

# PLANNING BOARD AGENDA

Members:

Chairman: Mark Lane (ETJ) Vice-Chairman: Debbie Howard (Town)

Doris Wallace (Town) Bryan Stanley (Town) Wiley Narron (Alternate) Ashley Spain (ETJ) Alisa Bizzell (Town) Tara Meyer (Alternate)

Stephen Wensman, AICP, ALA, Planning Director Chloe Allen, Planner I Julie Edmonds, Administrative Assistant

Meeting Date:Thursday, October 3rd, 2024Meeting Time:6:00 p.m.Meeting Place:Council Chambers, Smithfield Town Hall

## Town of Smithfield Planning Board Directory 2024

Chairman:

Mark Lane 2108 Yelverton Grove Rd Smithfield, NC 27577 919-669-3615 (c) markfd12@aol.com

Vice Chair:

Debbie Howard 221 W. Woodlawn Dr. Smithfield, NC 27577 919-868-2649 (c) debbie@carolinarealty-nc.com

#### In-Town Members: Doris Wallace

108 Roderick Drive Smithfield, NC 27577 919-300-1067 (h) 702-596-5680 (c) dwcsw610@yahoo.com Bryan Stanley

608 River Birch Ct. Smithfield, NC 27577 919-235-7533 (c) <u>bstanley722@hotmail.com</u>

Alisa Bizzell 510 S. Vermont St. Apt. B

Smithfield, NC 27577 919-610-9891 (c) taiwuan08@gmail.com

In-Town Alternate: Wiley Narron

In-Town Alternate: Tara Meyer

409 N. Fifth St. Smithfield, NC 27577 919-631-7810 (c) wnarron@gmail.com 213 W. Wilson Street Smithfield, NC 27577 919-866-9575 tnnunn.tn@gmail.com

ETJ:

Ashley Spain 19 British Court Smithfield, NC 27577 919-524-6922 (c) spainfarms1@nc.rr.com



## PLANNING BOARD AGENDA FOR REGULAR MEETING OCTOBER 3, 2024 MEETING TIME: 6:00 PM TOWN HALL COUNCIL CHAMBERS

Call to Order.

Pledge of Allegiance.

Identify voting members.

Approval of the agenda.

Approval of the minutes for September 5, 2024.

New Business.

**S-24-04 Village on the Neuse:** Eric Villeneuve (Village on the Neuse, LLC) is requesting approval of a rezoning from R-20A to R-8. The proposed development is adjacent to Holland Drive to the south and Smithfield Middle School to the north, fronting on Buffalo Road. The properties are further identified by the Johnston County Tax ID#s 14001001 and 14075011A.

<u>S-24-05 Powell Tract Subdivision:</u> Lanny Clifton (Lan Development, LLC) is requesting approval of a preliminary plat for a 19-lot single family subdivision on 11.1 acres. The proposed development is on Swift Creek Road approximately 2300 feet north of the Cleveland Road intersection. This property is further identified by the Johnston County Tax ID# 15I08014.

**SUP-24-02 Heritage Townes at Waddell:** Samuel O'Brien (Shovel Ready Johnson, Inc) is requesting a special use permit for Heritage Townes at Waddell, a 17-unit townhouse development on 1.88 acres of land in the R-8 Zoning District. The proposed development is located 19 and 21 Waddell Drive, approximately 460 feet north of the Brightleaf Boulevard and Waddell Drive intersection, and further identified by the Johnston County Tax ID#s 15005023, 15005022, and 15005022A.

**SUP-24-05 Stadler Station:** Brown Investment Properties is requesting a special use permit for Stadler Station, a 168-unit residential apartment project on 13.17 acres of land in the B-3 Highway Entranceway Zoning District. The proposed development is located at the intersection of Peedin Road and Components Drive with the Johnston County Tax ID# 15074012E.

<u>CZ-24-06 Finley Landing Revision</u>: Carolina Land Group, LLC is requesting a rezoning of 47.8 acres within the Finley Landing (formerly Floyd Landing) development. This area was previously proposed to have 360 apartment units, and the revision is proposing 168 townhouse units in place of the apartments. The Finley Landing development is located along US Hwy 70 Business across from the Amazon Warehouse. This property is further identified by Johnston County Tax ID# 15077035H.

<u>Action Item – Multi-family Regulations:</u> The Planning Board is requested to review the multi-family regulations in the UDO and consider updating.

**Old Business.** 

Adjournment.

Draft Town of Smithfield Planning Board Minutes Thursday, September 5th, 2024 Town Hall Council Chambers 6:00 PM

Members Present: Chairman Mark Lane Alisa Bizzell Doris Wallace Wiley Narron Tara Meyer Members Absent: Ashley Spain Bryan Stanley Vice-Chairman Debbie Howard

<u>Staff Present:</u> Stephen Wensman, Planning Director Chloe Allen, Planner I Julie Edmonds, Administrative Support Specialist Andrew Harris, Finance Director Staff Absent:

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### **IDENTIFY VOTING MEMBERS**

**APPROVAL OF AGENDA** Doris Wallace made a motion to swap the order of SUP-24-03 with CZ-24-05 so that SUP-24-03 could be heard last. The motion was seconded by Tara Meyer. Unanimously approved by all.

#### **APPROVAL OF MINUTES August 1st, 2024**

Doris Wallace made a motion to approve the minutes, seconded by Tara Meyer. Unanimously approved.

#### **NEW BUSINESS**

**RZ-24-08 606 S Third Street:** Syed Rizvi (New Vision Trust Custodian) is requesting the rezoning of 606 S. Third Street from R-8 (Single, Two, and Multi-family) to O/I (Office-Institutional). The property is located on South Third Street, 105 feet south of Rose Street and adjacent to the Armstrong Law Office.

Planner Chloe Allen addressed the Planning Board highlighting the subject parcel currently zoned as R-8 (Single, Two and Multi-Family) located at 606 S. Third Street to O/I (Office-Institutional). The existing use is a detached single-family residential home and the applicant has proposed to use this for office space. The Town Plan (comprehensive plan) guides this property for Medium Density Residential. Chloe stated the Town Plan discourages incompatible commercial uses in residential neighborhoods. The proposed rezoning is not in accordance with the comprehensive plan. If such a zoning were to be considered, it should be a conditional rezoning with a master plan.

Chloe Allen stated that Planning Staff recommends denial of zoning map amendment, RZ-24-08, with a statement declaring the request inconsistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is not reasonable or in the public interest.

• The proposed rezoning represents a further intrusion of commercial use in a detached single-family residential neighborhood. The Armstrong Law Firm anchors the corner.

• The subject property does not meet the minimum lot width for property in an O/I district. (52.5 ft existing and 60 ft required).

• The existing residential structure will make accommodation of the required parking, yards/buffers, stormwater, and dumpster enclosure difficult if not impossible to achieve.

• A new office building would likely need to be toward the rear of the lot to accommodate parking. After required setbacks, parking, yards/buffers, stormwater, and dumpster enclosure, there is little space left for construction of an office.

- o O/I setbacks: front 25', side 8', rear 15'
- o Street Yard 15', buffer from residential 20' Type B or Type C with fence.
- o Parking: 4 spaces/1000 sq. ft.
- o Dumpster enclosure
- o Possible stormwater SCM if impervious exceeds 24%.

Mark Lane asked if anything could be done to allow this property to become compliant?

Planning Director Stephen Wensman stated if the applicant could come back and show how an office use could be compatible it would warrant more consideration. If the applicant wants to move forward with the rezoning a conditional rezoning with a masterplan would have a better chance of success.

Syed Rizvi of Charlotte, NC is the applicant and he stated they only require a couple parking spaces. He feels the amount of parking currently available is adequate.

Stephen Wensman emphasized that going from a residential use to a commercial use is a change in use that trigger buffer yards, street yards, dumpsters, paved parking and striping. All of these must meet current UDO standards.

Doris Wallace made a motion to recommend denial of zoning map amendment, RZ-24-08, finding it inconsistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is not reasonable or in the public interest, seconded by Tara Meyer. Unanimously approved.

<u>CZ-24-05 Buffalo Ridge</u>: Smithfield Land Group, LLC., is requesting the rezoning of approximately 140 acres of land located at 1041 Buffalo Road, also identified by the Johnston County Tax ID 140001021, from R-20A to R-8 Conditional with a masterplan for a 210-lot detached single-family residential development. The property is located at 1041 Buffalo Road, north of Buffalo Creek on the west side of Buffalo Road.

Chloe Allen presented CZ-24-05 stating Smithfield Land Group, LLC., is requesting the rezoning of approximately 140 acres of land located at 1041 Buffalo Road, from R-20A to R-8 Conditional with a masterplan for a 210-lot detached single-family residential development. The proposed development is a 210-lot single-family residential lot subdivision on a +/- 139-acre site with nearly 93-acres of open space. The proposed local roads are 27' wide back-to-back in 60' public right of way with standard curb and gutter in accordance with Town standards. The development proposes two access points on Buffalo Road and two lateral street connections to Holland Drive to the north. The development will have public water, sewer, and power. Chloe Allen explained the plans are consistent with the comprehensive plan. The plans site access and street design are as follows:

• The development will have two access points on Buffalo Road, an NCDOT road. NCDOT approval will be required.

• The development proposes two lateral roads connecting with Holland Road to the north utilizing existing vacant right-of-way (unopened).

• All the internal roads will be 27' wide b/b within 60' public rights-of-way consistent with town standards.

• Standard curb and gutter will be used throughout the development.

• Curb and gutter are proposed along the Buffalo Roadway edge with underground drainage (NCDOT has no objection).

• Public sidewalks are proposed on both sides of public streets.

A traffic study will be required for the development prior to preliminary plat approval in cooperation with NCDOT.

- The proposed minimum lot area is 6000 sq. ft. (Average lot size is 6850 sq. ft)
- The proposed minimum lot width is 50'.
- The proposed minimum lot depth is 107'.

# Planning Staff recommends the Planning Board recommend approval of CZ-24-05 with the following conditions:

1. That the future development plans for the project be in accordance with the approved Master Plan, R-8 Zoning District, and other UDO regulations with the deviations:

- Minimum lot width reduction from 70 feet to 50 feet.
- Minimum lot area reduction from 8,000 sf. to 6,000 sf.
- Front Setback from 30-feet to 25-feet.
- Side Setback from 10-feet to 5-feet.
- Rear Setback from 25-feet to 12-feet, except lots backing up to Holland Drive lots.
- 2. The minimum corner side yard setback shall be equal to the minimum front setback.

3. That the berm along Buffalo Road be three feet in height or greater where back yards face the state road and have a 6' opaque vinyl fence.

4. That the development plans be in accordance with WA-IV-CA Overlay regulations.

5. That curb and gutter and underground drainage be provided along Buffalo Road in accordance with NCDOT requirements.

6. Garages shall be no smaller than 12' x 22' in size.

7. A standard concrete driveway apron be provided for all residential driveways and the kiosk mailbox parking lot entrance.

8. That an 8' wide multi-purpose trail be provided along Buffalo Road in accordance with the Town's Pedestrian Plan and NCDOT requirements.

9. That the architectural standards be incorporated in homeowner's association (HOA) documents.

10. That the open space amenities, kiosk, parking lot, and stormwater management be owned and maintained by an HOA.

11. A traffic study shall be conducted in accordance with the Town's UDO and NCDOT requirements prior to preliminary plat application.

12. The loop trail from the Buffalo Road Trail be modified to connect to the property to the north near lot 38.

13. There shall be an opaque vinyl fence along Holland Drive

Mark Lane asked what type of fence will go along Buffalo Road?

Stephen Wensman said that Planning staff hasn't seen a detail from the developer yet but the fence yet but it would be an opaque fence.

Mark Lane asked why Town Council previously turned this development down?

Stephen Wensman couldn't exactly recall but he believes it was primarily due to lot sizes. He was asked to have the developer reapply after incorporating changes after the development across the street was approved. The developer has addressed all of the concerns that Town Council had.

Mark Lane asked what the minimum lot size was across the road?

Stephen Wensman said he believes it was 5,500 sq. ft.

Greg Stewart of West End, NC addressed the Planning Board. He's from Rhetson Companies, Inc. He's the developer on this project. He stated they were previously denied by Town Council. He said Holland Drive was one of the reasons for the denial as well as the concern for increased traffic. A traffic study will be required. Also, lots sizes and how Stormwater would be handled. They plan to add two stormwater ponds. He stated there would be a berm on Buffalo Rd and he could provide an illustration before the next Town Council meeting. Mr. Stewart stated he would be happy to add the opaque vinyl fence mentioned earlier in the meeting. However, he said the natural vegetation along the back side of the Holland Drive lots would provide plenty of privacy and a fence would likely require vegetation removal. Mr. Stewart also wanted to point out the buffer on Buffalo Ridge is 18 feet not 24 feet as indicated in the plans.

Mark Lane would like to leave the opaque vinyl fence in the conditions for the time being.

Stephen Wensman suggested to Chairman Mark Lane to amend one of the conditions instead of having a 14<sup>th</sup> condition. There is already a condition about berm and fencing and suggested adding vinyl fencing to that condition.

Wiley Narron made a motion to recommend approval of the zoning map amendment, CZ-24-05, with the 13 conditions of approval, finding the rezoning consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest, seconded by Alisa Bizzell. Unanimously approved.

**SUP-24-03 Country Club TH:** Brian Leonard (BRL Engineering) is requesting a special use permit for Country Club Townhomes, a 60-unit townhome development on 8.06 acres in the B-3 (Highway Entranceway Business District). The proposed development is located at the northwest intersection of South Brightleaf Boulevard and Country Club Road, identified by the Johnston County Tax ID#s 15J11023.

#### \*This agenda item was quasi-judicial so the minutes aren't available. \*

Old Business None

#### Adjournment

Doris Wallace made a motion to adjourn, seconded by Alisa Bizzell. Unanimously approved.

Next Planning Board meeting is October 3rd, 2024, at 6pm.

Respectfully Submitted,

Julie Gamonds

Julie Edmonds Administrative Support Specialist



# Request for Planning Board Action

Agenda Item: RZ-24-07 Date: 10/3/24

Subject:Zoning Map AmendmentDepartment:PlanningPresented by:Chloe Allen, PlannerPresentation:Public meeting

## **Issue Statement**

To review the application to rezone 2 parcels of land (34.28 acres and 7.98 acres) from R-20A (Residential/Agriculture) to R-8 (Single, Two, and Multi-family Residential)

## **Financial Impact**

None.

## Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the zoning map amendment and to make a recommendation to the Town Council to approve or deny the request.

## Recommendation

Planning Staff recommends approval of the zoning map amendment, RZ-24-07, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the request is reasonable and in the public interest.

Approved: □Town Manager □ Town Attorney

Attachments:

- 1. Staff report
- 3. Consistency Statement
- 4. Application
- 5. Zoning Map
- 6. Property Survey



Report

Agenda RZ-24-07 Item:

#### **REQUEST:**

Village on the Neuse, LLC is requesting the rezoning of 2 parcels of land (34.28 acres and 7.98 acres) from R-20A (Residential/Agriculture) to R-8 (Single, Two, and Multi-family Residential).

Staff

#### **PROPERTY LOCATION:**

The properties are located on the west side of Buffalo Road, South of the Smithfield Middle School and approximately 130 feet North of Holland Drive.

#### SITE DATA:

Owner/Applicant: Tax ID#	Village on the Neuse LLC 14001001 and 14075011A
Acreage:	34.28 acres and 7.98 acres
Present Zoning:	R-20A Residential/Agriculture
Proposed Zoning:	R-8 Single, Two, and Multi-family Residential.
Existing Use:	Vacant/Agriculture
Proposed Use	Detached Single-family residential
Town/ETJ:	Town
Fire District:	Smithfield
School Impacts:	Future students
Parks and Recreation:	None
Water Provider:	Smithfield
Sewer Provider:	Smithfield
Electric Provider:	Smithfield

#### **EXISTING CONDITIONS/ENVIRONMENTAL:**

The site is located on the Neuse River and there is floodplain and required riparian buffers.

### ADJACENT ZONING AND LAND USES: (see attached map for complete listing)

	Zoning	Existing Land Uses
North	O/I Office Institutional/R-20A Residential-Agriculture	Single-family residential and Smithfield Middle School
South	R-20A Residential-Agriculture	Agriculture and single-family residential
East	R-10 Single-family Residential and R-20A Residential- Agriculture	Detached single-family residential and radio station
West	R-20A Residential-Agriculture	Neuse River and single-family residential

#### ANALYSIS:

• **Comprehensive Plan.** The Town Plan (comprehensive plan) guides this property for Medium Density Residential. The proposed rezoning is appropriate.

## • Site Analysis Details.

The proposed rezoning properties abut Smithfield Middle School to the north. There is a shared unimproved driveway near the northern property line on school property that provides access to over a dozen detached single-family properties.

Future development of the site will be restricted by the riparian buffers along the Neuse River and restrictions to development in floodplain. Future development will have frontage on Buffalo Road and will be required to connect to Holland Drive.

Future development will be served by Town water, sewer, and electric utilities.

## CONSISTENCY STATEMENT (Staff Opinion):

With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable:

- **Consistency with the Comprehensive Growth Management Plan -** *The map amendment is consistent with the comprehensive growth management plan.*
- **Consistency with the Unified Development Code (UDO)** *the site will be developed in accordance with the UDO*
- **Compatibility with Surrounding Land Uses** *the map amendment will be compatibility with surrounding land uses.*

### **RECOMMENDATION:**

Planning Staff recommends approval of zoning map amendment, RZ-24-07, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the amendment is reasonable and in the public interest.

#### **RECOMMENDED MOTION:**

"Move to recommend approval of zoning map amendment, RZ-24-07, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest."

# Village on the Neuse



Project Name: Village on the Neuse

Location: Frontage on Buffalo Rd Adj. to Everett Lane & Holland Dr

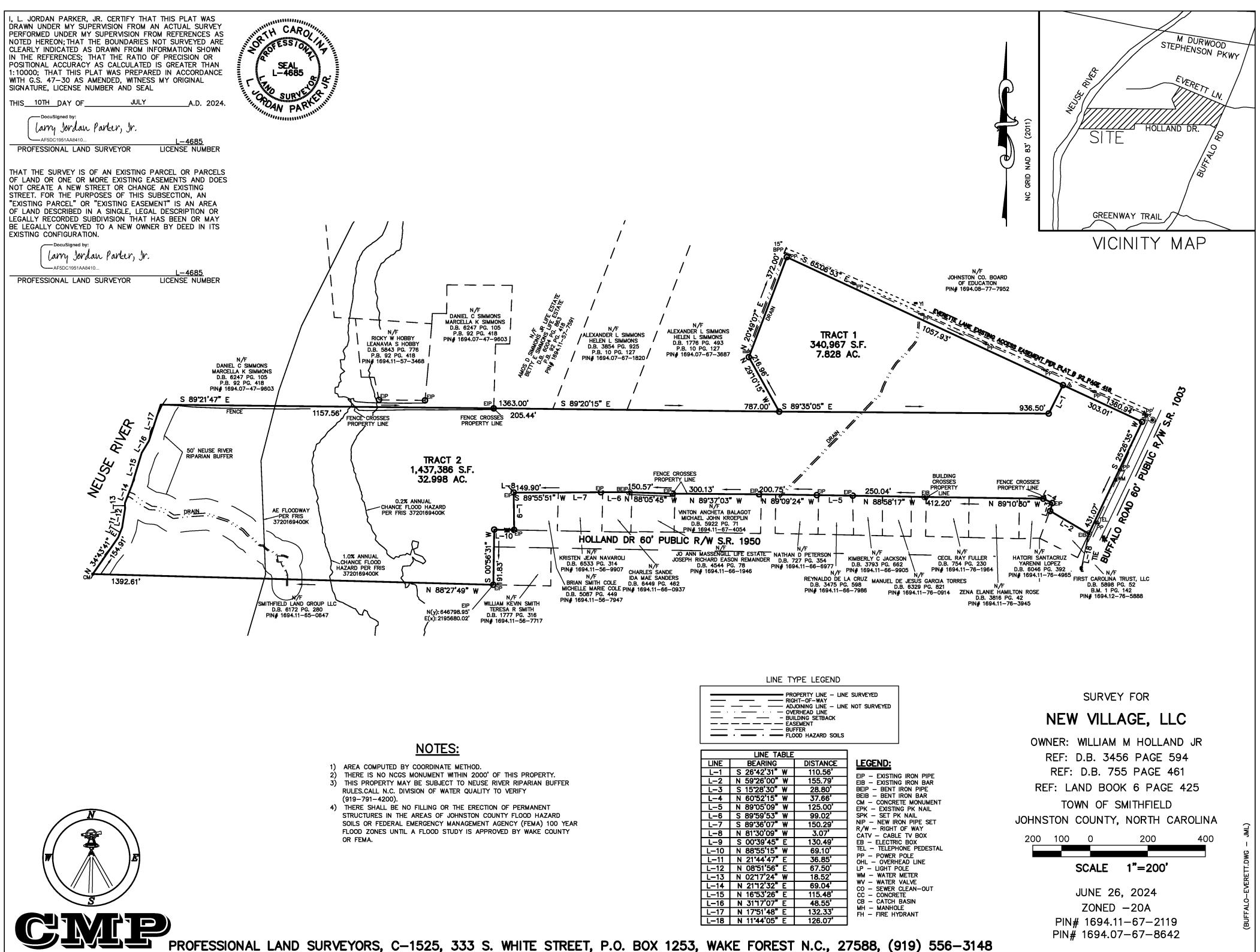
> Tax ID#: 14001001 14075011A

Existing Zoning: R-20A

Owner/Applicant: Village on the Neuse, LLC







5 08/01/2024 Filed CRAIG OLIVE, Register of Deeds F 333 INSTRUMENT # 2024023138 of Deeds: Pauline Sanders Filed in JOHNSTON, NC C PLAT BOOK: 101 PAGE: 3 Deputy/Assistant Register of

Σd



Town of Smithfield Planning Department 350 E. Market St Smithfield, NC 27577 P.O. Box 761, Smithfield, NC 27577 Phone: 919-934-2116 Fax: 919-934-1134

# **REZONING APPLICATION**

Pursuant to Article 4, Section 4-1 of the Unified Development Ordinance, proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. Rezoning applications must be accompanied by one (1) application, one (1) required plan, an Owner's Consent Form (attached), (1) electronic submittal and the application fee.

Name of Project: Village o	n the Neuse	_Acreage of Pro	perty: 1st: 3	6.85 (34.275) / 2nd: 8 (7.982)
Parcel ID Number: 169411-6	672119 & 169407-67-8642	_Tax ID:	-	
Deed Book: 03456 & 0075		Deed Page(s):	0594 & 04	61
Address: 1317 Buffalo Ro	I, Smithfield NC 2757	7		
Location: Off Buffalo R	d, just north of Hollar	nd Drive and sh	ares a noi	thern border with
Smithfield Middle Scho	ol and Everett Lane (	seems to be p	ivate road	)
Existing Use: Farm Use		_Proposed Use:	Resident	ial
Existing Zoning District:	R-20A			
Requested Zoning District	R-8			
Is project within a Planned		Yes	No	
Planned Development Dist			Call Call	
Is project within an Overla	y District: Ye	s 📕 No		
Overlay District (if applica	ble):			

# FOR OFFICE USE ONLY

File Number:	Date Received:	Amount Paid:	-

# OWNER INFORMATION: Village on the Neuse LLC

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Mailing Address:	1122 Vick Charles Dr, Raleigh NC 27606			
Phone Number: 9	19-795-0354	_Fax:	n/a	
Email Address:	Eric.Villeneuve@HomeVestors.com			

# APPLICANT INFORMATION: Village on the Neuse LLC

#### **Applicant:**

Mailing Address:	1122 Vick Charles Dr, Raleigh NC 27606		
Phone Number: 91	9-795-0354	_Fax:	n/a
Contact Person:	Eric Villeneuve		
Email Address: Eric.Villeneuve@HomeVestors.com			

# REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a rezoning application. This information is required to be present on all plans, except where otherwise noted:



A map with metes and bounds description of the property proposed for reclassification.



A list of adjacent property owners.

A statement of justification.

Other applicable documentation: Proposed neighborhood layout

## STATEMENT OF JUSTIFICATION

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

The subject parcels are currently zoned R-20A and we are requesting to rezone to R-8 to allow for development of a residential neighborhood. R-8 meets the intentions of the Town of Smithfield's future land use plan of medium density residential.

## APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Smithfield to approve the subject zoning map amendment. 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 Smithfield, North Carolina, and will not be returned.

**Eric Villeneuve** 

Print Name

8/19/24 Date Signature of Applicant



Town of Smithfield Planning Department 350 E. Market St Smithfield, NC 27577 P.O. Box 761, Smithfield, NC 27577 Phone: 919-934-2116 Fax: 919-934-1134

# **OWNER'S CONSENT FORM**

Name of Project: Village on the Neuse

Submittal Date: 8/19/24

**OWNERS AUTHORIZATION** 

I hereby give CONSENT to Village on the Neuse LLC (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. 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 I have full knowledge the property I have an ownership interest in the subject of this application. 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 acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

	Eric VIIIeneuve	8/19/24
Signature of Owner	Print Name	Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify 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 Smithfield, North Carolina and will not be returned.

	Eric Villeneuve	8/19/24
Signature of Owner/Applicant	Print Name	Date
	FOR OFFICE USE ONLY	

File Number:

Date Received:

Parcel ID Number:

#### THE TOWN OF SMITHFIELD UNIFIED DEVELOPMENT ORDINANCE ZONING MAP AMENDMENT CONSISTENCY STATEMENT BY THE SMITHFIELD PLANNING BOARD RZ-24-07

**Whereas** the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

**Whereas** the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

#### NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD PLANNING BOARD AS APPROPRIATE:

#### IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE IS ADOPTED,

That the final action regarding zoning map amendment RZ-24-07 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Planning Board and information provided at the public meeting; and

It is the objective of the Town of Smithfield Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Planning Board and information provided at the public meeting. Therefore, the amendment is reasonable and in the public interest.

#### IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE FAILS,

That the final action regarding zoning map amendment RZ-24-07 is based upon review of, and consistency, the Town of Smithfield Comprehensive Growth Management Plan and other officially adopted plans that are applicable; and

It is the objective of the Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment does not promote this and therefore is neither reasonable nor in the public interest.



# Request for Planning Board Action

Agenda Item: S-24-04 Date: 10/3/24

Subject:Powell Tract SubdivisionDepartment:PlanningPresented by:Chloe Allen, Planner IPresentation:Public Meeting

#### **Issue Statement**

Swift Creek Road – Lan Development, LLC is requesting approval of a preliminary plat for a 19-lot single family subdivision on 11.1 acres in the R-20A Zoning District.

#### **Financial Impact**

The subdivision will add to the town's tax base.

## Action Needed

The Planning Board is respectfully requested review the subdivision and provide comments to staff and the developer.

#### Recommendation

None.

Approved: □Town Manager □ Town Attorney

#### Attachments:

- 1. Staff report
- 2. Draft Finding of Fact
- 3. Application
- 4. Preliminary Plat





#### **REQUEST:**

Swift Creek Road – Lan Development, LLC is requesting approval of a preliminary plat for a 19-lot single family subdivision on 11.1 acres in the R-20A Zoning District.

#### **PROPERTY LOCATION:**

The property is located on Swift Creek Road approximately 2,300 feet north of the Cleveland Road intersection.

#### **APPLICATION DATA:**

Applicant: Property Owners:	Swift Creek Road- Lan Development, LLC Lanny Clifton
Subdivision Name:	Powell Tract Subdivision
Tax IDs:	15108014
Acreage:	11.1 acres
Present Zoning:	R-20A
Existing Use:	Vacant Land
Proposed Use:	Single-Family Residential
Fire District:	Wilson's Mills
School Impacts:	No Impact
Parks and Recreation:	Park Dedication Fee in Lieu
Water/Sewer Provider:	Johnston County Water/Individual Septic
Electric Provider:	Duke Energy
New Public R/W:	800 linear feet
Proposed Density:	1.7 D.U.A
Proposed New Street:	800 LF

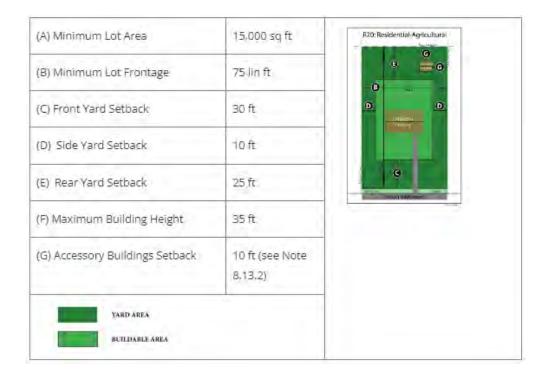
#### **ENVIRONMENTAL:**

There are no environmental concerns for this development.

## PRELIMINARY PLAT/ANALYSIS:

**Overview.** The proposed subdivision will create a new 800' long cul-de-sac street in a 50' wide public right-of-way to create 19 new lots with public water with private septic systems.

**R-20A District Regulations.** The development conforms to the dimensional requirements of the district.



On cul-de-sacs, the frontage requirement is reduced to 25'. On septic lots, the street frontage requirements are 100'.

**Streets/right-of-way**. The proposed subdivision would create a new 800' long, 27' b/b wide street ending with a cul-de-sac in a 50-foot-wide right-of-way. The street exceeds the UDO maximum cul-de-sac length of 750'. The proposed right-of-way does not meet the town's standard width. Town's standard right-of-way width is 60 feet unless the Council finds a special condition and authorizes a lesser right-of-way.

The proposed cul-de-sac width is 70', whereas fire code requires a 96' diameter.

Town requires a standard curb and gutter. The developer is showing a valley curb.

**Street Connectivity Requirements.** The UDO Section 10.11 requires connectivity to adjacent undeveloped parcels, whereas none are shown.

**Sidewalks.** NCGS Bill 166 recently adopted restricts the town's ability to require the construction of sidewalks unless the town coordinates with NCDOT for the long-term maintenance of them.

The preliminary plat shows a sidewalk on one side of the cul-de-sac street. As a result of the recent legislation, the town will not be requiring a sidewalk along Swift Creek Road. An HOA will be required to maintain the sidewalk along the cul-de-sac street.

**Cluster mailbox.** A mailbox kiosk with parallel parking is shown and proposed to be within the public right-of-way connected to the sidewalk system. The mail kiosk cannot be within the public right of way.

**Public Utilities.** The development will be served by Johnston County water services, Duke Energy electric services will be extended to serve the lots.

**Septic systems lots**. Each lot would have an individual septic system which requires an additional 5,000 square feet above the minimum for R-20A zoning districts for a minimum of 20,000 square feet per lot. All lots are located within the R-20A zoning district and exceed the R-20A Zoning standards with septic systems.

The developer needs to provide the town with a statement from Johnston County Health Department that a copy of the plat has been submitted to them and approved for septic systems.

**Stormwater Management.** The preliminary plat shows two 20-foot permanent public drainage easements to address stormwater runoff.

The development is below the 24% impervious threshold for impoundment of stormwater; however, the stormwater management plan does not leave adequate impervious per lot for future homeowners to construction typical amenities such as swimming pool patios and structures, sheds, additional parking or patios.

**Landscaping and Buffers.** A 15' streetscape yard is required along the Swift Creek Road should be protected by an easement or restrictive covenants with maintenance responsibilities identified.

Also required is a 15' streetscape yard along the new street outside of public right-of-way consisting of 2 deciduous and one evergreen tree per lot. Three foundation shrubs per lot are also required.

**Subdivision Identification.** The required identification sign is not shown on the plat. This should be located on HOA property or within an easement on private property.

**Phasing.** The project would be developed in a single phase.

## FINDING OF FACT (STAFF OPINION):

To approve a preliminary plat, the Planning Board shall make the following finding (staff's opinion in Bold/Italic):

- 1. The plat is consistent with the adopted plans and policies of the town; *The plat is consistent with the adopted comprehensive plan.*
- 2. The plat complies with all applicable requirements of this ordinance; *The plan complies with all applicable requirements of this ordinance with conditions.*
- 3. There exists adequate infrastructure (transportation and utilities) to support the plat as proposed. *There is adequate infrastructure.*
- 4. The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses. *The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses.*

## DRAFT TOWN COUNCIL RECOMMENDATION:

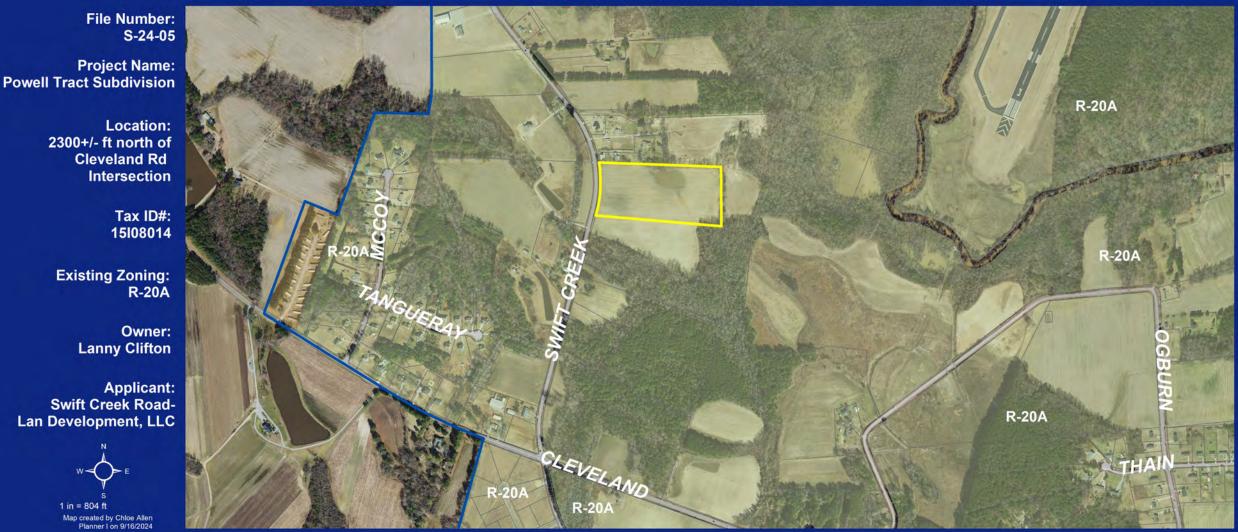
Staff recommends approval of the Powell Tract preliminary plat, S-24-05, with the following conditions:

- 1. That the subdivision approval be contingent on approval of the construction drawings and meeting all UDO requirements.
- 2. That street stubs be provided to the north and south for future development.
- 3. That the public right-of-way be 60' wide per UDO requirements.
- 4. That the cul-de-sac length be a maximum of 750'.
- 5. That the cul-de-sac bulb be increased to 96' diameter.
- 6. The mailbox kiosk be located outside the public right-of-way in HOA property or within an easement.
- 7. That the stormwater management plan be revised to accommodate additional impervious per lot acceptable to the Town Engineer.
- 8. Any public sidewalks be maintained by the HOA in coordination with NCDOT.
- 9. That requirement street yards be provided and the street yard landscaping on Swift Creek Road be located within an easement or on HOA property.
- 10. Subdivision identification sign be provided on HOA property or within an easement on private property.
- 11. That the developer provide a statement from Johnston County Health Department that a copy of the plat has been submitted to them and approved for septic systems.

