232-0932
andy.wright@modspace.com

ModSpace
115 North Tech Drive
Clayton, NC (Johnston County)
Project Number: 2017-48-SP

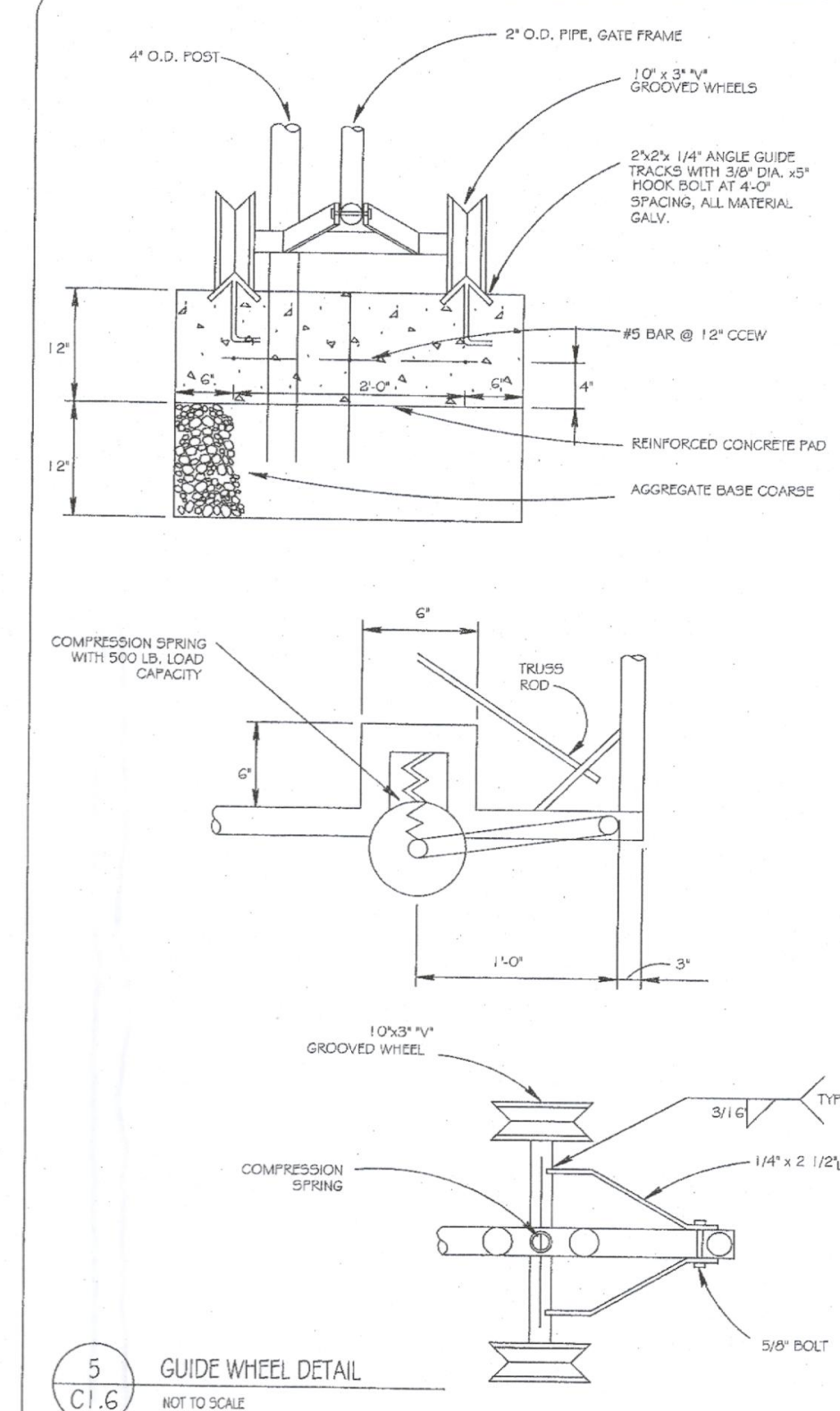
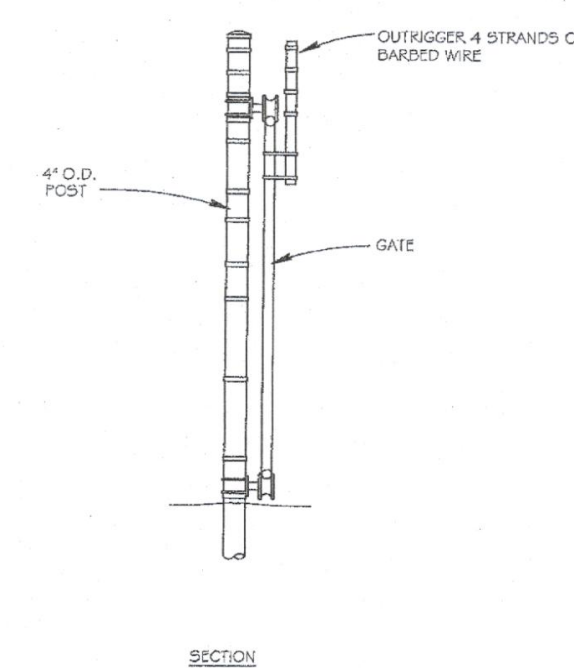
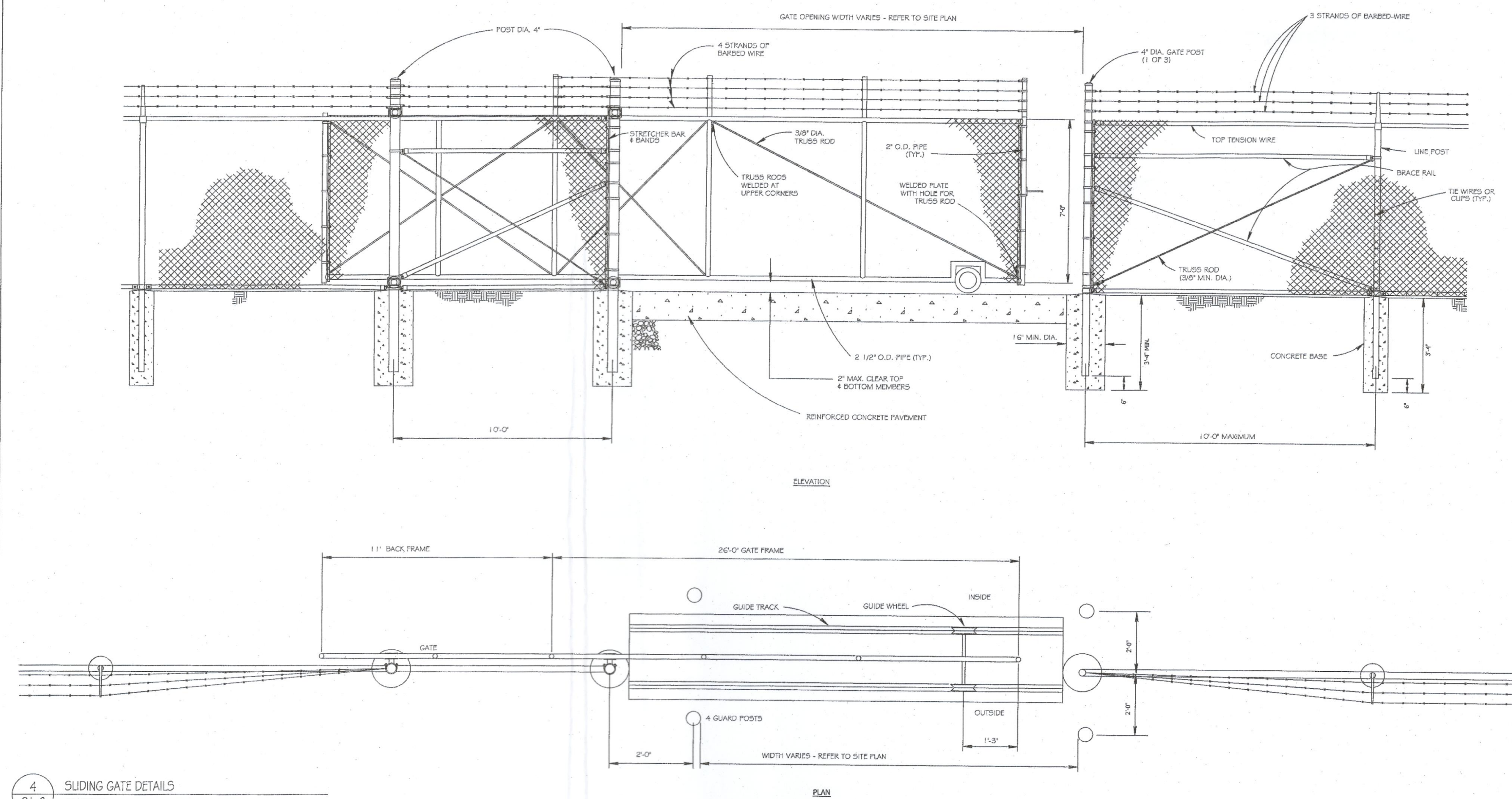
