



**The Town Of Clayton
Clayton Board of Adjustment Agenda
Wednesday, June 15, 2016 @ 6:00 PM
Town Council Chambers**

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. [Board of Adjustment Minutes - March 16, 2016](#)

4. REPORTS AND COMMENTS

5. OLD BUSINESS

6. NEW BUSINESS

- a. 2016-95-CUP Dairy Road Church - Conditional Use Permit
NC PIN / Tag # : 165811-67-4218 / 05H03197G
The project is located on the southern corner of Dairy Road and Barber Mill Road.
The applicant is requesting approval of a Conditional Use Permit to allow the use of a church to be located on the subject property.
[Staff Report Dairy Road Church 2016-95-CUP](#)
[Staff Map Dairy Road Church 2016-95-CUP](#)
[Application Dairy Road Church 2016-95-CUP](#)
[Adjacent Property Notification Letter - 2016-95-CUP](#)
[Neighborhood Meeting 2016-95-CUP](#)
[Site Plan 2016-95-CUP](#)
[Elevation Plans and Colors 2016-95-CUP](#)
[Landscape Plan 2016-95-CUP](#)

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN



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

BOARD MEMBERS PRESENT:

Donna White (ETJ) [Chair], Matt Evans (TL) [Vice Chair], Mark Helmer (TL-Alt), Bill Wenzel (ETJ-Alt), Tom Medlin (TL), Michael Orlowski (TL), Johnny House (ETJ), Alex Atchison (TL).

STAFF PRESENT:

Jay McLeod, Town Planner; Haley Hogg, Town Planner; Laura Gray, Clerk to Board; and Merrick Parrott, Town Attorney.

1 CALL TO ORDER

- a) Donna White called the meeting to order.
- b) Laura Gray, Clerk to Board, swore in all persons wishing to testify.

2 ADJUSTMENT OF THE AGENDA

- a) None

3 APPROVAL OF MINUTES

- a) January 20, 2016 Meeting Minutes

ACTION: Motion for Approval

Motion: Bill Wenzel
Second: Michael Orlowski
Vote: Unanimous

4 REPORTS AND COMMENTS

- a) None

5 OLD BUSINESS

- a) None

6 NEW BUSINESS

2016-23-CUP Gatehouse Self Storage Facility - Conditional Use Permit

- 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. The site address is 12984 US 70 Business. NC PIN/Tag: 164900-88-7093/05G01199X

Jay McLeod, Town Planner, presented Gatehouse Self Storage to the Board of Adjustment. The applicant is requesting approval of a Conditional Use Permit to allow a multi-story self storage facility.

The site is a little over three acres and currently vacant. The multi-story self storage will be one building, three and a half stories and will house 694 units. The maximum height for the building will be 45 feet.

Parking is required at a rate of 1 space per 100 storage bays and 1 space per 300 square feet of office. The applicant has provided 9 parking spaces and meets the parking requirements.

The site will not have a direct entrance off of US 70, the site will be accessed from inside the Grand Plaza development.

Mr. McLeod stated the proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC). The site is compatible with surrounding uses in the adjacent commercial center. The site is zoned B-3.

Mr. McLeod stated the applicant held the Neighborhood Meeting March 3, 2016 and no one attended.

The applicant has provided the required amount of landscaping internally, as well as along the US Highway 70 Business frontage, as required by the Thoroughfare Overlay District. The applicant will also provide a security fence that will enclose the entire site, not a Town requirement.

The Major Site Plan for the site will be heard by the Planning Board on March 28, 2016.

Mr. McLeod stated the applicant adequately addressed the Findings of Fact and staff recommends approval with conditions.

Donna White asked if there were any questions for staff.

Bill Wenzel asked if there were any regulations or restrictions on what could be stored in the facility.

Mr. McLeod stated that has not been discussed and the applicant can further answer the question.

Alex Atchison asked about outside storage, such as boats or RVs.

Mr. McLeod stated that is a separate use and there would be no outside storage at this facility.

Donna White called on the applicant.

Robert Stephenson, 5540 Yates Mill Pond Road, Raleigh NC 27606, came forth to answer questions regarding Gatehouse Self Storage. Mr. Stephenson had no additional information to add from what staff presented. Mr. Stephenson noted his builder, contractor and realtor were present to answer any questions the board may have.

Alex Atchison asked Mr. Stephenson to give a brief history of his experience.

Mr. Stephenson provided an overview of his past experience in investment and real-estate. Mr. Stephenson said he was the sole investor on this project and he will use a third party management group to manage the facility.

No further questions for the applicant.

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.

Donna White asked the Board to deliberate.

Michael Orlowski motioned to approve the Conditional Use Permit with conditions and read the Findings of Fact.

Conditions of Approval:

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 the 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.

ACTION: Motion to Approve with Conditions

Motion: Michael Orlowski

Second: Tom Medlin
Vote: Unanimous

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

a) None

8 ADJOURN

a) Motion to Adjourn

Motion: Matt Evans
Second: Michael Orlowski
Vote: Unanimous

Donna White
Chair

ATTEST:

Laura Gray
Clerk to the Board



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

*Board of Adjustment
May 15, 2016*

STAFF REPORT

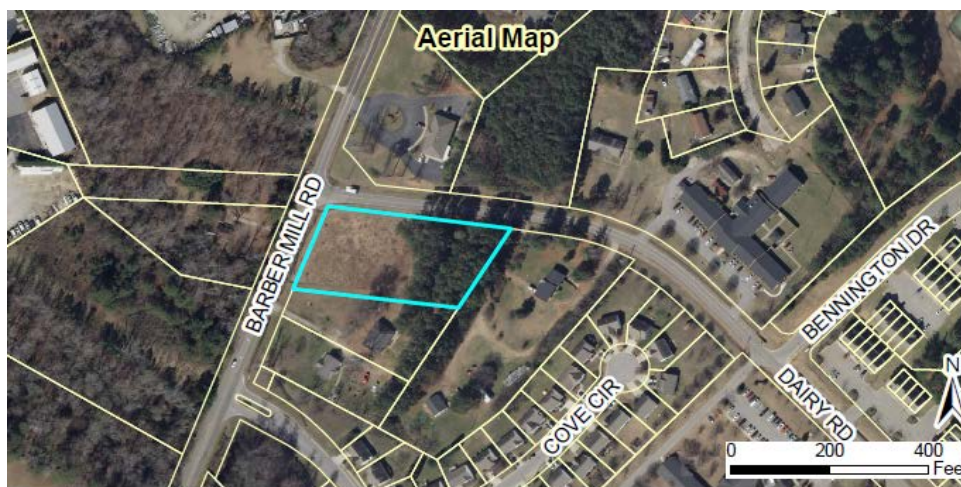
Application Number: 2016-95-CUP
Project Name: Dairy Road Church Conditional Use Permit

NC PIN: 165811-67-4218
Tag ID: 05H03197G
Town Limits/ETJ: Town Limits
Overlay: None
Applicant: Iglesia de Dios Primeros Frutos c/o Orlando Rivera (lando53rivera@gmail.com)
Owners: Erick Lee

Neighborhood Meeting: June 1, 2016
Public Noticing: **Property posted on:** June 3, 2016
Mailed Notices mailed on: May 23, 2016
Published notice ran on: June 1, 2016 and June 8, 2016

PROJECT LOCATION: The project is located on the southern corner of Dairy Road and Barber Mill Road

REQUEST: The applicant is requesting approval of a Conditional Use Permit to allow the use of a church to be located on the subject property.



SITE DATA:

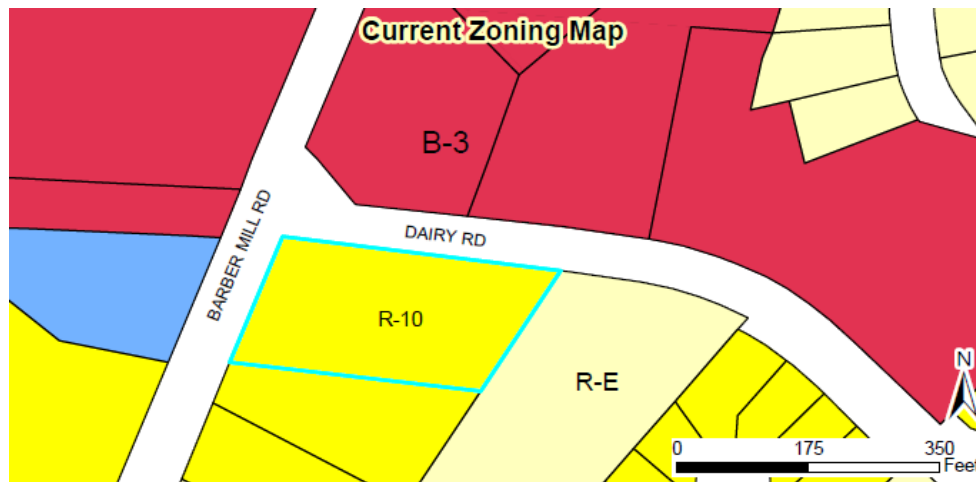
Acreage: 1.74 acres
Present Zoning: R-10 (Residential 10)
Existing Use: Vacant

DEVELOPMENT DATA:

Proposed Uses: Church
Buildings: One building is proposed (7500 square feet)
Required Parking: 54 spaces (1 space per 200 SF or 1 space per 3 seats, whichever is greater. In this case 160 seats/3 = 54)
Proposed Parking: 54 spaces, including an additional 3 handicap spaces
Max. Height: ±29 feet
Access/Streets: Access is proposed off of Dairy Road

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway Business (B-3)	Medical Office/Vacant
South	Residential-10 (R-10)	Residential
East	Residential Estate (R-E)	Residential
West	Office Institutional (O-I)	Residential



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting a Conditional Use Permit to allow the use of a church on the subject property which is zoned Residential-10 (R-10). Per 155.202(B) of the Unified Development Code, a Conditional Use Permit is required to operate a church within this zoning district.

Associated Site Plan

The associated site plan (2016-96-SP) shall be reviewed for final decision by the Planning Board. The development will consist of a 7,500 square foot structure, along with a potential playground located directly east of the structure. There will be six classrooms located within the church, and the sanctuary will be 2,940 square feet in size. The parking layout of the site consists of two hammerheads. Hammerhead parking is not preferred by staff due to concerns regarding traffic flow. However, if hammerhead lots are to be used the applicant shall be required to provide a striped turn-around space at each hammerhead for safety purposes. As a part of this development, sidewalks will be added along Barber Mill Road and Dairy Road. Access will be provided from this sidewalk to the site via a sidewalk extension. Sidewalk will also be provided along the building and playground area. In order to provide better connectivity, staff recommends that the sidewalk connection from Barber Mill road connect through the southern portion of the site to the sidewalk adjacent to the playground area. Additionally, any sidewalk connections into to the site should be provided through a landscaping island rather than a parking space as shown currently on the plans. The parking that abuts 5-foot wide sidewalks shall have wheel stops, as required by the Unified Development Code.

Landscaping and Buffering

A Class C landscape buffer is required along the eastern and southern borders, where parking abuts residential properties. A Class A landscape buffer is required along the eastern edge where the building abuts the neighboring Residential-Estate zoning district. A Class A landscape buffer is required along thoroughfares, such as Barber Mill Road. All parking areas are required to be screened (with shrubs) from public rights-of-way.

As the site plan is currently drawn, some of the parking areas are encroaching into the required landscape buffers. This is not permitted, and shall be addressed by the applicant. In addition to the street trees and required buffers, all parking areas and mechanical equipment will be screened from view through the use of shrubs.

Findings of Fact

The applicant has addressed the Findings of Fact, which are found within their completed application. However, the criteria currently are not met for Finding of Fact #4 which reads "the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties". The applicant states in the Findings that the proposed structure will be "built with the same character and standards with the adjacent property". However, the materials of the proposed building are metal while the adjacent property (medical office) consists of brick. Because of this staff does not feel that the material of the proposed structure is consistent with the character of adjacent development. Additionally, the applicant shall further clarify Finding of Fact #1.

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 with the attached conditions of approval and any conditions that are generated as part of subsequent revisions to the Major Site Plan.

Compatibility with Surrounding Land Uses

The use is compatible with the surrounding land uses, which consists of primarily residential. Churches are often found in residential districts, and provide a complimentary service to neighborhoods.

Waivers/Deviations/Variances from Code Requirements

None.

CONSIDERATIONS:

- The Board of Adjustment approves Conditional Use Permits.
 - The associated Major Site Plan (2016-96-SP) will be heard by the Planning Board on June 27, 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 2016-95-CUP.