## **RECOMMENDED MOTION:**

None.

## **Powell Tract Subdivision**



SMITHFIELD NORTH CAROLINA

# **Town of Smithfield**

Planning Department 350 E. Market St Smithfield, NC 27577 P.O. Box 761, Smithfield, NC 27577 Phone 919-934-2116 Fax: 919-934-1134

Preliminary Subdivision Application General Information		
Development Name Powell Tract Subdivision		
Proposed Use Single Family Residential Subdivision		
Property Address(es) 4800 Block of Swift Creek Road. The property address is not listed on Johnston County G.I.S.		
Johnston County Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:		
PIN# 167400-78-3454 TAX ID# 15108014		
Project type? 🔳 Single Family 🗌 Townhouse 🗌 Multi-Family 🗌 Non-Residential 📄 Planned Unit Development (PUE		
OWNER/DEVELOPER INFORMATION		
Company Name Swift Creek Road - Lan Development, L.L.C. Owner/Developer Name Lanny Clifton		
Address 5160 NC Highway 42 West Garner, NC 27529		
Phone (919)971 - 5353 Email lannycliftonbuilder@gmail.com Fax (919)934 - 3100		
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name Dalton Engineering and Associates, P.A. Contact Name Jerry Dalton		
Address P.O. Box 426 Clayton, NC 27528		
Phone (919) 550 - 4740 Emailjdalton@daltonengineering.com Fax (919) 550 - 4741		
DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s) R-20A		
If more than one district, provide the acreage of each: N/A		
Overlay District? 🗌 Yes 🔳 No		
Inside City Limits? 🗌 Yes 🔳 No		
FOR OFFICE USE ONLY		
File Number:   Date Submitted:   Date Received:   Amount Paid:		
Page 1 of 6		

## **Project Narrative**

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

a) A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;

b) A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);

c) A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;

d) A narrative explaining the intent of the project and/or your original or revised vision for the finished product;

e) A statement showing the proposed density of the project with the method of calculating said density shown;

f) Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision;

g) A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);

h) A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;

*i)* Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;

j) A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;

k) A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

STORMU	VATER INFORMATION	
Existing Impervious Surface 0.00 / 0 acres/sf	Flood Hazard Area 🗌 Yes 🔲 No	
Proposed Impervious Surface 2.67 / 116, 291 acres/sf	Neuse River Buffer Yes No	
Watershed protection Area Yes	Wetlands Yes No	
If in a Flood Hazard Area, provide the FEMA Map Panel # a	nd Base Flood Elevation N/A, AS PER MAP NUMBER 372D167400K	
NUMBER	OF LOTS AND DENSITY	
Total # of Single Family Lots 19	Overall Unit(s)/Acre Densities Per Zoning Districts 1.7	
Total # of Townhouse Lots 0	Acreage in active open space 0.00	
Total # of All Lots 19	Acreage in passive open space 0.00	
SIGNATURE BLOCK	(Applicable to all developments)	
	agree and firmly bind ourselves, my/our heirs, executors, administrators,	
successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the Town.  I hereby designate		
and the second providence of the second second	REVIEW FEES	
Major Subdivision (Submit 7 paper copies & 1 Digital copies 2 1 Dig	ital copy on CD) \$500.00 + \$5.00 a lot	
Real Manager and Annual An	DR OFFICE USE ONLY	
File Number:Date Submitted:	Date Received:Amount Paid:	

# INFORMATION TO BE PROVIDED ON PRELIMINARY AND FINAL PLATS.

The preliminary plats shall depict or contain the information indicated in the following table. An "X" indicates that the information is required.

Information	Preliminary Plat
Vicinity map (6" W x 4" H) showing location of subdivision in relation to neighboring tracts, subdivision, roads, and waterways (to include streets and lots of adjacent developed or platted properties). Also include corporate limits, Town boundaries, county lines if on or near subdivision tract.	x
Boundaries of tract and portion to be subdivided, including total acreage to be subdivided, distinctly and accurately represented with all bearings and distances shown.	X
Proposed street layout and right-of-way width, lot layout and size of each lot. Number lots consecutively throughout the subdivision.	x
Name of proposed subdivision.	x
Statement from the Johnston County Health Department that a copy of the sketch plan has been submitted to them, if septic tanks or other onsite water or wastewater systems are to be used in the subdivision, AND/OR statement from the County Public Utilities that application has been made for public water and/or sewer permits.	X
Graphic scale.	x
North arrow and orientation.	x
Concurrent with submission of the Preliminary Plat to the Town, the subdivider or planner shall submit copies of the Preliminary Plat and any accompanying material to any other applicable agencies concerned with new development, including, but not limited to: District Highway Engineer, County Board of Education, U.S. Army Corps of Engineers, State Department of Natural Resources and Community Development, for review and recommendation.	X
List the proposed construction sequence.	x
Storm water plan – see Article 10, Part VI.	×
Show existing contour lines with no larger than five-foot contour intervals.	×
New contour lines resulting from earth movement (shown as solid lines) with no larger than five-foot contour intervals (existing lines should be shown as dotted lines).	x
Survey plat, date(s) survey was conducted and plat prepared, the name, address, phone number, registration number and seal of the Registered Land Surveyor.	×
Names, addresses, and telephone numbers of all owners, mortgagees, land planners, architects, landscape architects and professional engineers responsible for the subdivision (include registration numbers and seals, where applicable).	x
Date of the drawing(s) and latest revision date(s).	x

Information	Preliminary Plat
The owner's name(s) of adjoining properties and Zoning District of each parcel within 100' of the proposed site.	х
State on plans any variance request(s).	х
Show existing buildings or other structures, water courses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining. Show wooded areas, marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site.	x
The exact location of the flood hazard, floodway and floodway fringe areas from the community's FHBM or FIRM maps (FEMA). State the base flood elevation data for subdivision.	Х
Show the minimum building setback lines for each lot.	x
Provide grading and landscape plans. Proposed plantings or construction of other devices to comply with the screening requirements of Article 10, Part II.	Х
Show location of all proposed entrance or subdivision signage (see Section 10.23.1).	х
Show pump station detail including any tower, if applicable.	x
Show area which will not be disturbed of natural vegetation (percentage of total site).	x
Label all buffer areas, if any, and provide percentage of total site.	x
Show all riparian buffer areas.	х
Show all watershed protection and management areas per Article 10, Part VI.	х
Soil erosion plan.	х
Show temporary construction access pad.	х
Outdoor illumination with lighting fixtures and name of electricity provider.	х
The following data concerning proposed streets:	
Streets, labeled by classification (see Town of Smithfield construction standards) and street name showing linear feet, whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths, approximate grades and typical street cross- sections. Private roads in subdivisions shall also be shown and clearly labeled as such.	Х
Traffic signage location and detail.	х
Design engineering data for all corners and curves.	х
For office review; a complete site layout, including any future expansion anticipated; horizontal alignment indicating general curve data on site layout plan; vertical alignment indicated by percent grade, PI station and vertical curve length on site plan layout; the District Engineer may require the plotting of the ground profile and grade line for roads where special conditions or problems exist; typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed; drainage facilities and drainage.	X

Information	Preliminary Plat
Type of street dedication; all streets must be designated public. (Where public streets are involved which will be dedicated to the Town, the subdivider must submit all street plans to the UDO Administrator for approval prior to preliminary plat approval).	x
When streets have been accepted into the municipal or the state system before lots are sold, a statement explaining the status of the street in accordance with the Town of Smithfield construction standards.	x
If any street is proposed to intersect with a state maintained road, a copy of the application for driveway approval as required by the Department of Transportation, Division of Highways Manual on Driveway Regulations.	x
<ul><li>(1) Evidence that the subdivider has applied for such approval.</li><li>(2) Evidence that the subdivider has obtained such approval.</li></ul>	XX
The location and dimensions of all:	
Utility and other easements.	x
Pedestrian and bicycle paths.	x
Areas to be dedicated to or reserved for public use.	x
The future ownership (dedication or reservation for public use to governmental body or for owners to duly constituted homeowners' association) of recreation and open space lands.	x
Required riparian and stream buffer per Article 10, Part VI.	х
The site/civil plans for utility layouts including:	
Sanitary sewers, invert elevations at manhole (include profiles).	x
Storm sewers, invert elevations at manhole (include profiles).	х
Best management practices (BMPs)	х
Stormwater control structures	x
Other drainage facilities, if any.	x
Impervious surface ratios	×
Water distribution lines, including line sizes, the location of fire hydrants, blow offs, manholes, force mains, and gate valves.	x
Gas lines.	x
Telephone lines.	x
Electric lines.	×
Plans for individual water supply and sewage disposal systems, if any.	x
Provide site calculations including:	
Acreage in buffering/recreation/open space requirements.	×
Linear feet in streets and acreage.	x
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the US Department of Interior's National Register of Historic Places.	x

Information	Preliminary Plat
Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that is not the boundary line of curved streets. All dimensions shall be measured to the nearest one-tenth of a foot and all angles to the nearest minute.	x
The accurate locations and descriptions of all monuments, markers, and control points.	Х
Proposed deed restrictions or covenants to be imposed upon newly created lots. Such restrictions are mandatory when private recreation areas are established. Must include statement of compliance with state, local, and federal regulations.	X
A copy of the erosion control plan submitted to the Regional Office of NC- DNRCD, when land disturbing activity amounts to one acre or more.	Х
All certifications required in Section 10.117.	х
Any other information considered by either the subdivider, UDO Administrator, Planning Board, or Town Council to be pertinent to the review of the plat.	x
Improvements guarantees (see Section 5.8.2.6).	

## FOR OFFICE USE ONLY

File Number:

\_Date Submitted:

#### Date Received:

Amount Paid:

#### **REQUIRED FINDING OF FACT**

Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a preliminary subdivision plat approval to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall grant preliminary subdivision approval if it has evaluated an application through a quasi-judicial process and determined that:

1) The plan is consistent with the adopted plans and policies of the town;

The Preliminary Subdivision Application for the Powell Tract Subdivision is consistent with the Town of Smithfield's plans and policies for the area proposed to be developed. The proposed use of the parcel, a Single Family Residential Subdivision, is a permitted use for the current zoning district (R-20A). A rezoning request for the proposed use is not required or requested.

- 2) The plan complies with all applicable requirements of this ordinance; The Preliminary Subdivision Application for the Powell Tract Subdivision complies with the Town's subdivision regulations, as described in the Unified Development Ordinance. The proposed use of the parcel is a permitted use for the parcel's current zoning district. The proposed use, as well as lot sizes, minimum building setbacks, landscape and buffer requirements and site improvements meet the requirements shown in the Town's UDO.
- 3) There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; and

The proposed project would tie to an existing, paved, N.C.D.O.T. maintained roadway, Swift Creek Road. The project meets the Town's requirements for the number of ingress / egress points and a Driveway Access Permit would be submitted to both the Town and N.C.D.O.T. for review and approval prior to the commencement of construction.

The project would also utilize an extension of Johnston County's infrastructure to provide water service to the residents of the subdivision.

 The plan will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The proposed project is consistent with the existing residential development located near the intersection of Swift Creek Road and Cleveland Road. Gin Branch Estates in an existing, single family residential subdivision located southwest of the proposed project. All of the parcels located directly adjacent to the proposed project site are currently zoned R-20A. The proposed project would not be a detriment to the development of the adjacent parcels.

and Associates, P.A.

## **Powell Tract Subdivision -Project Narrative :**

A. Owner:

Swift Creek Road – Lan Development, L.L.C. 5160 NC Highway 42 West Garner, NC 27529 (919)971 - 5353

Surveyor : True Line Surveying 305 West Main Street Clayton, NC 27520 (919) 359 - 0427

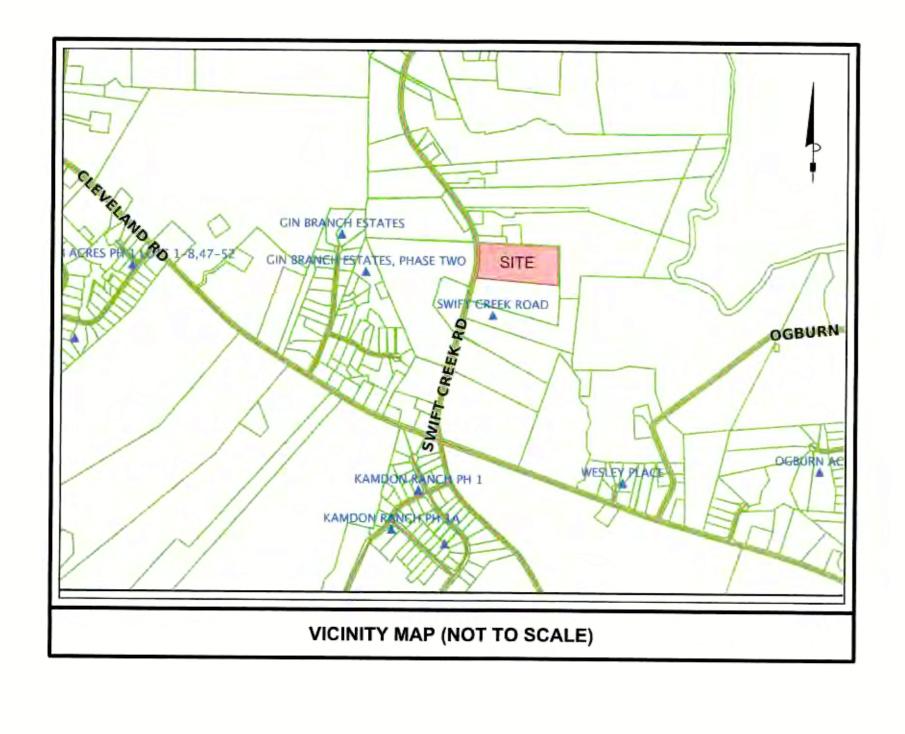
Engineer : Dalton Engineering and Associates, P.A. P.O. Box 426 Clayton, NC 27528 (919) 550 – 4740

- B. Address : 4800 Block of Swift Creek Road. Note : The site address for the property is not listed on Johnston County G.I.S.
  Current zoning : R-20A
  Parcel size in acres : 11.11
  Parcel size in square feet : +/- 483,952
  Property identification number(s) (PIN) : 167400-78-3454
- C. Proposed name of subdivision : Powell Tract Subdivision Number of proposed lots : 19 Acreage dedicated for open space or public use : 0.00 Acreage dedicated within right of way : 1.05
- D. Intent of project : Single family residential subdivision
- E. Proposed density of project : 19 dwelling units / 11.11 acres = 1.7 units per acre.

- F. Proposed infrastructure improvements and phasing thereof necessary to serve the subdivision : It is anticipated that the proposed project would be developed in a single phase. The proposed improvements include a paved subdivision street with curb and gutter, storm drainage and sidewalk. Each lot would be served with public water from Johnston County and would have individual septic systems, approved by the Johnston County Environmental Health Department. Electrical service for the lots would be provided by an extension of Duke Energy's infrastructure. A mailbox kiosk with a paved parking area is also proposed for the project.
- G. Concerns / issues raised by neighboring properties : There are no known concerns or issues with the neighboring properties.
- H. Conflicts with nearby land uses and/or disturbances to wetlands or natural areas : There are no known conflicts with nearby land uses. The subject parcel, as well as the parcels located directly adjacent to the subject parcel, are all zoned R-20A. As per the Town of Smithfield's Unified Development Ordinance, the proposed land use is a permitted land use for the R-20A Zoning District. There are no wetlands or buffered streams located on the subject parcel.
- Justification that the proposal will not place an excessive burden on roads, sewage, water supply, parks, schools, fire, police, or other public services (including traffic flows) in the area : The proposed project has been reviewed by N.C.D.O.T. Due to the low traffic along this section of Swift Creek Road, a turn lane or other roadway improvements are not required for this project. Due to the limited amount of development that has taken place in this area of the Town's ETJ, burdens have not been placed on public services.
- J. Description of proposed parks and/or open space : There are no parks or open space being proposed within the subject project.
- K. Proposed development schedule indicating the approximate date when construction of the project can be expected to begin and be completed : It is anticipated that construction would begin in early 2025 and would be completed near the end of 2026.

## ENGINEER

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



# **SUBDIVISION PLANS** FOR **POWELL TRACT SUBDIVISION**

# TOWN OF SMITHFIELD - JOHNSTON COUNTY, NC

# **INDEX TO DRAWINGS**

SHEET 1..... COVER SHEET SHEET 2..... PRELIMINARY PLAN SHEET SHEET 3..... PLAN AND PROFILE STREET "A" SHEET 4..... WATER DETAIL SHEET SHEET 5..... STORM DRAINAGE SYSTEM PLAN SHEET 6..... STORM DRAINAGE DETAIL SHEET SHEET 7..... PHASE ONE STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN SHEET 8..... PHASE TWO STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN SHEET 9..... PHASE THREE STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN SHEET 10... SEDIMENT AND EROSION CONTROL DETAIL SHEET SHEET 11... SEDIMENT AND EROSION CONTROL DETIAL SHEET ADDENDUM

> NCG01 GROUND STABILIZATION AND MATERIALS HANDLING NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

## SURVEYOR

# **OWNER / DEVELOPER**

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

SWIFT CREEK ROAD-LAN DEVELOPMENT, LLC **5160 NC HIGHWAY 42 WEST GARNER, NC 27529** NOTES:



**Dalton Engineering** and Associates, P. A.

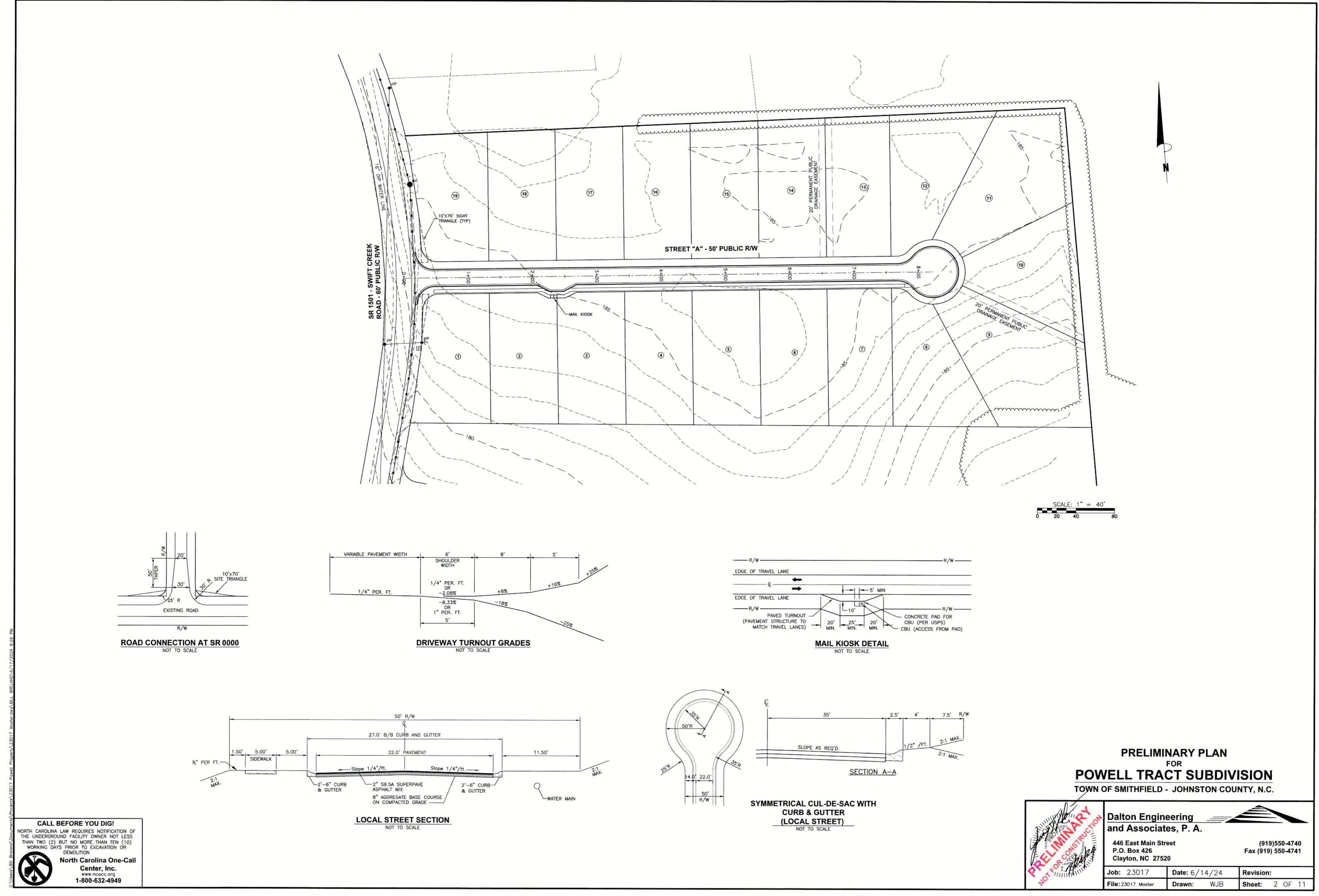
- 1. DURING THE COURSE OF THE REVIEW IT WAS NOTED THAT THE SITE MAY HAVE IMPACTED A RIVER BASIN BUFFER ZONE AND/OR MAY REQUIRE THE APPLICATION AND ISSUANCE OF PERMITS FOR STORMWATER MANAGEMENT SYSTEMS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/APPLICANT TO CONFORM TO THE REGULATIONS OF GOVERNMENT AGENCIES WITH REGARD TO MINIMIZING WATER QUALITY IMPACTS IN ADDITION TO THE DRAINAGE REQUIREMENTS OF THE DIVISION OF HIGHWAYS. THIS REVIEW DOES NOT IMPLY CONFORMITY TO LOCAL OR OTHER STATE GOVERNMENT REGULATIONS NOR CONSTITUTE AN APPROVAL OF SUCH.
- 2. ALL OPEN END CROSS PIPES IN NON C.A.M.A. COUNTIES WILL BE BURIED 20% OF THEIR DIAMETER UP TO A MAXIMUM OF ONE FOOT AS THE BED CONDITIONS ALLOW.
- 3. HEADWALLS ARE USED ON PIPES ABOVE OR EQUAL TO 36" IN DIAMETER. USUALLY ON BOTH ENDS BUT ALWAYS ON THE INLET. FLARED END SECTIONS ARE USED ON SMALLER PIPES.
- 4. ALL DRAINAGE STRUCTURES INCLUDING OUTFALL DITCHES OUTSIDE OF THE PROPOSED RIGHT OF WAY ARE TO BE ENCLOSED WITHIN A PERMANENT PUBLIC DRAINAGE EASEMENT.
- 5. ALL ROADWAY DITCHES MUST BE STABLE BEFORE ACCEPTANCE UPON THE STATE SYSTEM FOR MAINTENANCE.
- 6. ALL SURVEY INFORMATION/DATA SHOWN, AND/OR REPRESENTED, IN THE CONSTRUCTION DRAWINGS HAS BEEN PROVIDED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT THE WORK OF DALTON ENGINEERING AND ASSOCIATES, P.A.
- 7. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO PROVIDE DRAWINGS TO THE VARIOUS UTILITY PROVIDERS, SUCH AS DUKE PROGRESS, CENTURYLINK, SPECTRUM, PIEDMONT GAS, ETC.
- THE FINAL PLAT WILL BE REQUIRED TO SHOW ALL DRAINAGE EASEMENTS, RIPARIAN BUFFERS, JURISDICTIONAL WETLANDS AND FLOOD HAZARD AREAS.

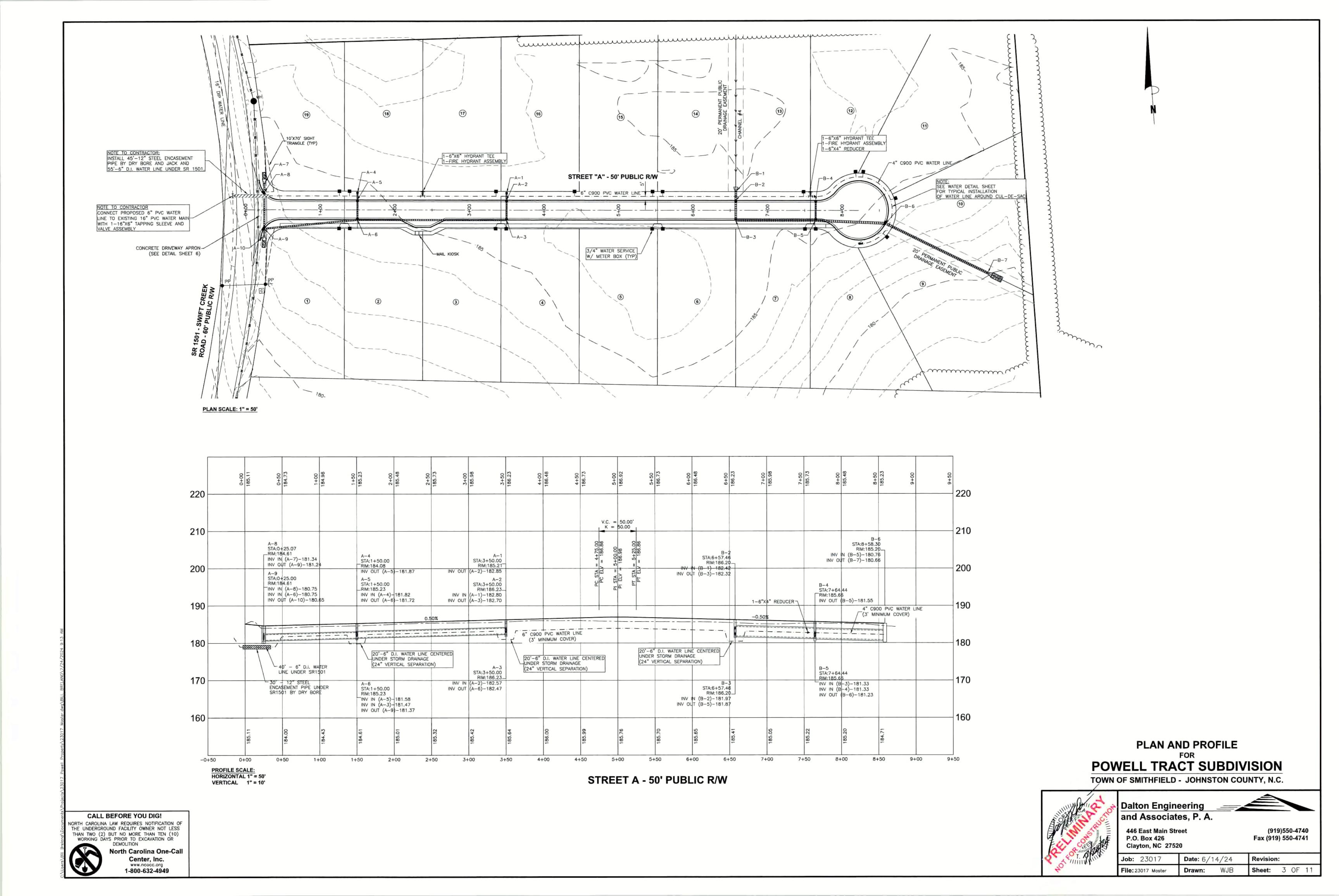
9. THE MAXIMUM IMPERVIOUS AREA OF 4.425 SF PER LOT MUST BE SHOWN ON FINAL PLAT. NOTES:

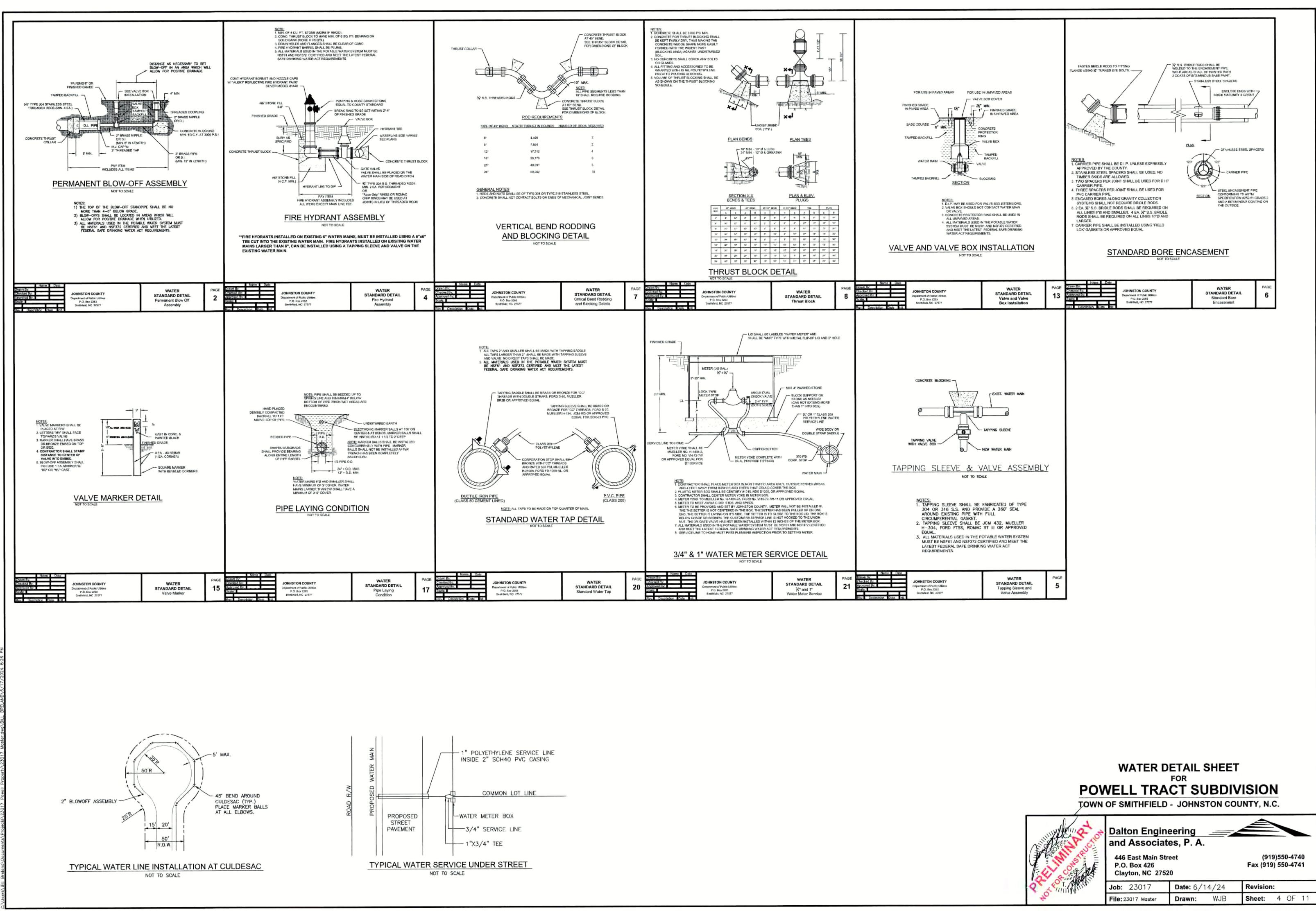
DALTON ENGINEERING AND ASSOCIATES, P.A. OWNS, AND HAS THE RIGHT TO, ALL DIGITAL INFORMATION (DWGs) CONTAINED IN THESE CONSTRUCTION DRAWINGS. THAT INFORMATION MAY BE SHARED WITH THE OWNER, SURVEYOR, CONTRACTOR OR OTHER DIRECTLY INVOLVED WITH THIS PROJECT, FOR THE PURPOSE OF WORK RELATED TO ONLY THIS PROJECT.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