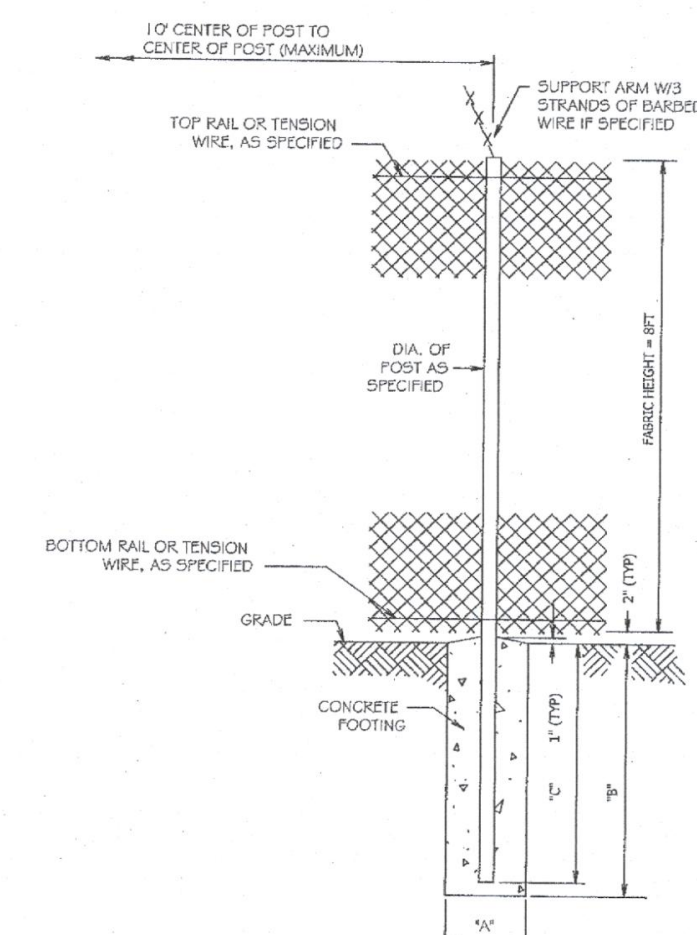
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CONSTRUCTION DETAILS