CONDITIONS:

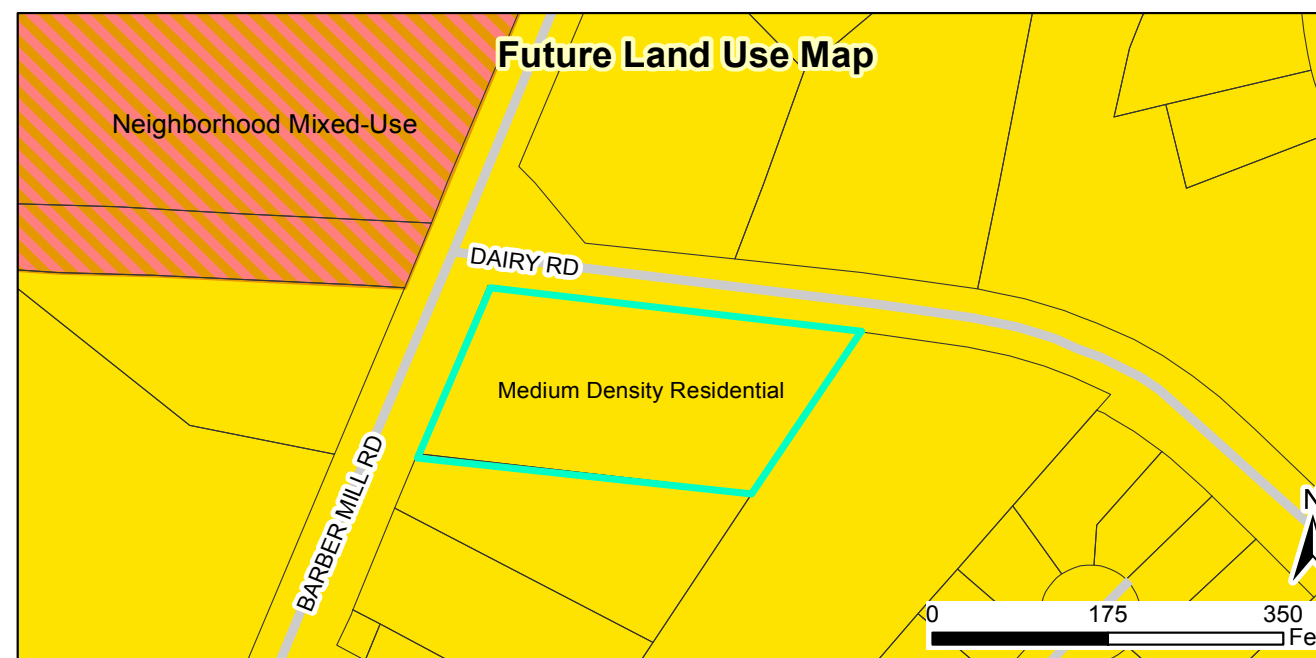
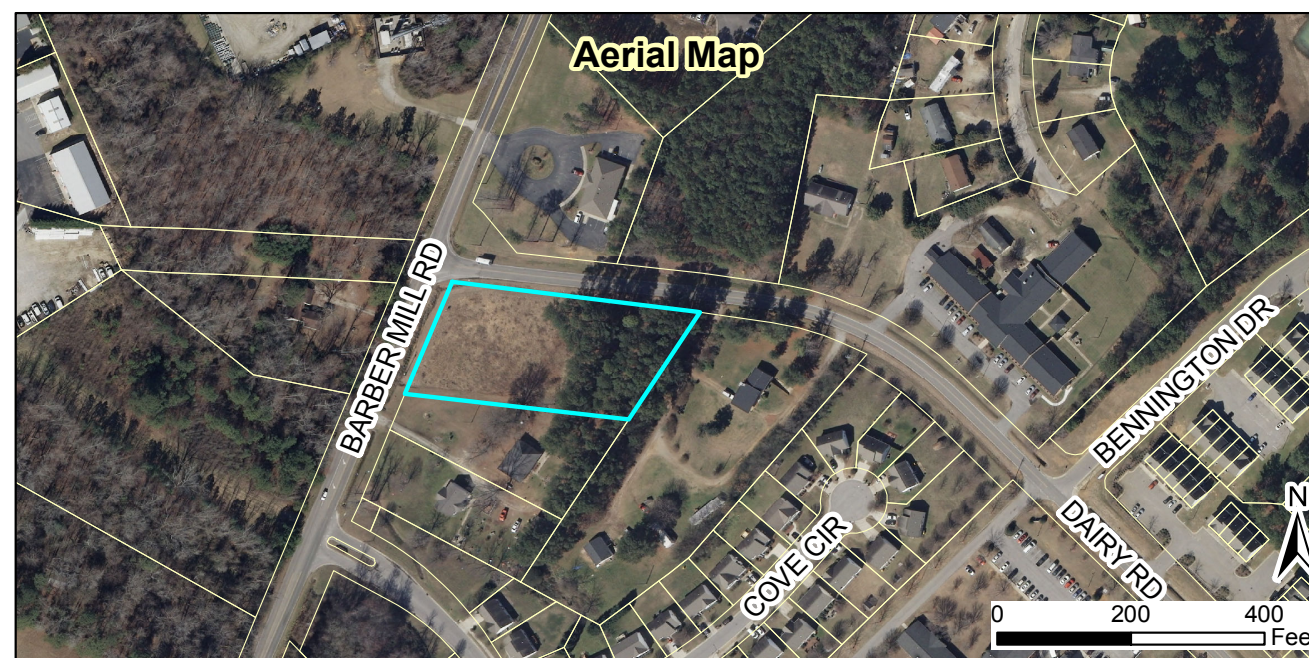
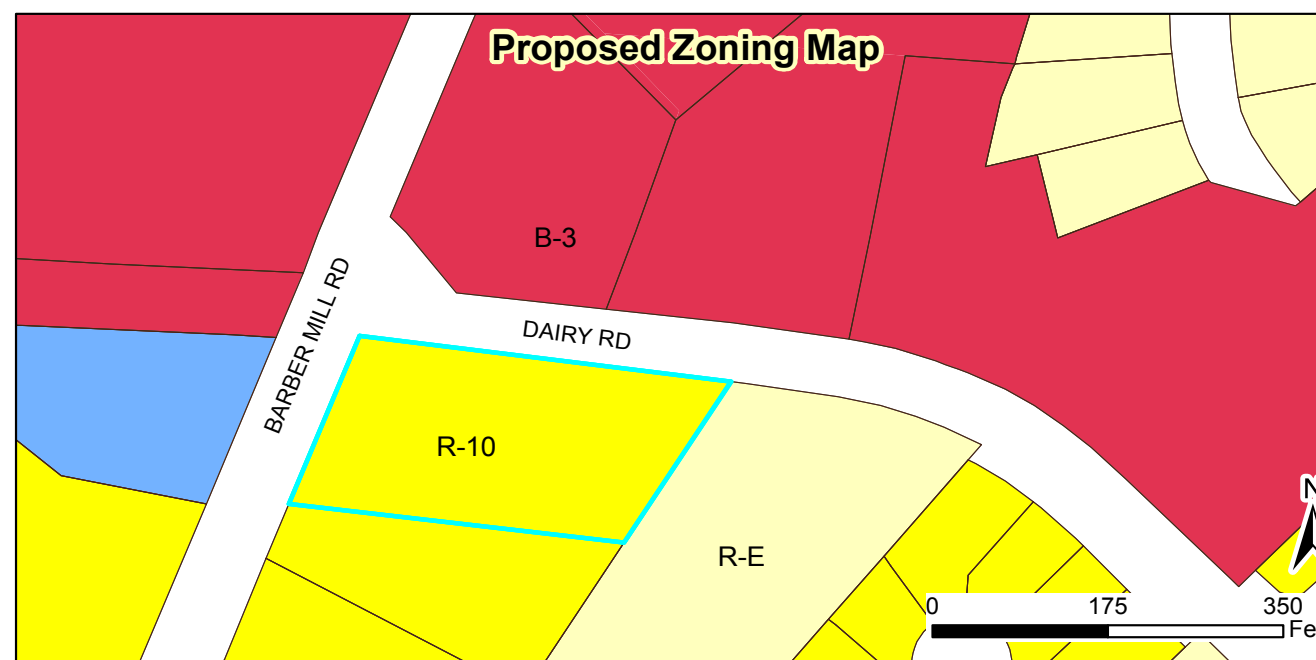
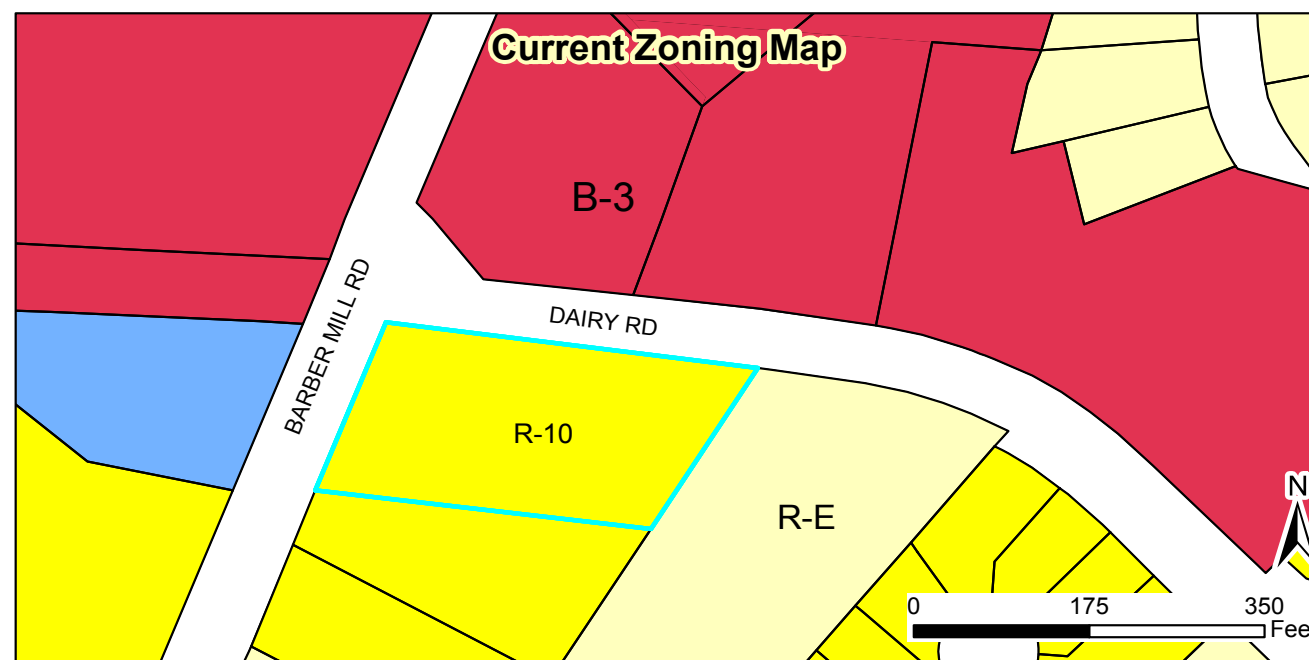
Staff recommends that if the Board of Adjustment reaches positive conclusions on the required Findings of Fact, the approval of the petition be subject to the following conditions:

1. If approved by the Planning Board, three copies of the 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 on the cover sheet of the final site plan.
3. Development fees shall be paid prior to building permit issuance.
4. The site plan shall conform to the standards for non-residential development in a Residential-10 zoning district.

5. The elevations of the building shall be designed to meet or exceed the design standards of the surrounding buildings, including dormers to break up the roof line, architectural treatments along the façade, and upgraded materials.
6. Metal siding shall not be used for the walls. Final elevations shall meet the approval of Planning Department staff for quality materials and architectural design.
7. Sidewalk(s) shall be provided along at least one side of the entrance drive, to provide direct access to the entrance to the building.
8. A sidewalk connection shall be made through the southern portion of the site, connecting the sidewalk along Barber Mill Road to the sidewalk along the western portion of the playground area.
9. The sidewalk connections from the exterior sidewalk along Barber Mill Road and Dairy Road shall connect to the site through a landscape island, rather than through a parking space.
10. All landscape islands shall meet the required minimum areas as specified in the UDC.
11. Any required stormwater management features shall be shown on the site and landscaping plans, and a detail drawing shall be provided on the plans.
12. Parking areas shall not encroach into the required landscape buffers.
13. Wheelstops shall be provided in appropriate locations, where parking areas abut 5' wide sidewalk.
14. Hammerhead turnouts in the parking area shall be widened to match the aisle width.
15. The end of each hammerhead area shall have a striped (no parking) turn-around space.
16. Parking spaces shall not be larger than 10' x 20' without approval of the Planning Department.
17. All signs shall require a separate sign permit to be approved by the Planning Department.
18. The applicant shall provide a Preliminary Grading Plan, which meets the requirements of the Planning Department.
19. The applicant shall provide a Preliminary Lighting Plan, which meets the requirements of the Planning Department.
20. All mechanical equipment and service areas (i.e. – dumpsters or trash cans) shall be completely screened from view.
21. Only a Church is permitted pursuant to this Conditional Use Permit. Expansion or addition of other uses, such as daycare or preschool shall require separate application and review.
22. Prior to issuance of a Certificate of Occupancy, a successful site and landscaping inspection shall be obtained from the Planning Department.