Job: 23017	Date: 6/14/24	Revision:
File: 23017 Master	Drawn: WJB	Sheet: 1 OF 11

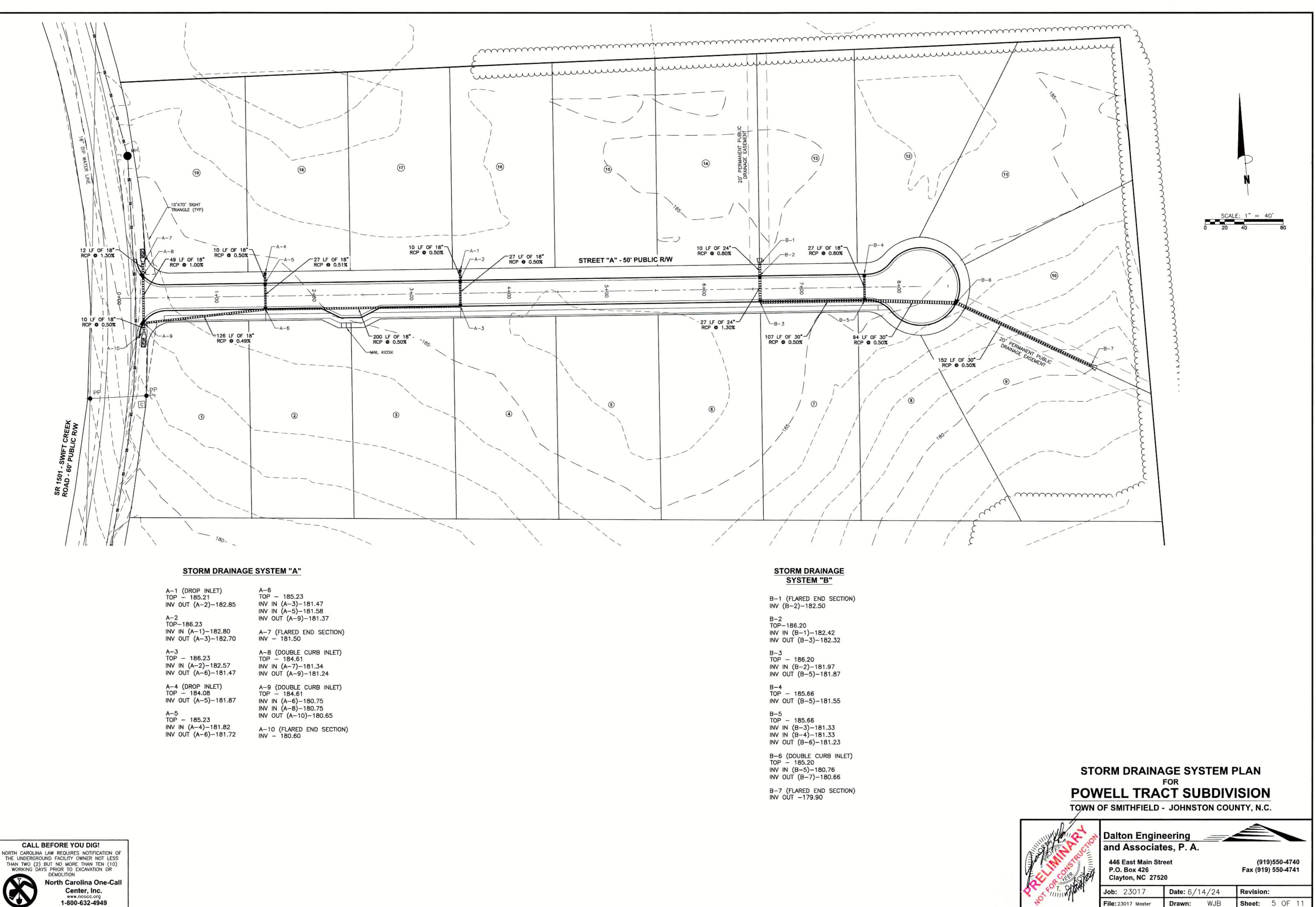




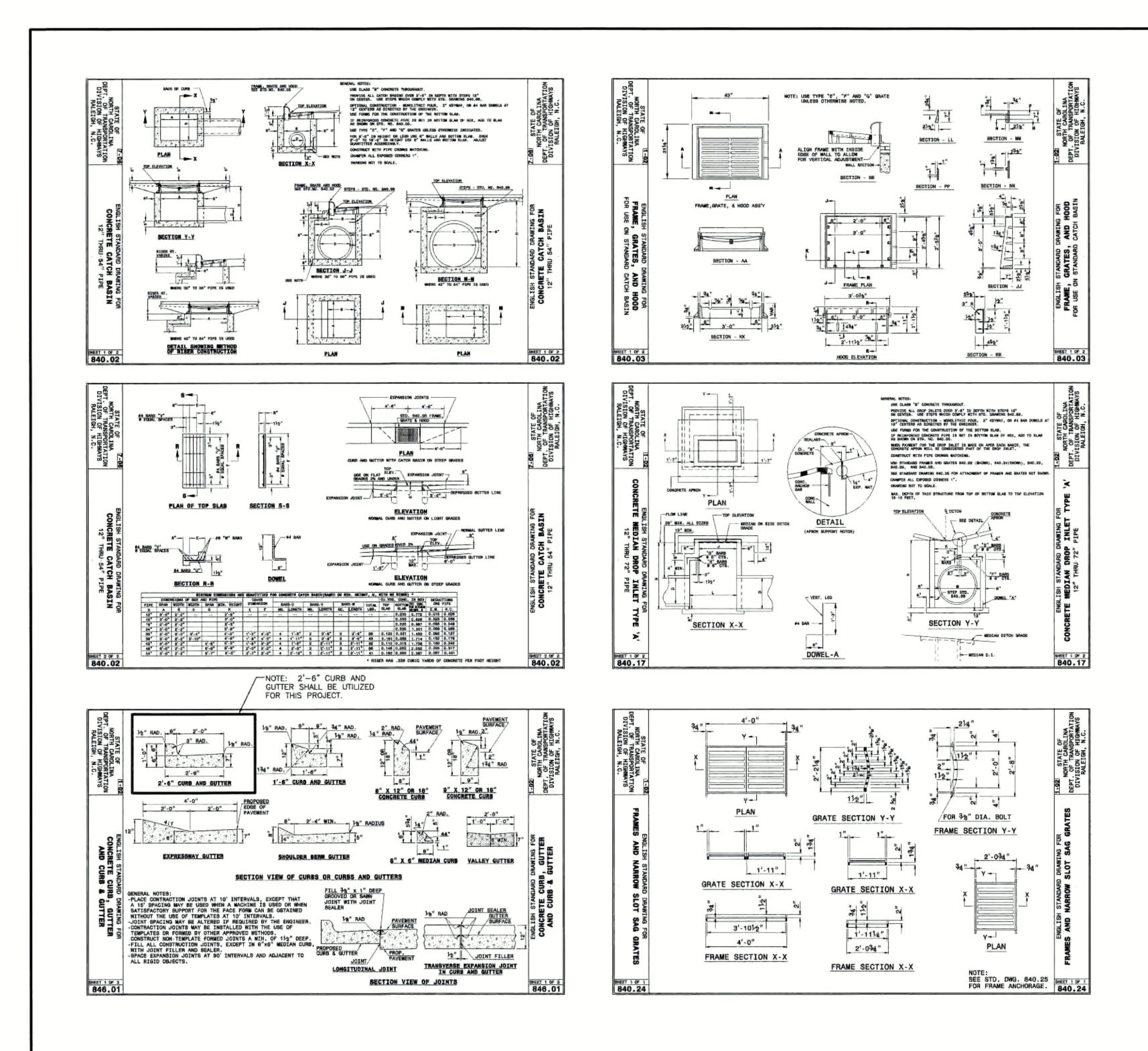




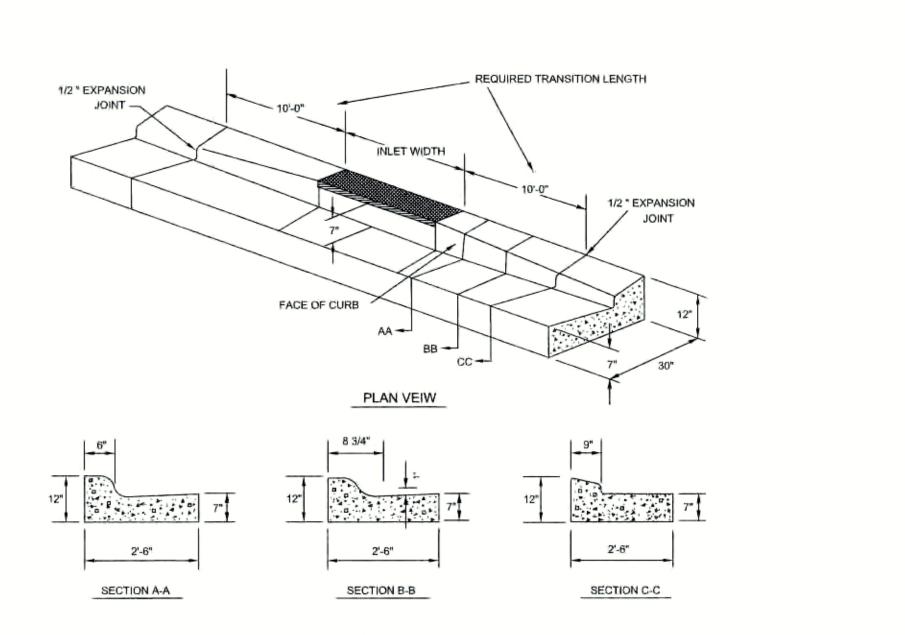
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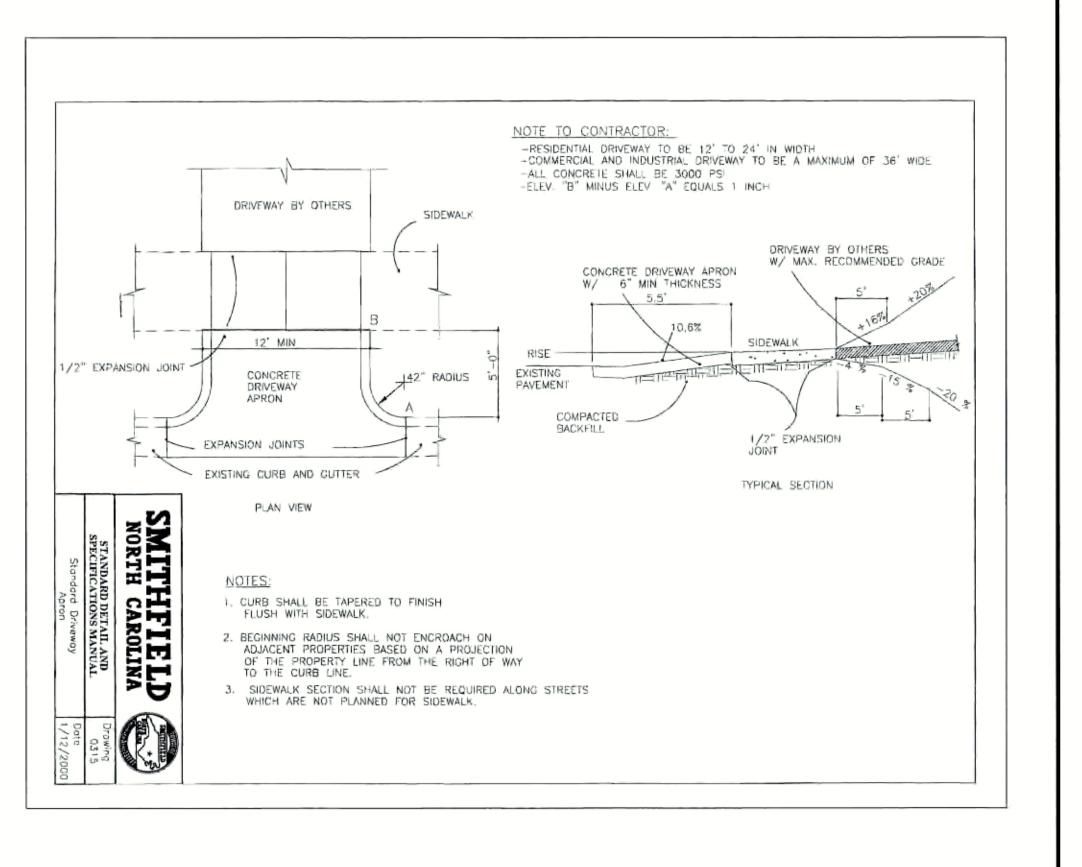




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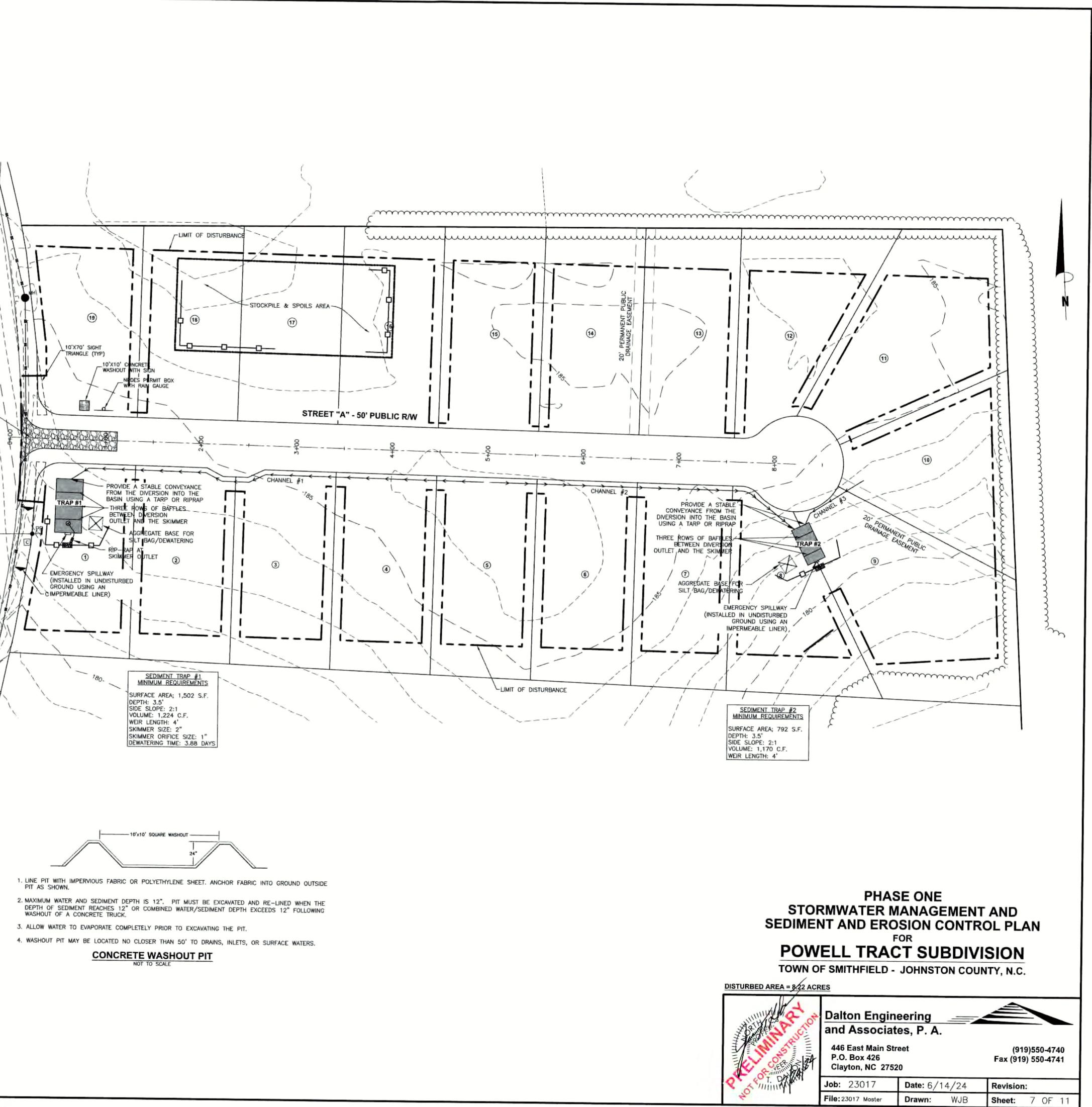


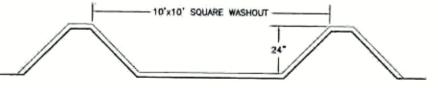




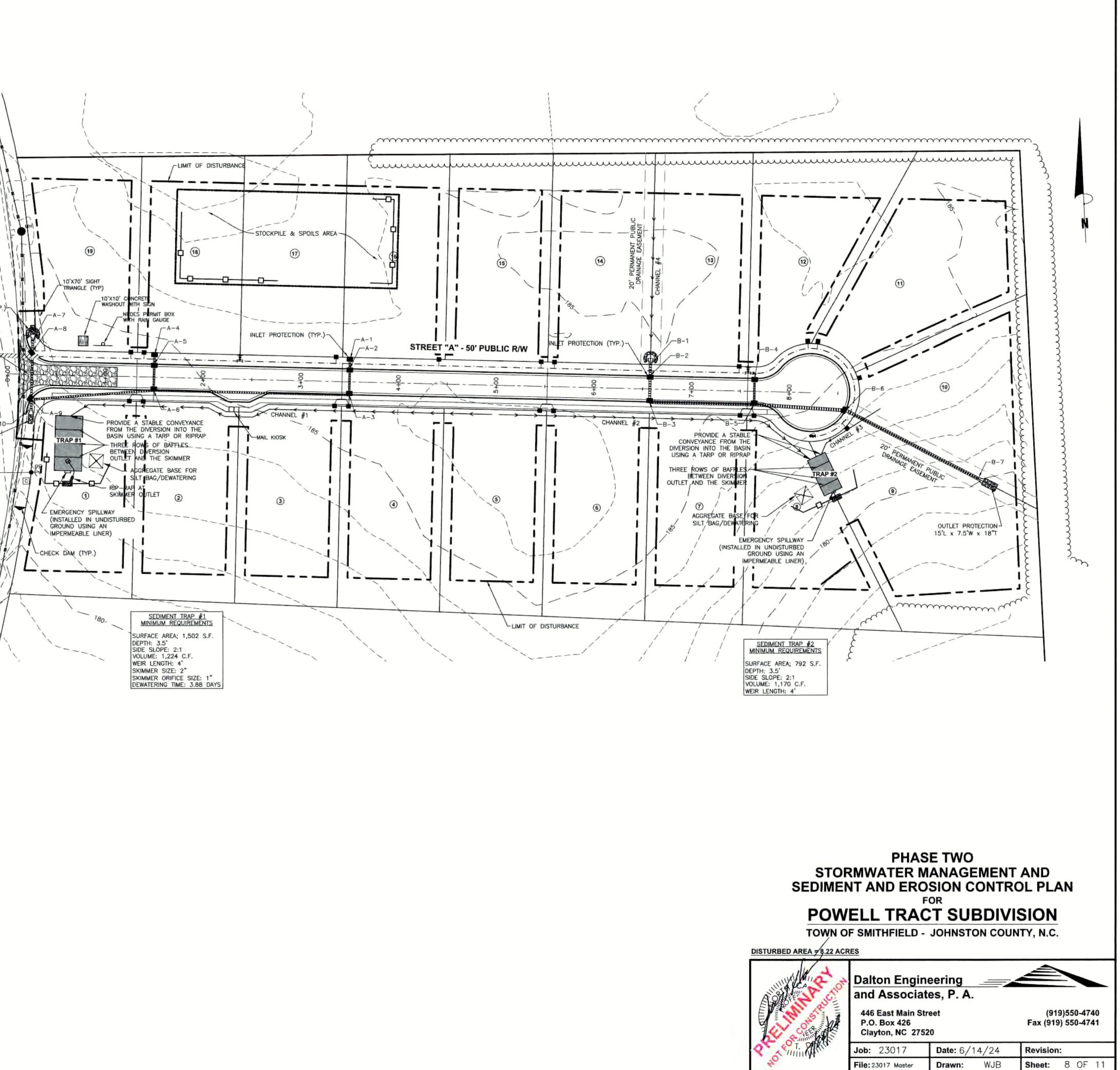
STORM DRAINAGE DETAIL SHEET FOR POWELL TRACT SUBDIVISION TOWN OF SMITHFIELD - JOHNSTON COUNTY, N.C.						
	Dalton Engine and Associate 446 East Main Stre P.O. Box 426 Clayton, NC 2752	es, P. A. eet	(919)550-4740 Fax (919) 550-4741			
8 Aunitaria	Job: 23017	Date: 6/14/24	Revision:			
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MAY NO	T BE SHOWN ON THE PLANS.	THE CONTRACTOR SHALL BE	
TO LO	SIBLE FOR NOTIFYING THE PRO	OPER UTILITY IN ADVANCE	
10 20	Sine mede denneta.		
	001070		
	CONSTRU	ICTION SEQUENCE - PHASE ONE	
CONSTRUCT	ION ACTIVITIES THAT HAVE AN EROSION	N AND SEDIMENTATION CONTROL PLAN APPROVED ON OR AFTER APRIL 1, 2019 ARE	
REQUIRED	TO FILL OUT AND SUBMIT AN ELECTRO THE NEW NCGO1 PERMIT REGARDLES	INIC NOTICE OF INTENT (A-NOI) FORM ALL CONSTRUCTION ACTIVITIES AND DEGUNDED	
EROSION A	ND SEDIMENT CONTROL (E&SC) PERMI	T AND A CERTIFICATE OF COVERAGE (COC) MUST BE OBTAINED BEFORE AND LAND	
DISTURBING	ACTIVITIES OCCUR.	LAND BEFORE AND LAND	
NO LAND D	ISTURBING ACTIVITIES SHALL BEGIN UN	NTIL FINAL APPROVAL IS RECEIVED FROM NCDEMLR. ALL SEDIMENT AND EROSION	
PROCESS.		AST WEEKLY AND AFTER EVERY RAINFALL EVENT THROUGHOUT THE CONSTRUCTION	COLUMN 1
PER NPDES	REQUIREMENTS, A RAIN GAUGE, SELF	-INSPECTIONS RECORDS, PERMIT, CERTIFICATE OF COVERAGE, AND S&E PLAN ARE	CONSTRUCTION
REQUIRED	TO BE MAINTAINED ON SITE AND ACCE BOX AT THE BEGINNING OR ENTRANCE	SSIBLE DURING INSPECTION IT IS RECOMMENDED THAT THESE ITEMS OF DIAGED IN	
SELF-INSPE	CTIONS FOR EROSION AND SEDIMENTA	TION CONTROL MEASURES ARE TO BE PERFORMED AT LEAST ONCE EVERY SEVEN	
IMMEDIATEL'	Y TO MAINTAIN MEASURES AS DESIGNED	D. ALL ESC MEASURES SHALL BE MAINTAINED AS SPECIFIED IN THE CONSTRUCTION	
DETAILS UN	I THIS PLAN. A RAIN GAUGE SHALL BE	INSTALLED AT THE PROJECT SITE FOR MONITORING.	
THAT AREA	ABILIZATION WILL BE APPLIED WITHIN MUST BE STABILIZED WITHIN 7 CALEN	14 CALENDAR DAYS FROM LAST LAND DISTURBING ACTIVITY. FOR STEEP SLOPES, IDAR DAYS.	
WHEN THE	PROJECT IS COMPLETE, THE PERMITTE	E SHALL CONTACT DEMLR TO CLOSE OUT THE E&SC PLAN. AFTER DEMLR INFORMS	
ELECTRONIC	NOTICE OF TERMINATION (e-NOT). A	\$ INSPECTION REPORT, THE PERMITTEE SHALL VISIT deq.nc.gov/NCG01 TO SUBMIT AN \$100 ANNUAL GENERAL PERMIT FEE WILL BE CHARGED UNTIL THE e-NOT HAS BEEN	
HILLED OUT			
PERMANENT	LT STADILIZED, REMOVE ALL TEMPORAN	UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. AFTER SITE IS RY EROSION CONTROL MEASURES AND PROVIDE PERMANENT SEEDING WHERE	
CONVERTED	TO PERMANENT SCMS UNTIL ALL UPL	AND AREAS ARE PERMANENTLY STABILIZED. NO DEQ SHOULD BE NOTIFIED 10-DAYS	
PRIOR TO P	REMOVAL OF A BASIN.		CREEK
	AG(S) MUST BE CONTINUOUSLY MONITO	ORED DURING OPERATION.	S. K.
	INSTALLATION OF CRITICAL MEASURES		SWIFT CR
10 3011	LOULE A FRE-CONSTRUCTION CONFER	CEMENT OF LAND DISTURBING ACTIVITIES, CONTACT NODEMLR AT (919) 791-4200, ENCE FOR THE PROJECT, NO LAND DISTURBING ACTIVITY IS TO OCCUR UNTIL ALL	- SWIFT (
COVERA	HAVE BEEN UBIAINED. THIS INCLUDE	S THE EROSION AND SEDIMENT CONTROL PERMIT AND THE CERTIFICATE OF	10
2.PRIOR T	O BEGINNING INTERNAL LAND DISTURB	ING ACTIVITIES, INSTALL THE CONSTRUCTION ENTRANCE AND THE ROADSIDE DITCH	0 .
UNEUK	DAMS, AS SHOWN ON THE PLANS, COL	MING OFF SWIFT CREEK ROAD.	SR 15 ROAD
ninoud	HOUT THE CONSTRUCTION EFFORT :	N SITE. A COPY OF FOLLOWING SHOULD BE KEPT WITHIN THE PERMIT BOX	S A
B. LAND	MENT AND EROSION CONTROL PLAN AF DISTURBANCE PERMIT.		/ \
	SET OF THE APPROVED SEDIMENT AND		/
4.CLEAR A	MENT INSPECTION REPORTS AND CERTI IND GRUB, ONLY AS NECESSARY, TO I	INSTALL SEDIMENT TRAP 1 2 & 3 AS SHOWN ON THE PLAN INSTALL SEDIMENT	
I LINCE A	AND OUTLETS BELOW THE SEDIMENT THE JUNE OUTLETS BELOW THE SEDIMENT THE JUNE OFF DEBRIS.	NSTALL SEDIMENT TRAP 1, 2 & 3, AS SHOWN ON THE PLAN, INSTALL SEDIMENT RAPS AS SHOWN ON THE PLAN. SEED ALL DISTURBED AREAS IMMEDIATELY AFTER	
5.CLEAR A	ND GRUB, ONLY AS NECESSARY, TO I	NSTALL THE TEMPORARY DIVERSIONS 1 2 & 3 AS SHOWN ON THE DIAN	//
DIRECTIN	IG EAGESS RUNDER TO THE FRONT OF	THE SEDIMENT TRAP. INSTALL DIVERSION LINING AS SPECIFIED ON THE DIAN	
SEED AL	L DISTURBANCE IMMEDIATELY AFTER CO	UNSTRUCTION.	' N
			, ,
CALL	BEFORE YOU DIG!		
RTH CAROLINA	LAW REQUIRES NOTIFICATION OF		
RTH CAROLINA HE UNDERGROU HAN TWO (2)	LAW REQUIRES NOTIFICATION OF JND FACILITY OWNER NOT LESS BUT NO MORE THAN TEN (10)		
RTH CAROLINA HE UNDERGROU HAN TWO (2)	LAW REQUIRES NOTIFICATION OF JND FACILITY OWNER NOT LESS BUT NO MORE THAN TEN (10) 'S PRIOR TO EXCAVATION OR DEMOLITION	SCALE: $1^{"} = 50^{\prime}$	
RTH CAROLINA HE UNDERGROU HAN TWO (2)	LAW REQUIRES NOTIFICATION OF JND FACILITY OWNER NOT LESS BUT NO MORE THAN TEN (10) 'S PRIOR TO EXCAVATION OR	SCALE: $1'' = 50'$	