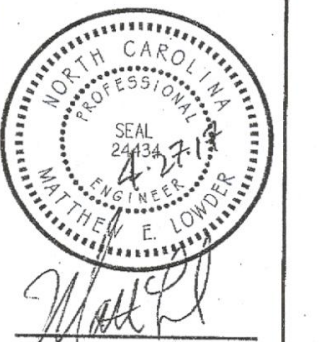
Sheet No. C1.3



LINE AND TERMINAL POSTS				
FABRIC HEIGHT	TYPE POST	"A" DIAM	"B" DEPTH	"C" POST EMBEDMENT
3'-0" TO 4'-0"	LINE	6"	36"	24"
	TERMINAL	10"	36"	36"
5'-0"	LINE	8"	36"	30"
	TERMINAL	10"	36"	36"
6'-0" TO 9'-0"	LINE	12"	36"	36"
	TERMINAL	12"	36"	36"
10'-0" TO 12'-0"	LINE	8"	36"	36"
	TERMINAL	16"	36"	36"
13'-0" TO 18'-0"	LINE	24"	42"	40"
	TERMINAL	24"	42"	40"



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ModSpace
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Clayton, NC (Johnston County)
Project Number 2017-48-SP

[illegible]

Project No. 021001
Date: March 29, 2017

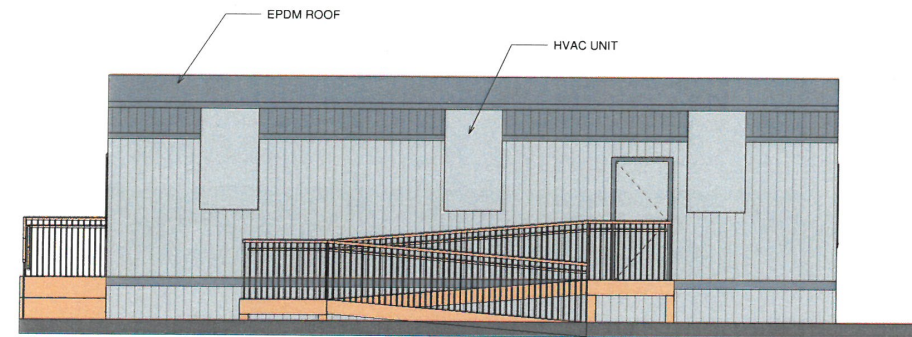
GATE DETAIL
SHEET

et No.

C1.6



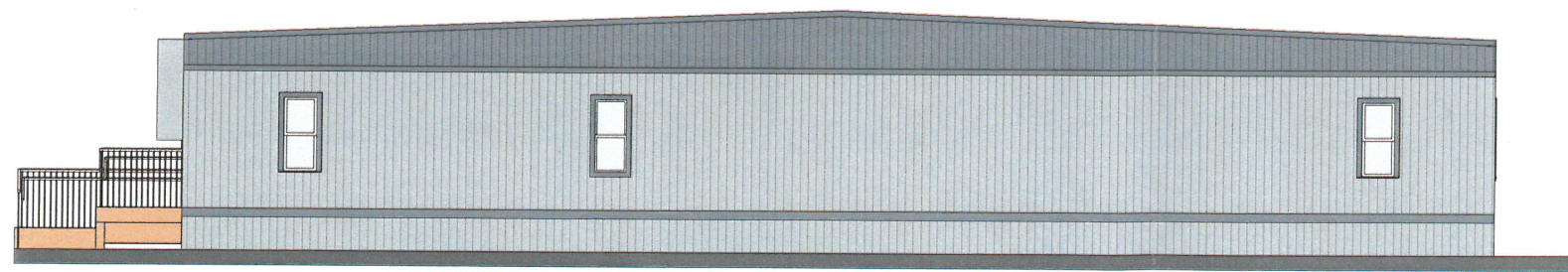
① EAST ELEVATION
1/4" = 1'-0"



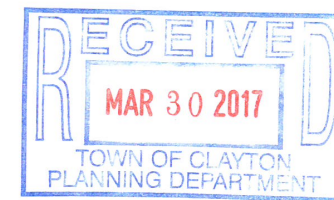
② NORTH ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"



NOTE: ELEVATIONS ARE FOR REPRESENTATION PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. ACCESSIBILITY REQUIREMENTS PER THE NC STATE BUILDING CODE WILL BE ADDRESSED DURING BUILDING PERMIT PROCESS.