ATTACHMENTS:

1. Application
2. Map
3. Neighborhood Meeting Materials
4. Site Plan and Elevations



2016-95-CUP Dairy Road Church Conditional Use Permit
Request: To obtain conditional use permit approval to
develop a church on a vacant parcel zoned R-10

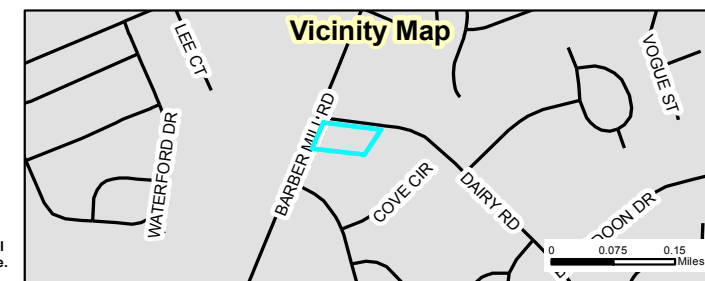
Applicant: Iglesia de Dios Primeros Frutos
 Property Owners: Erick Lee
 Parcel ID: 165811-67-4218
 Tag #: 05H03197G



- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Parcels_03202015_All

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

Document Path: O:\PLANNING\CONDITIONAL USE\2016\2016-95-CUP Dairy Road Church\Maps\2016-95-CUP Dairy Road Church.mxd





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: Church Acreage of Property: 1.49

County Tag #: 05H031976 NC PIN: _____

Address/Location: Barber Mill Rd and Dairy Rd.

Existing Use: Clear lot Proposed Use: Church

Is project within a Planned Development? ☒ No ☐ Yes

Planned Development District (if applicable): _____

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

Overlay District (if applicable): _____

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

OFFICE USE ONLY

Date Received: 01/06/2016 Amount Paid: 500.00 File Number: 2016-95-CUP

01/06/2016

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PROPERTY OWNER INFORMATION

Name: Erick Lee
 Mailing Address: 411 Cox Rd Ste 130 Gastonia N.C. 28054
 Phone Number: _____ Fax: _____
 Email Address: N/A

APPLICANT INFORMATION

Applicant: Ialecia de Dios Primario Frutos
 Mailing Address: 500 OHARA St CLAYTON N.C.
 Phone Number: (919) 601-9911 Fax: 919-366-6443
 Contact Person: Pastor Orlando Rivera
 Email Address: lrandoriver@gmail.com

REQUIRED INFORMATION (to be submitted with the application)

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

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☒				
2. Review Fee (\$400)	☒				
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.

Church

to establish a new church location

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.

See attachment

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.

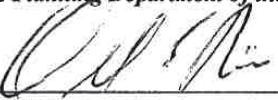
3. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

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

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the 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.

ORLANDO RIVERA
Print Name


Signature of Applicant

3-10-16
Date

1. Site plan shows location of church with entrance of Diary Rd. a safe entrance from Barber Mill and Diary.
2. Proposed in accordance with the Towns code of ordnances.
3. Proposed location of church abuts residential but will not be detrimental of use or development of adjacent properties or other neighbor or uses as most churches in Clayton are located in residential areas.
4. Proposed location of church will not adversely affect plans or polices of the Town and will be built with the same character and standards with the adjacent property.

1. Site plan shows location of church with entrance of Diary Rd. a safe entrance from Barber Mill and Diary.
2. Proposed in accordance with the Towns code of ordnances.
3. Proposed location of church abuts residential but will not be detrimental of use or development of adjacent properties or other neighbor or uses as most churches in Clayton are located in residential areas.
4. Proposed location of church will not adversely affect plans or polices of the Town and will be built with the same character and standards with the adjacent property.



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: Church Address or PIN #: 165811

AGENT/APPLICANT INFORMATION:

(Name - type, print clearly)

Barber Mill Rd
(Address)
Clayton NC 27520
(City, State, Zip)

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

Conditional Use Permit
Site Plan

Zoning Compliance Permits
Building Permits

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:

ERIC DUNG LE

411 COX RD #130

ER DUNG LE

GASTONIA NC 28054
(City, State, Zip)

STATE OF
COUNTY OF

North Carolina
Mecklenburg

I have read and subscribed before me the 16th day of March 2016, Brandy L. Griffin, a Notary Public for the above State and County, this

SEAL



Brandy L. Griffin
Notary Public
My Commission Expires: Sept. 19, 2017

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

May 23, 2016

NOTICE

SUBJECT: **Project #:** 2016-95-CUP Dairy Road Church- Request for a conditional use permit to allow a church on a currently vacant parcel zoned R-10 (Residential 10)

Location: Located at the corner of Barber Mill Road and Dairy Road

PIN #/TAG ID: 165811-67-4218 / 05H03197G

Applicant: Iglesia de Dios Primeros Frutos Church

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Board of Adjustment will hold an evidentiary hearing on **Wednesday, June 15, 2016 at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above-referenced Conditional Use Application. According to Section 155.202(B)(2) of the Town of Clayton Unified Development Code, a conditional use permit is required to develop a church in the R-10 (Residential 10) zoning district. See map attached.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request. You are invited to attend this meeting and express your opinions on this request. 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 all interested persons are invited to attend.

For more information, please contact me by phone (919) 359-2102 or email at hhogg@townofclaytonnc.org.

Sincerely,

Haley Hogg, CZO
Town Planner



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: May 04, 2016

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

Printed Name: Curk Lane

Signature: 

Date of Meeting: June 01, 2016

Time of Meeting: 6:00pm

Location of Meeting: True Line Surveying

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.*

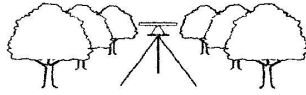
Neighborhood meeting was held June 1, 2016, 6pm at True Line Surveying. The attendance list is included as a part of these minutes. Betty Sherron, property owner had a question about how storm water was regulated and if parking lot was to be curb and guttered. Curk Lane was able to address her concerns.

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

01/06/2016

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TRUE LINE SURVEYING, P.C.



May 4, 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: June 1, 2016

Location: True Line Surveying, 205 W. Main Street, Clayton, NC 27520

Time: 6:00 pm

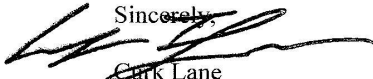
Type of Application: Conditional Use

Project/proposal property address: Barber Mill Rd. and Dairy Rd.

General Description: Establish a new Church location

If you have any questions prior to or after this meeting, you may contact us at 919-359-0427. You may also contact the Planning Department at 919-553-5002.

Sincerely,



Clark Lane
True Line Surveying

Cc: Town of Clayton Planning Dept.

205 W. Main Street, Clayton, NC 27520
(919) 359-0427 • Fax: (919) 359-0428

ADJACENT PROPERTY OWNERS LIST

Project Name: Barber Mill Rd. & Dairy Rd.

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.

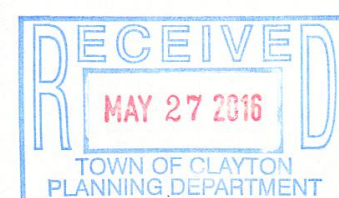
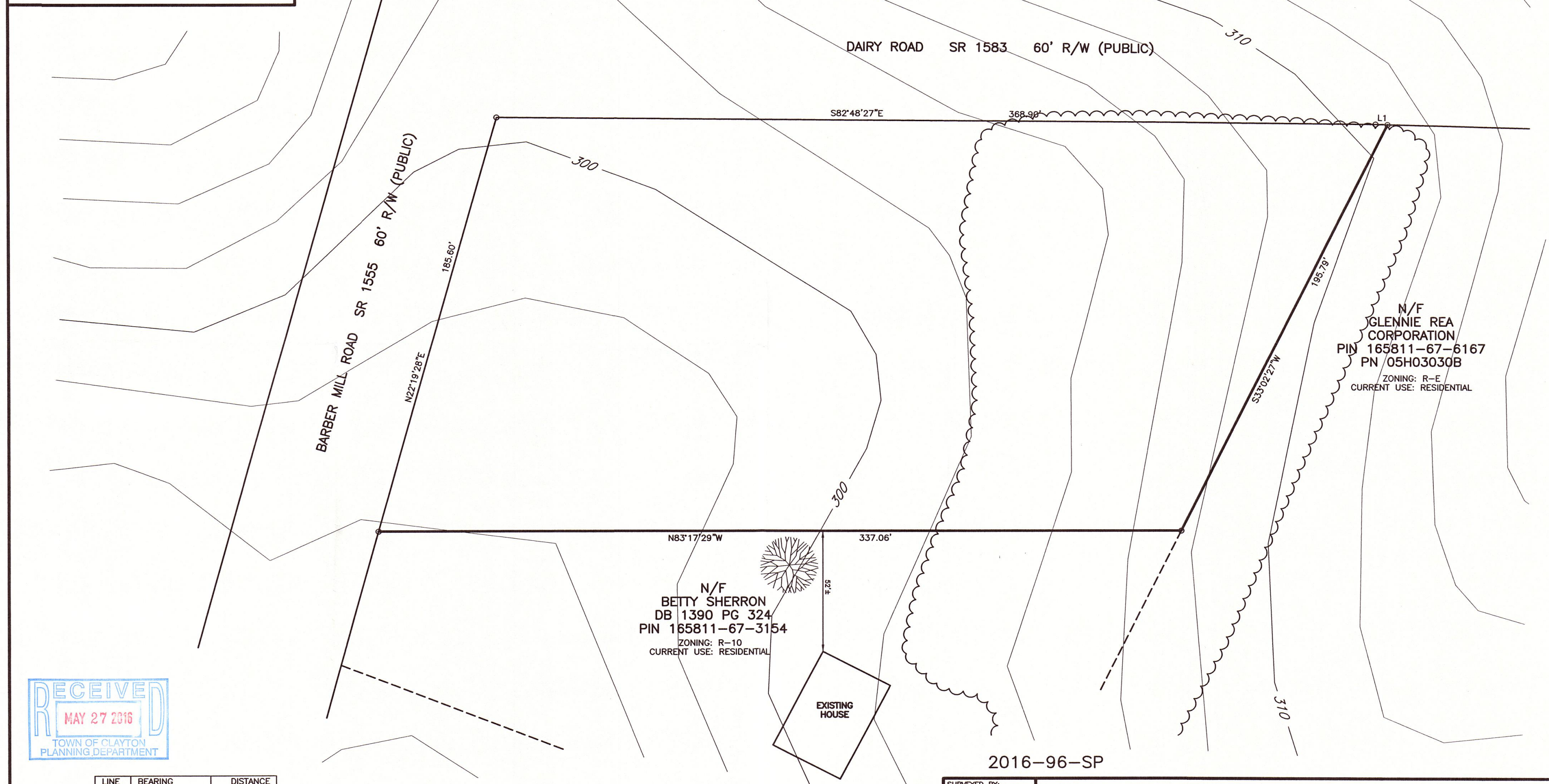
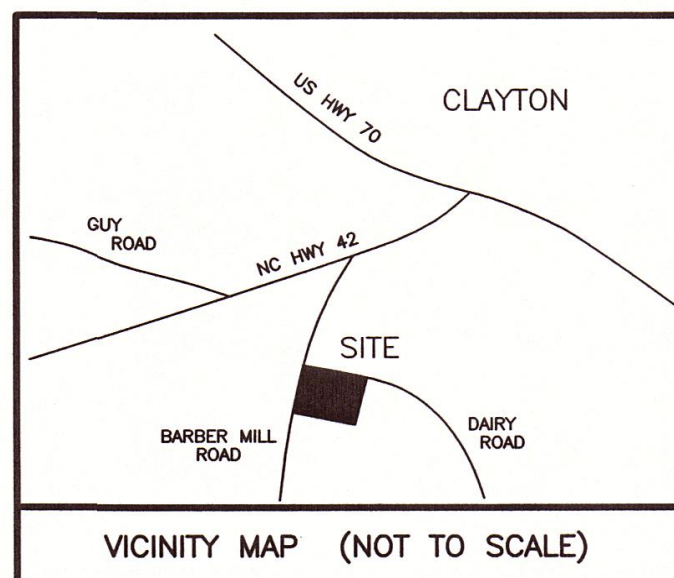
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NEIGHBORHOOD MEETING ATTENDANCE ROSTER