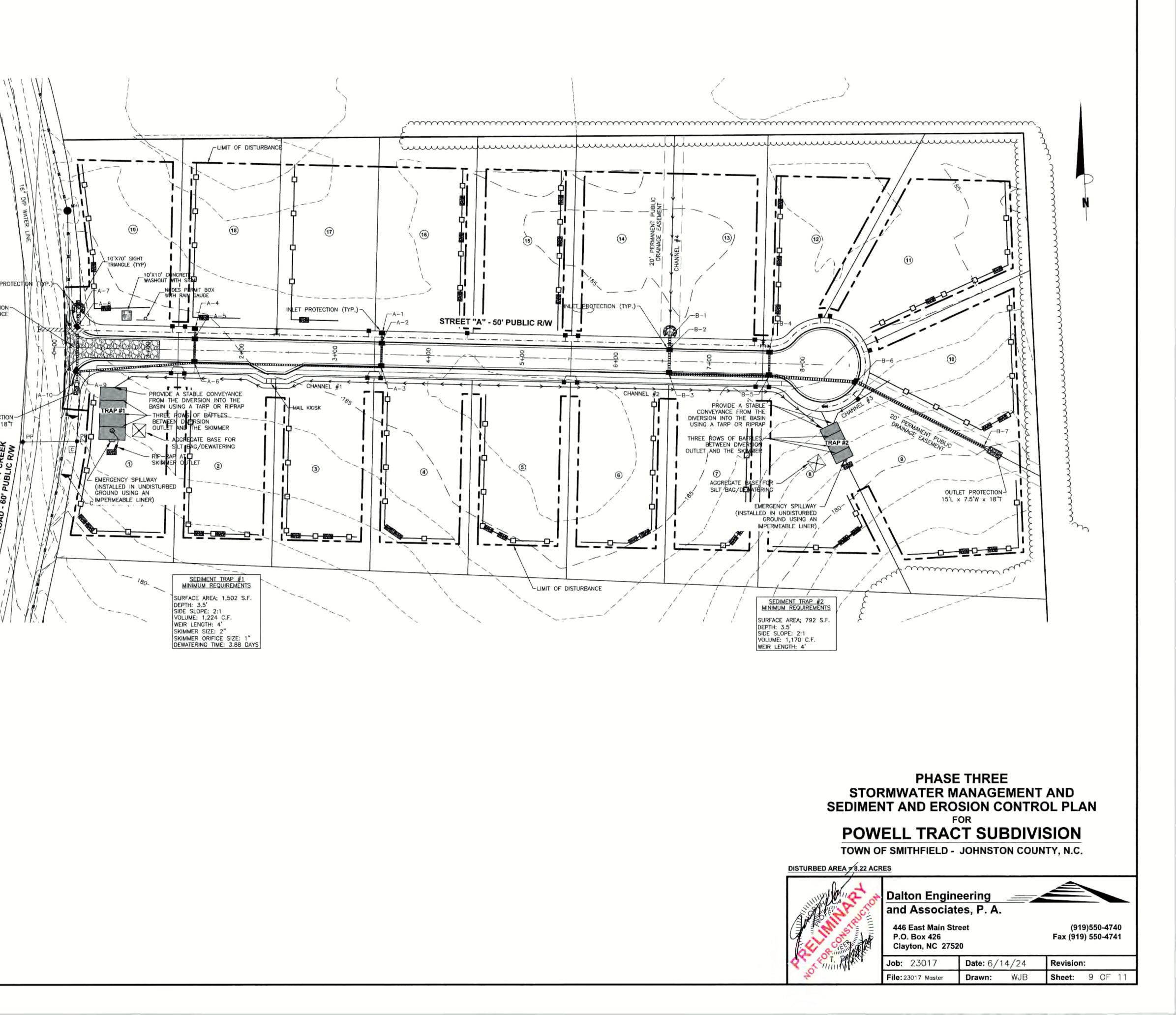


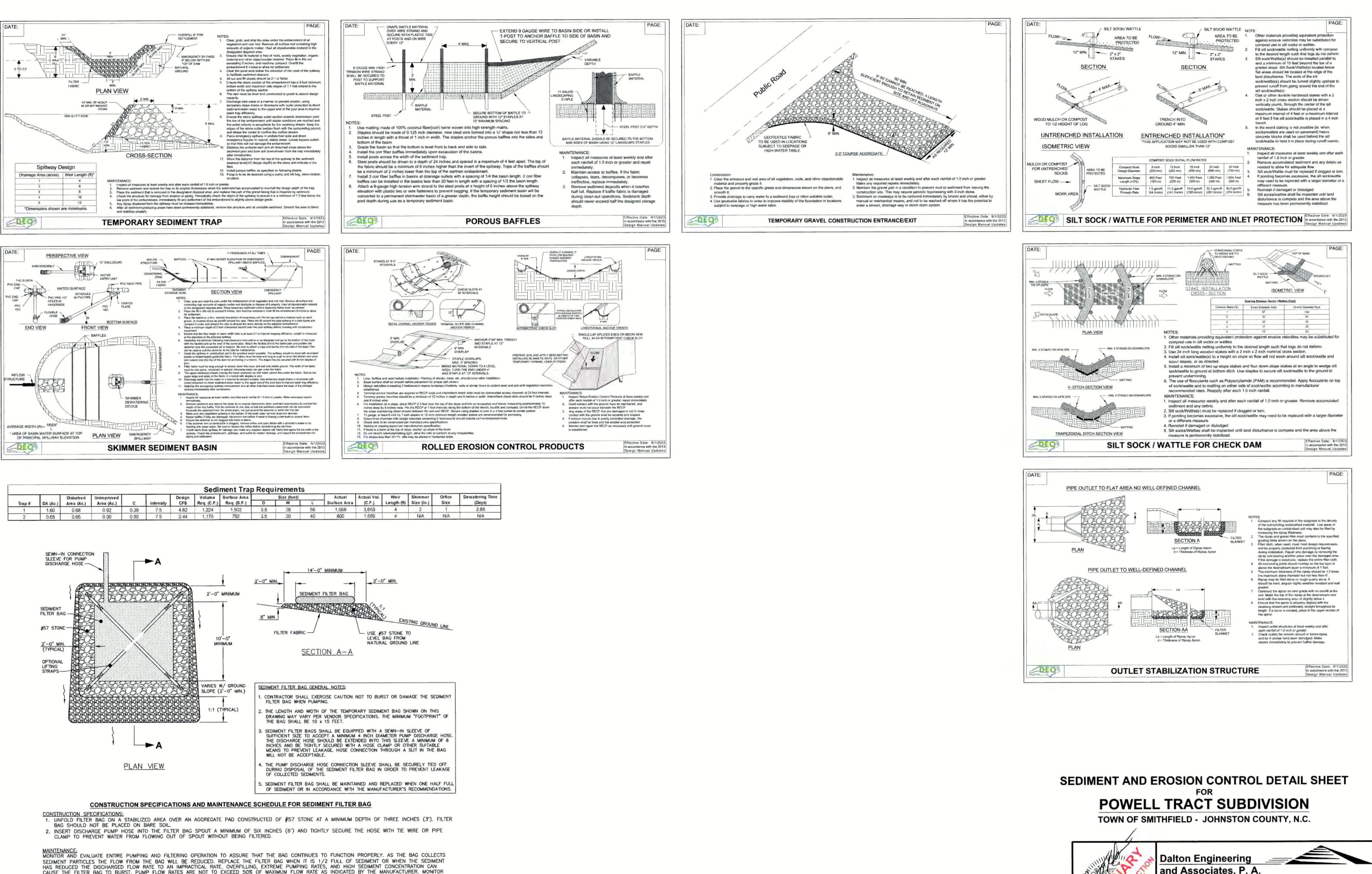


LEGEND SEDIMENT TRAP			
SEDIMENT FILTER BAG			
LIMIT OF DISTURBANCE			
DIVERSION DITCH -	$\longrightarrow \longrightarrow \longrightarrow$		
CONSTRUCTION ENTRANCE			
	-o		
SEDIMENT FENCE W/ OUTLET -			
SEDIMENT FENCE			
PIPE OUTLET PROTECTION APRO			
INLET PROTECTION			1 191 1
WATTLE	)		
CHECK DAM	•		
ARC INLET PROTECTION	3		
			Nº /
SOME WATER, SANITARY SEWER, E	LECTRIC, TELEPHONE AND C	ABLE	1
SERVICES COULD EXIST ALONG TH MAY NOT BE SHOWN ON THE PLA			
RESPONSIBLE FOR NOTIFYING THE			1
TO LOCATE THESE SERVICES.			6" DIP
			1
			WATCH
CON	STRUCTION SEQUENC	E - PHASE TWO	
		CEIVED FROM NODEMLR. ALL SEDIMENT AND EN	
CONTROL MEASURES SHALL BE INSPECTED PROCESS.	AT LEAST WEEKLY AND AFTER EVE	RY RAINFALL EVENT THROUGHOUT THE CONSTRU	INLET PROTECT
PER NPDES REQUIREMENTS, A RAIN GAUG REQUIRED TO BE MAINTAINED ON SITE AND	E, SELF-INSPECTIONS RECORDS, PE D ACCESSIBLE DURING INSPECTION	RMIT, CERTIFICATE OF COVERAGE, AND S&E PLA IT IS RECOMMENDED THAT THESE ITEMS BE PL	AN ARE ACED IN A
PERMITS BOX AT THE BEGINNING OR ENTR		LE LECTRO DE PL	CONSTRUCTION
CALENDAR DAYS AND WITHIN 24 HOURS C	OF EVERY RAIN EVENT OF GREATER	RE TO BE PERFORMED AT LEAST ONCE EVERY S THAN 1 INCH. ANY NEEDED REPAIRS SHALL BE	SEVEN
IMMEDIATELY TO MAINTAIN MEASURES AS D DETAILS ON THIS PLAN. A RAIN GAUGE SH	DESIGNED. ALL ESC MEASURES SHAL	L BE MAINTAINED AS SPECIFIED IN THE CONSTR	RUCTION
GROUND STABILIZATION WILL BE APPLIED	WITHIN 14 CALENDAR DAYS FROM L	AST LAND DISTURBING ACTIVITY. FOR STEEP SLO	DPES, THAT
AREA MUST BE STABILIZED WITHIN 7 CALE	ENDAR DAYS.		
STABILIZED, REMOVE ALL TEMPORARY EROS	SION CONTROL MEASURES AND PRO	RE PERMANENTLY STABILIZED. AFTER SITE IS PE VIDE PERMANENT SEEDING WHERE TEMPORARY I INS MAY NOT BE REMOVED OR CONVERTED TO	MEASURES
PERMANENT SCMS UNTIL ALL UPLAND ARE	AS ARE PERMANENTLY STABILIZED.	NC DEQ SHOULD BE NOTIFIED 10-DAYS PRIOR	то
REMOVAL OF A BASIN. THE SILT BAG(S) MUST BE CONTINUOUSLY	MONITORED DURING OPERATION		
PHASE 2: INSTALLATION OF INTERNAL PR			OUTLET PROTECTION
1. CLEAR AND GRUB, AS NECESSARY, A	LL LAND TO BE DISTURBED. HAUL	OFF DEBRIS OR STORE ON-SITE IN STOCKPILE	9'L x 4.5'W x 18"T
AFTER STOCKPILING BEGINS, INSTALL	SILT FENCE ON THE LOWER SIDE.		N
2. ALL SWALES, DITCHES AND SLOPES /			
		LENDAR DAYS.	Ŭ S /
3. ROUGH GRADE THE SITE FOR THE RO	OADWAY CONSTRUCTION EFFORT.		CREE
	OADWAY CONSTRUCTION EFFORT. SHOULDERS, BERMS, DIVERSIONS, DI	TCHES AND REMAINING DISTURBANCE IMMEDIATE	
<ol> <li>SEED, FERTILIZE, STRAW AND TACK S TOTAL ROUGH GRADING IS COMPLETE</li> <li>INSTALL / CONSTRUCT ALL IMPROVES</li> </ol>	OADWAY CONSTRUCTION EFFORT. SHOULDERS, BERMS, DIVERSIONS, DI	TCHES AND REMAINING DISTURBANCE IMMEDIATE	LY AFTER LY AFTER LY AFTER LY AFTER LY AFTER
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<ol> <li>SEED, FERTILIZE, STRAW AND TACK S TOTAL ROUGH GRADING IS COMPLETE</li> <li>INSTALL / CONSTRUCT ALL IMPROVES &amp; GUTTER AND ASPHALT PAVING. ALL THESE AREAS IMMEDIATELY AFTER TH</li> </ol>	OADWAY CONSTRUCTION EFFORT. SHOULDERS, BERMS, DIVERSIONS, DI E. MENTS INCLUDING WATER UTILITIES / L DISTURBED AREAS SHALL BE STAU IEY ARE BROUGHT TO GRADE.	TCHES AND REMAINING DISTURBANCE IMMEDIATE	AS 12
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SEDIMENT FENCE	
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INLET PROTECTION	
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SOME WATER, SANITARY SEWER, ELECTRIC, TELEPHONE AND CABLE	
SERVICES COULD EXIST ALONG THE CONSTRUCTION ROUTE THAT MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE	
RESPONSIBLE FOR NOTIFYING THE PROPER UTILITY IN ADVANCE TO LOCATE THESE SERVICES.	
CONSTRUCTION SEQUENCE - PHASE THREE	
NO LAND DISTURBING ACTIVITIES SHALLL BEGIN UNTIL FINAL APPROVAL IS RECEIVED FROM NCDEMLR. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY RAINFALL EVENT THROUGHOUT THE CONSTRUCTION PROCESS.	
PER NPDES REQUIREMENTS, A RAIN GAUGE, SELF-INSPECTIONS RECORDS, PERMIT, CERTIFICATE OF COVERAGE, AND S&E	
PLAN ARE REQUIRED TO BE MAINTAINED ON SITE AND ACCESSIBLE DURING INSPECTION. IT IS RECOMMENDED THAT THESE ITEMS BE PLACED IN A PERMITS BOX AT THE BEGINNING OR ENTRANCE OF PROJECT.	INLET F
SELF INSPECTIONS FOR EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PERFORMED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF EVERY RAIN EVENT OF GREATER THAN 1 INCH. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN MEASURES AS DESIGNED. ALL ESC MEASURES SHALL BE MAINTAINED AS SPECIFIED IN THE CONSTRUCTION DETAILS ON THIS PLAN. A RAIN GAUGE SHALL BE INSTALLED AT THE PROJECT SITE FOR MONITORING.	CONSTRUCTI ENTRAN
GROUND STABILIZATION WILL BE APPLIED WITHIN 14 CALENDAR DAYS FROM LAST LAND DISTURBING ACTIVITY, FOR STEEP SLOPES, THAT AREA MUST BE STABILIZED WITHIN 7 CALENDAR DAYS.	
PERIMETER MEASURES MUST BE LEFT IN PLACE UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. AFTER SITE IS	
PERMANENTLY STABILIZED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND PROVIDE PERMANENT SEEDING WHERE TEMPORARY MEASURES HAVE BEEN REMOVED AND GROUND COVER IS NOT ADEQUATE. SEDIMENT BASINS MAY NOT BE REMOVED OR CONVERTED TO PERMANENT SCMS UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. NO DEQ	
SHOULD BE NOTIFIED 10-DAYS PRIOR TO REMOVAL OF A BASIN.	
THE SILT BAG(S) MUST BE CONTINUOUSLY MONITORED DURING OPERATION.	
PHASE 3: FINAL STABILIZATION AND CLOSEOUT 1. SEED, STRAW AND TACK ALL DISTURBED AREAS ON THE SITE.	OUTLET PROTEC
2. AFTER STABILIZATION, DEVELOPER SHALL CONTACT NODEMLR AND THE PROJECT ENGINEER 72 HOURS PRIOR TO REMOVING ANY OF THE SEDIMENT AND CONTROL MEASURES.	9'L x 4.5'W x
3. AFTER PERMANENT STABILIZATION AND APPROVAL FROM NCDEMLR AND THE PROJECT ENGINEER REMOVE SEDIMENT TRAP #1 AS FOLLOWS: DEWATER SEDIMENT TRAP #1 UTILIZING A PUMP AND SILT BAG PER SPECIFICATIONS AND DETAIL, REMOVE BAFFLES AND ANY REMAINING SEDIMENT FROM THE TRAP, CONVERT AREA TO THE DRY DETENTION	
POND PER PLAN SPECIFICATIONS AND APPLY PERMANENT VEGETATION TO ALL AREAS DISTURBED DURING THE REMOVAL/CONSTRUCTION PROCESS.	- SWIFT CEFT
<ol> <li>CONSTRUCT PERMANENT CHANNEL #1 AND CHANNEL #2 AS SHOWN ON THE PLANS.</li> <li>ENSURE THE OUTLET FROM BOTH PERMANENT CHANNELS ENTER THE DRY DETENTION AREA AND ARE PROPERLY</li> </ol>	
PROTECTED FROM EROSION. 6. AFTER STABILIZATION OF ENTIRE SITE, REMOVE ANY REMAINING SEDIMENT AND STABILIZE ANY REMAINING DISTURBED	SW
AREAS. 7. PROVIDE ALL CERTIFICATIONS AS REQUIRED.	501
<ol> <li>CONTACT NCDEMLR ONCE EROSION CONTROL MEASURES HAVE BEEN REMOVED AND PERMANENT GROUND COVER HAS BEEN ESTABLISHED TO CLOSE OUT THE PERMIT.</li> </ol>	SR 1 ROM
	/
	/
	1 ;
CALL BEFORE YOU DIG!	
ORTH CAROLINA LAW REQUIRES NOTIFICATION OF HE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR	
ORTH CAROLINA LAW REQUIRES NOTIFICATION OF HE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION SCALE: 1" = 50'	
ORTH CAROLINA LAW REQUIRES NOTIFICATION OF HE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR	

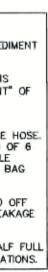




CAUSE THE FILTER BAG TO BURST. PUMP FLOW RATES ARE NOT TO EXCEED 50% OF MAXIMUM FLOW RATE AS INDICATED BY THE MANUFACTURER. MONITOR AND EVALUATE ENTIRE PUMPING AND FILTERING OPERATION TO ASSURE THAT THE BAG CONTINUES TO FUNCTION PROPERLY. REPLACE THE FILTER BAG WHEN IT IS 1/2 FULL OF SEDIMENT OR WHEN THE SEDIMENT HAS REDUCED THE DISCHARGED FLOW RATE TO AN IMPRACTICAL RATE OR AS DIRECTED BY THE INSPECTOR ON-SITE. DISPOSE OF SEDIMENT FILTER BAG AFTER USE IN A MANNER SATISFACTORY TO THE ENGINEER/INSPECTOR OR IN ONE OF THE FOLLOWING WAYS: CUT OPEN THE FILTER BAG AND REMOVE THE VISIBLE FABRIC, LEVEL AND SEED CONTENTS OF THE FILTER BAG OR REMOVE THE FILTER BAG AND CONTENTS TO AN APPROVED OFF-SITE DISPOSAL AREA.

#### SEDIMENT FILTER BAG NOT TO SCALE

Orfice	Dewatering Time (Days)
1	3.88
N/A	N/A



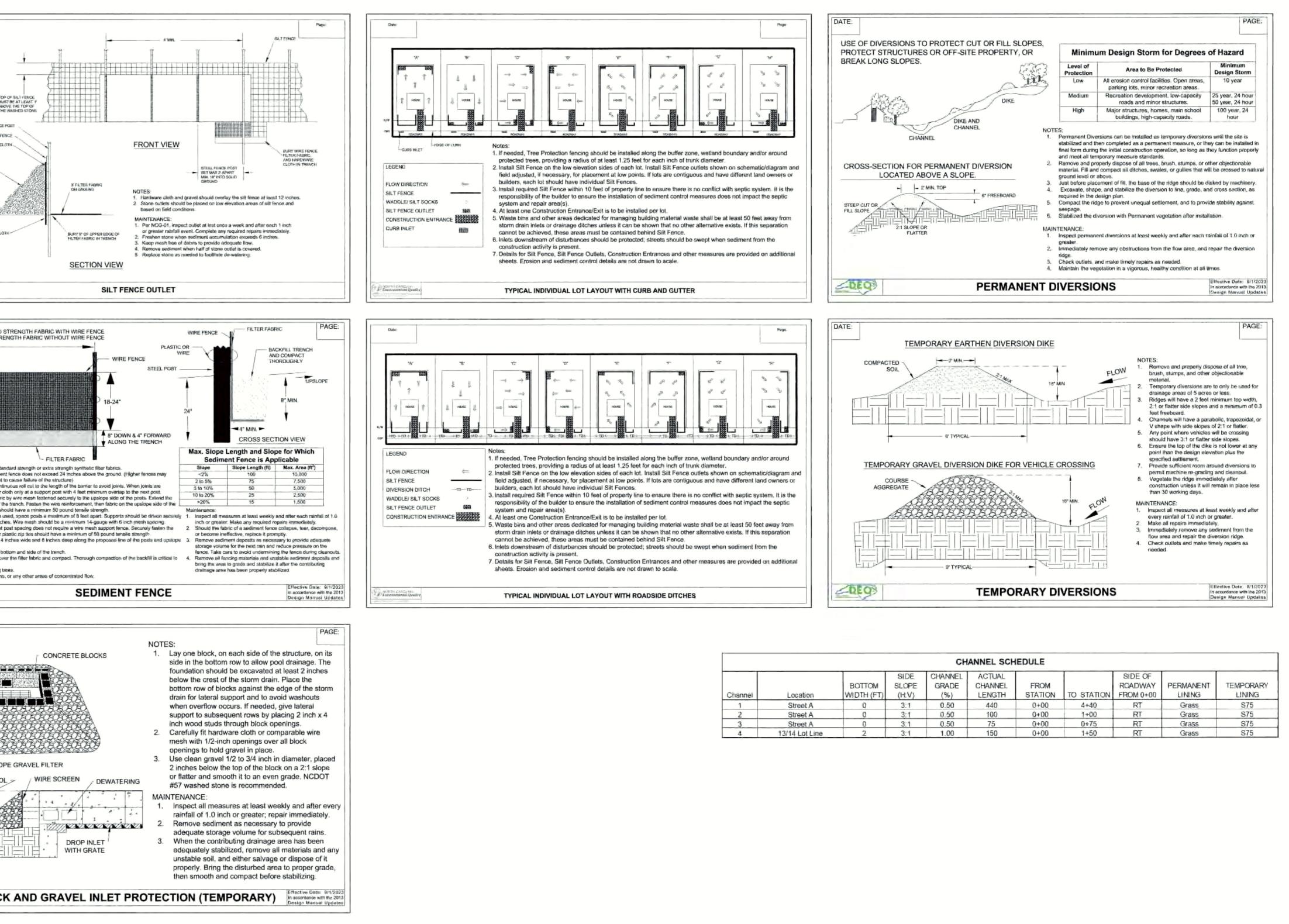
A CONTRACTOR	446 East Main St P.O. Box 426 Clayton, NC 275	(919)550-4740 Fax (919) 550-4741		
TRAN	Job: 23017	Date: 6/14/24	Revision:	
	File: 23017 Master	Drawn: WJB	Sheet: 10 OF 11	

| TEMPOR<br>FOR L  |  |  
   
   
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   |  |    |   |                   |
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Seeding Mixture Species Rye (grain)		Rate (Ib/acre) 120
   
   
  |   |   |  
  | COM A STATISTICS   |   |   | THROUGH   
   | W OF P   | THE DEPONDER   |   
   | NO ENL   |    |   |                   |
| Annual lespedeza<br>Piedmont and C<br>Korean in Mount  | castal Plain,<br>ains)   | 50   
   
   
  | Se  | eding Mixt<br>Spacies   |  
  | ECOMMENDATIC<br>Ra   | ONS FOR SUMM  | Seedis  | ng Mixtur<br>ecias  
   |  | DING RECOMMEN  | Rate (ib/acre   
   |  |    |   |                   |
| Omit annual lespedes<br>extend beyond June.<br>Seeding Dates   | a when dutation of t   | empotary cover is r  
   
   
  | int   | German millet<br>ve Piedmont e<br>stituted at a m   |  
  | L a smail-slamme<br>78-  | 4D<br>ed Sudangræss m   | ay be<br>Sending  |   
   | ić p.  |  | 120   
   |  |    |   |                   |
| Mountains-Above 29   | 00 feet Feb. 1- May  |  
   
   
  | Mo  | eding Dates<br>untains — Ma<br>dmort — May  | | |
  | 5  |   | Coastal<br>Mulch  |   
   | ledmor   | nl – Aug. 15 - Dec   |   
   |  |    |   |                   |
| Coastal Ptain—Dec. /<br>Mulch<br>Apply,4,000 lb/acre s   | - Apr. 15<br>Iraw: Anchor straw b  |  
   
   
  | ali, netting. Act   | setal Plain — .<br>sch  | Apr. 15 - Aug  
  | . 15.<br>Inor straw by tacki   | ing with sector   | nelling.<br>at soft   | or a muich<br>can be use  
   | anchon   | . Another straw by tr<br>ring tool. A disk with<br>mulch anothering to   | th blades sel rs  
   |  |    |   |                   |
| or a mulch anchoring<br>used as a mulch anch   | tool. A disk with blac   |  
   
   
  | ht can be net<br>stre   | ing, or a multi<br>ight can be us   | h anchoring l  
  | col. A disk with bla<br>th anchoing tool   |   | Its/acre /  | and referation<br>of milrogen   
   | in Marci   | aged areas immedi<br>sh. If II is necessery  | y to extend tem   
   | porary   |    |   | ein de            |
| Maintenance<br>Refertilize if growth is<br>immediately following   |  |  
   
   
  | nd mulicity Rel   |   |  
  | adequate. Reseec<br>or other damage  | d, refertitze and i   |   | Plain) or K   
   |  | erseed with 50 (b/a<br>(Mountains) /especi   |   
   |  |    | yes   | SHED 5            |
| LIMING- Apply li   | me according to a  | ioil test recomm   
   
   
  | endations. If   | the pH (aci   | dity) of the   
  | PREPARATIO   | own, an applic  | ation of grou   | und agric   
   | ultural  | l limestone at It  | he rate of 1  
   | 12   |    |   |                   |
| tons/acre or   | pH of 6 or higher  | soils and 2-3 to<br>need not be lim  
   
   
  | ins/acre on fi<br>ied.  | ne-textured   | soils is us  
  | ually sufficient.  | t. Apply limes  | one uniform   | ly and inc  
   | corpor   | rate into the top  | 4-6 inches  
   | of soil.   | -  |   |                   |
| incorporated<br>SURFACE ROU  | I into the top 4-6<br>GHENING- If reci   | inches of soil. If<br>ant tillage opera  
   
   
  | a hydraulic s<br>tions have re  | eeder is us<br>sulted in a  | ed, do not<br>loose surfa  
  | mix seed and ace additional r  | fertilizer mon<br>roughening m  | s than 30 milli<br>ay not be re   | nutes bei<br>quired, e  
   | ore ap   | pplication,<br>to break up larg  | ge clods. If  
   | ráintall   |    | SURX WIRE FENCE   | AND HA            |
| be a smooth  | surface to becom<br>even soil surface<br>be done immed   | e with a loosen  
   
   
  | uniformly fine  | texture. Al   | I ridges an  
  | d depressions  | shall be rem  | oved and fills  | |
   |  |  |   
   |  |    |   |                   |
|  |  |  
   
   
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   |  |  |   
   |  |    |   |                   |
| CDEO)  |  |  
   
   
  | Т   | ЕМРС  | ORAF   
  | RY SEE   | DING  |   |   
   |  | In   | Effective Date<br>n accordance v<br>Design Manu   
   | with the 2013  |    | 1225/14 Calif2 pie<br>Endedimental Quality                              |                   |
| DATE:  |  |  
   
   
  |   |   |  
  |  |   | NON   | LINA/ASO  
   | E 950  | RMANENT SEEL   | DING  
   | PAGE:  | DA | TE: B'MA  | X. ST             |
| NON-INVASIVE PER   | MANENT SEEDIN  |  
   
   
  |   | ION-INVAS   | IVE PERM/  
  | ANENT SEEDIN   | NG SEED   |   | RE  
   | ENDAT  | TIONS FOR FAL  | | |
   |  | ST | EEL POST  | X, EX             |
| SEEDING MIXTUI<br>Species  | Rate   |  
   
   
  | s   | RECOMME   |  
  | S FOR SUMME  |   | Species<br>Hard Fescue<br>Switchgrass   | ÷ 15  
   | te<br>lbs/a<br>5-3.51  | icre<br>ibs/acre*  |   
   |  |    |   |                   |
|  | 5 lbs/acre<br>loats 1.5-2.5 lbs<br>1 Rye 4-6 lbs/ac  | s/acre*  
   
   
  |   |   | Woodoats   
  | Rate<br>1.5-2.5 lbs/a<br>4-6 lbs/acre  | acre*   | Indian Grass<br>Big Bluesten  | 5-  
   | 7 lbs/a<br>7 lbs/a   | acre*  |   
   |  |    |   |                   |
| *Depending upon  | mix with other spi   | cies. See table  
   
   
  |   |   | | |
  | with other speci   |   | Indian Wood<br>Virginia Wild  |   
   |  |  |   
   |  | P  | ASTIC OR  |                   |
| from Chapter 6 of<br>Planning and Desi   |  | na Sediment Co   
   
   
  | E   |   | Sediment (   
  | Chapter 6 of the<br>Control Plannin  | ng Chapte   |   | |
   |  | species. See tat<br>Sediment Conte   |   
   |  |    | WIRE TIES   | 日日の               |
| Seeding Dates<br>Coastal or Eastern<br>Coastal and Piedn   |  |  
   
   
  | - May 1 S   | eeding Dat  | e5   
  | in 15  | Seedi   | ng Dates  | |
   |  |  |   
   |  |    | •   |                   |
| Wild Rye- Feb 15<br>Mountains for India  | April 1  |  
   
   
  | ye-   | ountains<br>edmont - A  | ug 15 - Oc   
  |  | Mount   |   | grass, Inc  
   | lian G   | - June 1<br>Irass, Big Blues<br>ass, Indian Gras   | | |
   |  |    | 24  |                   |
| March 1 - May 15<br>Maintenance:   |  |  
   
   
  | In  | aintenance<br>dian Wood<br>e both sun   | pats and V   
  | irginia Wild Ry<br>tolerant.   | Dec 1   | - April 1   | |
   |  | rginia Wild Rye-   |   
   |  | 1. | tes:<br>Construct the sedin<br>Ensure that the heir                     | ght of            |
| Significant mainter<br>cover   | nance may be rec   | uired to obtain  
   
   
  |   |   |  
  |  | Hard F  | mance;<br>escue is not  | recomm  
   | ended  | i for slopes > 5'  | % Prefers   
   | shade.   | 3. | Impound volumes of<br>Construct the filter<br>necessary, securely       | f wate<br>abric 1 |
|  | e on fine-textured so  | is is usually sufficient   
   
   
  | ent. Apply limes  | () of the soil is<br>tone uniformly   | s not known,<br>y and incorps  
  | wate into the top  | f ground agricult<br>4-6 inches of so   | il. Soils with a p  | pH of 6 or i  
   | higher n   | need not be limed.   | L   
   |  | 4. | Support standard s<br>wire mesh support<br>fence post. Wire or          | trengt<br>to the  |
| SURFACE ROUGHE   | c seeder is used, do<br>NING- If recent bilag  | not mix aged and f<br>e operations have t  
   
   
  | ertilizer more th<br>resulted in a loo  | an 30 minutes<br>se surface ad  | s before appli<br>ditional roug  
  | lication.<br>hening may not b  | be required, swo  | apl to break up   | large-clods   
   | a. If rain   | afall causes line su   | urface to beca  
   | 7142   | 5  | When a wire mesh<br>into the ground a m                                 | suppo             |
| saaled to cruster  | I, loosen it just prior<br>pressions shall be n  | to seeding by rakin  
   
   
  | g harrowing, or   | other suilabl   | e mathods fo   
  | or fine grading, the   | a finished grade  | shall be a smo  | ootti evnin s   
   | oli surfa  | ace with a loosen  | uniformly fine  
   | loslige.   | 7  | Extra strength filter<br>filter fabric directly i<br>Excavate the trend | to pos            |
| 2. A North Carolin   | ding, sodding or oth<br>a Department of Ag   | iculture soils test (  
   
   
  | or equal) is high   | ly recomment  | ded to be ob   
  | tained for all area  | as to be seeded,  | sprigged, sodd  | ted or plant  
   | tert   |  |   
   |  |    | from the barrier.<br>Place 12 inches of<br>Backfill the tranch v        | vith so           |
|  | mix that will produce  | fastOgrowing nurs<br>to stabilize seeds  
   
   
  | e crops and include areas until ro  | udes non-inva<br>of establishme   | sive species<br>ant. Mulch m   
  | s that will eventual<br>lust cover at lease  | elty provide a pa<br>er 60% of the so   | manent ground   |   
   |  | ets may be used in   | in lieu of nurse  
   | crops.   |    | sitt fence performan<br>Do not attach filter i<br>Do not place across   | abric             |
|  |  |  
   
   
  |   |   |  
  |  |   |   |   
   |  |  | Ifective Date   
   |  |    | ARE OR  |                   |
| Mat, tack or cri   |  |  
   
   
  | P   | ERM/  | ANEN   
  | IT SEE   | DING  |   |   
   |  |  | h accordance v  
   |  | 4  | -DEC S  |                   |
| Mat, tack or of<br>4. Ground cover s   |  |  
   
   
  | P   | ERM   | ANEN   
  | IT SEE   | DING  |   |   
   |  |  | n accordance v<br>Design Manu   
   |  |    | TE:   |                   |
| Mat, tack or off<br>4. Ground cover a<br>DATE:<br>Material Organic   |  | and Applicatio   
   
   
  |   |   | NOTES:<br>1. Select mil.<br>2. Bebse mil   
  | Kertarbased on site  | e and prectice may<br>rading, install sed   | ment control prac   | clices, and pe  
   | niçare ti  | v and equipment.   | Jesign Menu   
   | PAGE:  | DA |   | ERIN              |
| Mat, tack or of<br>4. Ground covers<br>DATE:<br>Mulic  | hill be maintained u   | Quality<br>Dry, unchopped,<br>univerthered;  
   
   
  | n Rates<br>Note<br>Should come fin<br>cats; spread to<br>machine, nitusi  | s<br>m wheat or<br>the technit  | NOTES:<br>1. Select mil<br>2. Bebor mil<br>what see<br>APPLICATI<br>1. Spread mil  
  | dette based on site<br>uiching, ocmplote gr<br>d is applied as part<br>ON OF ORGANIC   | and practice required in a section of the section o  | ment control prac<br>sturry containing<br>triblower.  | titoes, and p<br>wood Roer n   
  | ngaire ff<br>Nách ar   | of and squarterit.   | eed belate make<br>y is applied over  | PAGE:  
   | DA |   | ERIN              |
| Mat, tack or off<br>4. Ground cover s<br>DATE:<br>Material Organic<br>Mulches<br>Byow  | hing Materials A<br>Rate Per Acre<br>1-2 tons  | Quality<br>Dry, unchopped,<br>univesthered;<br>avoid weeds.  
   
   
  | n Rates<br>Note<br>Should come fir<br>eath; opread to<br>down<br>Theat with<br>nitrogen/ton./   | a<br>m wheat or<br>y hand or<br>to tackat<br>12 lbs   | NOTES:<br>1. Select mil<br>2. Batase mil<br>whan size<br><u>APPLICATI</u><br>1. Spread mil<br>2. Ween spr<br>straw[1 tr<br>3. After Spreid<br>4. In hydroxid   
  | Aertal based on site<br>siching, complote gr<br>d is applet as part.<br>ON OF ORGANIC I<br>with uniformly by fa-<br>eacing straw mulch<br>2 to 2 bates) in each<br>stilling, no more than<br>soling operations a   | and predice may<br>rading, install sed<br>of a frytroseeder<br><u>MallCht</u><br>and, ovelfte e muk<br>an softe of the group<br>an 25% of the group<br>agreen dys, added  | ment control prac<br>sharry contraining<br>th blower,<br>e area to be mul-<br>ale uniform distrib-<br>nd surface should   | choes, and per<br>wood fiber in<br>check into se<br>whom<br>d be visible.             
   | rspare If<br>raich in<br>clions of   | r and equipment.<br>In seedbod, Apply is<br>a hydroxeedbor diany<br>f approximately 1,000  | eed belate make<br>y is applied over  
   | PAGE:  | DA |   |                   |
| Mat, tack or of<br>4. Ground cover s<br>COLOGY<br>DATE:<br>Material Organic<br>Mulches   | hing Materials a   | Quality<br>Dry, unchopped,<br>univerthered;  
   
   
  | n Rates<br>Note<br>should come fir<br>aschine, ritus<br>down<br>Theat with<br>nitrogenyton. /<br>mich blower, c<br>or by head. No<br>fine it<br>Atto reformed (   | s<br>m wheat or<br>y hand or<br>te tecket<br>12 bs<br>soly with<br>Not handle.<br>I for use in<br>for use in  | NOTES:<br>1. Select mill<br>2. Before mill<br>whan sele<br>APPLICATI<br>1. Spread mill<br>3. After Spre<br>4. In hydroxet<br>ANCHORIM<br>1. Stree mull<br>2. A factor-<br>straw, A /   
  | detail based on site<br>siching, complote gr<br>d is applied as part<br>ON OF ORGANIC<br>OF ORGANIC<br>States in add<br>width, no mine the<br>socing operations a<br>socing operations a<br>for ORGANIC MILC<br>ich must be anchore<br>dawn implement de<br>golder fem this, we  | and prestlop required<br>and prestlop required<br>and a hydroseeder<br><u>with Chi</u><br>and a child and a solution<br>to section to facility<br>in section to facility<br>as 25% of the group<br>speen dye, added<br><u>CH</u><br>and immediately att<br>asigned to punch q   | ment control prac<br>shirry containing<br>th blower,<br>we area to be mul-<br>als willown disting<br>ind surface abouts<br>to the skirry, ass<br>or apreading<br>match into the sol<br>arity straight, may  | clices, and pr<br>wood Roer m<br>ched into se<br>effori<br>d be visible<br>suree a
unito<br>i or a mulch<br>y subsibile.  | repaire If<br>witch in<br>ctions of<br>m abolic<br>anotherin<br>but will a   | r and equipment.<br>In seedbod, Apply is<br>a hydroseutile thany<br>f approximately 1,000<br>ication.<br>ng Jobi provides masa<br>not do is jab compara  | eed before male<br>y is applied over<br>0 ft <sup>2</sup> , and place 1<br>athum, erosion ox  
   | PAGE:<br>PAGE:<br>hing except<br>straw.<br>ro-eo lb, of<br>anchoing  | DA |   |                   |
| Mat, tack or off<br>4. Ground cover s<br>DATE:<br>Material Organic<br>Mulches<br>Blow  | hing Materials A<br>Rate Per Acre<br>1-2 tons  | Quality<br>Dry, unchoppied,<br>unweathered;<br>anoid weeks.<br>Air dry   
   
   
  | n Rates<br>Note<br>Shauid come fir<br>catt; spread b<br>machine, musi<br>down<br>Treat with<br>nitrogen/kor. I<br>or Dy head. No<br>firs ta<br>nito relivance. I<br>downersetided. Du<br>not, dry we  | a michael or<br>y hand or<br>te tecket<br>12 ths<br>spip with<br>her tesse in<br>f.<br>o as wood<br>fay be<br>o not use in<br>entrar.   | NOTES:<br>1. Select mill<br>2. Batose mill<br>whan see<br><u>APPLICAT</u><br>1. Spread mill<br>2. Wien spr<br>straw(1 mill<br>3. After Spr<br>4. In hydrose<br><u>Anothornin</u><br>1. Straw mill<br>2. A trabar-<br>straw. A /<br>tool The<br>scylphilder   
  | derise based on site<br>siching, complote an<br><b>ON OF ORGANICI</b><br><b>ON OF ORGANICI</b><br><b>ON OF ORGANIC</b><br><b>ON OF ORGANIC</b><br><b>NET</b><br><b>ORGANIC</b><br><b>Mill</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Constant)</b><br><b>(Co</b> | and practice may<br>maling, install sed<br>of a frythoseder<br><u>willCH</u><br>and, or with a mak<br>to y hand, divide th<br>th section to facility<br>th section to facility<br>at poen dye, added<br><u>CH</u><br>del ministrative to punch a<br>signistic and within<br>sharp encegh to a<br>y.<br>indees and tackfiles   | ment control prac-<br>sharry containing<br>the ticover.<br>Is a set to be much<br>as written destina-<br>ted written destina-<br>ted sufface should<br>to the solutry, ass<br>or apreading.<br>mulch into the solu-<br>any stratige, may<br>any stratige, may<br>at the straw. Thes<br>is should be heave   | titutes, and pr<br>wood Roem<br>chad into se-<br>whon<br>d ba visible<br>suree a
unito<br>i or a match<br>y substitute<br>as methods a<br>jest at the er  | repare If<br>which is<br>clions of<br>m applik<br>another<br>but will a<br>another<br>and limite<br>dges of a  | e and equipment,<br>the section, Apply se<br>a hydrosection damy<br>f upproximately 1,000<br>kation.<br>Ing looi provides mean<br>and do a job compares<br>do to upprox no utelep<br>areas and at creats o   | eed before male<br>y is applied over<br>0 ft <sup>2</sup> , and place 1<br>athum, erosion or<br>affie to the malet<br>per than 3:1, whe   
   | PAGE:<br>PAGE:<br>http://www.<br>http://www.<br>analycitug<br>set<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://wwww.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://wwww.<br>http://wwww.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://www.<br>http://wwwwwwwwwwwwwwwwwwwwwwwwwwwwwwwwww   | DA |   |                   |
| Mat, tack or off<br>4. Ground cover s<br>DATE:<br>Material Organic<br>Mulches<br>Strow<br>Wood Chips<br>Wood Chips<br>Wood Fiber<br>Bank   | hing Materials a<br>Rate Per Acre<br>1-2 tons<br>5-6 tons<br>0 5-1 tons<br>35 cubic yards  | Quality<br>Dry, unchoppied,<br>univestimed;<br>ancid weeds.<br>Air dry<br>Air dry<br>Air dry<br>antras-trilled,<br>or dNps.  
   