REVISIONS	
3/28/17	

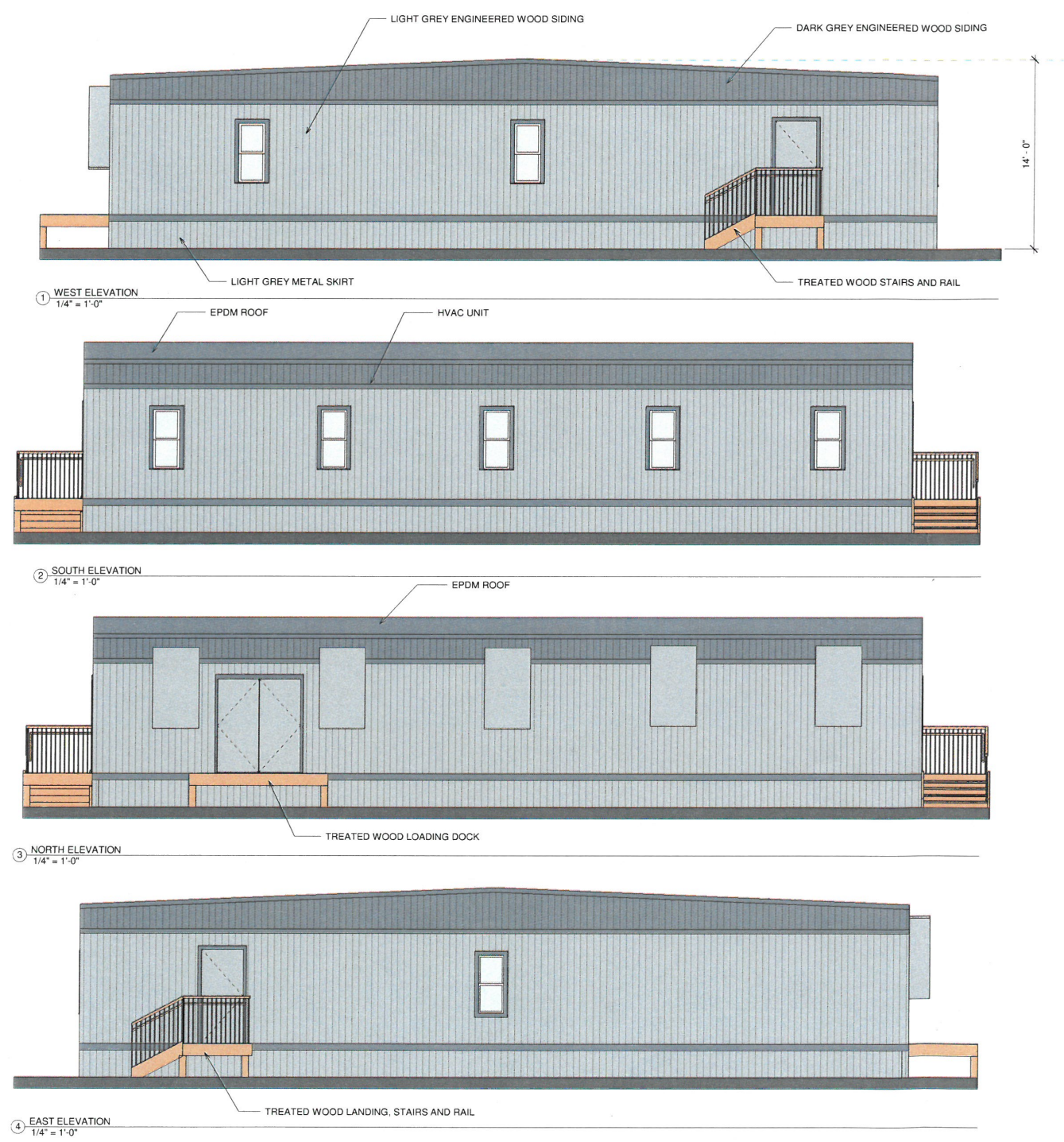
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TONY JOHNSON
ARCHITECT