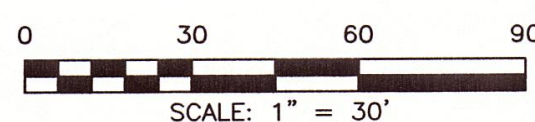
Applicant: Church

Location/Date: True Line Surveying, June 01, 2016

	NAME	ADDRESS
1	Betty Sherron	5368 Barber Mill Rd., Clayton, NC
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



LINE	BEARING	DISTANCE
L1	S81°28'09"E	5.06'



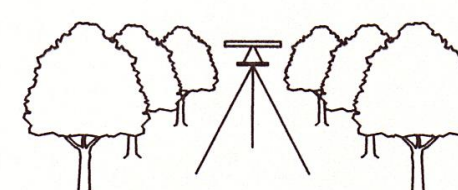
EXISTING CONDITIONS MAP FOR

PROUTEY CONSTRUCTION

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MAY 3, 2016

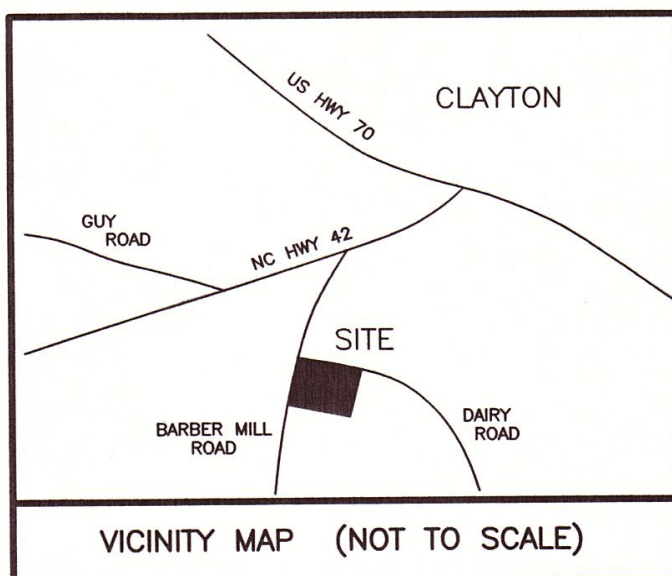
SURVEYED BY:
DRAWN BY: MIKE
CHECKED BY:
DRAWING NAME: SITEPLAN.DWG
SURVEY DATE:
JOB NO. 1844.004

TRUE LINE SURVEYING, P.C.



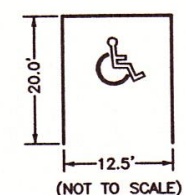
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859

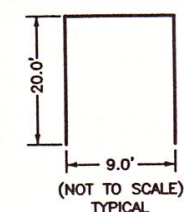


HANDICAP SIGN
NOT TO SCALE

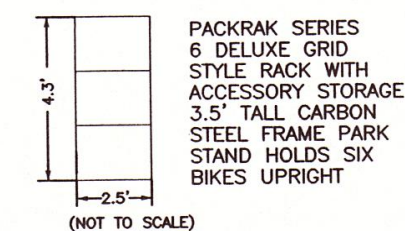
HANDICAP PARKING DETAIL



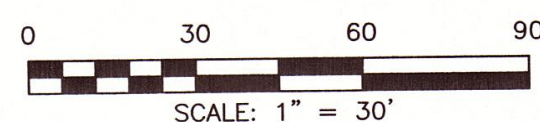
PARKING DETAIL



BICYCLE RACK DETAIL



LINE	BEARING	DISTANCE
L1	S81°28'09"E	5.06'



NOTES:

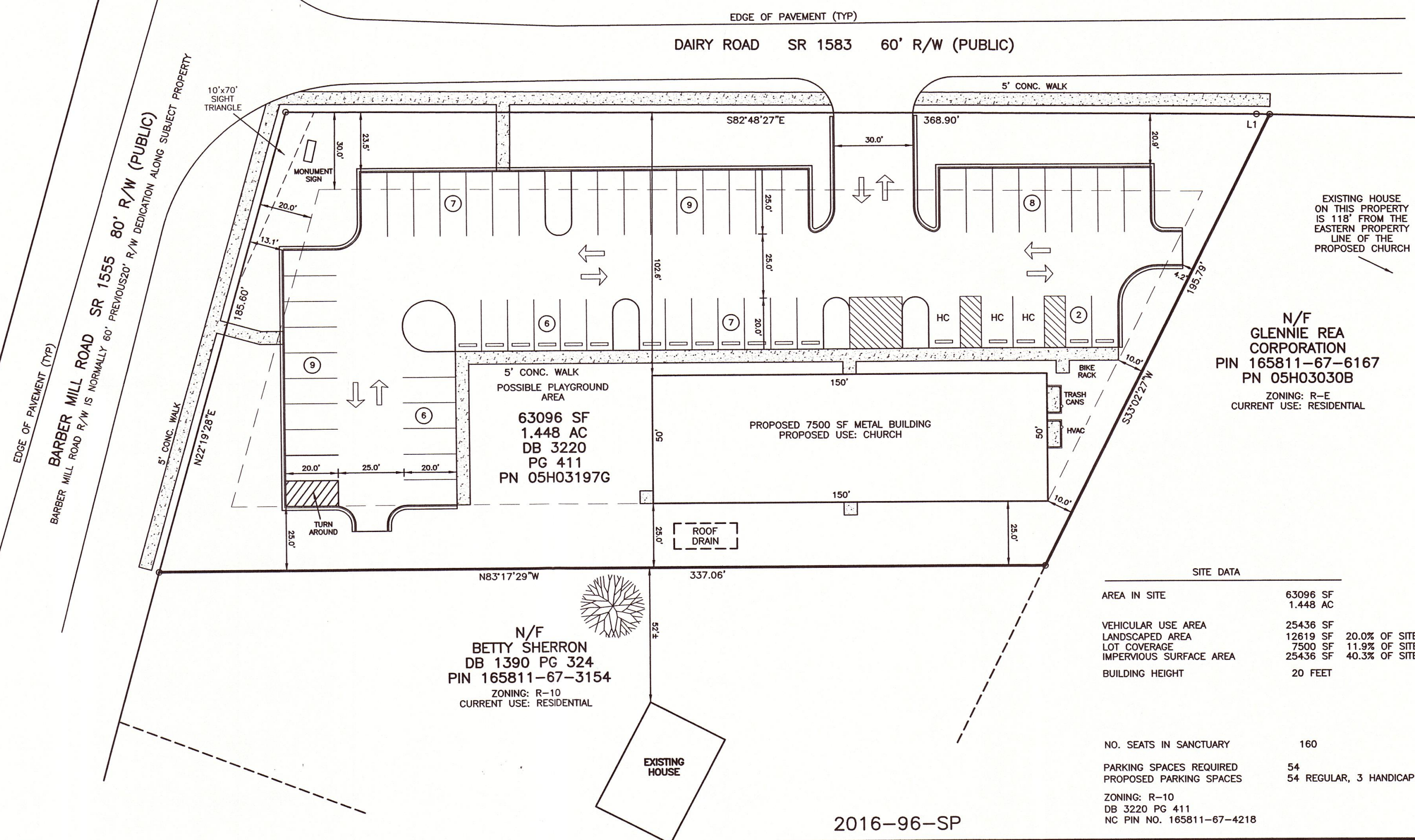
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) SITE TO BE SERVED BY INDIVIDUAL TRASH CONTAINERS
- 6) BUILDING SHOWN ON SITE IS EXISTING
- 7) POWER TO BE SUPPLIED BY TOWN OF CLAYTON
- 8) SITE IS LOCATED WITHIN PLANNING JURISDICTION OF THE TOWN OF CLAYTON
- 9) ENTIRE PARKING LOT SHALL BE PAVED AND STRIPED
- 10) CURRENT OWNER OF TRACT: ERIC LE
411 COX RD, STE 130
GASTONIA, N.C. 28054

NOTES:

- 11) SITE IS LOCATED WITHIN THE TOWN LIMITS OF CLAYTON
- 12) SITE SERVED BY SEWER SERVICE FROM CLAYTON
- 13) SITE SERVED BY WATER SERVICE FROM CLAYTON
- 14) SITE SERVED BY ELECTRIC SERVICE FROM CLAYTON
- 15) 1 BIKE RACK SHALL BE REQUIRED, PER CODE
- 16) TRASH AREA AND HVAC TO BE SCREENED AND LANDSCAPED

DIMENSIONAL STANDARDS

MIN. LOT AREA	10,000 SF
MIN. LOT WIDTH	70 FEET
MAX. BUILDING COVERAGE PER LOT	35%
MAX. IMPERVIOUS SURFACE PER LOT	50%
MAX. BUILDING HEIGHT	35 FEET
SETBACKS	
FRONT	30 FEET
SIDE INTERIOR	10 FEET
SIDE STREET	20 FEET
REAR	25 FEET



SITE DATA

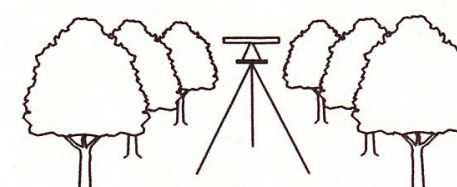
AREA IN SITE	63096 SF 1.448 AC
VEHICULAR USE AREA	25436 SF
LANDSCAPED AREA	12619 SF 20.0% OF SITE
LOT COVERAGE	7500 SF 11.9% OF SITE
IMPERVIOUS SURFACE AREA	25436 SF 40.3% OF SITE
BUILDING HEIGHT	20 FEET

NO. SEATS IN SANCTUARY	160
PARKING SPACES REQUIRED	54
PROPOSED PARKING SPACES	54 REGULAR, 3 HANDICAP
ZONING: R-10	
DB 3220 PG 411	
NC PIN NO. 165811-67-4218	

2016-96-SP

SURVEYED BY:	
DRAWN BY:	MIKE
CHECKED BY:	
DRAWING NAME:	SITEPLAN.DWG
SURVEY DATE:	
JOB NO.	1844.004

TRUE LINE SURVEYING, P.C.



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

C-1859

PROUTEY CONSTRUCTION

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MAY 3, 2016



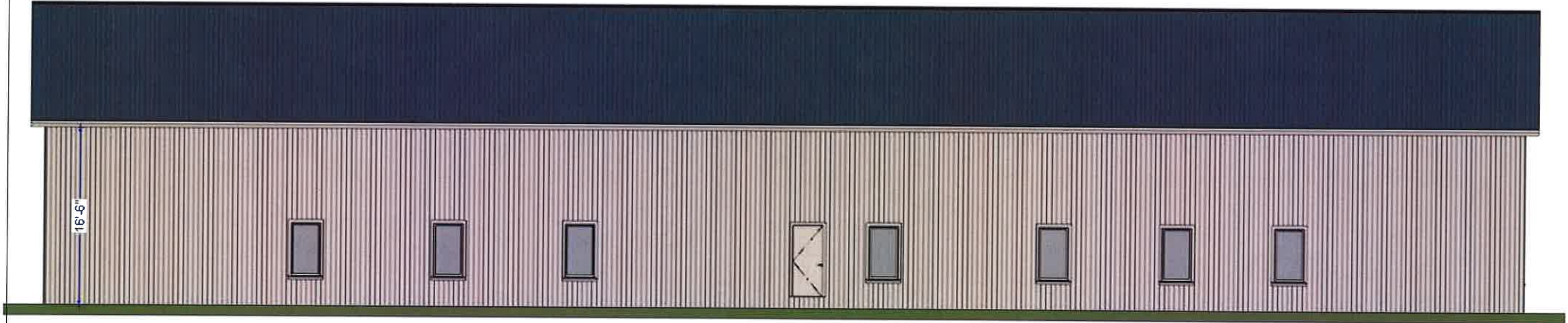
Iglesia De Dios Primeros Frutos-Church
View From Dairy Road



DRAWINGS PROVIDED BY: Ben Proutey		PROJECT DESCRIPTION: Iglesia De Dios Primeros Frutos		SHEET TITLE: Dairy Rd. Elevation		NO. DESCRIPTION BY DATE	
DATE: 6/3/2016		SCALE:		SHEET: A-1			