   
  | n Rates<br>Note<br>Should come fin<br>eath; spread t<br>machine, musi<br>hitrogen/kon. /<br>mulch blower, c<br>or Dy hend. No<br>cellulose. I<br>hydrosested. D<br>hot, dry with mul<br>chip hendler, or<br>not use aspit<br>Apply with mulc  | an wheat or<br>y trand or<br>to technet<br>12 tas<br>kyph with<br>hip transfe,<br>for use in<br>f.<br>o as wood<br>ay be<br>o not use in<br>affar,<br>by hand Do<br>all task,<br>b follower or  | NOTES:<br>1. Select ma<br>2. Batzer m<br>what see<br>APPLICATT<br>1. Spread m<br>2. When spr<br>straw() 1<br>3. After Spr<br>4. In hydroad<br>ANCHORIN<br>1. Straw mu<br>2. A tacker-<br>straw, A /<br>tool The<br>squpmien<br>3. Application<br>winds the<br>winds the<br>winds the<br>over rbis  
  | deniar based on site<br>siching, complote gr<br>d is applied as part<br><b>ON OF ORGANIC</b><br><b>I OF ORGANIC</b><br><b>I OF 2016</b> a part<br>witch uniformly by ta<br>eaching straw multi-<br>neating, no make the<br>social operations a<br>different site and non-<br>den operations and<br>a compared safety<br>and fram thick, we<br>disk should not be a<br>gular farm thick we disk should not be<br>gular farm thick should not be<br>gu   | and prectop map<br>maling, install sodi<br>of a hydroseeder<br><u>MuliCht</u><br>and anythoseeder<br><u>MuliCht</u><br>an 25% of the group<br>groen dye, added<br>CH<br>wel immediately at<br>eighted and aut me<br>sharp encegh to a<br>y,<br>index and tank to a<br>solite and aut me<br>sharp encegh to a<br>y,<br>index and tank to a<br>(KS or CRS) desig  | ment control prace<br>sharry containing<br>th thower, we area to be mul-<br>ale writerm distrib-<br>ted and the solution of the solution<br>and the solution of the solution<br>and the solution of the solution<br>and the solution of the annee<br>Applying straw a<br>altons per sequere<br>altons per sequere   | Sides, and pi<br>wood fiber in<br>ched into se<br>artion.<br>I be visible<br>suree a union<br>y substitute.<br>y substitute.<br>are methode i<br>itest at the se<br>. Similars me<br>and binder to<br>yet. (10 gal)   
   | repare If<br>which in<br>ctions of<br>m applic<br>another<br>but will a<br>we limite<br>dges of a<br>y be ap<br>getter is<br>1,000 f <sup>2</sup>  | r and equipment.<br>In sendled, Apply so<br>a hydroseeder shary<br>f approximately 1,200<br>kation<br>ng Jool provides maai<br>and do i job compara<br>ed to sigp is no steep  | eed before make<br>seed before make<br>y is applied over<br>0 tf <sup>2</sup> , and place 1<br>attrum etosion o<br>per than 31, whe<br>of ridges and bas<br>spread, or may b<br>method.<br>one-cause straw  | PAGE:<br>PAGE:<br>hing except<br>straw.<br>ro-90 lb. of<br>protoi with<br>anthroting<br>se<br>his, to resist<br>e sprayed<br>is "perch"   
  | DA |   |                   |
| Mat, tack or off<br>4. Ground cover s<br>CONTE:<br>Material Organic<br>Multches<br>Strew<br>Wood Chips<br>Wood Chips<br>Wood Piber<br>Bark<br>Com Stalks<br>Serios Lespedoza   | hill be maintained u<br>hing Materials a<br>Rate Per Acre<br>1-2 tons<br>5-8 tons<br>0 5-1 tons<br>0 5-1 tons<br>35 cubic yards<br>4-6 tons  | Quality<br>Dry, unchopped,<br>unweathered;<br>invoid weeds:<br>Air dry<br>Air dry, shredded<br>or henther-trilled,<br>or dtyp.<br>Cut or shredded in<br>4-6 inch leigths.<br>Graan or dry,   
   
   
  | n Rates<br>Note<br>Should come for<br>cats; spread b<br>machine, musi<br>down<br>Treat with<br>nitrogenVion. J<br>or Dy head. No<br>fine tu<br>Alto neformat (<br>celkubas. I<br>hydrosended. Do<br>not, ddy we<br>Apply with mud<br>chip hendler, or<br>not use rapi   | an wheat or<br>y franci or<br>the flecked<br>12 lbs<br>wally with<br>the flam.<br>I for use in<br>of as wood<br>fay be<br>o not use in<br>either,<br>ch blower,<br>ay hand. Do<br>eit tack.<br>b blower or<br>use in free   | NOTES:<br>1. Select was<br>2. Babas m<br>whan see<br>APPLICAT<br>1. Spread m<br>2. When spr<br>strawl 1<br>3. Alter Spr<br>straw, A 1<br>1. Straw mu<br>2. A tracker-<br>straw, A 1<br>tool The<br>squipmen<br>3. Application<br>winds. Bi-<br>into the m<br>4. Emulsiller<br>work fills<br>boos ark<br>5. Synthetic<br>6. Lightweig<br>2. Fpr small   
  | denial based on site<br>wiching, complete gr<br>d is applied as part<br>both of ORGANE 1<br>wich uniformly by fa-<br>eacing staw multi-<br>term inglement de-<br>soding operations a<br>is ORGANIC MILL<br>Soding operations a<br>is ORGANIC MILL<br>is of Igain multi-<br>bit and upper site and<br>adds should be appli-<br>uich as it is being the<br>adder about be appli-<br>uich as it is being the<br>site and upper site as<br>higher dening damage to<br>binders may be use<br>highert, criter, juice   | e and prectice map<br>rading, install sed<br>of a fractice-term<br><b>Mull CH</b><br><b>and</b> , or with a mulk<br>and, or with a mulk<br>and, or with a mulk<br>in 25% of the group<br>agreen dye, added<br><b>CH</b><br>and immediately ad<br>segigreed to punch a<br>sighted and eat re-<br>sighted and look its<br>factors and tackitis-<br>tice uniformity to the<br>lower onto the soil<br>is applied at 0.10 ga<br>(RS or CR8) design<br>to tags, biother, eff<br>ad as macamined<br>ta, wire or paper in<br>methods canixed b  | ment control prace<br>sharry containing<br>th thower, is<br>a creat to be much<br>less without details<br>and surface should<br>be utility and the sol<br>and stime, the<br>schoold be heave<br>a next of the anso<br>Applying state a<br>schoold be heave<br>a next of the anso<br>applying state a<br>school be heave<br>a next of the anso<br>applying state a<br>school be heave<br>a school be he   | stores and pro-<br>stores and pro-<br>check to see<br>offer<br>d be visible,<br>suret a unitor<br>substitute,<br>a distribute,<br>and builde for<br>mattice annea<br>offer<br>and builde for<br>mattice annea<br>offer<br>and builde for<br>mattice annea<br>offer<br>and builde<br>of<br>mattice annea<br>offer<br>and
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  | DA |   |                   |
| Mat, tack or off<br>4. Ground cover s<br>COLOR<br>DATE:<br>Material Organic<br>Material Organic  | hing Materials a<br>Rate Per Acre<br>1-2 tons<br>5-6 tons<br>0 5-1 tons<br>35 cubic yards<br>4-6 tons<br>1-3 tons  | Quality<br>Dry, unchopped,<br>unweathered;<br>anoid weeds.<br>Air dry<br>Air dry<br>Air dry<br>Air dry<br>Cut or simulated<br>or hermon-milled,<br>or dripps.<br>Cut or simulated in<br>4-6 inch lengths.  
   
   
  | n Rates<br>Note<br>Should come for<br>acts; spread t<br>mschhe, nitus<br>down<br>Threat with<br>nitrogervion. 4<br>mich blower, c<br>or Dy heard. No<br>fore tu<br>Atto reformed t<br>cellulose. 1<br>http://with.mulc<br>doip heard. No<br>for use appr<br>Apply with mulc   | s<br>m wheat or<br>y hand or<br>to techild<br>12 ibs<br>wyby with<br>hyp bands,<br>for use in<br>f.<br>o as wood<br>fay be<br>o not use in<br>attract,<br>b blower,<br>by hand. Do<br>attrack,<br>is blower or<br>rules in fine   | NOTES:<br>1. Select may<br>2. Babase may<br>what select<br>APLICATI<br>3. Spread m<br>2. When apr<br>strawl, 4<br>3. Altwo Spre<br>4. In hydrose<br>Ancchornin<br>1. Spread mu<br>2. A trackor-<br>straw. A /<br>tool The<br>squipmen<br>3. Application<br>winds. Bin<br>into the m<br>4. Emulation<br>over rills<br>choos ark<br>5. Syntilletic<br>6. Lightweig<br>7. For small-<br>nchee of<br>saretching<br>8. Rys Grain  
  | denial based on site<br>wiching, compliate gr<br>d is applied as part.<br><b>ION OF ORGANIC 1</b><br>wiching staw multi-<br>wiching, no mine the<br>soding operations a<br><b>G ORGANIC MULT</b><br>20 to 2 bates) in each<br>widing, no mine the<br>adding operations a<br><b>G ORGANIC MULT</b><br>ich missi be anchore<br>ich missi be anchore<br>date should not be spi<br>active ingenerate safety<br>in of liquid mulch bis<br>in of liquid mulch bis<br>dis spirati should be appi<br>wich set is brings the use<br>hi plastic, coltant, gi<br>aroas where offers in<br>the soft surface, even<br>the net surface, even<br>the between page   | and precise required and precise required and the second s  | ment control prace<br>sharry containing<br>th thower.<br>Is area to be much<br>less without status<br>and surface should<br>to the situry, are<br>ar spreading, may<br>any straight, may<br>straight, may<br>should be heave<br>a next of the areas<br>Applying strate a<br>holoso per square<br>nucled asphall in to<br>the<br>should be heave<br>a straight of the<br>square<br>status of the areas<br>(the manufacture)<br>of the manufacture)<br>of the manufacture<br>of   | stores and pro-<br>stores and pro-<br>check into se-<br>critical and the second<br>start of the start of the<br>start of the second second<br>second second second second second second<br>second second second second second second<br>second second second second second second second second<br>second second second second second second second second second second second<br>second second seco  | repaire III<br>which or<br>ctions of<br>m applications<br>and home<br>built will a<br>set limite<br>dges of a<br>y be app<br>getter is<br>5,000 f <sup>2</sup><br>to preven<br>barfore of<br>barfore of<br>the preven  | r and equipment,<br>the seedbed, Apply as<br>a hydroseedber theny<br>f approximately 1,000<br>loation.<br>Ing jobi provides mass<br>not do a job compare<br>and a mark and of compare<br>a mark and of c  | eed before malo<br>y is applied over<br>0 ft <sup>2</sup> , and place 1<br>attract, encoded over<br>0 ft <sup>2</sup> , and place 1<br>attract, encoded over<br>problem (or may b<br>method.<br>one-cause straw<br>form being picke<br>discharer's recent<br>finds wooden pe<br>ad, Source mad  
   | PAGE:<br>PAGE:<br>hing except<br>straw.<br>to-90 lb. of<br>entrol with<br>entrol with<br>entrol with<br>entrol with<br>analycenting<br>se<br>tis, to resist<br>e sprayed<br>tis "perch"<br>lag on<br>mendiations.<br>gs to within 3<br>h by  |    |   |                   |
| Mat, tack or off<br>4. Ground cover s<br>COLORN<br>DATE:<br>Multic<br>Material Organic<br>Multicles<br>Dissev<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Series Laspedozi<br>see-basting starks<br>Luis pet  | hing Materials i<br>Rate Per Acre<br>1-2 tons<br>5-6 tons<br>0 5-1 tons<br>35 cable yards<br>4-6 tons<br>1-3 tons<br>Note a<br>Cover area  | Quality<br>Dry, unchopped,<br>unweathered;<br>avoid weeds.<br>Air dry, shreedded<br>or henrmer-trilled,<br>or drips.<br>Cut or strended in<br>4-6 inch lengths.<br>Graan or dry,<br>should contam-<br>mature seed.<br>Ind Mais <sup>2</sup>  
   
   
  | n Rates<br>Note<br>statis, spread to<br>machine, nitusi<br>of machine, nitusi<br>of machine, nitusi<br>down<br>Treat with<br>nitrogen/sor. 4<br>or by head. Not<br>celikalose. 1<br>not, dry with<br>Apply with multi<br>by hand. Not lob<br>huft<br>with stands, or<br>not<br>use appl<br>Apply with multi<br>by hand. Not lob<br>huft.  | a michael or<br>y hand or<br>te techel<br>12 bs<br>kely with<br>hyp handle,<br>for use in<br>one use in<br>endrage techel<br>one wood<br>fay be<br>one use in<br>endrage techel<br>and techel<br>b dower,<br>alt tack<br>is dower or<br>use in fine<br>arflow, Best<br>forw. Best   | NOTES:<br>1. Select mil<br>2. Before mil<br>3. Before mil<br>4. In hydroxic<br>4. In hydroxic<br>5. Syntiletic<br>6. Lyghtweig<br>7. For amail<br>noise of<br>6. Lyghtweig<br>7. For amail<br>1. Chefwicht<br>1. May be eff<br>Mispon teol<br>1. May be eff<br>1. May be  | Antis based on site<br>siching, odingiste gr<br>dis appled as part.<br><b>ON OF ORGANICI</b><br><b>ON OF ORGANICI</b><br><b>ON OF ORGANICI</b><br><b>ON OF ORGANICI</b><br><b>Netting</b> , no mini the<br>sading operations a<br>soding operations a<br>soding operations.<br>If <b>ORGANIC MULC</b><br>the missi be anchore<br>based in governer with<br>the stand on the set<br>of an approle safely<br>in call spatial should be apply<br>in call significant with the<br>order about be apply<br>in
call significant with the<br>order about be apply<br>in call significant with the<br>inder about be apply<br>in call significant with the<br>binders may be used<br>in call sufface, eve<br>in the behavior offer in<br>the sod sufface, eve<br>in MULCHES<br>fective for soft stabil<br>steeper than 4.1, a  | and predice required in a fight order of a fight of and an ine 25% of the group a green dye, added GH and an ine sharp encegh to a set of a fight of and an ine sharp encegh to be solitown onto the solitown of the solitown onto the solitown othewn othewn othewn othewn othewn othewn othe  | ment control prace<br>sharry containing<br>the toower.<br>In the event of the second<br>second second second<br>the wildow defined second<br>arity straight, may<br>straight, may<br>should be heave<br>a net of the answ<br>Applying strate a<br>house per square<br>native asphali in to<br>the<br>should be heave<br>as should be heave<br>a strategy strate a<br>house per square<br>native asphali in to<br>the manufacture<br>of the manufac  | stores and pro-<br>stores and pro-<br>check into se-<br>erion is the visible-<br>sures a united is into the<br>store into the<br>store methods is<br>instituted in<br>a store into the<br>store is a store of<br>and bimber and<br>and bimber and<br>and bimber and<br>and bimber and<br>and bimber and<br>and bimber and<br>stores into a<br>and bimber and<br>stores into a<br>and<br>stores into a<br>and<br>stores into a<br>and<br>stores into a<br>and<br>stores into a<br>a<br>store into a<br>store  | reparent in<br>auch ar<br>attions of<br>an accilent<br>an accilent<br>an accilent<br>an accilent<br>and accilent<br>and accilent<br>and accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilent<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti<br>accilenti                       | e and equipment,<br>the section, Apply as<br>a hydrosection there<br>is hydrosection there<br>is a hydrosection there<br>is a hydrosection there<br>is a hydrosection the<br>cattern.<br>Ing Jobi provides mean<br>and do is photomaters<br>and do is the mean<br>and the material<br>and the mean<br>and the mean | eed before malo<br>and before malo<br>so applied over<br>0 ff <sup>2</sup> , and place 1<br>attract, erosion to<br>attract, erosion to<br>attract and place 1<br>on falges and bai<br>prised, or may b<br>method.<br>one-cause straw<br>for being picks<br>discbure's recom-<br>ind, wooden pa<br>ad, Secure pag.<br>Weog before out<br>tell the timey are<br>false roughering  
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| Mat, tack or off<br>4. Ground cover s<br>Cover s<br>DATE:<br>Material Organic<br>Material Organic<br>Mutches<br>Browv<br>Wood Chips<br>Wood Chips<br>Wood Fiber<br>Bark<br>Com Stalks<br>Serios Lespedozt<br>see-bashing starks  | hing Materials i<br>Rate Per Acre<br>1-2 Ions<br>5-6 Ions<br>0.5-1 Ions<br>35 cubic yards<br>4-6 Ions<br>1-3 Ions<br>Note a<br>Cover area  | Guality<br>Dry, unchoppied,<br>univestived;<br>anoid weeds<br>Air dry<br>Air dry<br>Air dry<br>an hantmen-milled,<br>or dNps.<br>Cut or strendted in<br>4-6 inch lengths.<br>Grean or dry,<br>should contain<br>mature seed,<br>and Mats <sup>2</sup>  
   
   
  | n Rates<br>Note<br>Should come fin<br>cats; spread b<br>machine, nitusi<br>down<br>Treat with<br>nitrogeryton, /<br>mich biower, c<br>or Dy heard. No<br>fine to<br>Aboly with mul-<br>citudes. or<br>not use sopt<br>Apply with mul-<br>tic heardle, or<br>not use sopt<br>Apply with mul-<br>by hand. Not lo<br>by hand. Not lo   | a wheat or<br>y hand or<br>te lecked<br>12 lbs<br>wally with<br>hyp handle.<br>I for use in<br>f.<br>a as wood<br>by be<br>a not use in<br>ether,<br>ch blower,<br>ay hand. Do<br>alt tack.<br>In blower ar<br>use in fine<br>enflow, Best<br>h organic<br>h  | NOTES:<br>1. Select may<br>2. Babase may whan select<br>APPLICATH<br>3. Spread m<br>2. When app<br>strawl, 1<br>3. Altwo Spon<br>4. In hydrose<br>Ancohorsin<br>3. Application<br>winds. Bir<br>into the m<br>4. Emulatiles<br>over rills<br>choose are<br>5. Synilletic<br>6. Lightweig<br>8. For small<br>schoose are<br>6. Synilletic<br>6. Lightweig<br>8. For small<br>folge Grain<br>2. Chemical<br>manufactor<br>1. Show motion<br>1. State of the school<br>1. Second State of the school<br>1. State of the school<br>1. May be eff<br>manufactor<br>1. State of the school<br>1. May be eff<br>the school<br>1. State of the school<br>1. May be eff<br>the school<br>1. State of the school<br>1. Sc  | detail based on site<br>wiching, complote gr<br>d is applied as part<br>in the informity by fa-<br>eacing paraw multi-<br>widing, no mine the<br>soding operations a<br>soding
operations a<br>solid complexity operations a<br>solid   | eand precision required<br>mating, install sedi<br>of a hydroseeder<br>Mull.CH<br>Mull.CH<br>to section to facilita<br>a 25% of the group<br>agreen dys, added<br>CH<br>red immediately at<br>seginate to punch a<br>seginate to the seli<br>to rugs, picthes, etc.<br>(RS or CRS) desig<br>to rugs, picthes, etc.<br>(RS or CRS) design<br>to rugs, etc.<br>(RS or CRS) design<br>to rugs, etc.<br>(RS or CRS) design<br>to rugs, etc.  | next control proc<br>sharry containing<br>th blower, is<br>a creat to be much<br>law without details<br>not surface should<br>be without to the sol<br>arity straight, may<br>be should be house<br>a next of the array<br>Applying strais a<br>school be house<br>a next of the array<br>Applying strais a<br>school be house<br>a next of the array<br>and by the manufact<br>as should be house<br>a next of the array<br>of by the manufact<br>as should be house<br>a sol by the manufact<br>and any to stapp<br>and the manufact<br>of the array of the<br>wave filling. and Ge<br>wave filling, a with<br>a  | stores, and p<br>wood Roem<br>ched wto se-<br>ched wto se-<br>ched wto se-<br>ched wto se-<br>ched wto se-<br>store a united<br>instance a united<br>instance and<br>mod binder for<br>method and the<br>entities and a<br>mod binder for<br>method and the<br>restfice annea<br>chierer. Turn<br>entities and the<br>storem, turn<br>entities and the<br>storem of  | reparent if asich or<br>asich or<br>ctions of<br>ann acuik<br>arachann ann acuik<br>arachann ar<br>arachann ar<br>ar<br>ar<br>ar<br>ar<br>ar<br>ar<br>ar<br>ar<br>ar  | vi and equipment,<br>the sectord, Apply as<br>a hydrosector shary<br>functional and a sector of the<br>caller.<br>Indice provides mean<br>to the provides mean<br>analysis on allelp<br>analysis of analysis<br>of the analysis of all<br>or allelp analysis<br>of an analysis of all<br>of all of allelp<br>allelp of all of all<br>the second of allery all an<br>allelp of allelp all of<br>the second of allery all an   | eed buildre malo<br>eed buildre malo<br>y is applied sver<br>0 tif, and place 1<br>attrum etosion o<br>per fran 3:1, whe<br>of ridges and ba<br>presed, or may b<br>method<br>per fran 3:1, who<br>one cause and ba<br>presed or may b<br>method<br>one cause attrue<br>to being pickse<br>diabarer's recent<br>and search peak<br>and search pea   | PAGE:<br>PAGE:<br>Ining except<br>straw.<br>To-90 lb. of<br>anthoring<br>set<br>the proyed<br>in "peech"<br>ing on<br>mandations.<br>get in within 3<br>http://within.<br>py<br>eving multi-<br>used on<br>whom.<br>the                      
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| Mat, tack or off<br>4. Ground cover s<br>COLORN<br>DATE:<br>Multice<br>Material Organic<br>Multices<br>Blow<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Can Stalks<br>Serios Lespelazet<br>seo-basting stars<br>Lata net<br>Fiberglass net  | hing Materials :<br>Rate Per Acre<br>1-2 tons<br>5-8 tons<br>0.5-1 tons<br>35 cubic yards<br>4-6 tons<br>1-3 tons<br>Nets a<br>Cover area  | Quality<br>Dry, unchopped,<br>unweathered;<br>avoid weeds.<br>Air dry<br>Air dry<br>Air dry<br>Air dry<br>avoid weeds.<br>Air dry<br>Air dry<br>avoid weeds.<br>Cat or standard in<br>4-6 inch lengths.<br>Graan or dry,<br>should tontam<br>malure seed.<br>nd Mats*  
   
   
  | n Rates<br>Note<br>Should come for<br>machine, nitusi<br>down<br>Threat with<br>nitrogervion. 4<br>mich blower, c<br>or by heard. Not<br>or by heard. Not<br>celikubes. 1<br>http://with.mult<br>by hand. Not lo<br>not use appr<br>Apply with mult<br>by hand. Not lo<br>hurt<br>when used with<br>when used with<br>Withstands wat<br>when used with<br>multi<br>Withstands wat<br>when used with<br>multi<br>Withstands with<br>withstands with<br>multi<br>Withstands with<br>multi<br>Withstands with<br>multi<br>Withstands with<br>multi<br>withstands with<br>multi<br>withstands with<br>multi<br>withstands with<br>multi<br>withstands with<br>with used with<br>multi<br>withstands with<br>multi<br>withstands with<br>multi<br>withstands with<br>multi<br>withstands with<br>multi<br>withstands with<br>with a con-<br>ejector. Tark with<br>a con-<br>ejector. Tark with<br>a con-   | an wheat or<br>y trand or<br>te tecket<br>12 lbs<br>kepty with<br>My handle.<br>I for use in<br>o as wood<br>fay be<br>o not use in<br>ether.<br>It take<br>at take.<br>It blower,<br>at take.<br>It blower or<br>use in fine<br>enflow, Best<br>b organic<br>h<br>enflow, Best<br>b organic<br>h<br>autorflow,<br>gressed air<br>h emission  | NOTES:<br>1. Select was<br>2. Batose mi<br>whan see<br>APPLICAT<br>1. Spread m<br>2. When app<br>straw(1 w<br>3. After Spread<br>4. In hydroset<br>4. In hydroset<br>Ance-Cornh<br>1. Spread mu<br>2. A tractor-<br>straw, A /<br>tool The -<br>squipmen<br>3. Application<br>winds. Bin<br>into the m<br>4. Emulatites<br>winds. Bin<br>1. Spread no<br>0. 25-0.35<br>2. An a char<br>3. A may be   
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| Mat, tack or off<br>4. Ground cover s<br>Cover s<br>Cover s<br>Cover s<br>Cover s<br>Multic<br>Markenial Organic<br>Multic<br>Markenial Organic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic<br>Multic  | hill be maintained u hill be maintained u hing Materials a Rate Per Acre 1-2 tons 5-8 tons 0.5-4 tons 1-5 tons  | Quality Dry, unchopped, unweathered; invoid weeds. Air dry Air  
   
   | n Rates<br>Note<br>Should come fin<br>cats; spread b<br>machine, nitus;<br>nitrogervion, /<br>maich blower, c<br>or Dy head. No<br>fins ta<br>Alto referred c<br>cellulose. I<br>trydrozenoidad. D<br>not, dry w<br>Apply with and<br>turf<br>Withstands west<br>when used wi<br>mulci<br>Withstands west<br>when used wi<br>mulci<br>Withstands west<br>when used wi<br>mulci<br>Withstands rest<br>when used with<br>mulci<br>Withstands rest<br>when used with<br>the top of the top of the<br>mulci<br>wither used with<br>the top of the top of the<br>mulci<br>wither used with<br>the top of the top of the<br>mulci<br>wither used with<br>the top of the top of the<br>mulci<br>with the top of the<br>top of the top of the<br>with the top of the<br>with the top of the<br>top of the top of the<br>with the top of the<br>with the top of
the<br>with the top of the<br>top of the<br>top of the top of the<br>top of the<br>top of the top of the t  | an wheat or<br>y trand or<br>te tecket<br>12 lbs<br>kepty with<br>My handle.<br>I for use in<br>o as wood<br>fay be<br>o not use in<br>ether.<br>It take<br>at take.<br>It blower,<br>at take.<br>It blower or<br>use in fine<br>enflow, Best<br>b organic<br>h<br>enflow, Best<br>b organic<br>h<br>autorflow,<br>gressed air<br>h emission  | NOTES:<br>1. Select with<br>2. Babase ma<br>when select<br>APPLICATI<br>1. Spread m<br>2. When spr<br>strawl 1<br>3. Altwo Spim<br>1. Shaw multiple<br>strawl A<br>1. Shaw multiple<br>strawl A<br>1. Shaw multiple<br>and the<br>squipmen<br>3. Application<br>winds. Bin<br>into the m<br>4. Emultiple<br>winds. Bin<br>into the<br>strawl A<br>1. Spread mo<br>1. S  | derial based on site<br>liching, complete g<br>of is applied as part<br>of the <b>CREANC1</b><br>with uniformly by fa-<br>autor uniformly by fa-<br>seding operations a<br>is <b>ORGANIC MILL</b><br>210 2 bates) in each<br>widing, no mine the-<br>seding operations a<br>is <b>ORGANIC MILL</b><br>is drawn inglement de<br>egular farm daik, un<br>dek should me appli-<br>uich as i a bang the<br>dek should not be a<br>dis anourale safety<br>adder about be appl-<br>uich as i to bang the<br>uich as it to bang the<br>uich as i to bang the<br>i casuling damage to<br>binders may be used to an<br><u>MULCHARS</u><br>frective for act stabil-<br>s steeper than 4C1, a<br>multifies cannot be<br>as <u>ROVING</u><br>wing uniformly over<br>gallyd <sup>2</sup><br>and fining, and and<br>socured with atakes<br>on to stabiling, for market.   | eand precision way<br>making, install sedi<br>of a hydroseeder<br>Mull.CH<br>wall.CH<br>to action to facilita<br>a 25% of the group<br>agreen dys, added<br>CH<br>red immodulately at<br>agreen dys, added<br>CH<br>red immodulately at<br>agreen dys, added<br>CH<br>red immodulately at<br>agreen dys, added<br>CH<br>red immodulately at<br>agreen dys, added<br>CH<br>red immodulately at<br>a group and a to facilita<br>is applied at 0,10 gs<br>(RS or CRS) desig<br>to rugs, diothes, et<br>al dis succimmentia<br>fa, wire or paper in<br>action match in fall<br>etcalion if used be<br>and that proper as<br>a stated to blad other<br>to group a distribution for<br>any the group as a rate<br>in the group of a rate<br>its risks of conces<br>is placed at interva<br>at  
  | next control proc<br>sharp containing<br>th blower, is<br>a creat to be much<br>learning to be much<br>learning to be much<br>learning to be much<br>learning the second<br>arity straight, may<br>any straight, may<br>any straight, may<br>any straight, may<br>any straight, may<br>any straight, may<br>any straight, any<br>applying strain a<br>Applying strain a<br>bit the strain<br>of the strain<br>strain applying strain<br>a strain applying s   | stores, and pr<br>stores, and pr<br>wood Roem,<br>of the visible,<br>sure a unitor<br>is a visible,<br>a visible, a unitor<br>is a visible,<br>a visible, a unitor<br>is a visible,<br>and of visible, a<br>visible, a visible,<br>and visible, and<br>visible, a visible,<br>and visible, and<br>visible, a visible,<br>a visible, a visible,<br>a visible,  | reparent if asich or<br>asich or<br>ctions of<br>an acukt<br>arachani<br>tean innea<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>arachani<br>a   | r and equipment,<br>the seedbod, Apply se<br>a hydroseeder sharry<br>if approximately 1,200<br>katters<br>in job provides maai<br>ratid o injob compare<br>ted to stops no steep<br>asses and and share to<br>asses and an address is<br>s the most effective in<br>a steep and a create o<br>paties and an address is<br>s the most effective in<br>a steep and a create o<br>asses and an address is<br>s the most effective in<br>a steep and a create o<br>asses and an address is<br>s the most effective in<br>a steep and a create o<br>asses and an address is<br>s the most effective in<br>a steep and a create o<br>assess and a steep a<br>steep and a create o<br>assess and a steep a<br>steep and a create o<br>assesses a steep a<br>base of the steep a<br>steep a steep a steep a<br>and a steep a steep a<br>and a steep a steep a<br>steep a steep a steep a<br>a steep a steep a steep a steep a steep a<br>a steep a steep a steep a steep a steep a<br>a steep a steep a steep a steep a steep a steep a<br>a steep a steep a steep a steep a steep a steep a steep a<br>a steep a stee  | eed buildre mald<br>eed buildre mald<br>y is applied over<br>0 tif, and place 1<br>attrum etosion o<br>attrum etosion o<br>prifilan 3:1, whe<br>of ridges and bai<br>prised, or may b<br>method.<br>I and wooden pe<br>adduction's recom<br>and search page<br>and the timey are<br>face roughering<br>any time, Follow 1<br>her application, a<br>warrent undermit<br>dom't througher  | PAGE:<br>PAGE:<br>Ining except<br>straw.<br>TO-90 lb. of<br>anthoring<br>are<br>set<br>to "perch"<br>ing on<br>mendations.<br>get to within 3<br>by<br>twing mulch<br>used on<br>whom.<br>the<br>to a rate of<br>ing<br>mis. weth,  
  |    | DEWAT   |                   |
| Mat, tack or of<br>4. Ground cover s<br>CONTE:<br>Material Organic<br>Material Organic<br>Matches<br>Brow<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Series Lespelace<br>Series Lespelace<br>Series Lespelace<br>Series Internet<br>Exceller (wood fiber net   | hing Materials a<br>Rate Per Acre<br>1-2 tons<br>5-6 tons<br>0 5-1 tons<br>35 cubic yards<br>4-6 tons<br>3-5 tons<br>Note a<br>Cover area<br>0 5-1 tons<br>Cover area<br>0 5-1 tons  | Quality Dry, unchoppied, univestimated; ancid weeds Air dry, shredded ar herroren-trilled, or dNps. Cut or sizeradate in 4-8 inch lengths, Graan or dry, should contains mature seed. Hainy Continuous libers of drawn giasa bound togethar with a ran-toals: agent.   
   