DATE 3-24-17

SHEET
A-1



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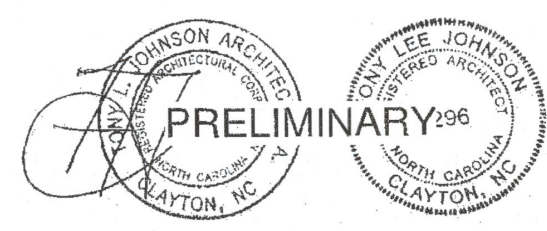
TONY JOHNSON
ARCHITECT

DATE	3-23-17
SHEET	A-1



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MAR 30 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT

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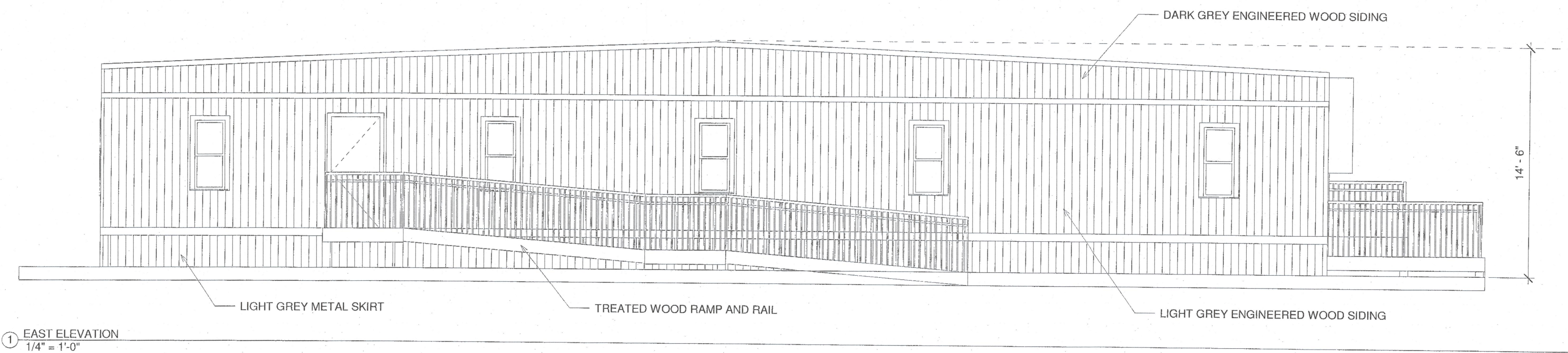
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3/29/17	