Iglesia De Dios Primeros Frutos-Church
Rear Elevation



--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Rear Elevation

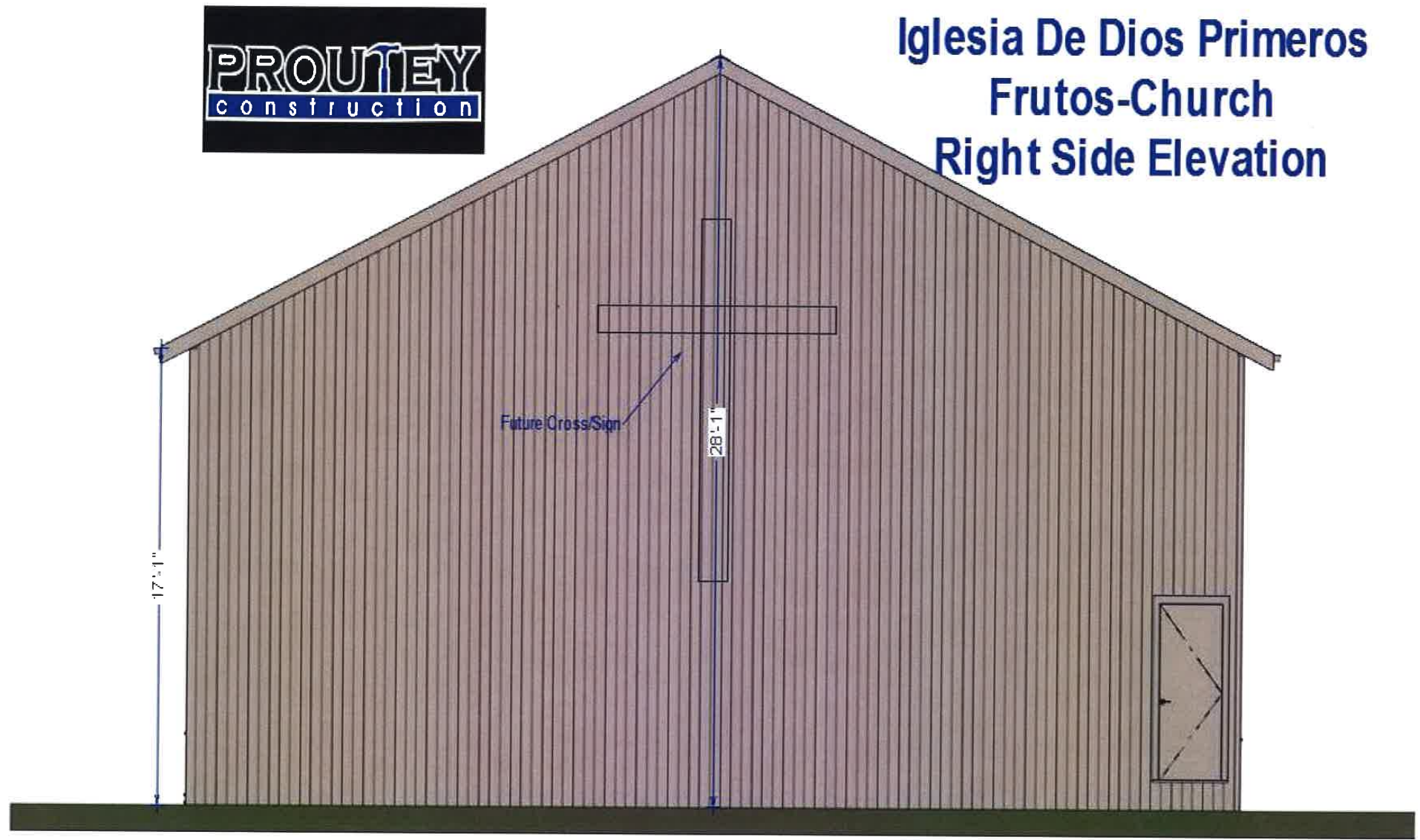
PROJECT DESCRIPTION:
Iglesia De Dios Primeros Frutos

DRAWINGS PROVIDED BY:
Ben Proutey

DATE:
6/3/2016

SCALE:

SHEET:
A-2



Iglesia De Dios Primeros
Frutos-Church
Right Side Elevation



--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Right Side Elevation Barber Mill Road

PROJECT DESCRIPTION:
Iglesia De Dios Primeros Frutos

DRAWINGS PROVIDED BY:
Ben Proutey

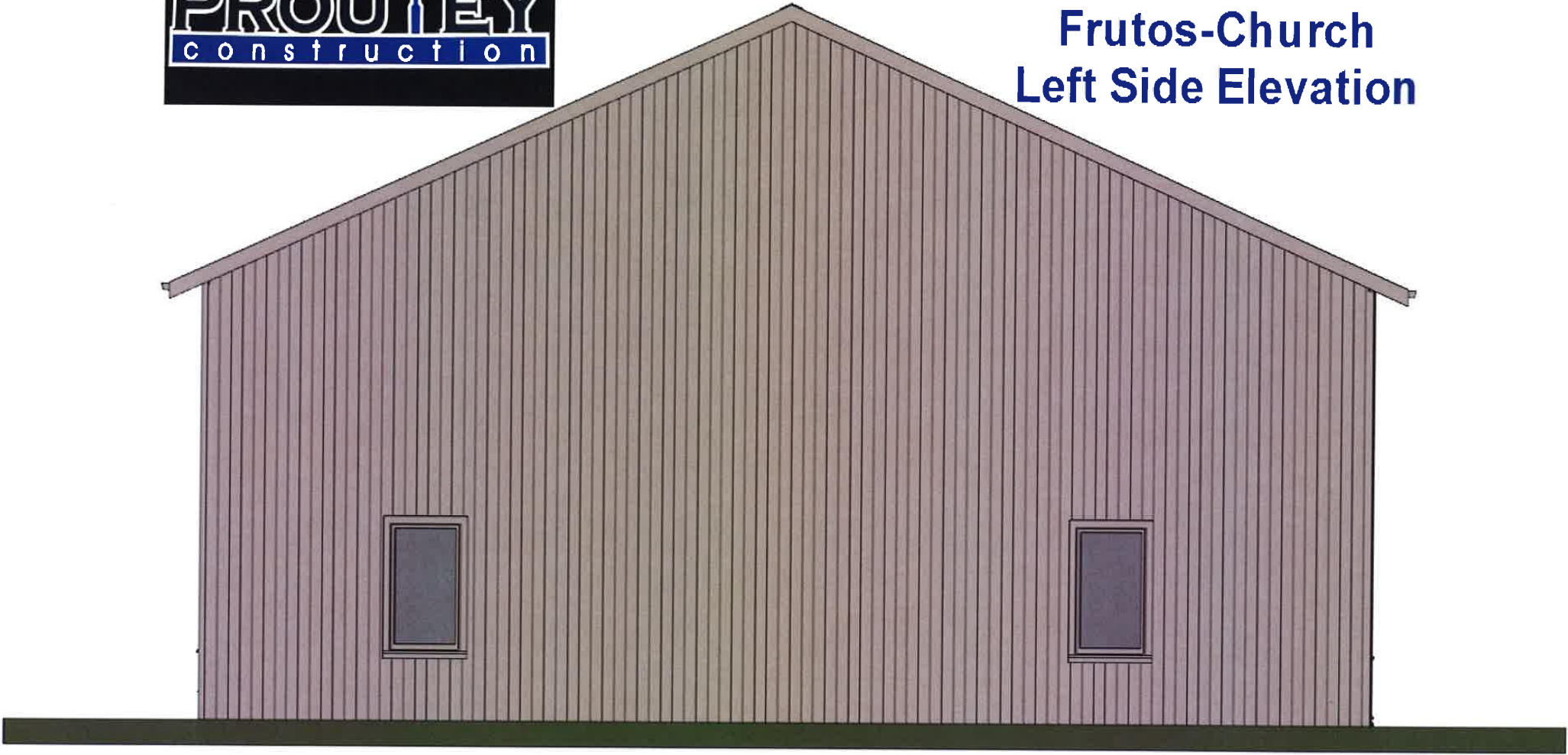
DATE:
6/3/2016

SCALE:

SHEET:
A-3



Iglesia De Dios Primeros
Frutos-Church
Left Side Elevation



DRAWINGS PROVIDED BY: Ben Proutey		PROJECT DESCRIPTION: Iglesia De Dios Primeros Frutos		SHEET TITLE: Left Side Elevation		NO. DESCRIPTION BY DATE		
DATE: 6/3/2016		SCALE:		SHEET:				
A-4								



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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Full Overview

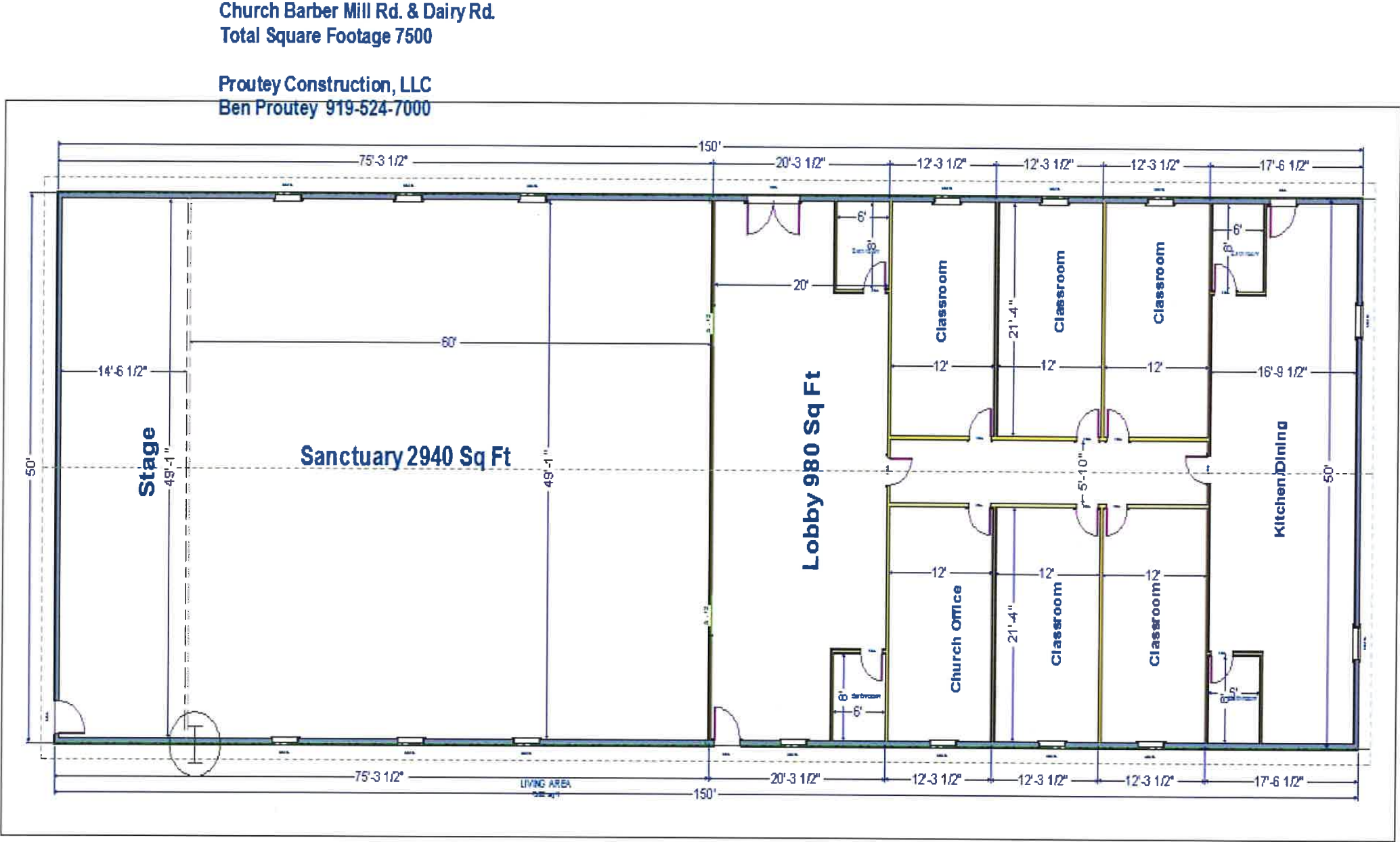
PROJECT DESCRIPTION:
Iglesia De Dios Primeros Frutos

DRAWINGS PROVIDED BY:
Ben Proutey

DATE:
6/3/2016

SCALE:

SHEET:
O-1



PROJECT DESCRIPTION:		SHEET TITLE:	
Iglesia De Dios Primeros Frutos		Floor Plan	
DRAWINGS PROVIDED BY:		NO.	
Ben Proutey		DESCRIPTION	
DATE:		BY	
6/3/2016			
SCALE:		DATE	
SHEET:			
FP-1			

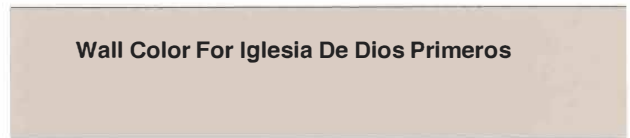
Silicone-Polyester-COOL™ Paint System

This Silicone-Polyester COOL Paint is a two-coat system that offers superior quality and durability. It is ideally suited for commercial, industrial and agricultural structures.