   
  | n Rates<br>Note<br>Should come for<br>machine, nitusi<br>down<br>Threat with<br>nitrogervion. 4<br>mich blower, c<br>or by heard. Not<br>or by heard. Not<br>celikubes. 1<br>http://with.mult<br>by hand. Not lo<br>not use appr<br>Apply with mult<br>by hand. Not lo<br>huf.<br>Withstands wat<br>when used with<br>Withstands wat<br>withen used with<br>multi<br>Withstands wat<br>withen used with<br>multi<br>Withstands with<br>multi<br>Withstands with<br>multi<br>Withstands with<br>multi<br>Withstands with<br>multi<br>Withstands with<br>multi<br>States and a con-<br>glecto. Tack with<br>a sophill at a ne   | an wheat or<br>y transf or<br>the tecket<br>12 lbs<br>kiply with<br>Mp handle.<br>I for use in<br>o as wood<br>fay be<br>o not use in<br>entras,<br>th blower,<br>at task.<br>In Blower or<br>use in fine<br>and use in<br>entras.<br>In Blower or<br>use in fine<br>and use in<br>entras.  | NOTES:<br>1. Select was<br>2. Betor may a select was<br>2. Betor may a select was<br>3. Spread m<br>2. When spread may a select was<br>4. In hydroxid was<br>3. After Spread may a select was<br>4. In hydroxid was a select was<br>4. In hydroxid was a select was<br>4. In hydroxid was a select was<br>5. Synthese at was a select was<br>5. Synthese of a serect wa  | detail based on site<br>sching, complote gr<br>d is applied as part<br>ON OF ORGANOC 1<br>Victo milliomity by ta<br>eaching straw multi-<br>ice must be anchore<br>to basels in each site<br>is of ORGANIC Millor<br>2 to 2 basels in each site<br>is down
inglement de<br>egular farm thick, we<br>dak should not be a<br>charm inglement de<br>egular farm thick, we<br>dak should not be a<br>gular farm thick we<br>dak should not be a<br>egular farm thick we<br>dak should not be a<br>gular farm thick we<br>dak should not be a<br>larger al should not be<br>egular farm thick we<br>dak should not be appli-<br>uich as it is being to<br>d aspiral should be appli-<br>uich as it is being to<br>d aspiral should be appli-<br>uich as it is being to<br>d aspiral should be appli-<br>uich as it is being to<br>d aspiral should be appli-<br>tive as strategies and to<br>secured with stakes<br>one than 10 bei app<br>an to shalling, the manet<br>an wood floor dury<br>an wood floor dury  | e and precision way<br>making, install sedi<br>of a hydroseeder<br><u>Mull CH</u><br>is by hand, divide the<br>by hand, divide the<br>to section to facilita<br>an 25% of the group<br>is green dye, added<br><u>CH</u><br>red immediately at<br>the group dye, added<br><u>CH</u><br>and the group dye<br>sighted and wither<br>early and a state<br>that precision of a set<br>is distant and the set<br>is specified at 0, 10 gs<br>(RS or CRS) desig<br>to rugs, picther, et<br>al dis meaning to the<br>specified at 0, 10 gs<br>(RS or CRS) desig<br>to rugs, picther, et<br>al distant and divide<br>and the proper set<br>outed to blad other<br>and the proper set<br>outed to blad other<br>specified at interval<br>at<br>its wing or paper in<br>and the proper set<br>outed to blad other<br>source at interval<br>at<br>its situe of conco<br>is placed at interval<br>at<br>its wing can be burie<br>in ittle measture co  | next control price<br>sharry containing<br>th blower, is<br>a containing<br>the wildow definition<br>of surface should<br>be wildow definition, use<br>or aproacting,<br>match into the soil<br>arity straight, may<br>straight, may<br>should be heave<br>a should be h   | stores, and pr<br>stores, and pr<br>wood Roem,<br>ution<br>of the visible,<br>sures a unitor<br>of utions,<br>of the visible,<br>sures a unitor<br>of utions,<br>sures a unitor<br>of utions of<br>sectors, the<br>of utions of ution<br>of the utions of<br>the sectors<br>of the diversion<br>of the sectors<br>of the diversion<br>of the sectors<br>of the diversion<br>of the sectors<br>of th   | reparent in<br>resident of<br>ctions of of<br>an acciliant<br>architecture of acci   | vi and equipment,<br>the seedbed, Apply as<br>a hydroseder sharry<br>f upproximitely 1,000<br>kaller.<br>Ing tool provides mean<br>too too up too upper<br>annas and at creats o<br>splies after match is as<br>to storemest effective n<br>"1, Heavier applicatio<br>and and after match is<br>to make the match<br>is the most effective n<br>"1, Heavier applicatio<br>and set of application<br>and set  | and before muld<br>add before muld<br>y is applied over<br>a spalled over<br>method.<br>The spalled over<br>method.<br>The spalled over<br>method.<br>The spalled over<br>a spalled over<br>a spalled over<br>the spalled over<br>t   | Al Opdates  
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| Mat, tack or off<br>4. Ground cover s<br>Ground cover s<br>DATE:<br>Material Organic<br>Multicless<br>Dysev<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Streev<br>Com Stalks<br>Seriosa Laspielozat<br>searchasting starns<br>Lata net<br>Fiberglass roving<br>Aquestin Aerospray<br>Corneal AK Pentosat St<br>Terra Tack Cruet 500<br>Genegata 743 M-145<br>Refer to Practice No. 0.3  | hing Materials a<br>Rate Per Acre<br>1-2 tons<br>5-6 tons<br>0 5-1 tons<br>35 cubic yards<br>4-6 tons<br>1-3 tons<br>Nets a<br>Cover area<br>0 5-1 tons<br>Nets a<br>Cover area<br>0 5-1 tons<br>0 5 | Quality Dry, unchopped, unweathred; avoid weeds. Air dry, shredded or hermon-milled, or dNps. Gut or shreaded or hermon-milled, or dNps. Gut or shreaded or hermon-milled, or dNps. Gut or shreaded or hermon-milled, or dNps. Graan or dry, should contain maline seed. Ind Mats* Memy, unitom; worren of skrgle jule yam, Continuous fibers of drawn gases bound topiter with a run-toxic agent. Stabilizors** Stabilizors**   
   
   
  | n Rates<br>Note<br>Should come for<br>machine, nitusi<br>down<br>Treat, with<br>nitrogervion. 4<br>which blower, d<br>or Dy heard. No<br>firms ta<br>Atto reformed (<br>cellulose.)<br>het, dry we<br>Apply with mult<br>by hand. Not lo<br>not use app<br>Apply with mult<br>by hand. Not lo<br>het, dry we<br>han used with<br>the stands wat<br>when used with<br>with stands wat<br>when used with<br>multi<br>Withstands wat<br>when used with<br>esophalit at a re<br>gain 1,000<br>Not bernificial to re   | an wheat or<br>y tand or<br>te techel<br>12 lbs<br>skply with<br>Nyp handle.<br>I for use in<br>or so wood<br>fay be<br>o not use in<br>ether.<br>I for use in<br>the use in<br>ether.<br>I for use in<br>the ether.<br>I for use in<br>fine.<br>Best<br>b organic<br>i<br>ether.<br>I for use in<br>the ether.<br>I for use in the ether.<br>I for use in th   | NOTES:<br>1. Select mu<br>2. Babase mu<br>2. Babase mu<br>3. Babase mu<br>4. In Spread m<br>2. When spread m<br>3. Altwo Spre<br>straw, A /<br>tool The<br>3. Application<br>3. Application<br>4. In hydrose<br>Ancchornin<br>3. Application<br>4. In hydrose<br>4. In hydrose<br>5. Synllietic<br>6. Lightweigi<br>7. For amil<br>1. Spread ro<br>0. 25-0.35<br>2. Ana char<br>3. I may be<br>but nol m<br>4. As an opt<br>of the chas<br>but nol m<br>4. As an opt<br>of the chas<br>1. Spread ro<br>0. 25-0.35<br>2. An a char<br>3. Chasta Ano<br>1. Masta sho<br>corpinetic<br>2. Except with<br>metabeler<br>2. Masta, incl   | derial based on site<br>wiching, complote gr<br>d is applied as part<br>( <b>DN OF ORGANEC</b> )<br>wich uniformly by fa-<br>socing operations a<br>socing operations a<br>socing operations a<br><b>IS ORGANIC MILL</b><br>to base in the social<br>of the site of the social<br>socing operations a<br><b>IS ORGANIC MILL</b><br>(In this be and home<br>adding the social of the<br>social operations and<br>the social for the social<br>social operations and<br>the social much be<br>to an operate safety<br>in of applications of the<br>social social social<br>to accurre the social social<br>in the social social operations<br>in the social social operations<br>is social with attakes<br>one than 10 feel social<br>to the social operation operations<br>and the social operations<br>in the social operation operations<br>and the social operations<br>in the social operation operations<br>in the social operations<br>in the social operations<br>in the social operation operations<br>in the social oper  | and precise way<br>and precise way<br>of a fightnesseder<br><u>Mail CH</u><br>and of a fightnesseder<br><u>Mail CH</u><br>as a set of the group<br>agreen dye, added<br>CH<br>well immediately at<br>agreen dye, added<br>to a succommendia<br>ta, win or paper a<br>well as succommendia<br>ta, win or paper a<br>well as the fail<br>and that peoper as<br>a state to bind offer<br>and that peoper as<br>a state to bind offer<br>an and that peoper as<br>a state to bind offer<br>an an an an an an at<br>the state as a state<br>at the mosture co<br>at<br>a little mosture co<br>at a state as a state<br>as the state as a state<br>as the mosture co<br>at a state as a state<br>as the mosture co<br>at a state as a state<br>as a state as a s   | next control proc<br>sharry containing<br>thittower, is<br>a containing<br>thittower, is<br>a containing<br>thittower, is<br>a contained within<br>a contained within<br>a contained within<br>any straight, may<br>any straight, may<br>any straight, may<br>any straight, may<br>any straight, may<br>any straight, may<br>any straight, any<br>any straight, any<br>any straight, any<br>any straight within<br>a
should be hown<br>a next of the manufact<br>as should be hown<br>a straight within a<br>support of the manufact<br>any straight within<br>a special be hown<br>a special be ho   | stores, and p<br>wood Roem,<br>offend into as<br>ution<br>of the visible,<br>sureth a unifor<br>in the visible,<br>is a match of<br>ution of the<br>semathode to<br>yourd, 10 gails<br>and burder to<br>yourd, 10 gails<br>and and yourd, 10 gails<br>and yourd, 10 gails<br>and yourd, 10 gails<br>and your   | repare if asich or<br>resident of<br>ctions of<br>another<br>another<br>in accilent<br>another<br>in a<br>another<br>in a<br>another<br>in a<br>another<br>in a<br>another<br>in a<br>another<br>in a<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another   | r and equipment,<br>the sendhod, Apply so<br>a hydroseeder sharry<br>if approximately 1,200<br>kation.<br>Ing Job provides maai<br>not do a job compara<br>ed to signs no alsop<br>anats and at compara<br>ed to signs no alsop<br>anats and at methods is<br>to the signs on alsop<br>is the most effective o<br>"). Hissorier applicatio<br>is the most effective o<br>effectives and at well<br>be used. Drive 8-191<br>or effective of the same<br>be used. Drive 8-191<br>or effective as a pack<br>we or more times and<br>be used. Drive 8-191<br>or effective as a pack<br>we or more times and<br>be used. Drive 8-191<br>or effective as a pack<br>we or more times and<br>the used. Drive 8-191<br>or effective as a pack<br>we or more times and<br>the used. The merchanic<br>static pack and the same<br>platt emmediately aft<br>further anchored to pi<br>falsopeway, end tank<br>de end and at interval   | eed bolore muld<br>seed bolore muld<br>y is applied over<br>0 ff <sup>2</sup> , and place i<br>attrum, etosion or<br>attrum, etosion or<br>attrum, etosion or<br>attrum, etosion or<br>attrum, etosion or<br>attrum, etosion or<br>attrum, etosion or<br>pression, or may b<br>method.<br>one-cause sitraw<br>for balance may<br>be attravers recom-<br>method.<br>Secon page<br>and secon may<br>and secon may<br>and secon may<br>and secon page<br>and line timey are<br>face roughering<br>any time, Follow 1<br>her application, a<br>micrority throughor<br>als of 50 feet wice<br>receipting, typically<br>by the agranyed or  | Al Opdates   
   | TE | DEWAT   |                   | | | | | | | | | | | | | | |
| Mat, tack or off<br>4. Ground cover s<br>Ground cover s<br>DATE:<br>Multices<br>DATE:<br>Multices<br>Multices<br>Down<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Serios Lespeciezat<br>see-baseling stems<br>Lotin net<br>Fiberglass net<br>Excellator (wood fiber net<br>Fiberglass noting<br>Consol AK Pentroset SE<br>Terra Tack Crust 500  | hing Materials a<br>Rate Per Acre<br>1-2 tons<br>5-6 tons<br>0 5-1 tons<br>35 cubic yards<br>4-6 tons<br>1-3 tons<br>Nets a<br>Cover area<br>0 5-1 tons<br>Nets a<br>Cover area<br>0 5-1 tons<br>0 5 | Quality Dry, unchopped, unweathred; avoid weeds. Air dry, shredded or hermon-milled, or dNps. Gut or shreaded or hermon-milled, or dNps. Gut or shreaded or hermon-milled, or dNps. Gut or shreaded or hermon-milled, or dNps. Graan or dry, should contain maline seed. Ind Mats* Memy, unitom; worren of skrgle jule yam, Continuous fibers of drawn gases bound topiter with a run-toxic agent. Stabilizors** Stabilizors**  | n Rates<br>Note<br>Should come for<br>machine, nitusi<br>down<br>Treat, with<br>nitrogervion. 4<br>which blower, d<br>or Dy heard. No<br>firms ta<br>Atto reformed (<br>cellulose.)<br>het, dry we<br>Apply with mult<br>by hand. Not lo<br>not use app<br>Apply with mult<br>by hand. Not lo<br>het, dry we<br>han used with<br>the stands wat<br>when used with<br>with stands wat<br>when used with<br>multi<br>Withstands wat<br>when used with<br>esophalit at a re<br>gain 1,000<br>Not bernificial to re   | a myheat or<br>y frand or<br>te teckiet<br>12 tibs<br>wyby with<br>hyp tenda,<br>for use in<br>for use in<br>for use in<br>attract,<br>th blower,<br>ay hand. Do<br>att tack,<br>h blower,<br>ay hand. Do<br>att tack,<br>h blower or<br>uns in fine<br>enflow, Best<br>h organic<br>h<br>enflow, Best<br>h organic<br>h<br>aboftow,<br>pressed air<br>h emulafied<br>e of 25-35<br>all, f.   | NOTES:<br>1. Select we<br>2. Before mu<br>whan see<br>APPLICAT<br>1. Spread m<br>2. 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Another the  | denial based on site<br>wiching, complote gr<br>d is applied as part.<br>Ion OF ORGANIC Mult<br>Con OF ORGANIC Mult<br>Complex and the second<br>widing, no mine the<br>social goperations a<br>d ORGANIC Mult<br>Complex and the second<br>disk should not be site<br>and an upper site safely<br>in of logid mulch big<br>disk should not be site<br>and and any site safely<br>in of logid mulch big<br>the call subset by the<br>social safety and the<br>site same site safely<br>in difficult with the second<br>d asphall should be<br>the call sufface, even<br>in the call sufface, even<br>the call sufface, even<br>in the call sufface, even<br>the call sufface and the<br>socured with sufface<br>containing, the magnetic magnetic magnetic<br>the wood ther stump<br>et calling "societion" (we  | and precise way<br>and precise way<br>of a fightnesseder<br><u>Mail CH</u><br>and of a fightnesseder<br><u>Mail CH</u><br>as a set of the group<br>agreen dye, added<br>CH<br>well immediately 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a<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another 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wice<br>receipting, typically<br>by the agranyed or  | PAGE:<br>PAGE:<br>hing except<br>straw.<br>ro-90 lb. of<br>extrol with<br>anchoring<br>se<br>bits, to resist<br>e sprayed<br>in "perch"<br>ingenon<br>mendations.<br>gs to within 3<br>hity<br>prime within 3<br>hity<br>hity<br>prime within 3<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hity<br>hit   | TE | DEWAT   |                   |
| Mat, tack or off<br>4. Ground cover s<br>Ground cover s<br>DATE:<br>Multice<br>Matterial Organic<br>Mutches<br>Brow<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Can Stalks<br>Serios Lespedaze<br>seo-basting starms<br>Late net<br>Fiberglass roving<br>Piberglass roving<br>Consol AK Pertosel SE<br>Terra Tack Cruet 500<br>Genegas 743 M-145<br>Refer to Practice No. 0.3<br>"Use of trade names doe  | hing Materials a<br>Rate Per Acre<br>1-2 tons<br>5-6 tons<br>0 5-1 tons<br>35 cubic yards<br>4-6 tons<br>1-3 tons<br>Nets a<br>Cover area<br>0 5-1 tons<br>Nets a<br>Cover area<br>0 5-1 tons<br>0 5 | Quality Dry, unchopped, unweathred; avoid weeds. Air dry, shredded or hermon-milled, or dNps. Gut or shreaded or hermon-milled, or dNps. Gut or shreaded or hermon-milled, or dNps. Gut or shreaded or hermon-milled, or dNps. Graan or dry, should contain maline seed. Ind Mats* Memy, unitom; worren of skrgle jule yam, Continuous fibers of drawn gases bound topiter with a run-toxic agent. Stabilizors** Stabilizors**  | n Rates<br>Note<br>Should come for<br>machine, nitusi<br>down<br>Treat, with<br>nitrogervion. 4<br>which blower, d<br>or Dy heard. No<br>firms ta<br>Atto reformed (<br>cellulose.)<br>het, dry we<br>Apply with mult<br>by hand. Not lo<br>not use app<br>Apply with mult<br>by hand. Not lo<br>het, dry we<br>han used with<br>the stands wat<br>when used with<br>with stands wat<br>when used with<br>multi<br>Withstands wat<br>when used with<br>esophalit at a re<br>gain 1,000<br>Not bernificial to re   | a myheat or<br>y frand or<br>te teckiet<br>12 tibs<br>wyby with<br>hyp tenda,<br>for use in<br>for use in<br>for use in<br>attract,<br>th blower,<br>ay hand. Do<br>att tack,<br>h blower,<br>ay hand. Do<br>att tack,<br>h blower or<br>uns in fine<br>enflow, Best<br>h organic<br>h<br>enflow, Best<br>h organic<br>h<br>aboftow,<br>pressed air<br>h emulafied<br>e of 25-35<br>all, f.   | NOTES:<br>1. Select mi<br>2. Batter mi<br>2. Batter mi<br>3. Batter mi<br>4. In hydrose<br>4. In hydrose<br>5. Synllietic<br>6. Lightweig<br>7. For amail<br>1. Spread no<br>0. Chemical<br>manufactur<br>1. Spread no<br>0. Chemical<br>manufactur<br>1. Spread no<br>0. 25-0.35<br>2. An a char<br>3. A may be<br>but nol mi<br>4. In system<br>1. Spread no<br>0. 225-0.35<br>2. An a char<br>3. A may be<br>but nol mi<br>4. As an opti<br>of the char<br>NESS AND<br>1. Husta alon<br>0. 225-0.35<br>2. An a char<br>3. Chemical<br>1. Spread no<br>0. 225-0.35<br>2. An a char<br>3. Chemical<br>Mitto an opti<br>1. Spread no<br>0. 225-0.35<br>2. An a char<br>3. Chemical<br>1. Spread no<br>0. 225-0.35<br>3. Chemical<br>1. Spread no<br>0. 225-0.35<br>3. Chemical<br>3. C  | deniar based on site<br>wiching, complote gr<br>d is applied as part<br>is applied as part<br>is applied as part<br>is applied as part<br>is 0 to 2 bases in each<br>widing, no mine this<br>adding operations a<br>is OreQANIC Will (<br>2 to 2 bases) in each<br>widing, no mine this<br>wides should not be a<br>galger ferm this, we<br>das should not be appli-<br>uich as it is being bit<br>d asplication ingle and be<br>to an operate safely<br>in of logid mulch bit<br>asplication ingle and be<br>to an operate safely<br>in of logid mulch bit<br>asplication of the appli-<br>uich as it is being bit<br>bit asplication between pag-<br>tic bit asplication of the<br>regular for part stability<br>in the soft sufface, even<br>the soft sufface, even<br>with a morphic in<br>the wood fiber status<br>is compared by provide<br>in with an comparise in<br>the wood fiber status<br>is compared by provide<br>in with an comparise in<br>the wood fiber status<br>is compared by provide<br>in which an comparise 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the din<br>gs in a crime-crisse-<br>nector match in fail<br>filtable in the din<br>gs in a crime-crisse-<br>nector match in fail<br>filtable in the din<br>set application of a<br>state of the the din<br>set application of a<br>splaced is interval<br>at<br>intervaling can be burie<br>to the annot be solid<br>in the annot be solid<br>at the measture coo-<br>ination such as stra<br>to with the solid, a  | next control proc<br>sharry containing<br>th thower, is<br>a creat to be much<br>to write a strategy of the<br>same to be much<br>to write a strategy of the<br>much into the solarity strategy<br>much into the solarity strategy<br>much into the solarity strategy<br>and strategy of the solar<br>schoold be heave<br>a next of the mass<br>Applying strate a<br>schoold be heave<br>a schoold be a school<br>of the school be heave<br>a schoold be school be<br>a school be<br>a school be school be school be<br>a school be school be<br>a school be school be school be<br>a school be school   | stores, 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a<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another<br>another 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| Mat, tack or off<br>4. Ground cover s<br>Constant of the second secon   | hing Materials :<br>Rate Per Acre<br>3-2 tons<br>5-6 tons<br>0.5-1 tons<br>1-5 tons<br>1-5 tons<br>1-5 tons<br>1-5 tons<br>1-5 tons<br>1-5 tons<br>1-5 tons<br>Note a<br>Cover area<br>0.5-1 tons<br>Cover area<br>0.5-1 tons<br>Cover area<br>0.5-1 tons<br>Cover area<br>0.5-1 tons<br>Cover area<br>0.5-1 tons<br>Cover area<br>0.5-1 tons<br>Chemical<br>1-5 tons<br>Chemical<br>1-5 tons<br>Chemical<br>1-5 tons<br>Chemical<br>1-5 tons<br>Chemical<br>1-5 tons<br>Chemical<br>1-5 tons<br>Chemical<br>1-5 tons<br>1-5 tons  | Guality Dry, unchopped, unweathered; invoid weeds. Air dry Air  | n Rates Note Should come fir eate; spread t machine, musi nitrogenvion, / muich blower, c or Dy head. No celkidase. I hydroxended. 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| Mat, tack or off<br>4. Ground cover s<br>A. Ground cover s<br>DATE:<br>Multice<br>Matterial Organic<br>Multices<br>Browv<br>Wood Chips<br>Wood Chips<br>Wood Chips<br>Wood Fiber<br>Bark<br>Com Stalks<br>Serices Lespedoze<br>seo-bashing stams<br>Julis net<br>Fiberglass roving<br>Aquestin Aerrospray<br>Consol IAK Partness SE<br>Terra Tack Cruet 500<br>Genegus 743 M-145<br>Refer to Practice No. 0.3<br>"Use of inder names doe<br>Consol AK Partness SE<br>Terra Tack Cruet 500<br>Genegus 743 M-145<br>Refer to Practice No. 0.3<br>"Use of inder names doe<br>Consol AK Partness SE<br>Terra Tack Cruet 500<br>Genegus 743 M-145<br>Refer to Practice No. 0.3<br>"Use of inder names doe<br>Consol AK Partness SE<br>Terra Tack Cruet 500<br>Genegus 743 M-145<br>Refer to Practice No. 0.3  | hing Materials :<br>Rate Per Acre<br>1-2 tons<br>5-6 tons<br>0.5-4 tons<br>1-2 tons<br>1-2 tons<br>1-2 tons<br>1-3 tons<br>Note a<br>Cover area<br>0.5-1 tons<br>Cover area<br>0.5-1 tons<br>Cover area<br>0.5-1 tons<br>Cover area<br>0.5-1 tons<br>Cover area<br>0.5-1 tons<br>Chemical<br>Follow<br>Manufactumin's<br>spacifications<br>Chemical<br>Temporary<br>hon Name<br>Scienti<br>Grant<br>Tricum   | Quality           Dry, unchoppied,<br>unweathred;<br>invoid weeds.           Air dry, shredded<br>ar henther-trilled,<br>or drips.           Cut or stendded in<br>4-6 net lengths.           Graan or dry,<br>should contains<br>mature ased.           Maire ased.           Continuous fibers<br>of drawn glass<br>bount logether<br>with a mac-toxic<br>agent.           Stabilizors**           Seeding Rec<br>file Name           Astory           Astrice           Gorout           Seeding Rec<br>file Name           Astory           Astilizors  | n Rates Note Should come fin cats; spread b machine, nitus; nitrogerVan, / mich biower, c or Dy head, Nay fine, han discome fin catulates, and the reference of net, dry we Apply with machine with the lead we wither used with Withstands web wither used with Withstands web wither used with SC Planming and SC Planming and SC Planming and Ibs Au   | an wheat or<br>y trand or<br>the technici<br>12 lbs<br>Webly with<br>the tendent<br>to as wood<br>day be<br>o not use in<br>attrack.<br>In Bower,<br>by hand. Do<br>attrack.<br>In Bower,<br>or to use in time<br>with the technic<br>to dower ar<br>use in time<br>artifoxy. Best<br>h organic<br>b organic<br>organic<br>b organic<br>b organic<br>b organic<br>b organic<br>b organic<br>b organ   | NOTES:<br>1. Select mi<br>2. Batter mi<br>2. Batter mi<br>2. Batter mi<br>2. Batter mi<br>3. After Sprit<br>4. In hydrose<br>4. In hydrose<br>5. Synllietic<br>6. Lightweig<br>7. For anall<br>1. Spread ro<br>0. 25-0.35<br>2. An a char<br>3. d may be<br>but nol mi<br>4. In synlietic<br>1. Spread ro<br>0. 225-0.35<br>2. An a char<br>3. d may be<br>but nol mi<br>4. As an opt<br>of the char<br>1. Spread ro<br>0. 225-0.35<br>2. An a char<br>3. d may be<br>but nol mi<br>4. As an opt<br>of the char<br>1. Spread ro<br>0. 225-0.35<br>2. An a char<br>3. d may be<br>but nol mi<br>4. As an opt<br>of the char<br>1. Spread ro<br>0. 225-0.35<br>2. An a char<br>3. d may be<br>but nol mi<br>4. As an opt<br>of the char<br>1. Spread ro<br>0. 225-0.35<br>2. 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| Mat, tack or off 4. Ground cover s Ground cover s DATE: Multice Material Organic Multices Bloww Wood Chips Wood Chips Wood Chips Wood Fiber Bark Com Stalks Seriosa Lespelase Seriosa Lespelase Lota net Fiberglase roving Consol AK Pennose St Terra Tack Cruet 800 Genegua 743 M-145 Refer to Practice Ma. 0.3 "Use of tractice Ma. 0.3 "Use of tractice Ma. 0.3 "Use of Common Advection of the Pennegua and the series DATE: Common Advection of the Provide Material Series Common Advection of the series of the ser   | hing Materials /<br>Rate Per Acre<br>1-2 tons<br>5-6 tons<br>0.5-1 tons<br>4-6 tons<br>1-3 tons<br>1-3 tons<br>A-6 tons<br>1-3 tons<br>1-3 tons<br>Nots a<br>Cover area<br>0.5-1 tons<br>Cover area  | Quality           Dry, unchoppied,<br>unweathred;<br>invoid weeds.           Air dry, shredded<br>ar hernther-trilled,<br>or drips.           Cut or stendded in<br>4-6 net lengths.           Graan or dry,<br>should contains<br>mature ased.           Maire ased.           Continuous fibers<br>of drawn glass<br>bound together<br>with a mac-toxic<br>agent.           Stabilizors**           Seeding Rec<br>file Name           Rate p<br>Aestivy           Seeding Rec<br>file Name           Goreale         30<br>Aestivy           Assity         10<br>commendations  | n Rates Should come in cate; spread t inschline, nitus; down Threat with nitrogerwinn, mitrogerwinn, mitrogerwinn, ant, dry we Apply with a come insch dry we Apply with a come wither used wither used wither wither used wither used wither wither used wither used wither SC Plearning and SC Plearning and SC Plearning and Its Au Its Me   | an wheat or<br>y frand or<br>to technist<br>it is wood<br>on to see in<br>affray be<br>o not use in<br>affray be<br>o not use in<br>affray be<br>o not use in<br>affray be<br>o hot use in<br>the bower or<br>use in fine<br>affray. 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Date

DATE:



CHANNEL SCHEDULE										
Channel	Location	BOTTOM WIDTH (FT)	SIDE SLOPE (H:V)	CHANNEL GRADE (%)	ACTUAL CHANNEL LENGTH	FROM	TO STATION	SIDE OF ROADWAY FROM 0+00	PERMANENT	TEMPORARY
1	Street A	0	3:1	0.50	440	0+00	4+40	RT	Grass	S75
2	Street A	0	3:1	0.50	100	0+00	1+00	RT	Grass	S75
3	Street A	0	3:1	0.50	75	0+00	0+75	RT	Grass	S75
4	13/14 Lot Line	2	3:1	1.00	150	0+00	1+50	RT	Grass	S75

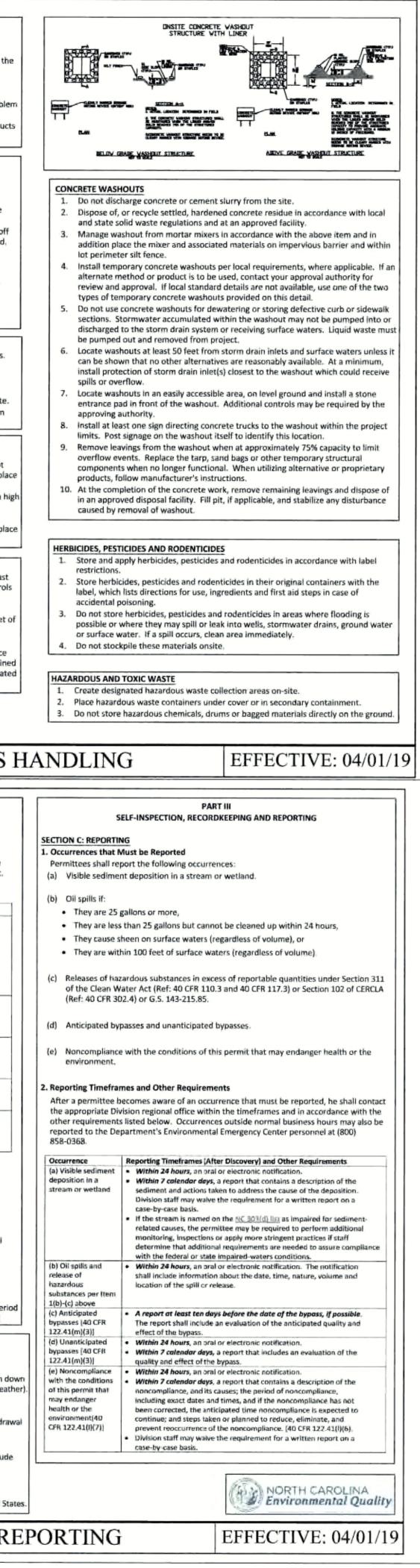
SEDIMENT AND EROSION CONTROL DETAIL SHEET FOR

# POWELL TRACT SUBDIVISION

TOWN OF SMITHFIELD - JOHNSTON COUNTY, N.C.

	Dalton Engine and Associate 446 East Main Stre P.O. Box 426 Clayton, NC 2752	es, P. A.	(919)550-4740 Fax (919) 550-4741
C C T. DAVIN	Job: 23017	Date: 6/14/24	Revision:
50 MM	File: 23017 Moster	Drawn: WJB	Sheet: 11 OF 11

permittee shall comply delegated authority hav	d compliant with the Gr onstruction General Pe with the Erosion and Se ing jurisdiction. All deta g on site conditions and ABILIZATION Required Ground Stab		<ul> <li>project.</li> <li>4. Collect all spent fluids, store in separation of the s</li></ul>	s feasible, or remove leaking equipment from the parate containers and properly dispose as issible). truction equipment from service until the problem its, hydraulic fluids and other petroleum products	Ē
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	s Timeframe variations	LITTER, BUILDING MATERIAL AND LAND C		
<ul> <li>Perimeter dikes, swales, ditches, a perimeter slopes</li> </ul>		None	<ol><li>Provide a sufficient number and size receptacle) on site to contain constr</li></ol>	ter and debris in approved waste containers. e of waste containers (e.g dumpster, trash ruction and domestic wastes. feet away from storm drain inlets and surface	9
(b) High Quality Wate (HQW) Zones	r 7	None	<ul> <li>waters unless no other alternatives</li> <li>4. Locate waste containers on areas the</li> </ul>	are reasonably available. nat do not receive substantial amounts of runoff	
(c) Slopes steeper that 3:1	in 7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are	5. Cover waste containers at the end o	ain directly to a storm drain, stream or wetland, of each workday and before storm events or	
(d) Slopes 3:1 to 4:1	14	allowed -7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones	<ol> <li>Anchor all lightweight items in waste</li> <li>Empty waste containers as needed t containers overflow.</li> <li>Dispose waste off-site at an approve</li> </ol>		
(e) Areas with slopes		-10 days for Falls Lake Watershed -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones	PAINT AND OTHER LIQUID WASTE	oose of waste in designated waste containers.	
flatter than 4:1 Note: After the permane round stabilization sha	I be converted to perm	-10 days for Falls Lake Watershed unless there is zero slope action activities, any areas with temporary anent ground stabilization as soon as	<ol> <li>Locate paint washouts at least 50 fe waters unless no other alternatives</li> <li>Contain liquid wastes in a controlled</li> </ol>	eet away from storm drain inlets and surface s are reasonably available.	
ctivity. Temporary gro urface stable against ad	und stabilization shall b celerated erosion until	far days after the last land disturbing e maintained in a manner to render the permanent ground stabilization is achieved.	<ol> <li>Prevent the discharge of soaps, solv construction sites.</li> </ol> PORTABLE TOILETS	vents, detergents and other liquid wastes from	
ROUND STABILIZATIO tabilize the ground suff echniques in the table i	iciently so that rain will	not dislodge the soil. Use one of the	streams or wetlands unless there is	nd, at least 50 feet away from storm drains, no alternative reasonably available. If 50 foot ocation of portable toilet behind silt fence or place	
<ul> <li>Temporary St</li> <li>Temporary grass seed c other mulches and tack</li> </ul>	overed with straw or 🔹	Permanent Stabilization Permanent grass seed covered with straw or other mulches and tackifiers	on a gravel pad and surround with s 2. Provide staking or anchoring of port		
<ul> <li>Hydroseeding</li> <li>Rolled erosion control p without temporary grass</li> </ul>	roducts with or s seed	other mulches and tackifiers Geotextile fabrics such as permanent soil reinforcement matting Hydroseeding		and properly dispose of any leaked material. Jer to remove leaking portable toilets and replace	
<ul> <li>Appropriately applied s</li> <li>Plastic sheeting</li> </ul>		Shrubs or other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion	EARTHEN STOCKPILE MANAGEMENT 1. Show stockpile locations on plans.	Locate earthen-material stockpile areas at least	1
		Structural methods such as concrete, asphalt or retaining walls Rolled erosion control products with grass seed		ts, sediment basins, perimeter sediment controls shown no other alternatives are reasonably	
	MS) AND FLOCCULANT		five feet from the toe of stockpile.	talled along toe of slope with a minimum offset of	
construction, sele 2. Apply flocculants	cting from the NC DWR at or before the inlets t	r the soils being exposed during List of Approved PAMS/Flocculants. o Erosion and Sediment Control Measures.	with the approved plan and any add	ames provided on this sheet and in accordance ditional requirements. Soll stabilization is defined	L
PAMS/Flocculants	and in accordance with	pecified in the NC DWR List of Approved In the manufacturer's instructions, treated Stormwater before discharging	as vegetative, physical or chemical o erosion on disturbed soils for tempo	coverage techniques that will restrain accelerated	ŀ
		that are kept under storm-resistant cover	NOR	TH CAROLINA	
	secondary containment	t structures.		TH CAROLINA fronmental Quality	
5. Store flocculants or surrounded by	secondary containmen N PART	t structures.	STABILIZATION A	AND MATERIALS H	
5. Store flocculants or surrounded by SELF-	secondary containment N PART INSPECTION, RECORDA	t structures.	STABILIZATION A	ND MATERIALS H	
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#### Town of Smithfield Preliminary Plat Finding of Fact / Approval Criteria

#### Application Number: S-24-05 Project Name: Powell Tract Subdivision

**Request:** Swift Creek Road – Lan Development, LLC is requesting approval of a preliminary plat for a 19-lot single family subdivision on 11.1 acres in the R-20A Zoning District. The property considered for approval is located on Swift Creek Road approximately 2,300 feet north of the Cleveland Road intersection, Smithfield NC 27577, further identified as Johnston County Tax ID 15I08014.

In approving an application for a preliminary plat in accordance with the principles, conditions, safeguards, and procedures specified herein, the Town Council may impose reasonable and appropriate conditions and safeguards upon the approval. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the Town Council. The Town Council shall include in its comments a statement as to the consistency of the application with the Town's currently adopted Comprehensive Plan. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which the below requires.

The Town Council shall issue a preliminary plat if it has evaluated an application through a quasi-judicial process and determined that:

- 1. The plan is consistent with the adopted plans and policies of the town;
- 2. The plan complies with all applicable requirements of this ordinance;
- 3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; and
- 4. The plan will not be detrimental to the use or development of adjacent properties or other neighborhood uses

#### Once all findings have been decided one of the two following motions must be made:

**Motion to Approve:** Based upon satisfactory compliance with the above stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative, I move to approve Preliminary Plat Application # S-24-05 with the following conditions:

- 1. That the subdivision approval be contingent on approval of the construction drawings and meeting all UDO requirements.
- 2. That street stubs be provided to the north and south for future development.
- 3. That the public right-of-way be 60' wide per UDO requirements.
- 4. That the cul-de-sac length be a maximum of 750'.
- 5. That the cul-de-sac bulb be increased to 96' diameter.
- 6. The mailbox kiosk be located outside the public right-of-way in HOA property or within an easement.
- 7. That the stormwater management plan be revised to accommodate additional impervious per lot acceptable to the Town Engineer.
- 8. Any public sidewalks be maintained by the HOA in coordination with NCDOT.
- 9. That requirement street yards be provided and the street yard landscaping on Swift Creek Road be located within an easement or on HOA property.
- 10. Subdivision identification sign be provided on HOA property or within an easement on private property.
- 11. That the developer provide a statement from Johnston County Health Department that a copy of the plat has been submitted to them and approved for septic systems.