MODSPACE STORAGE UNIT
CLAYTON, NORTH CAROLINA

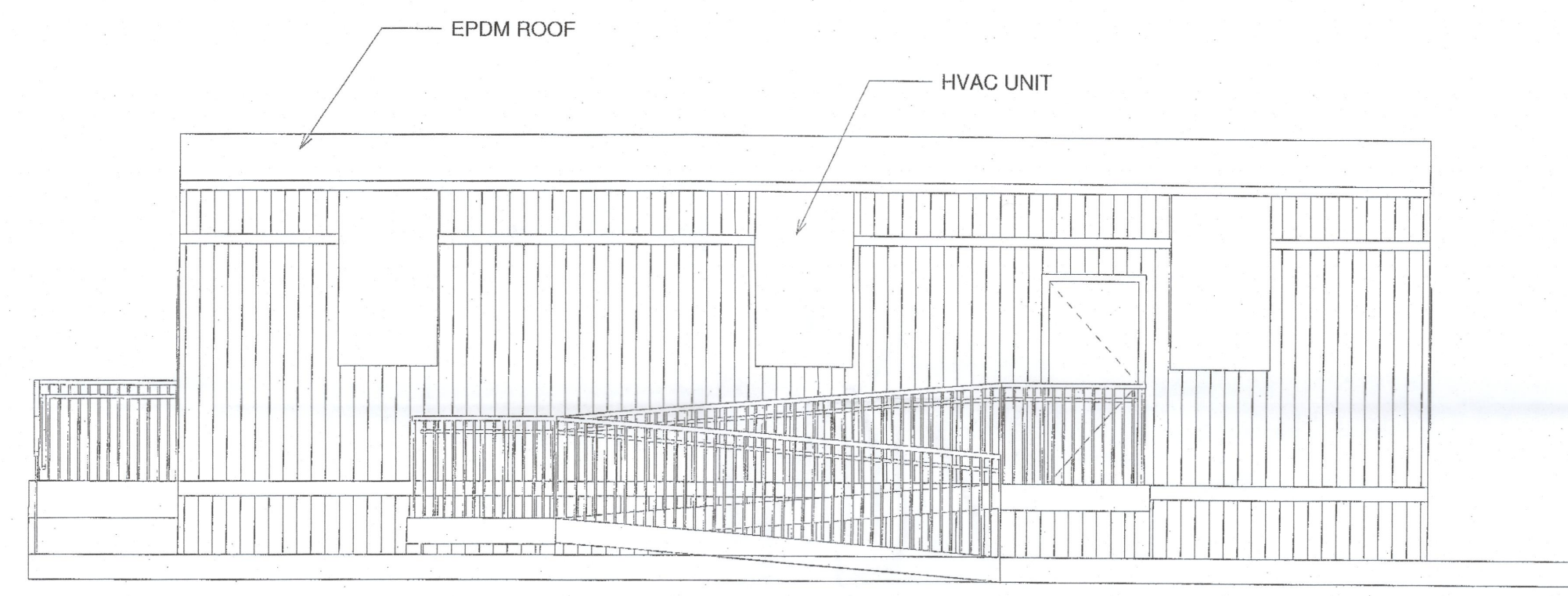
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TONY JOHNSON ARCHITECT