Polar White †

IR .66 SRI 79



Sandstone †

IR .59 SRI 70



Sagebrush Tan †

IR .47 SRI 53



Fox Gray †

IR .43 SRI 47



Burnished Slate †

IR .31 SRI 32



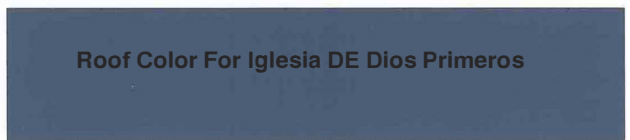
Brick Red †

IR .32 SRI 32



Hunter Green †

IR .26 SRI 25



Aztec Blue †

IR .25 SRI 24

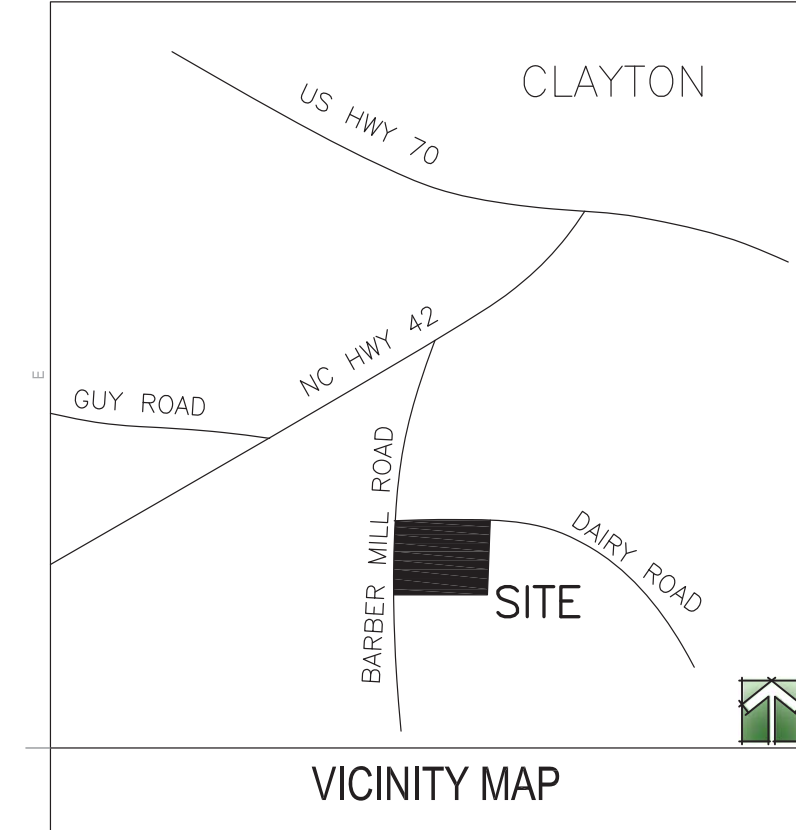
All standard Silicone-Polyester colors shown on this chart feature a 25-year finish warranty.

Warranties apply only to the finish coat of exterior mounted panels. Contact us for information.

Colors shown closely approximate actual coating colors.

These colors utilize Cool Coating Technology

S:\2016\16-02 PM - C:\Users\Owner\Documents\Mark Hall-Mark TRUE LINE-CHURCH SITE-01.dwg

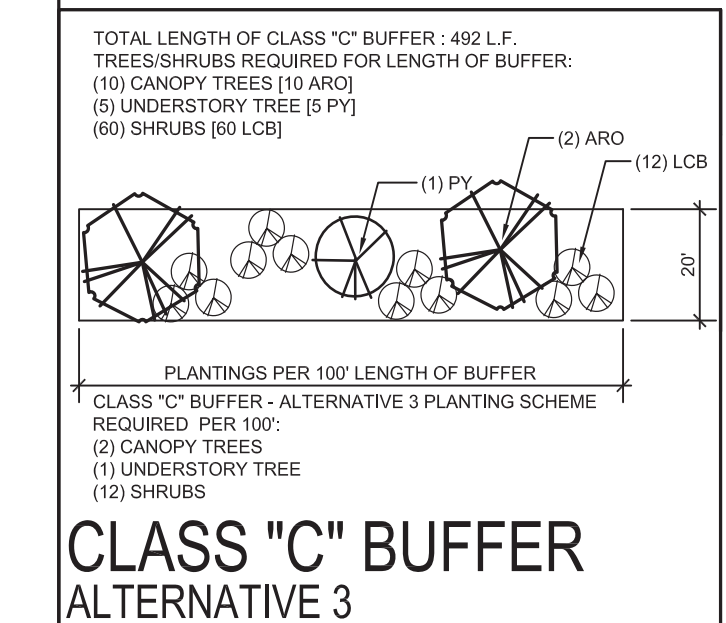
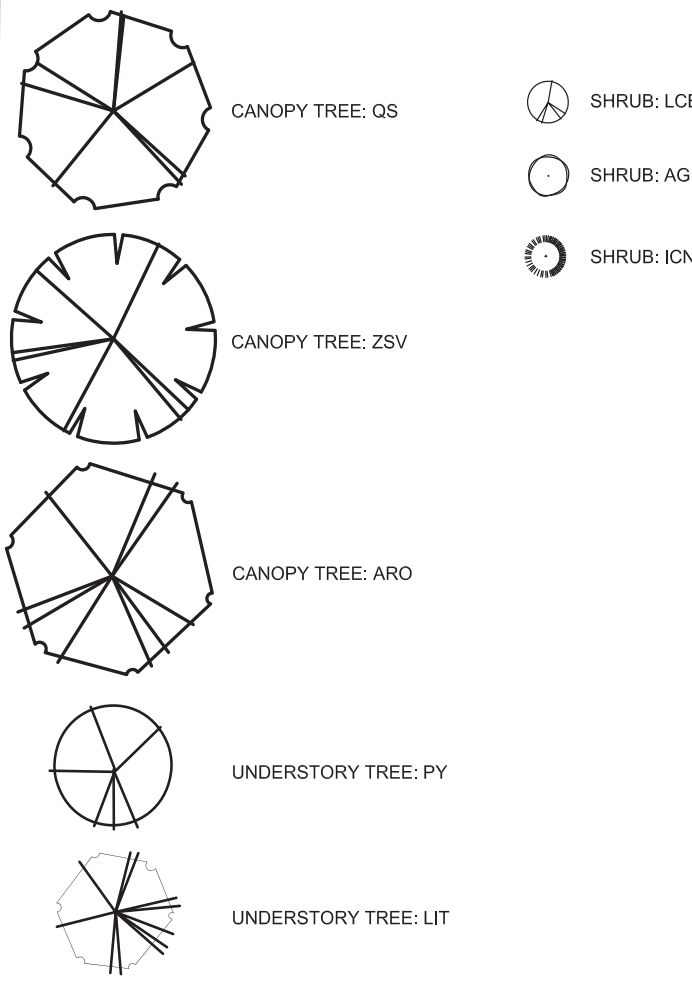


Landscape Notes

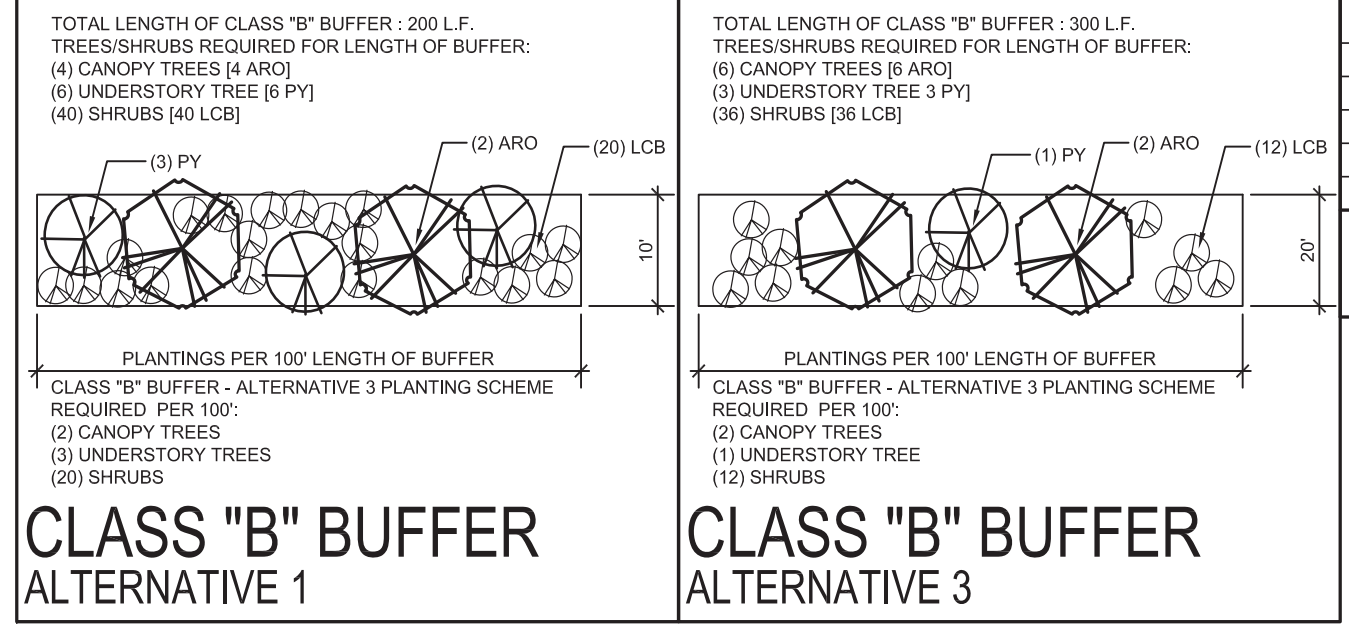
GENERAL LANDSCAPE NOTES

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

Plant Symbol Key



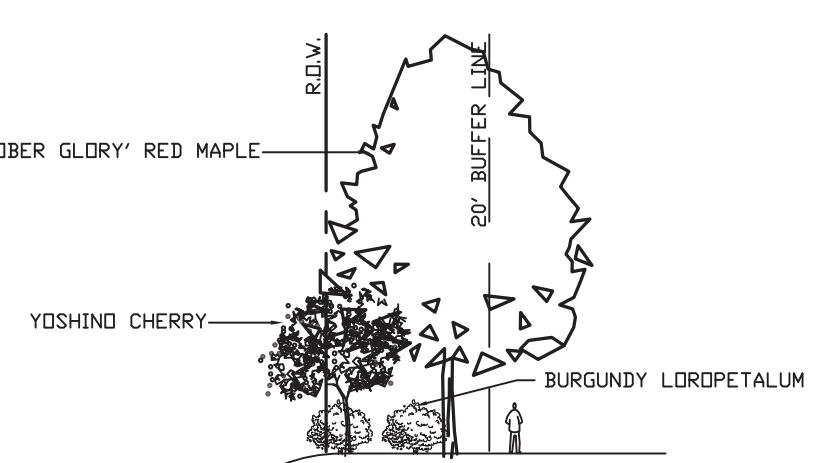
CLASS "C" BUFFER
ALTERNATIVE 3



CLASS "B" BUFFER
ALTERNATIVE 1

CLASS "B" BUFFER
ALTERNATIVE 3

LANDSCAPE CALCULATION*			
TOTAL AREA OF LOT:	63,096 SQ.FT.	PLANT TYPE	REQUIRED**
20% OF LOT AREA:	12,619 SQ.FT.	CANOPY TREE	13
REQUIRED LANDSCAPE AREA:	12,619 SQ.FT.	UNDERSTORY TREE	13
PROPOSED LANDSCAPE AREA:	±13,000 SQ.FT.***	SHRUBS	26
* AS PER SECTION 155 402 (D) OF THE UNIFIED DEVELOPMENT CODE			
** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA			
*** PROPOSED TOTAL INCLUDES BUFFER AND STREET YARD PLANTINGS			



SECTION THRU CLASS "C" BUFFER

Landscape Data

LANDSCAPE REQUIREMENTS

TOTAL AREA OF LOT: 63,096 SQ.FT.
20% OF LOT AREA: 12,619 SQ.FT.
PLANTINGS REQUIRED: 13 CANOPY TREES
13 UNDERSTORY TREES
26 SHRUBS

BUFFERS PROVIDED: WEST PROPERTY LINE ALONG BARBER MILL ROAD - TYPE "C"
NORTH PROPERTY LINE ALONG DAIRY ROAD - TYPE "C"
SOUTH PROPERTY LINE - TYPE "B"
EAST PROPERTY LINE - TYPE "B"

BUFFER TYPES: SEE BUFFER DETAILS/DIAGRAMS THIS SHEET
REQUIRED PLANTINGS PER 100 LIN. FT. OF "A" BUFFER:

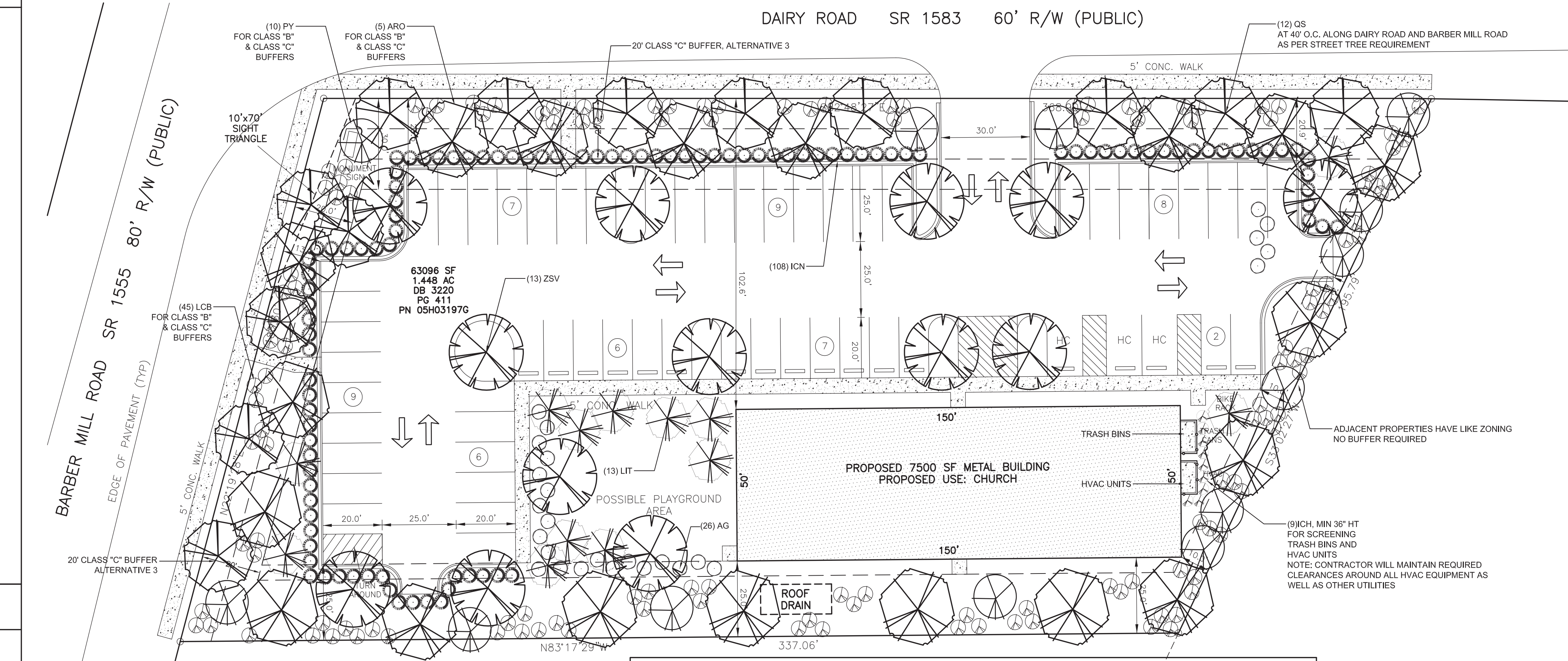
STREET TREES: ALONG PROPERTY LINES ABUTTING BARBER MILL ROAD
AND DAIRY ROAD

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com
C-1859

STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACE A MAXIMUM OF 50 FEET APART).
2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED NO LESS THAN FIVE FEET OR MORE THAN 15 FEET FROM THE BACK OF THE SIDEWALK.
3. SPECIES SELECTION SHALL COMPLY WITH TOWN OF CLAYTON APPROVED LIST.



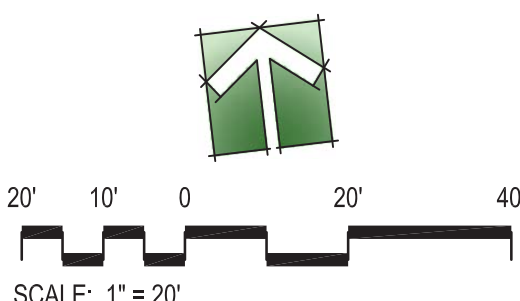
Plant List

PLANT LIST									
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS	
C A N O P Y T R E E S (CANOPY TREES = 45, INCLUDES TREES USED FOR SCREENING/BUFFERS AND STREET TREES)									
ARO	20	JACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	8' MIN.	-	B & B	BUFFER TREES	
QS	12	QUERCUS SHUMARDII	SHUMARD OAK	2.5"	8' MIN.	-	B & B	STREET TREES	
ZSV	13	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5"	8' MIN.	-	B & B	INTERIOR LANDSCAPE/PARKING	
U N D E R S T O R Y T R E E S (UNDERSTORY TREES = 27, INCLUDES TREES USED FOR SCREENING/BUFFERS)									
LIT	13	LAGERSTROEMIA INDICA 'TUSKEGEE'	TUSKEGEE CRAPE MYRTLE	-	6' MIN.	-	CONT'BAR	INTERIOR LANDSCAPE	
PY	14	PRUNUS X YEDOSHINO	YOSHINO CHERRY	-	6' MIN.	-	CONT'BAR	BUFFER PLANTINGS	
S H R U B S (TOTAL SHRUBS = 27, INCLUDES SHRUBS USED FOR SCREENING/BUFFERS)									
AG	26	ABELIA X GRANDIFLORA	ABELIA	-	30" MIN.	-	5 GAL. MIN.	INTERIOR LANDSCAPE	
ICN	108	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	-	30" MIN.	-	5 GAL. MIN.	PARKING BUFFER	
ICH	9	ILEX CRENATA 'HETZLI'	HETZLI HOLLY	-	30" MIN.	-	5 GAL. MIN.	HVAC/TRASH SCREENING	
LCB	136	LOROPETALUM CHINENSIS 'BURGUNDY'	BURGUNDY LOROPETALUM	-	30" MIN.	-	5 GAL. MIN.	BUFFER PLANTING	

- LAWN AREAS: SEED WITH TARTAN RED FESCUE (NOTE: OWNER MAY SUBSTITUTE BERMUDA, CENTPEDE OR ZOYSIA SOO AS DESIRED).
1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCE.
 2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN THAT REQUIRE CLEARANCES FOR ACCESS.
 3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.
 4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGN-BUILD IRRIGATION PLAN FOR THIS PROJECT TO THE OWNER FOR REVIEW AND ACCEPTANCE. REFER TO SHEET L52.00 FOR IRRIGATION DIRECTIVES.

REVISED
8:04 pm, May 31, 2016

LANDSCAPE PLAN



CHURCH SITE FOR

IGLESIA de DIOS PRIMEROS FRUTOS
Barber Mill Road & Dairy Road
Clayton, North Carolina, 27520



NOTE: THIS SEAL AND SIGNATURE
APPLIES ONLY TO THE LANDSCAPE
PLAN, LANDSCAPE DETAILS AND
LANDSCAPE NOTES
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

TALMAGE "MARK" HALL, ASLA
100 DOVE CT
CLAYTON, NC 27520
919.810.8408
talmagemark@gmail.com

T.O.C. PROJECT NO: 2016-96-SP

PROJECT:		DATE
TLS-16001		MAY 2016
ISSUE:		
SITE PLAN		05.06.2016
REVISIONS:		
TRC-1ST REVIEW		05.31.2016
DRAWN BY:		TMH
CHECKED BY:		TMH
CONTENT:		LANDSCAPE PLAN

LS1

C:\Users\Owner\Documents\Work_Hall-Mark_TrueLine_CHURCHSITE-01.dwg 5/13/2016 8:01 PM C:\Users\Owner\Documents\Work_Hall-Mark_TrueLine_CHURCHSITE-01.dwg

LANDSCAPE WORK SPECIFICATIONS

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

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

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

PLANT MATERIALS: ALL MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IF FIELD GROWN, NATURALLY SHAPED, AND WELL-BRANCHED; FULL FOLIAGED WHEN IN LEAF WITH HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING WITH STRAIGHT TRUNKS AND LEADERS NOT CUT. ALL PLANTS FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS OR OTHER EGGS, AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT LOCALITY. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY.

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

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

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

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

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

BACKFILL MATERIAL: NATIVE SOIL SHALL NOT BE USED FOR BACKFILL, BUT IS ACCEPTABLE FOR CONSTRUCTION OF REQUIRED SAUCERS AROUND PLANTS. THE REMAINDER OF UNUSED NATIVE SOIL SHALL BE HAULED AWAY FROM THE SITE. BACKFILL MATERIAL SHALL BE A BLENDED SOIL MATERIAL AND SHALL BE CONSIST OF 40% COMPOST, 30% SAND, AND 30% CLAY. THE COMPOST SHALL A TURKEY COMPOST BEARING THE U.S. COUNCIL SEAL OF ASSURANCE. THE SAND SHALL BE OBTAINED FROM A SAND QUARRY AND FREE OF ALL VIABLE WEED SEED. OTHER CONDITIONS OF THE BACKFILL SHALL BE AS FOLLOWS:

MAXIMUM SOLUBLE SALTS: 350 PPM
RELATIVE DENSITY: 2%-50%, LOOSE
RELATIVE PERMEABILITY: 2.5-10 IN./HR.
PLASTIC INDEX: 4-10
PH RANGE: 6.0-6.8

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

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

WATER: SHALL BE FURNISHED BY THE OWNER.

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

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

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

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

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

STAKE ALL TREES IN ACCORDANCE WITH THE DRAWINGS.

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

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

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

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

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

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

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

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

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

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

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

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

PLANT MATERIAL REPLACEMENT: THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL PLANTS NOT IN THRIVING CONDITION AS DETERMINED BY THE OWNER DURING AND AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE OF ALL REPLACED PLANTS SHALL EXTEND FOR AN ADDITIONAL 90 CALENDAR DAYS.

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

FERTILIZER: SHALL BE A TURFORADE, HIGH PHOSPHORUS FERTILIZER, IN WHICH 1/2 TO 3/4 OF THE NITROGEN IS SLOWLY AVAILABLE. IT SHALL CONTAIN BY PERCENTAGE THE FOLLOWING: 10% NITROGEN, 20% PHOSPHORIC ACID, AND 10% POTASH. IT SHALL BE DELIVERED IN UNOPENED, LABELED CONTAINERS AND STORED IN A WEATHERPROOF PLACE.

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

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

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

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

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

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

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

REMOVE ANY UNDESIRABLE VEGETATION OR DEBRIS.

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

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

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

APPLY TURFORADE FERTILIZER IN A MANNER THAT ENSURES UNIFORM DISTRIBUTION. FINISH GRADE SHALL BE 1 INCH BELOW SURFACES OF ADJACENT SIDEWALKS AND CURBS. SOIL SHALL BE WATERED BEFORE SOD IS LAID. ALL SOD SHALL BE CUT BY AN APPROVED MECHANICAL SOD CUTTER. UNDER NO CIRCUMSTANCES SHALL ANY SOODING WORK BE DONE UNLESS WEATHER AND SOIL CONDITIONS ARE SUITABLE.

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

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

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

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

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

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

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

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

INSPECT AND MAINTAIN SODDED AREAS AND MAKE NECESSARY REPAIRS DURING THE SPECIFIED GUARANTEE PERIOD. IF 80% OR MORE OF SODDED AREAS FAIL TO BECOME ROOTED, THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, WILL REPEAT THE ENTIRE PROCESS WITH NEW SOD MATERIALS.

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

CUT/PACK SEEDING AREAS AND APPLY ANTI-EROSION MULCH AT A RATE OF 2 TONS PER ACRE.

INSPECT AND MAINTAIN SEEDING AREAS AND MAKE NECESSARY REPAIRS DURING THE SPECIFIED GUARANTEE PERIOD. IF 80% OR MORE OF SEEDING AREAS FAIL TO BECOME ESTABLISHED, THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, WILL REPEAT THE ENTIRE PROCESS FOR ESTABLISHMENT OF A SUITABLE TURFGRASS.

LANDSCAPE WORK SPECIFICATIONS
SCALE: NTS

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GENERAL LANDSCAPE NOTES

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

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

3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.

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

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

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

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

8. PLANTING BEDS AND SAUCERS SHALL BE SEEDED TO PROVIDE A 2" TO 3" DEEP 1" CUT ALONG ITS BORDER WITH SODDED OR SODDED AREAS.