**Motion to Deny:** *Based upon failure to meet all of the above stated findings and for reasons stated therein, I move to deny Preliminary Plat Application # S-24-05 for the following stated reason:* 

#### **Record of Decision:**

## Based on a motion and majority vote of the Town of Smithfield Town Council for the Preliminary Plat Application # S-24-05 is hereby:

\_\_\_\_\_ approved upon acceptance and conformity with the following conditions:

- 1. That the subdivision approval be contingent on approval of the construction drawings and meeting all UDO requirements.
- 2. That street stubs be provided to the north and south for future development.
- 3. That the public right-of-way be 60' wide per UDO requirements.
- 4. That the cul-de-sac length be a maximum of 750'.
- 5. That the cul-de-sac bulb be increased to 96' diameter.
- 6. The mailbox kiosk be located outside the public right-of-way in HOA property or within an easement.
- 7. That the stormwater management plan be revised to accommodate additional impervious per lot acceptable to the Town Engineer.
- 8. Any public sidewalks be maintained by the HOA in coordination with NCDOT.
- 9. That requirement street yards be provided and the street yard landscaping on Swift Creek Road be located within an easement or on HOA property.
- 10. Subdivision identification sign be provided on HOA property or within an easement on private property.
- 11. That the developer provide a statement from Johnston County Health Department that a copy of the plat has been submitted to them and approved for septic systems.

\_ denied for the noted reasons.

Decision made this 3 day of August 2021 while in regular session.

M. Andy Moore, Mayor

ATTEST:

Shannan L. Parrish, Town Clerk



## Request for Planning Board Action

Agenda<br/>Item:SUP-24-02Date:10/3/24

Subject:Heritage Townes at Waddell Special Use PermitDepartment:PlanningPresented by:Chloe Allen, Planner IPresentation:Public Meeting

#### **Issue Statement**

Samuel O'Brien (Shovel Ready Johnson, Inc) is requesting a special use permit for Heritage Townes at Waddell, a 17-unit townhouse development on 1.88 acres of land in the R-8 Zoning District.

#### Financial Impact

The development will add to the town's tax base.

#### Action Needed

The Planning Board is respectfully requested to review the special use permit request and provide feedback to the developer. No recommendation is requested because the item is quasi-judicial.

#### Recommendation

None.

Approved: □Town Manager □ Town Attorney

#### Attachments:

- 1. Staff report
- 2. Finding of fact
- 3. Application and narrative
- 4. Site plans



Staff Report Agenda Item: SUP-24-02

#### **REQUEST**:

Samuel O'Brien (Shovel Ready Johnson, Inc) is requesting a special use permit for Heritage Townes at Waddell, a <u>17-unit</u> townhouse development on 1.88 acres of land in the R-8 Zoning District.

This application was before the Planning Board in August as a 16-unit development. The applicant has added a 17<sup>th</sup> unit after finding that a riparian buffer was not required.

#### **PROPERTY LOCATION:**

The proposed development is located 19 and 21 Waddell Drive, approximately 460 feet north of the Brightleaf Boulevard and Waddell Drive intersection, and further identified by the Johnston County Tax ID#s 15005023, 15005022, 15005022A

#### **APPLICATION DATA:**

Applicant: Engineer: Property Owners: Tax ID#s	Samuel O'Brien (Shovel Ready Johnson, Inc). Dan Danvers, RLA (Bohler Engineering NC, PLLC) Heritage Townes at Waddell, Inc. 15005023, 15005022, 15005022A
Rezoning Acreage:	1.88 acres.
Present Zoning:	R-8
Existing Use:	Detached single-family residential
Proposed Use:	Townhomes (multi-family)
Fire District:	Town of Smithfield
Parks/Recreation:	Fee in lieu of parkland dedication
School Impacts:	Potentially students in schools
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield
Development Density:	8.5 dwelling units per acre

## ADJACENT ZONING AND LAND USES: (see attached map)

	Zoning	Existing Land Uses
North	0/1	Nursing Home
South	R-8	Detached single-family residential
East	R-8	Detached single-family residential
West	R-8	Detached single-family residential

#### EXISTING CONDITIONS/ENVIRONMENTAL:

- The property considered for approval is comprised of 3-detached single family residential lots. There is an existing home and shed that will be removed by this project.
- An existing 3' high metal/barbed wire fence runs along the east property line.
- An existing 20' wide drainage easement that runs north-west from Waddell Drive toward the rear of the lot towards the Nursing Home on Berkshire Drive.
- Waddell Drive is an 18'-wide road with drainage ditches on the sides without sidewalks.

### SPECIAL USE PERMIT REVIEW:

Multi-family residential is a special use with supplemental standards in the R-8 Zoning District according to Article 6, Table 6.6 of the Unified Development Ordinance. The supplementary standards for multi-family are found in UDO Article 7, Section 7.35.

- **Development Plan Overview.** There are 3-townhouse buildings proposed (3-unit, 6-unit and 8-unit each). The townhome development is being designed to have a central driveway leading to the rear of the units (parking courtyard). Each unit will have a 2-car garage for parking. Seven (7) overflow parking spaces are to be provided in a center island with a cluster mailbox. The fronts of the townhouses face outward towards the sides and rear lot lines. Each unit will have a front yard area linked to a shared sidewalk that encircles the buildings.
- **Comprehensive Plan/Density.** The Town Plan guides this property for medium density residential with a maximum density of 9.68 units per acre. This proposal will have a density of 9.44 units per acre.
- **Townhomes.** Each townhouse on both the front and back will be differentiated by its own shed roof-dormer. Each front yard will have its own fenced area. The architectural materials will be comprised of composite lap siding, vertical siding, board and batten vertical siding, composite facia with corner trim made by Tamlyn (metal product).
  - Unit dimensions. 22' wide x 28' deep.
  - Lot dimensions. 22' wide x 63' deep.
  - Each unit will have 3 bedrooms with 2 baths.
- **Street Access/Frontage.** The development site has frontage on Waddell Drive and access to the site will be from a shared single driveway off Waddell Drive.

- Street Yard/Buffers. The proposed development plans show a 10' wide Type A buffer along the sides and rear of the site and a 15' Street Yard Landscaping along the front property line as required.
- **Building Setbacks**. The development has provided a 35' perimeter setback as required for multi-family developments with 11 to 30 units.
- **Building Separations.** All proposed townhouse buildings maintain the required 30' building separation for buildings ranging 25.1' to 30' in height.
- **Sidewalks.** Multi-family developments are required to construct sidewalks along the public right of way or in an easement on the development property. The site plans show a sidewalk near the Waddell Drive frontage, but the sidewalks should go from property line to property line. This sidewalk is a condition of approval.
- **Trash.** The developer has not provided any details for trash rollout storage. A condition of approval should be added that the containers be screened from the public right of way.
- **Parking.** Minimum parking requirements for three-bedroom units are 2 spaces per unit. The development provides spaces for 2 cars per unit + 7 overflow.
- **Stormwater.** The site plan provides an area in the northwest corner of the site for a stormwater management facility.
- HOA. A homeowner's association will be required to maintain all the common areas and amenities including the parking lot, sidewalks, stormwater facility, mail kiosk, signs, etc.
- Utilities. The developer is planning on relocating and upgrading the existing sanitary sewer line. The existing sanitary sewer easement crossing the site will be relocated. There are no details shown for how this will be accomplished. The relocation of the sewer line and easement is a condition of approval.
- **Signage.** A monument sign is shown on the site plan. The location meets the required setbacks.
- **Traffic.** The amount of traffic generated by this development is below the threshold for a traffic study. Waddell Drive is a substandard road (18' wide with drainage ditches) and neither intersection onto Brightleaf Boulevard have traffic signals.

### FINDING OF FACT (Staff Opinion):

The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that (Staff's opinion in **Bold/Italic**):

4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare. *The project will not be detrimental to or endanger the public health, safety, or general welfare. The development will adhere to all Town requirements.* 

4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. *The project will not impede the normal and orderly development and improvement of the surrounding properties. The neighborhood is fully developed with only redevelopment occurring, this townhouse project and commercial development along Brightleaf Boulevard. This development will potentially provide new customers in walking distance to the Brightleaf commercial establishments.* 

4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided. *The development will provide adequate utilities, drainage, parking, and necessary facilities. For this project to proceed, an existing sanitary sewer line and easement will need to be relocated.* 

4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas. *The use will not create such nuisances.* 

4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. *Proper ingress and egress will be provided with a single driveway onto Waddell Drive. The developer will likely install a stop sign at the exit lane to Waddell Drive.* 

4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property. *The use will have no adverse impacts on the abutting or adjoining properties. The adjacent properties are residential. The design of the proposed buildings will be complementary to the mostly single-story homes surrounding with dormers that break up the scale of the buildings. Furthermore, the site will be well buffered along all property lines. The design of the home will be such that the front (good) side faces outward. All vehicular access is toward the center of the site.* 

4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located. The proposed townhomes will be complementary and in harmony with the adjacent homes. The architectural style will blend well and dormers will break up the scale of the buildings. The buildings will be positions such that they will have minimal impact from the street.

4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located. **The special use will meet all applicable regulations.** 

#### **RECOMMENDATION TO TOWN COUNCIL:**

Planning Staff recommends approval of SUP-24-02 with the following conditions:

- 1. That the driveway be constructed in accordance with the Town's driveway apron detail.
- 2. That the existing sanitary sewer line and easement be relocated with the approval of the Town's Public Utilities Director.
- 3. That rollout trash containers be screened from the public right of way or stored within the garages.
- 4. That the developer constructs a 5' wide public sidewalk in the public right of way, or in an easement for the sidewalk along the right of way.
- 5. There shall be a homeowner's association to own and maintain all common amenities such as the parking lot, sidewalks, landscaping, mail kiosk, and stormwater management facility.

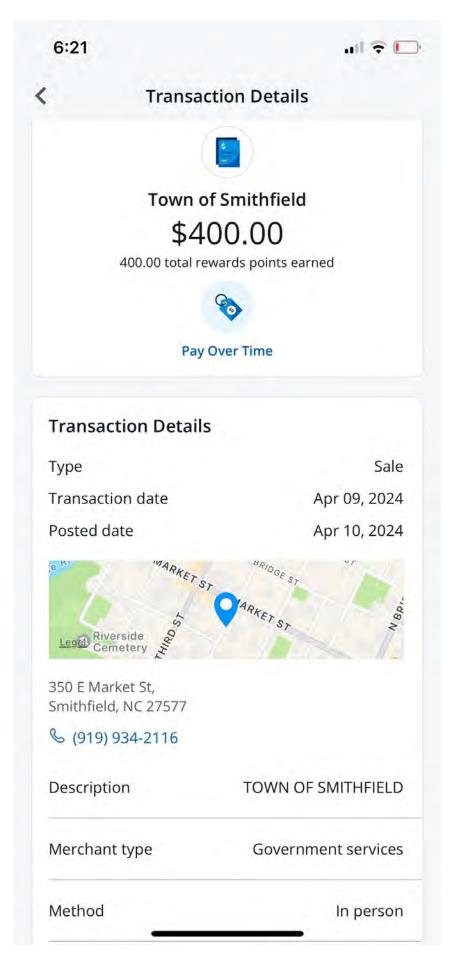
#### **RECOMMENDED MOTION:**

None.

## Heritage Townes SUP



### RECEIPT OF APPLICATION FEE PAYMENT





Town of Smithfield Planning Department 350 E. Market St Smithfield, NC 27577 P.O. Box 761, Smithfield, NC 27577 Phone: 919-934-2116 Fax: 919-934-1134

## SPECIAL USE PERMIT APPLICATION

Pursuant to Article 4, of the Town of Smithfield Unified Development Ordinance, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but has the potential to create incompatibilities with adjacent uses.

one (1) copy requested by S.Wensmen

Special Use Permit applications must be accompanied by one (1) signed application, three (3) sets of required plans and one (1) digital copy of all required documents, including the Owner's Consent Form (attached) and the application fee.

#### SITE INFORMATION:

Name of Project:	Acreage of Property:
Parcel ID Number:	Tax ID:
Deed Book:	
A J J	
Location:	
Existing Use:	Proposed Use:
Existing Zoning District:	
Is project within a Planned Development:	Yes No
Planned Development District (if applicable):	
Is project within an Overlay District:	ves No
Overlay District (if applicable):	

#### FOR OFFICE USE ONLY

File Number:	Date Submitted:	Date Received:	_Amount Paid:

#### **OWNER INFORMATION:**

Name:	
Mailing Address:	
Phone Number:	Fax:
Email Address:	

### **APPLICANT INFORMATION:**

Applicant:	
Mailing Address:	
Phone Number:	Fax:
<b>Contact Person:</b>	
Email Address:	

#### STATEMENT OF JUSTIFICATION

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

#### **REQUIRED FINDING OF FACT**

Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a Special Use Permit to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that:

- 1) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
- 2) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 3) Adequate utilities, drainage, parking, or necessary facilities have been or are being provided
- 4) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

- 6) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.
- 7) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.
- 8) The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.

#### **REQUIRED SITE PLAN INFORMATION**

Article 5 of the Town of Smithfield Unified Development Ordinance requires a site plan be prepared by a professional engineer, registered land surveyor, or licensed architect and shall be drawn to scale of not less than one inch equals 30 feet. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan. The site plan shall contain the following information, if applicable as determined by the UDO Administrator:

- 1) A key map of the site with reference to surrounding areas and existing street locations.
- 2) The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records.
- 3) Parcel Identification Numbers (PIN) for site and adjacent properties.
- 4) Deed book and page reference demonstrating ownership of property.
- 5) Location of all existing and proposed structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- 6) Building setback, side line, and rear yard distances.
- 7) Location of watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- 8) All existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level, and significant soil conditions.
- 9) Topography showing existing and proposed contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- 10) The zoning of the property, including zoning district lines where applicable.
- 11) Lot line dimensions and property lines of the tract to be developed (with dimensions identified), adjacent property lines (including corporate limits, Town boundaries, and county lines).
- 12) Parking, loading, and unloading areas shall be indicated with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- 13) Types of surfaces for drives, sidewalks, and parking areas.
- 14) Location and design of existing and proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- 15) Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- 16) Location of all US Clean Water Act Section 404 wetland areas, located of detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- 17) The location of all common areas.
- 18) The location and dimensions of all areas intended as usable open space, including all recreational areas. The plans shall clearly indicate whether such open space areas are intended to be offered for dedication to public use or to remain privately owned.
- 19) Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants, trees, and dimensions, approximate time of planting, and maintenance plans per the requirements of Article 10, Part II. The plan shall include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name.
- 20) Proposed site lighting.

#### **APPLICANT AFFIDAVIT**

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

amporen

Print Name

John

713124 Date

Signature of Applicant

## **OWNER'S CONSENT FORM**

Heritage Townes at Waddell Submittal Date: 7/03/2024 Name of Project:

#### **OWNERS AUTHORIZATION**

I hereby give CONSENT to Bohler (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. 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 I have full knowledge the property I have an ownership interest in the subject of this application. 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 acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

SamoBrian

13124

ALL AND A CANADA

Signature of Owner

Print Name

**CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER** 

I hereby certify 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 Smithfield. North Carolina, and will not be returned.

SamoBren

Signature of Owner/Applicant Print Name

#### FOR OFFICE USE ONLY

File Number: \_\_\_\_\_ Date submitted: \_\_\_\_\_ Date received: \_\_\_\_\_



- To: Town of Smithfield Planning Department 309 E. Market Street Smithfield, NC 27577
- From: Bohler Engineering 4130 Parklake Ave, Ste. 200 Raleigh, NC 27612

Date: September 6<sup>th</sup>, 2024

Subject: Special Use Application: Statement of Justification

The enclosed application documents have been revised based on additional information obtained by the Applicant after the previous approval. The enclosed documents describe a townhome development proposed on a 1.88 ac site within the R-8 Zone. As supported at the time of this application, Article 6 within the UDO shows townhomes as an allowable special use per supplemental regulations. We have prepared this narrative describing the project's adherence to these supplemental regulations.

This project has been revised to include seventeen (17) dwelling units positioned within three townhome blocks. Per the UDO, a maximum density of 4,500sf per dwelling unit is acceptable, currently, the applicant is utilizing 4,818 sf per dwelling unit, providing slightly less than the maximum density. The design team has paid specific attention to positioning the buildings to minimize their appearance from Waddell Drive, in keeping with the scale of development surrounding the project. These townhomes were designed to accommodate solid waste, and two cars per unit in a garage directly adjacent to the driveway. Per discussion with Town Staff, the applicant is currently anticipated that municipally available waste management services will serve this project. The applicant is considering pedestrian-scale lighting, a central planted open area, and a community trail that surrounds the project. Specific programming of the open areas has not been finalized at this time but will be further described through the planning process. A notable revision between the two applications is related to the west side of the site. Originally the applicant presented that the drainage path delineated by a licensed professional qualified as a buffered waterway. After further review, the project team has determined that buffers were not required per 10.92.9 and consequently been removed from the plans. However, the applicant continues to adhere to the required landscape buffer, building setback, and yard requirements along the western side. All disturbed areas will be revegetated in alignment with the ordinance.

Per UDO section 8.13.1 specific layout guidance is provided. The applicant is currently proposing buildings between 25.1' and 30' tall and therefore, buildings are separated a minimum of 30'. Please see the Site plan (C-301) for specific dimensions. Additionally, A 35' yard is provided between each townhome and the nearest property lines. Allowing for a mix of private fenced-in space per unit, and a common walkway amenity for the project. Additionally, landscape buffers have been considered and provided per UDO Article 10. Within Article 7 of the UDO, there are supplemental regulations specifically identified for townhome developments. The applicant will comply with all of these regulations as outlined below:

- 7.35.2.1- Maintenance. The applicant will establish a homeowner's association to be responsible for the maintenance of all common/shared-use areas outside of the townhome and per-unit amenities.
- 7.35.2.2- The applicant will file in the Johnson County Registry of Deeds, at the time of site development approval, required legal documents providing guarantees reserving the use of open space for the residents. Additionally, the applicant will include documentation proving satisfactory alignment for 7.35.2.2.1-7.35.2.2.4 (Maintenance agreement for all open space and shared site features, Proof of funds required for such maintenance, Proof of insurance coverage, and provisions for recovery for loss sustained by casualty, condemnation or otherwise).



The applicant is excited to discuss the revisions, present this project to the Town of Smithfield, and looks forward to discussing the merits of this proposed development, alignment with the UDO, and compliance with all supplemental requirements required.

Thank you for your time and consideration,

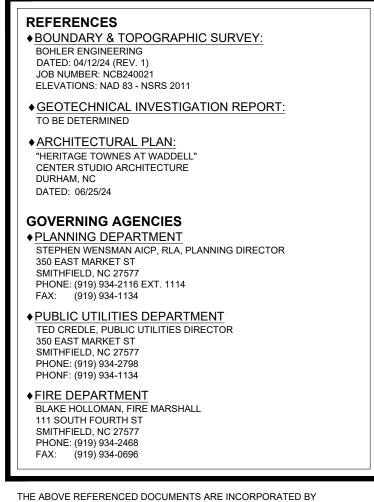
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Dan Danvers, RLA Sr. Project Manager | Land Development | Bohler

# **PROP. SITE PLAN DOCUMENTS** HERITAGE TOWNES AT WADDELL

# SHOVEL READY JOHNSON, INC,

### **REFERENCES AND CONTACTS**

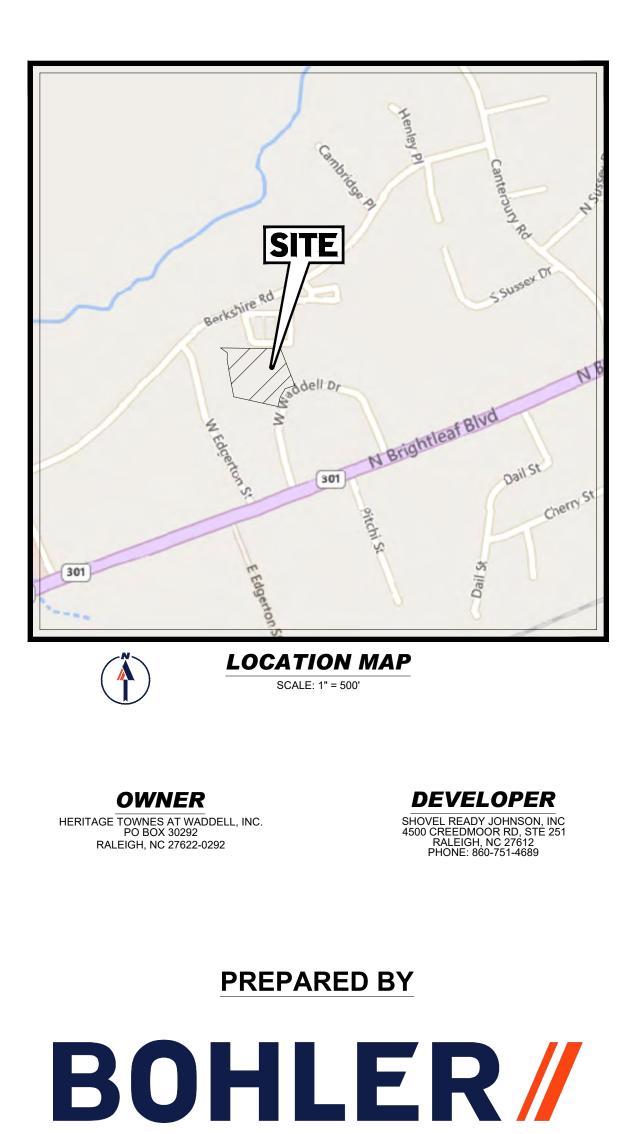


REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

Sep 06, 2024 H:\2024\NCB240021.00\CAD\DRAWINGS\PLAN SETS\P-CIVL-CNDS-NCB240021----->LAYOUT: C-101 COVR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN \_\_\_\_\_ FOR \_\_\_\_\_

19 AND 21 W WADDELL DR SMITHFIELD, NC 27577 JOHNSTON COUNTY



CONTACT: DAN DANVERS, R.L.A.

PHONE : (919) 578 - 3400

EMAIL: DDANVERS@BOHLERENG.COM

SHEET INDEX	
SHEET TITLE	NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
EXISTING CONDITIONS/ DEMOLITION PLAN	C-201
SITE PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
LANDSCAPE PLAN	L-101
LIGHTING PLAN	L-201

	BOHIER ENGINEERING NC. PLC	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES	THE INFORMATION DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER, ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER
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REV	DATE		DRAWN BY CHECKED BY AW/DB
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### GENERAL NOTES

- **DEMOLITION NOTES**
- WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY. THE CONTRACTOR MUST
- HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED REMOVED AND/OR TO REMAIN A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES
- ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS METHODS. SEQUENCING TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE FEDERAL LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
- COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION OR BETTER CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER. COMPLYING WITH ALL OSHA
- NEAR TO THE SAME THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF LL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. THE CONTRACTOR MUST. IN WRITING QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRE
- PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF ECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES REQUIREMENTS STATUTES ORDINANCES AND CODES THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES
- AND SERVICES HAVE BEEN TERMINATED. REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. PRIOR TO COMMENCING ANY DEMOLITION. THE CONTRACTOR MUST: A OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT. SITE WORK, AND DEMOLITION
- LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED
- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT
- NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR
- METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE PROFESSIONAL OF RECORD'S OR BOHLER RESPONSIBILITY IN THE EVENT OF ABANDONMENT. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK
- PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER. THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER, PROFESSIONAL OF RECORD AND BOHLER, THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND
- COMPLIANT REMOVAL OF SAME THE CONTRACTOR MUST NOT PERFORM ANY FARTH MOVEMENT ACTIVITIES. DEMOLITION OR REMOVAL OF FOUNDATION WALLS FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES
- WITH JURISDICTION THE CONTRACTOR MUST BACKELL ALL EXCAVATION RESULTING FROM OR INCIDENTAL TO DEMOLITION ACTIVITIES BACKELL MUST BE ACCOMPLISHED WITH APPROVED BACKELL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE PROFESSIONAL OF RECORD AND THE OWNER. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE
- DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT 2. AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL. STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE. 5. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE. THE
- CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO. THE PUBLIC RIGHT-OF-WAY.
- CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE REPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST. THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE 6 AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.
- DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES EROSION CONTROL MEASURES MUST CONFORM TO THE NORTH CAROLINA GUIDELINES FOR URBAN EROSION AND SEDIMENT ONTROL UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING,
- INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 1.64 ACRES. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE
- ANY SILT FROM DROP INLET PROTECTION THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON. THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST ANAGEMENT PRACTICES
- THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS
- SPONSIBLE FOR ALL SUCH COSTS. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT. SPECIFIED METHOD OF STABILIZATION.
- THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
- THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION. FENCE LOCATIONS AND DETAILS. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
- OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
- OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

- WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL
- TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS,
- SUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE
- RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER . IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.

(HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST

THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING NC. PLLC

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

#### STANDARD **GRADING NOTES** (Rev. 1/2023) (Rev. 1/2023) ABBREVIATIONS THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS THE GENERAL NOTES ARE REFERENCED HEREIN AND THE CONTRACTOR MUST REFER TO THEM AND FULLY DOCUMENTS THE GENERAL NOTES ARE REFERENCED HEREIN AND THE CONTRACTOR MUST REFER TO THEM AND FULLY FOR ENTIRE PLAN SET COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. AMERICAN ASSOCIATION OF THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS STATE HIGHWAY AND ASHTO SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN TRANSPORTATION OFFICIALS REFERENCED. THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE ACRE / ACRES AC REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT. PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE AREA DRAIN AD MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE PROFESSIONAL OF RECORD. BOHLER AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK. ACCESSIBLE / AMERICANS ADA THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT WITH DISABILITIES ACT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ABOVE GROUND AG PROFESSIONAL OF RECORD AND BOHLER. IN WRITING THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS APPROXIMATE AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT APPROX ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE ARCH ARCHITECTURAL WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT. SETTLEMENT. OR BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS. SPECIFICATIONS ASPH ASPHALT AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, AREA SUBJECT TO STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE ASSF MATERIAL FOR SIDEWALKS CURB OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER LINSUITABLE MATERIALS SHOULD STORMWATER FLOWAGE SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE ASSOCIATION ASSOC REMOVED AND FILLED WITH APPROVED FILL MATERIAL. COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE BOTTOM OF CURB BC RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR BASEMENT FLOOR BF ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING BIO BIOGARDEN PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S). BITUMINOUS BIT THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS. BLOCK BK RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR **ACCESSIBILITY DESIGN GUIDELINES** BL BASELINE (Rev. 1/2023) ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE BLDG BUILDING MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET BM BENCH MARK SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED. BUILDING RESTRICTION LINE BRL THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES. BORDERING VEGETATIVE THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) BVW WETLAND COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE CATCH BASIN CB BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING. CUBIC FEET CF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED) OR AS CI CURB INLET SPECIFIED BY THE GOVERNING AGENCY UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT CHANGE IN TYPE CIT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%). AN ACCESSIBLE RAMP MUST BE PROVIDED ALONG THE ACCESSIBLE PATH OF TRAVEL OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH CL CENTER LINE VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT CMP CORRUGATED METAL PIPE STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE CI FAN OUT CO PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE CONC CONCRETE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES CONNECTION CONN ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG COORD | COORDINATE (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE EXCEED A SLOPE OF 1:12 (8.3%). CPP CORRUGATED PLASTIC PIPE DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH F TRAVEL THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE CY CUBIC YARD THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER DECORATIVE DEC REFERENCES INCORPORATED BY CODE HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION. MODIFICATION, REVISION OR EXTENSION OF OR TO DEPARTMENT OF DEP ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ENVIRONMENTAL PROTECTION ELEVATIONS SHOWN ON THE PLAN NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES. IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST DET DETENTION IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING DIAMETER DIA ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES. DMH DRAINAGE MANHOLE THE CONTRACTOR MUST VERIEVALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DOMESTIC PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY DEPARTMENT OF RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT DOT TRANSPORTATION SURFACES IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS DESIGN POINT DP CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION. DWL DASHED WHITE LINE DRAINAGE AND UTILITY NOTES (Rev. 3/2023) DYL DOUBLE YELLOW LINE THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT EXISTING GRADE EG DOCUMENTS, THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY FI FC | FI FCTRIC WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY ELEV ELEVATION VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIEV AND EDGE OF PAVEMENT POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER. EDGE OF SHOULDER THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED ES / EOS TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC, WITHIN THE LIMITS ( DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE | EW | END WALL REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE EX EXISTING CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR FEDERAL EMERGENCY ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE FEMA THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND MANAGEMENT AGENCY UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION. FES FLARED END SECTION STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS. SIZE, AND MATERIAL OF SAME BASED UPON FINAL ARCHITECTURAL PLANS. FF FINISH / FIRST FLOOR THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR FINISH / FIRST FLOOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION FFE **FI EVATION** OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE (Rev. 4/2023) ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL FG FINISH GRADE UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE FH FIRE HYDRANT UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION FM FORCE MAIN POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, AND $\,$ PRIOR TO CONSTRUCTION MUST RESOLVE SAME FO FIBER OPTIC ALL FILL COMPACTION AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE GRADE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, GENERAL CONTRACTOR FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. THE PROFESSIONAL OF GC RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS GEO GEOTECH/GEOTECHNICAL DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND. GARAGE FLOOR ELEVATION INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE GF / GFE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S), (AT DOOR) WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, GFA GROSS FLOOR AREA WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT GRADE HIGH (WALL) GH DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME. GRADE LOW (WALL) GL FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS. GRT GRATE WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR GREASE TRAP GT TO COMMENCING CONSTRUCTION. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, GATE VALVE GV MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. HDPE HIGH DENSITY POLYETHYLENE **OUTSIDE SOURCE NOTES** HOR HORIZONTAL (Rev. 11/2023) HIGH POINT ANY INFORMATION, DRAWINGS, DATA, PLANS, SPECIFICATIONS, MATERIALS, FIGURES, DOCUMENTATION, REPORTS, AND THE LIKE HP WHICH IS INDICATED TO HAVE BEEN PREPARED "BY OTHERS" (HEREIN, "BY OTHERS REPORTS, DOCUMENTS AND DETAILS") HAS BEEN HW HEADWALL OR WILL BE CREATED, DEVELOPED, PREPARED, PERFORMED, AND ANALYZED BY AN ENTITY OR PARTY OTHER THAN THE "BOHLER" ENTITY INVOLVED WITH THIS PROJECT. THE "BOHLER" ENTITY IS NOT IN ANY WAY RESPONSIBLE FOR THE BY OTHERS REPORTS. INLET CONTROL STRUCTURE ICS THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR DOCUMENTS AND DETAILS EVEN IF/WHERE INCLUDED IN THE "BOHLER" ENTITY'S PLANS, REPORTS, ETC. SAME HAS BEEN INCLUDED ON THIS PLAN FOR THE CONVENIENCE. ONLY. OF THE PROJECT OWNER. DEVELOPERS. CONTRACTORS AND CONSULTANTS AND IN SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE INF INFILTRATION PURPOSES OF THIS PLAN, THAT THE BY OTHERS REPORTS, DOCUMENTS AND DETAILS ARE CURRENT AND, IF APPLICABLE, INT INTERSECTION PREPARED IN STRICT ACCORDANCE WITH ALL APPLICABLE COUNTY, STATE, FEDERAL AND OTHER STATUTES, LAWS, RULES, REGULATIONS, ORDINANCES AND THE LIKE. THE "BOHLER" ENTITY SPECIFICALLY DISCLAIMS ANY AND ALL LIABILITY AND INVERT RESPONSIBILITY FOR BY OTHERS REPORTS, DOCUMENTS AND DETAILS. THE ENTITY OR PERSON WHO CREATED THE INFORMATION CONTAINED IN THE BY OTHERS REPORTS. DOCUMENTS AND DETAILS (EXCLUDING INFORMATION AND/OR DETAILS SOLELY SUPPLIED LF LINEAR FOOT (Rev. 1/2020) BY A JURISDICTION AND/OR GOVERNING BODY) AGREES BY PARTICIPATING IN THIS PROJECT, RECEIVING, REVIEWING, USING AND/OR RELYING UPON THIS DOCUMENT, AND/OR BY AGREEING TO THE PROJECT OWNER/DEVELOPER'S CONTRACT DOCUMENTS. LIMIT OF CLEARING LOC THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT TO DEFEND, INDEMNIFY, PROTECT AND HOLD HARMLESS THE "BOHLER" ENTITY THAT PREPARED THIS DOCUMENT AND ITS DOCUMENTS, THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY LOD | LIMIT OF DISTURBANCE EMPLOYEES FOR ANY AND ALL DAMAGES, INJURIES, COSTS, EXPENSES AND THE LIKE, TO THE FULLEST EXTENT PERMITTED UNDER COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY THE LAW. WHICH THE "BOHLER" ENTITY AND/OR ITS EMPLOYEES SUFFER OR INCUR AS A RESULT OF INCLUDING ANY BY OTHERS

COSTS AND EXPENSES, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR ANY DAMAGES, INJURIES, COSTS, EXPENSES EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES AND THE LIKE, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, WHICH IT OR THEY SUFFER OR INCUR AS A RESULT OF THE ANY BY OTHERS REPORTS, DOCUMENTS AND DETAILS INCORPORATED IN THE PLAN, AND EXPRESSLY CONFIRMS THAT BY RECEIVING. RELYING UPON AND/OR USING SAME. THE "BOHLER" ENTITY SHALL HAVE NO LIABILITY RELATED TO SAME. WITH RESPECT TO ALL BY OTHERS REPORTS, DOCUMENTS AND DETAILS, CONTRACTOR MUST VERIFY ALL INFORMATION CONTAINED IN

THE SCOPE OF ALL PARTIES INVOLVED IN PREPARING THE BY OTHERS REPORTS, DOCUMENTS AND DETAILS PRIOR TO COMMENCING ANY CONSTRUCTION AND MUST VERIFY THAT THE INFORMATION IS THE LATEST, THE MOST RECENT AND THE MOST CURRENT REPORT, DOCUMENT AND DETAIL. REFERENCES ON THIS PLAN TO INFORMATION PREPARED OR CONTAINED IN BY OTHERS REPORTS DOCUMENTS AND DETAILS DEPICTING AN OFF-SITE AREA WHERE NO DETAIL IS INCLUDED IS A REFERENCE TO AN AREA DETAIL. SPECIFICATION OR DESIGN THAT HAS NOT BEEN DESIGNED OR CONSTRUCTED BY THE "BOHLER" ENTITY AND REGARDING WHICH THE "BOHLER" ENTITY HAS NO CONTROL OVER OR LIABILITY REGARDING, BUT IS ADDED TO THIS PLAN FOR INFORMATIONAL PURPOSES, ONLY