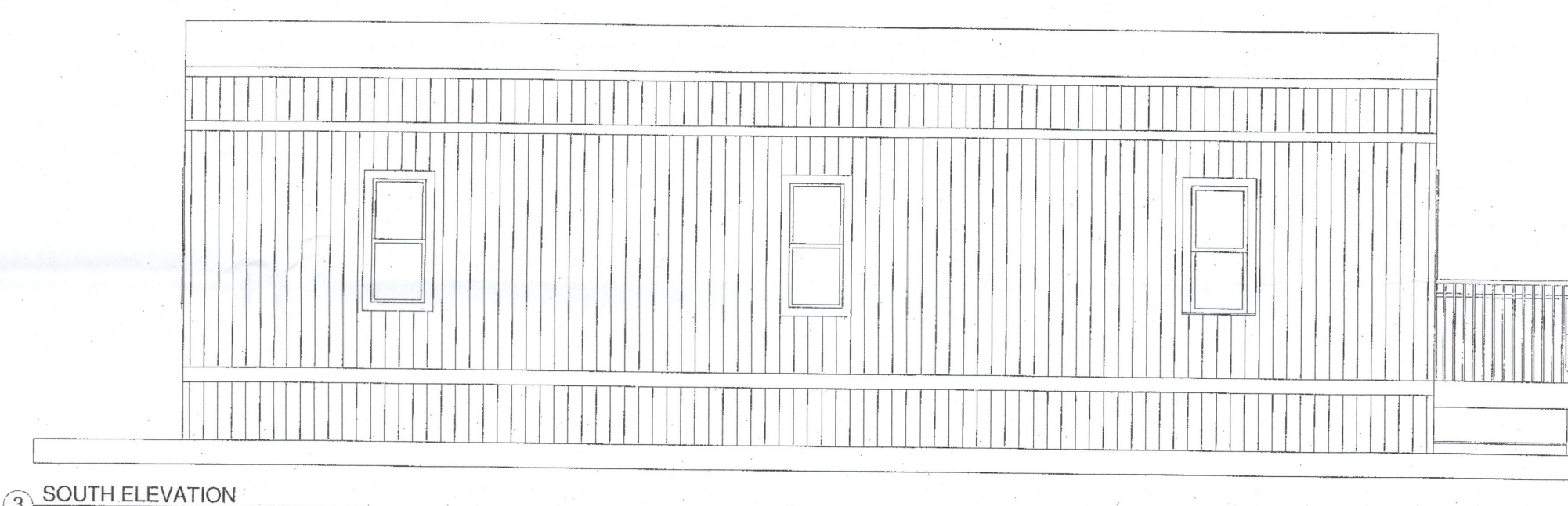
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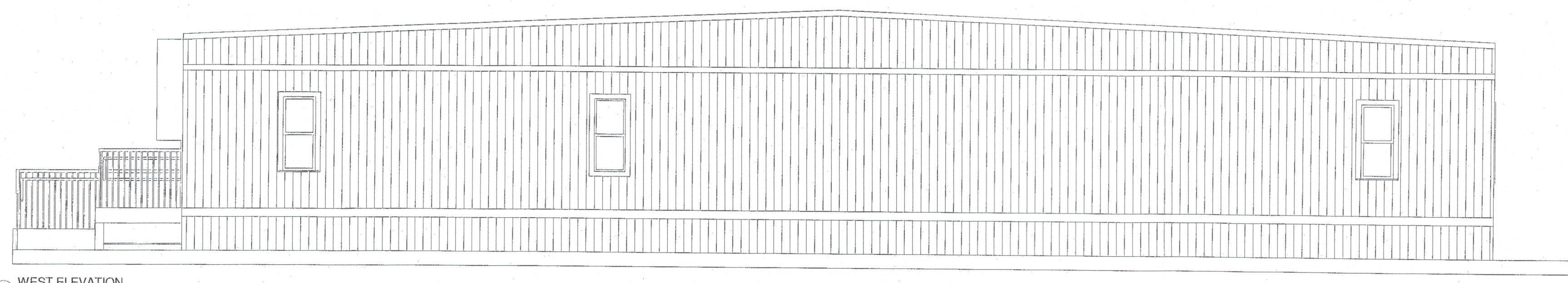
① EAST ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"

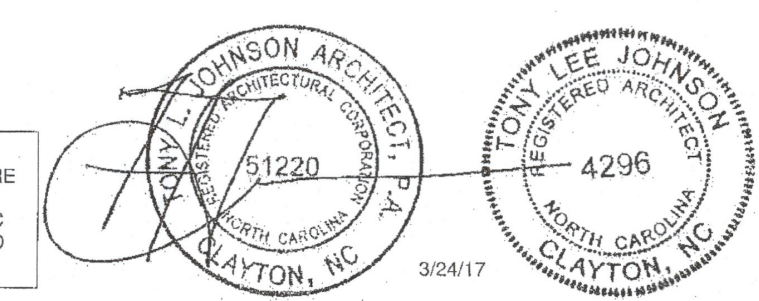


③ SOUTH ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"

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REVISIONS	
3/28/17	

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TONY JOHNSON
ARCHITECT

DATE 3-24-17

SHEET A-1

Public Notice

In accordance with NC GS 160A-364, the Clayton Board of Adjustment will conduct the following evidentiary hearing on Wednesday, May 17, 2017, at 6:00 PM in the Town Council Chambers in Town Hall located at 111 East Second Street. The following application will be heard:

- **2017-47-CUP** Modspace Conditional Use Permit- Request for a Conditional Use Permit to allow the use of manufacturing, general on a property zoned Industrial-Light. The property is located off North Tech Drive. Parcel Number(s): 167700-48-1514 & 167700-48-3684. According to the Town of Clayton Unified Development Code, a Conditional Use Permit is required in order for this use to be permitted.

During an evidentiary hearing, the Board of Adjustment must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. This is an open meeting and interested persons are invited to attend.

Haley Hogg, Planner
919-553-5002

CS: May 3, 10, 2017