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

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

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

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

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

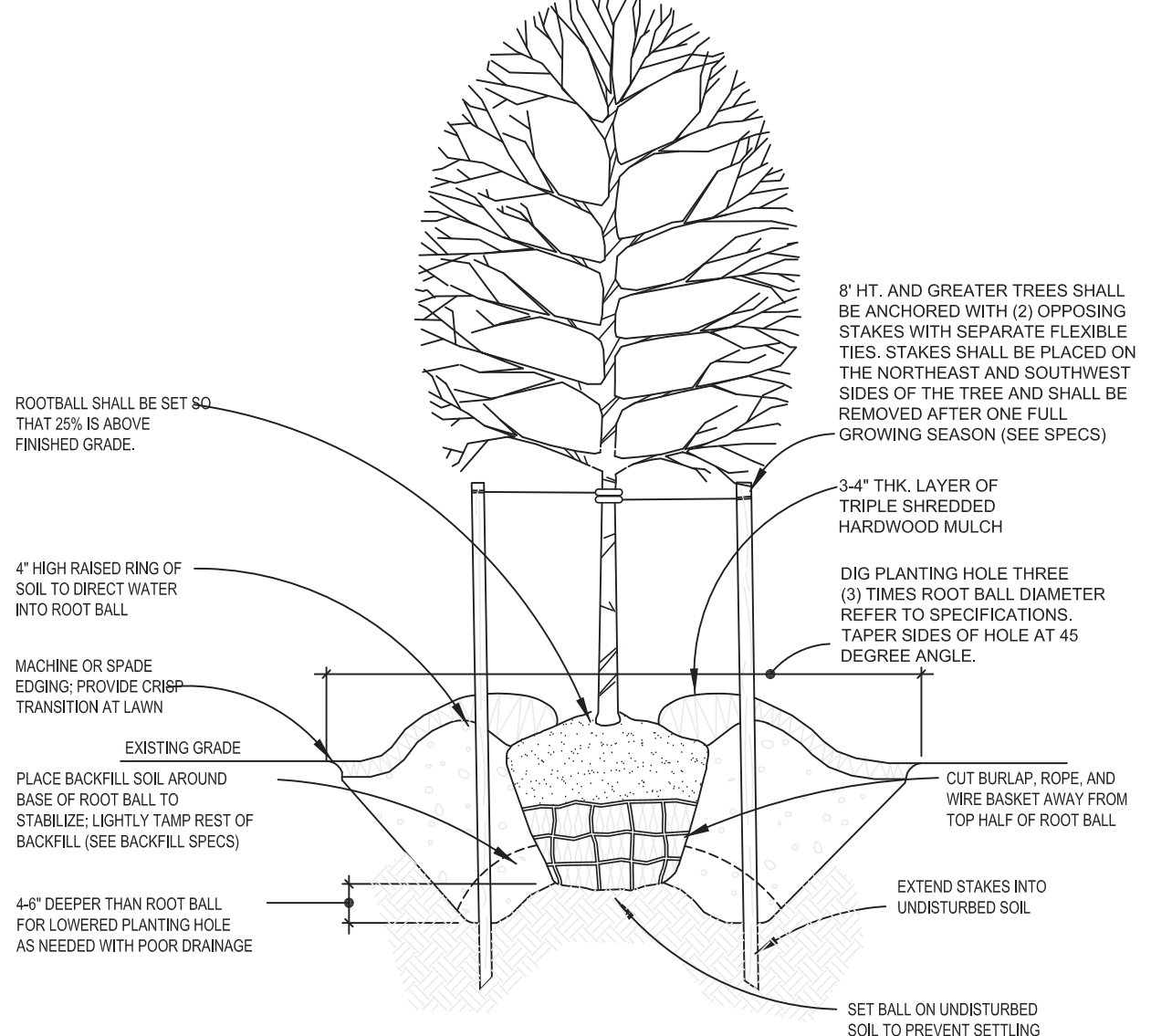
14. ALL HVAC AND MECHANICAL EQUIPMENT WILL BE SCREENED WITH LANDSCAPING OR DECORATIVE FENCING.

LANDSCAPE NOTES
SCALE: NTS

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NOTES

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

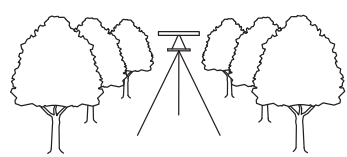


*FOR BOTH CANOPY OR UNDERSTORY TREES

* TYPICAL TREE INSTALLATION
SCALE: NTS

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TRUE LINE SURVEYING, P.C.



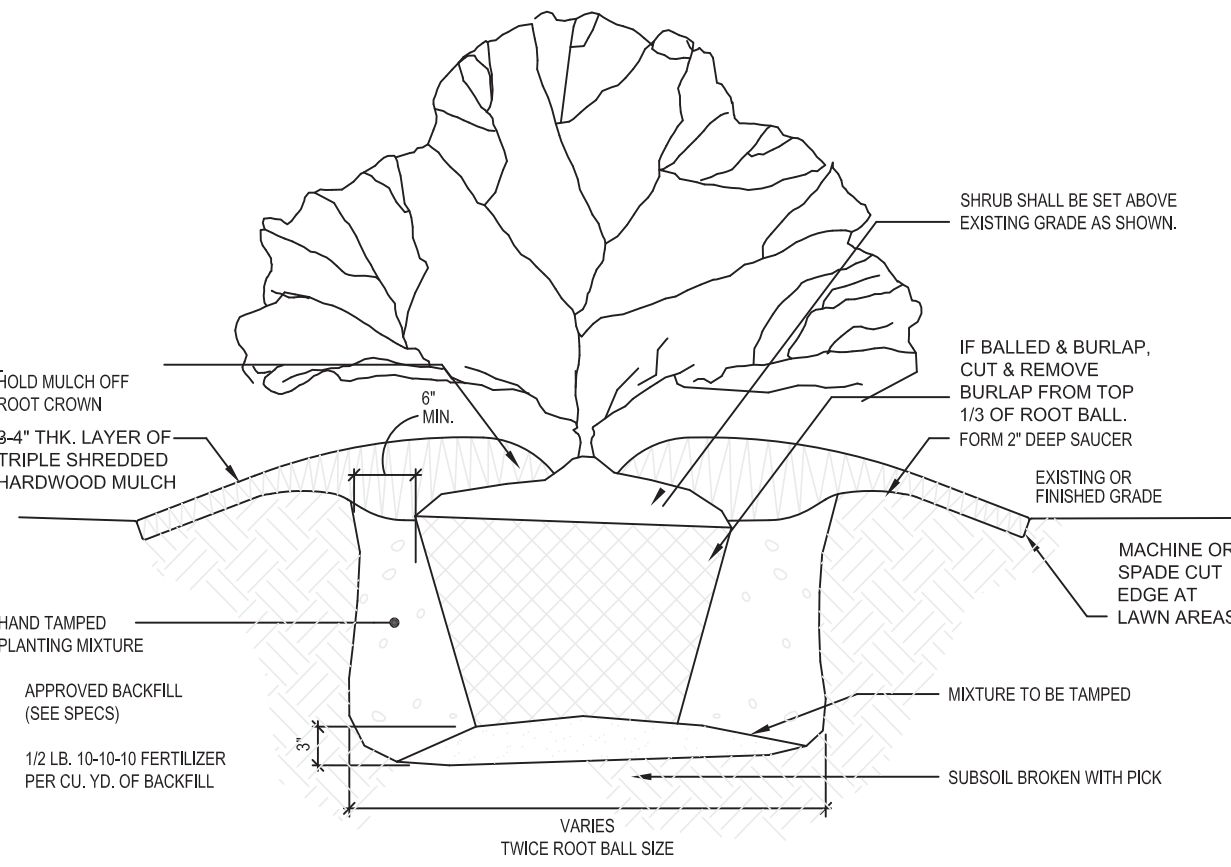
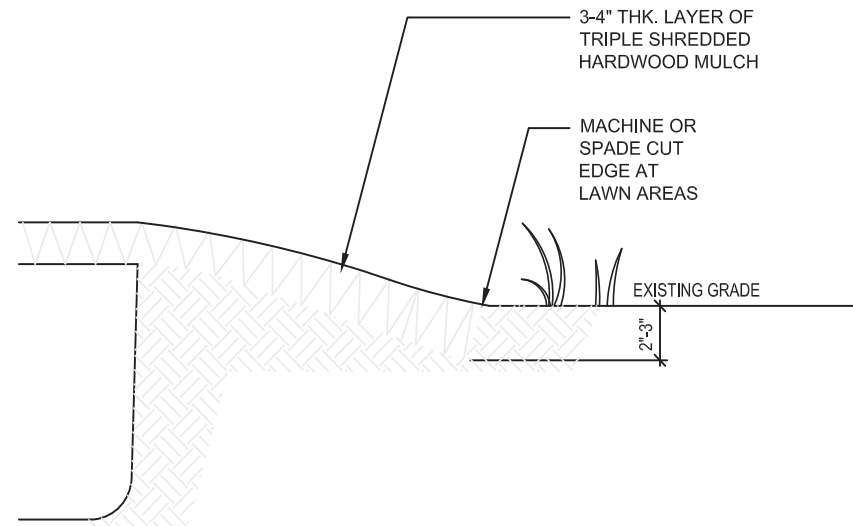
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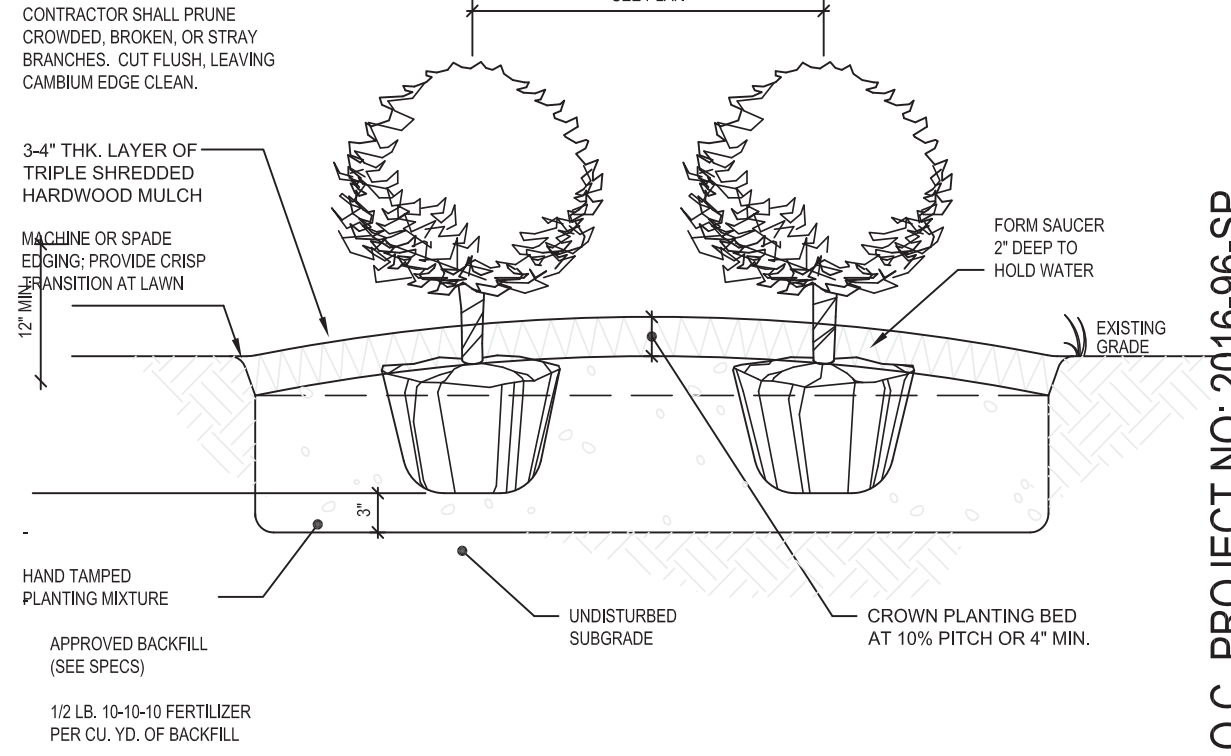


*FOR BOTH CONTAINER OR B&B SHRUBS

*TYPICAL SHRUB INSTALLATION
SCALE: NTS

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NOTE:



MASSING PLANT INSTALLATION
SCALE: NTS
LANDSCAPE DETAILS

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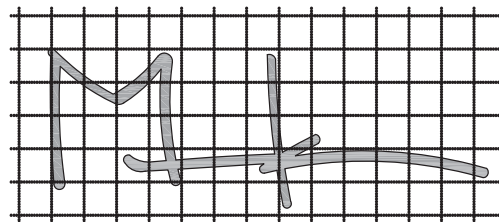
CHURCH SITE FOR

IGLESIA de DIOS PRIMEROS FRUTOS
Barber Mill Road & Dairy Road
Clayton, North Carolina, 27520



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