REPORTS, DOCUMENTS AND DETAILS IN AND ON OR IN THIS PLAN. ANYONE OR ANY ENTITY WHO RECEIVED, RELIES UPON AND/OR

USES THIS PLAN, AGREES TO HOLD THE "BOHLER" ENTITY AND ITS EMPLOYEES HARMLESS FROM ANY CLAIMS, DAMAGES, INJURIES,

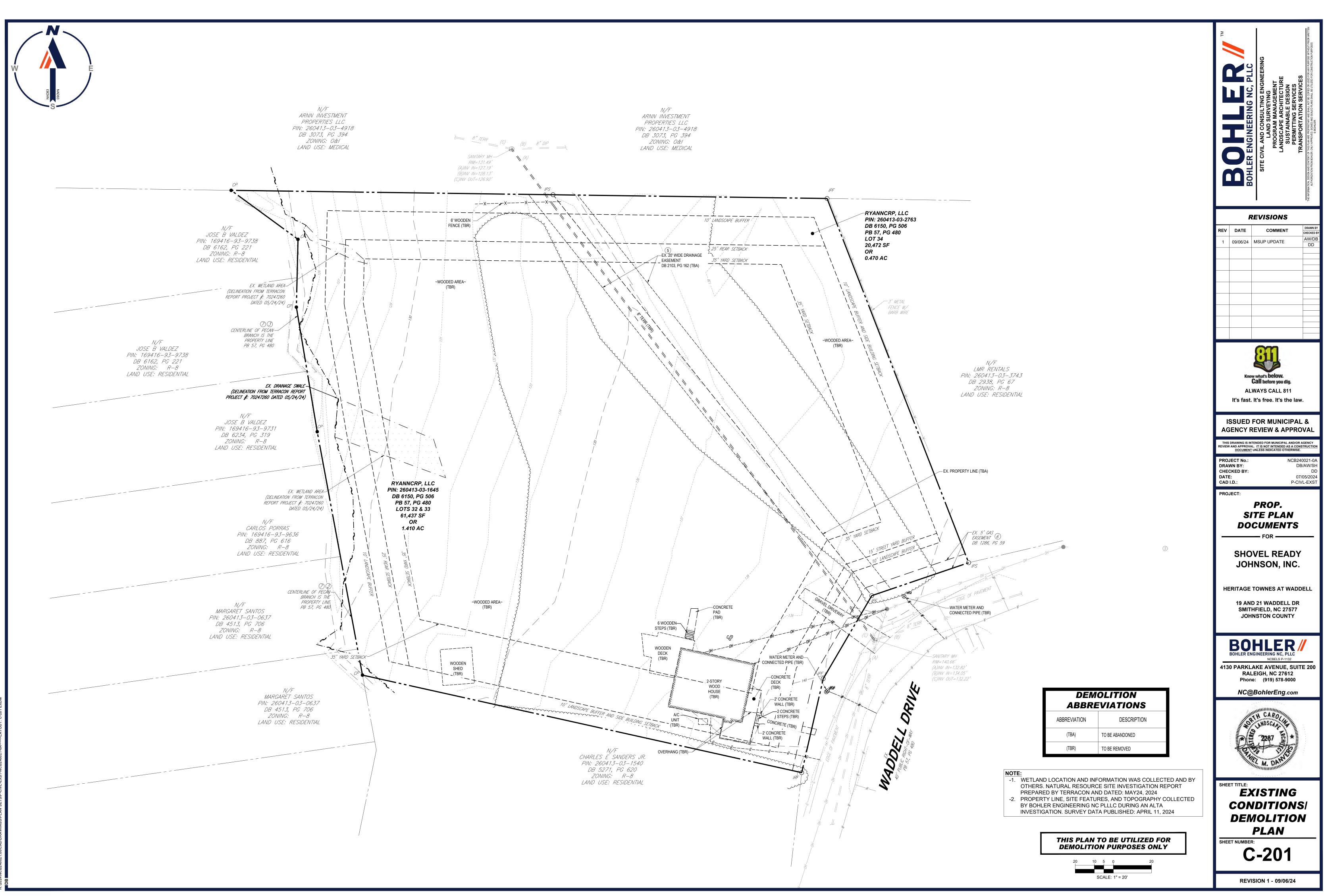
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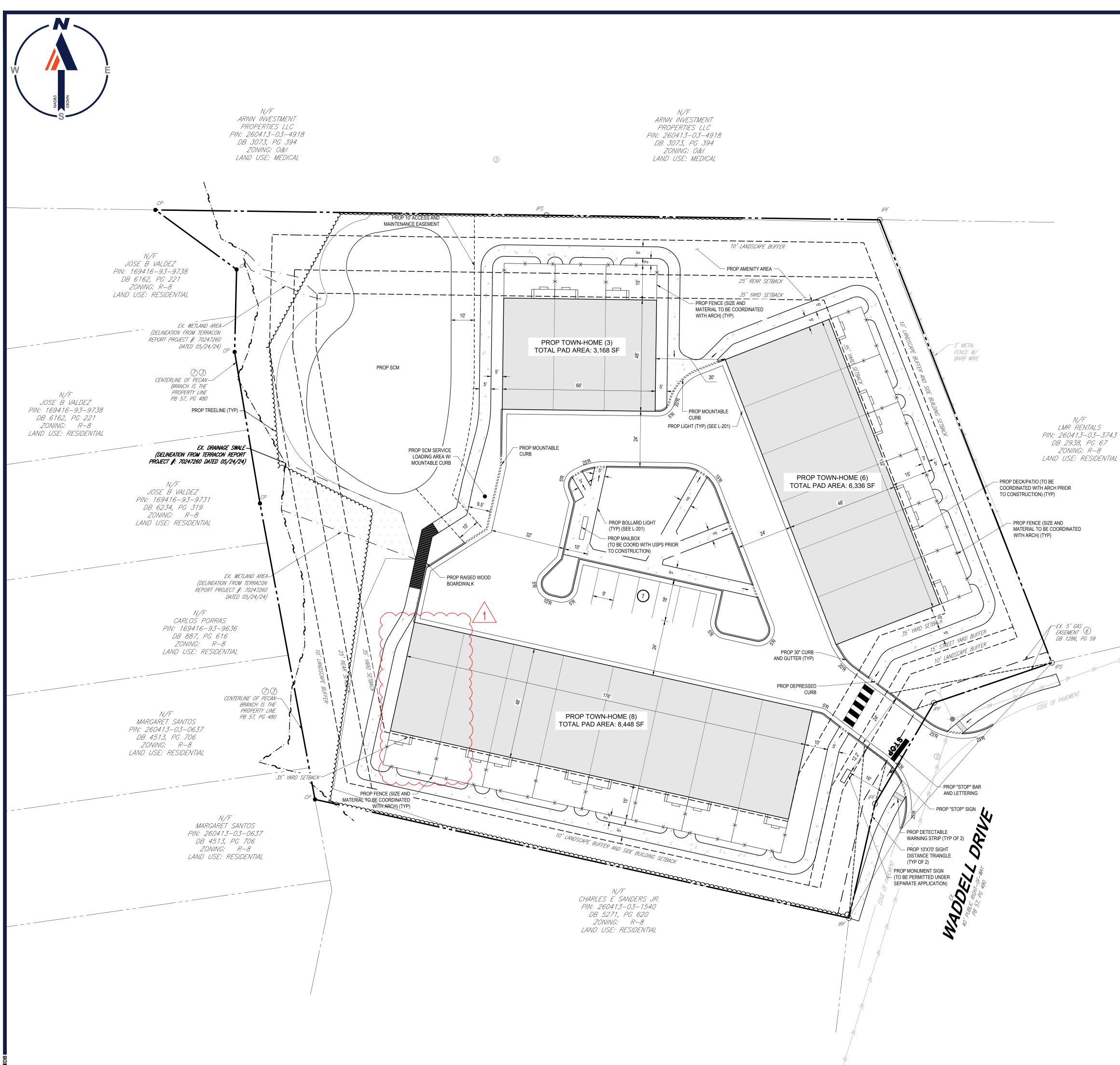
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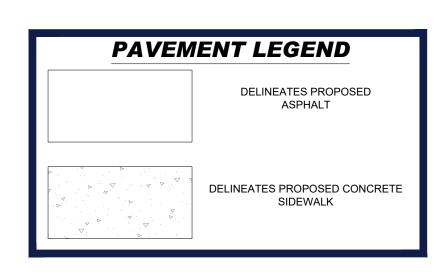






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81,893± (1.88 /	AREA (SF)
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RESIDENT	EX. LAND USE
RESIDENT	PROP. LAND USE
	BUILDING DATA
TOWN HO	TYPE OF BUILDING
35	MAX. ALLOWABLE HEIGHT
28	PROP. HEIGHT
30	MIN. BUILDING SEPARATION
1,0	AREA PER TOWN HOME FOOTPRINT (SF)
16,8	TOTAL BUILDING FOOTPRINT AREA (SF)
	PROP. UNITS
1,4	HEATED AREA PER UNIT (SF)
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	REQUIRED BUILDING SETBACKS
30	FRONT
25	REAR
10	SIDE
	REQUIRED LANDSCAPE BUFFER
10	FRONT
10	SIDE
10	REAR
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2 SPACES PER UNIT(16X2 = 32 SPACI	REQUIRED PARKING (3 BED)
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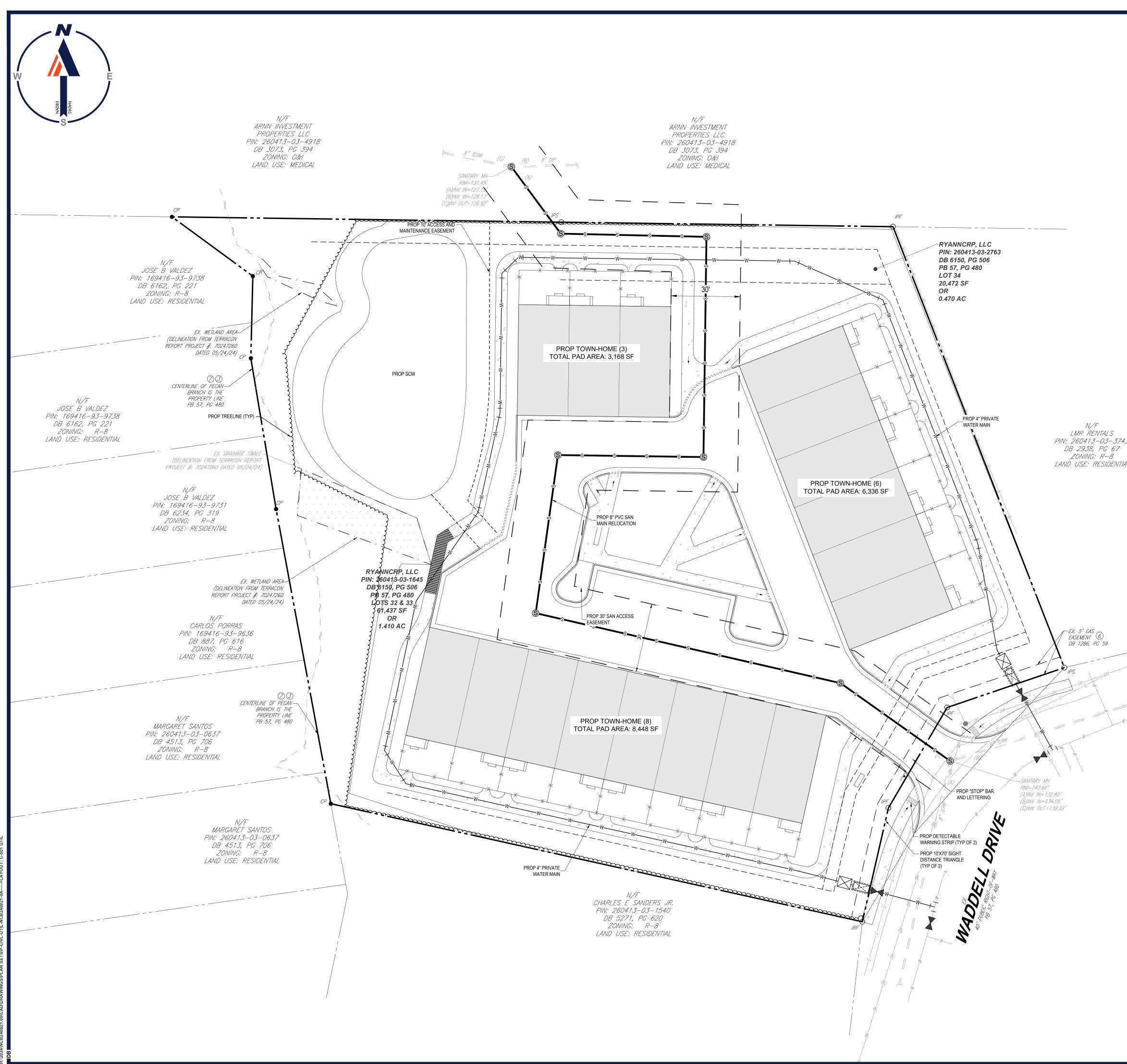
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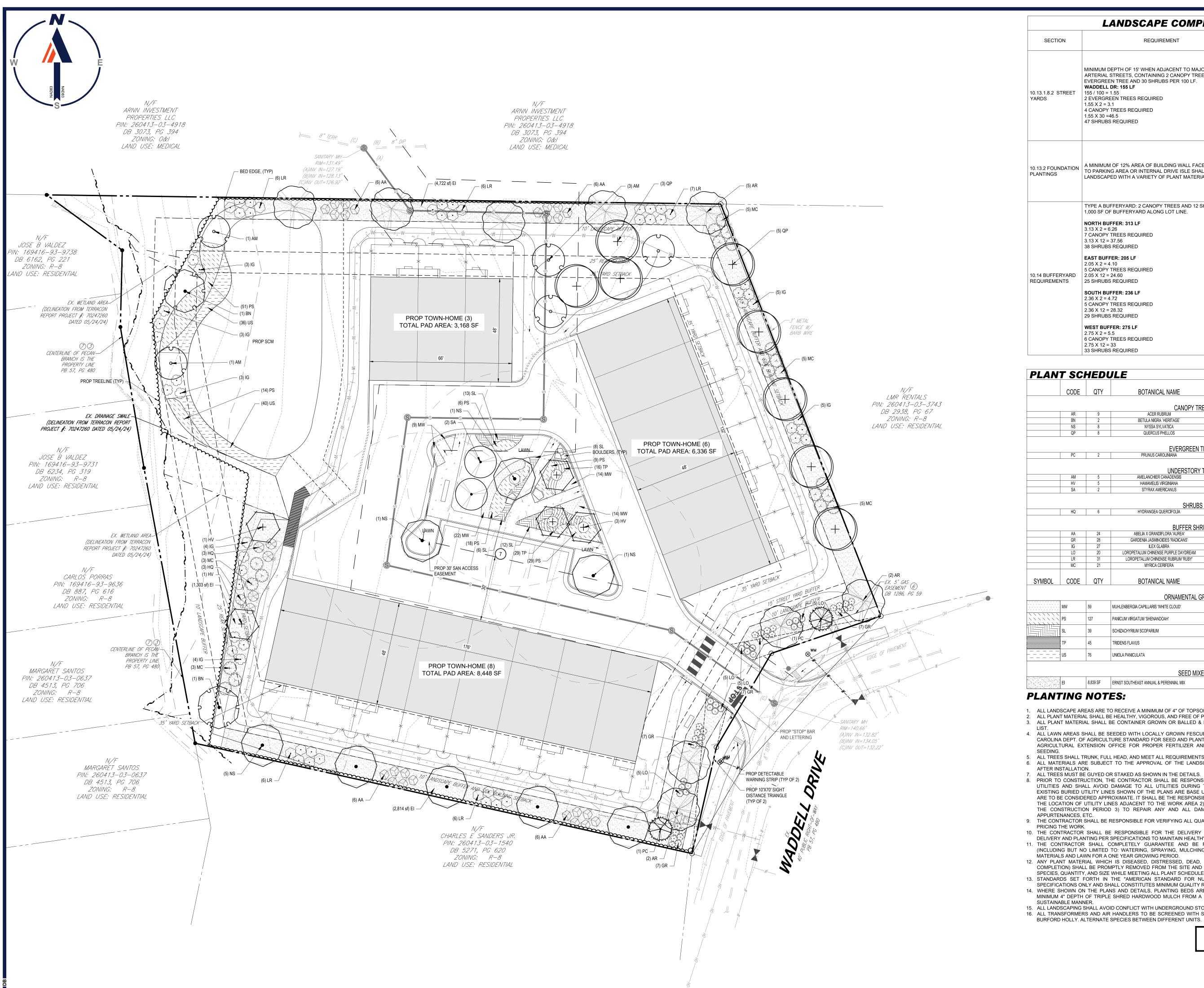
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REVISION 1 - 09/06/24



	LANDSCAPE COMPLIANCE	CHART
SECTION	REQUIREMENT	PROVIDED
13.1.8.2 STREET ARDS	MINIMUM DEPTH OF 15' WHEN ADJACENT TO MAJOR OR MINOR ARTERIAL STREETS, CONTAINING 2 CANOPY TREES, ONE EVERGREEN TREE AND 30 SHRUBS PER 100 LF. <b>WADDELL DR: 155 LF</b> 155 / 100 = 1.55 2 EVERGREEN TREES REQUIRED 1.55 X 2 = 3.1 4 CANOPY TREES REQUIRED 1.55 X 30 =46.5 47 SHRUBS REQUIRED	4 CANOPY TREES, 2 EVERGREEN TREES, AND 48 SHRUBS PROVIDED
.13.2 FOUNDATION ANTINGS	A MINIMUM OF 12% AREA OF BUILDING WALL FACE ADJACENT TO PARKING AREA OR INTERNAL DRIVE ISLE SHALL SHALL BE LANDSCAPED WITH A VARIETY OF PLANT MATERIALS.	EXEMPTION FROM 10.13.2.2.2
14 BUFFERYARD EQUIREMENTS	TYPE A BUFFERYARD: 2 CANOPY TREES AND 12 SHRUBS PER 1,000 SF OF BUFFERYARD ALONG LOT LINE. NORTH BUFFER: 313 LF 3.13 X 2 = 6.26 7 CANOPY TREES REQUIRED 3.13 X 12 = 37.56 38 SHRUBS REQUIRED EAST BUFFER: 205 LF 2.05 X 2 = 4.10 5 CANOPY TREES REQUIRED 2.05 X 12 = 24.60 25 SHRUBS REQUIRED SOUTH BUFFER: 236 LF 2.36 X 2 = 4.72 5 CANOPY TREES REQUIRED 2.36 X 12 = 28.32 29 SHRUBS REQUIRED WEST BUFFER: 275 LF 2.75 X 2 = 5.5 6 CANOPY TREES REQUIRED 2.75 X 12 = 33 33 SHRUBS REQUIRED	NORTH BUFFER: 5 CANOPY TREES AND 31 SHRUBS PROVIDED W/ SUPPLEMENTAL EXISTING VEGETATION EAST BUFFER: 5 CANOPY TREES AND 25 SHRUBS PROVIDED SOUTH BUFFER: 4 CANOPY TREES AND 18 SHRUBS PROVIDED W/ SUPPLEMENTAL EXISTING VEGETATION WEST BUFFER: ALL VEGETATION PROVIDED WITH SUPPLEMENTAL EXISTING VEGETATION

LAN	T SC	CHE	DU	LE

	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
			CANOPY TREE	ES		
	AR	9	ACER RUBRUM	RED MAPLE	3" CAL.	B&B
	BN	2	BETULA NIGRA `HERITAGE`	HERITAGE RIVER BIRCH	3" CAL.	B&B
	NS	8	NYSSA SYLVATICA	SOUR GUM	3" CAL.	B&B
	QP	8	QUERCUS PHELLOS	WILLOW OAK	3" CAL.	B&B
	50		EVERGREEN TR		01 0 4	
	PC	2	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	2" CAL.	B&B
			UNDERSTORY T			
	AM	5	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY MULTI-TRUNK	2" CAL.	B&B
	HV	5	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	2" CAL.	B&B
	SA	2	STYRAX AMERICANUS	AMERICAN SNOWBELL	2" CAL.	B&B
			SHRUBS			
	HQ	6	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3` HT.	CONTAINER
			BUFFER SHRU	BS		
	AA	24	ABELIA X GRANDIFLORA 'AUREA'	GOLDEN GLOSSY ABELIA	3` HT.	CONTAINER
	GR	28	GARDENIA JASMINOIDES 'RADICANS'	RADICANS GARDENIA	3` HT.	CONTAINER
	IG	27	ILEX GLABRA	INKBERRY HOLLY	3` HT.	CONTAINER
	LO	20	LOROPETALUM CHINENSE PURPLE DAYDREAM	CHINESE FRINGE FLOWER	3` HT.	CONTAINER
	LR	31	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3` HT.	CONTAINER
	MC	21	MYRICA CERIFERA	WAX MYRTLE	3` HT.	CONTAINER
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
		~ ' '				
			ORNAMENTAL GR	ASSES		
· · · · · · · · · · · · · ·	MW	59	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	3 GAL.	CONTAINER
$\langle \ \rangle \ \langle \ \rangle \ \langle \ \rangle \ \langle \ \rangle \ \rangle$	PS	127	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	3 GAL.	CONTAINER
	SL	39	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	3 GAL.	CONTAINER
	ТР	45	TRIDENS FLAVUS	PURPLETOP	3 GAL.	CONTAINER
	US	76	UNIOLA PANICULATA	SEA OATS	3 GAL.	CONTAINER

	05	70	UNIOLA PANICULATA	SEA UATS	3 GAL.	C
			SEED MIXES			
	El	8,839 SF	ERNST SOUTHEAST ANNUAL & PERENNIAL MIX	ERNMX-169	SEED	

### **PLANTING NOTES:**

1. ALL LANDSCAPE AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. 2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PEST AND DISEASE.

3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED & BURLAPPED AS INDICATED IN THE PLANT 4. ALL LAWN AREAS SHALL BE SEEDED WITH LOCALLY GROWN FESCUE SEED MIX MEETING THE LATEST NORTH CAROLINA DEPT. OF AGRICULTURE STANDARD FOR SEED AND PLANT CERTIFICATION. CONSULT LOCAL N.C.S.U AGRICULTURAL EXTENSION OFFICE FOR PROPER FERTILIZER AND LIME APPLICATION RATES FOR LAWN SEEDING.

5. ALL TREES SHALL TRUNK, FULL HEAD, AND MEET ALL REQUIREMENTS SPECIFIED. 6. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.

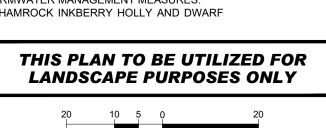
7. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS. 8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN OF THE PLANS ARE BASE UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATION OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE

APPURTENANCES, ETC. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLAN BEFORE PRICING THE WORK. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.

11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NO LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD. 12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME

SPECIES, QUANTITY, AND SIZE WHILE MEETING ALL PLANT SCHEDULE SPECIFICATIONS. 13. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTES MINIMUM QUALITY REQUIREMENT FOR PLANT MATERIAL. 14. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A

MINIMUM 4" DEPTH OF TRIPLE SHRED HARDWOOD MULCH FROM A LOCAL MULCH SOURCE HARVESTED IN A SUSTAINABLE MANNER. 15. ALL LANDSCAPING SHALL AVOID CONFLICT WITH UNDERGROUND STORMWATER MANAGEMENT MEASURES. 16. ALL TRANSFORMERS AND AIR HANDLERS TO BE SCREENED WITH SHAMROCK INKBERRY HOLLY AND DWARF



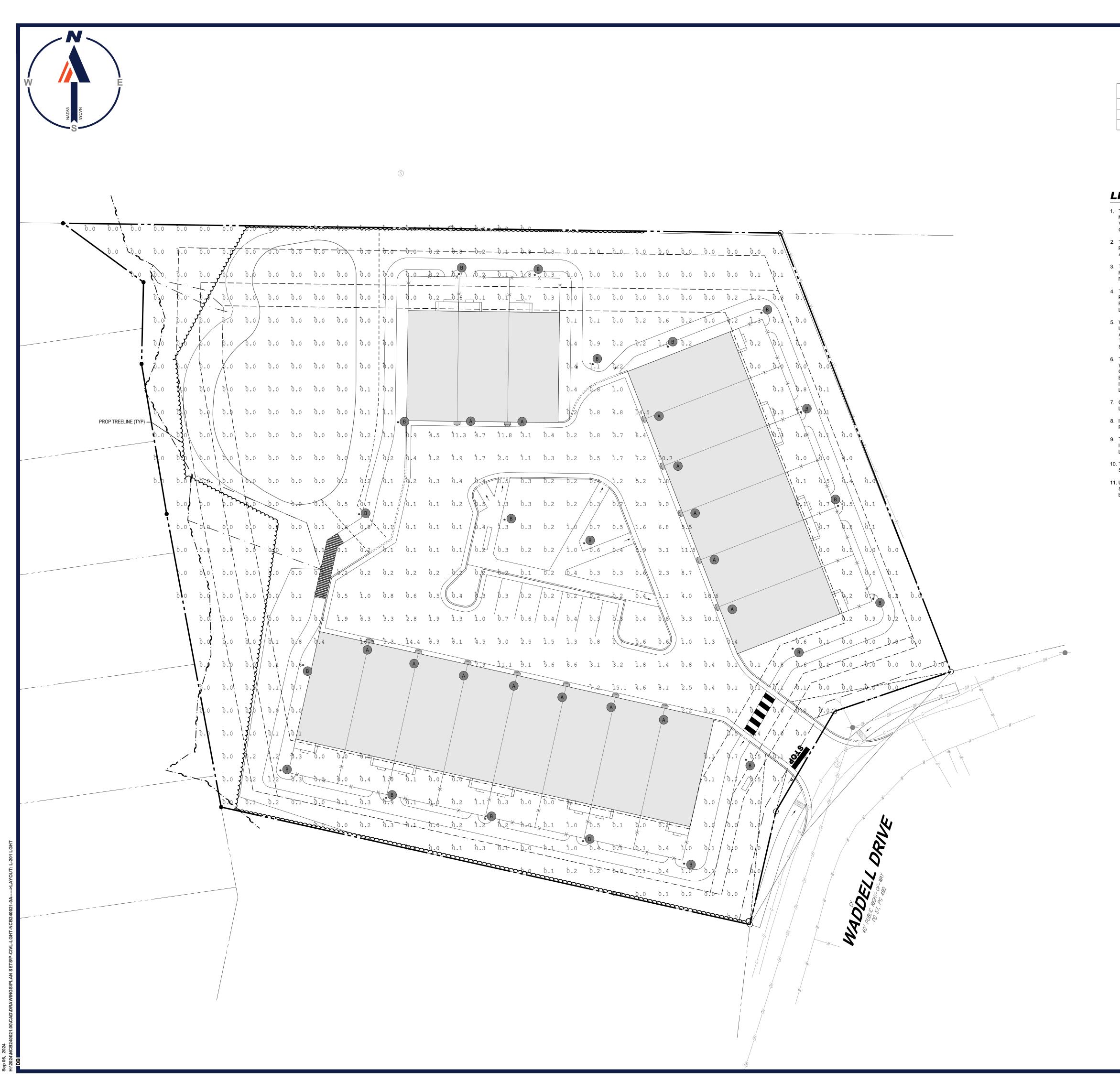
SCALE: 1" = 20'

MT		SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES	THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PROR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER.			
Г	F	REVISIONS				
REV	DATE	COMMENT	DRAWN BY CHECKED BY			
1	09/06/24	MSUP UPDATE	AW/DB DD			
		$\mathbf{m}$				
	Know what's below. Call before you dig.         ALWAYS CALL 811         It's fast. It's free. It's the law.         SSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL         THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DCCUMENT UNLESS INDICATED OTHERWISE.         PROJECT No.:       NCB240021-0A DRAWN BY:         PROJECT No.:       DB/AW/SH DATE:					
-	P-CIVL-LSCP PROJECT: PROJECT: PROP. SITE PLAN DOCUMENTS FOR FOR SHOVEL READY JOHNSON, INC. HERITAGE TOWNES AT WADDELL 19 AND 21 WADDELL DR					
F	SMITHFIELD, NC 27577 JOHNSTON COUNTY					
41:	BOHLER ENGINEERING NC, PLLC NCBELS P-1132 4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NC 27612 Phone: (919) 578-9000 NC@BohlerEng.com					
	PRINCE M. DANY					
SHE	ET TITLE:	NDSCAPE PLAN				



SHEET NUMBER:

**REVISION 1 - 09/06/24** 



## LIGHTING SCHEDULE

SYMBOL	QTY.	LABEL	ARRANGEMENT	MOUNTING HEIGHT
А	14	RAB02600	SINGLE	REFER TO ARCH DRAWINGS
В	20	B30-8R-10L3K	SINGLE	3'

## LIGHTING NOTES:

 THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.

2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.

3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THE PLAN ARE IN FOOTCANDLES.

4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINARIES, LAMPS AND LENSES TO FAIL OR PROPERLY FUNCTION.

5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.

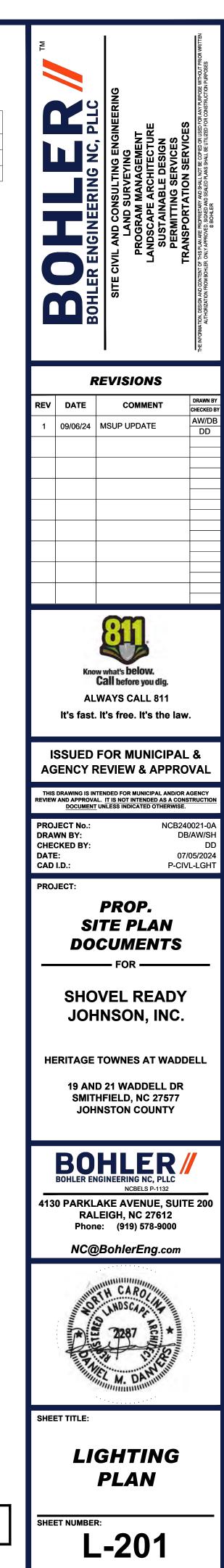
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.

7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.

8. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.

9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.

 THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-186.
 UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.



**REVISION 1 - 09/06/24** 

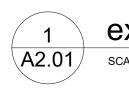
THIS PLAN TO BE UTILIZED FOR

LIGHTING PURPOSES ONLY

SCALE: 1" = 20'



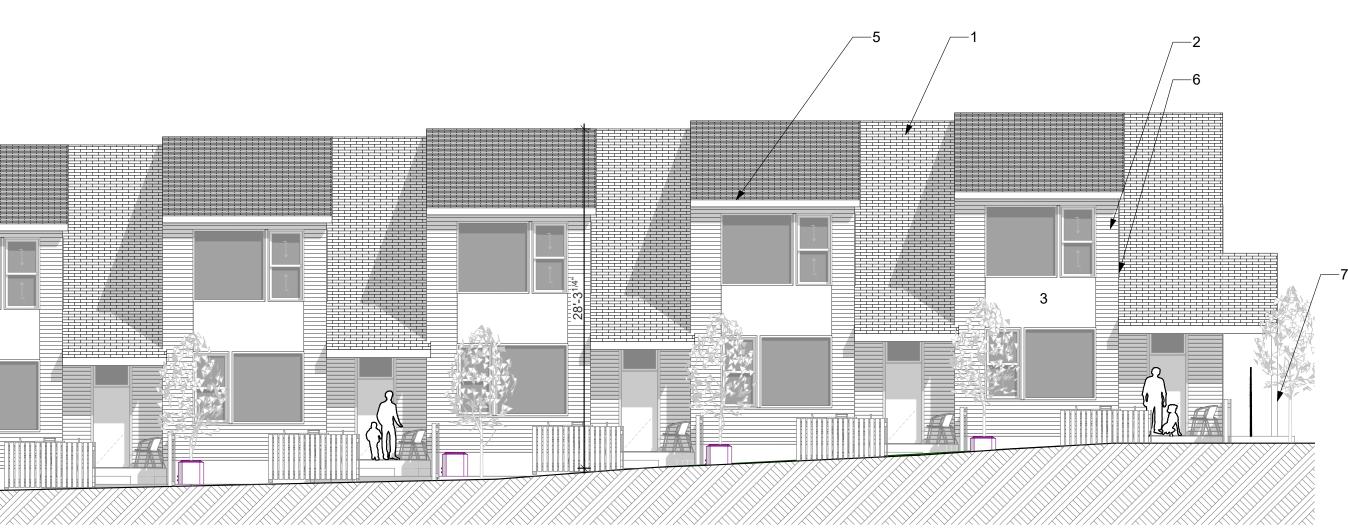






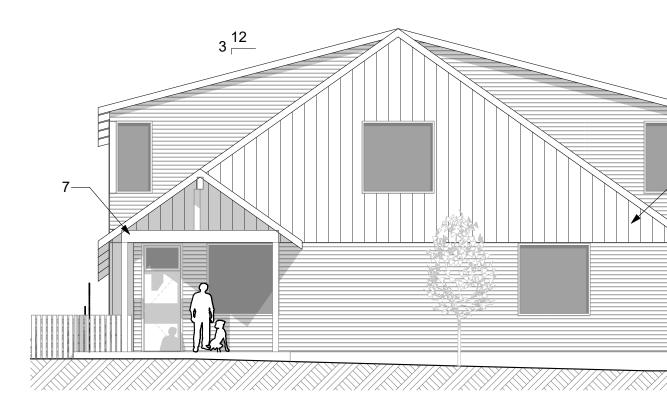


2 exterior e A2.01 scale: 1/8" = 1'-0"



# 1exterior elevation - pedestrian sideA2.01SCALE: 1/8" = 1'-0"

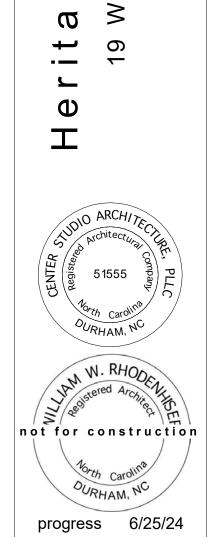
exterior elevation - car side





## <u>elevation key notes</u>

- 1 architectural asphalt shingles
- 2 composite lap siding
- **3** composite vertical siding
- 4 composite board and batten vertical siding
- **5** composite fascia
- **6** exterior corner trim Tamlyn \_\_\_\_\_
- **7** porch at end unit(s) painted trim wrapped wood beams, painted exposed rafters
- 8 foundation wall w/ rigid insulation







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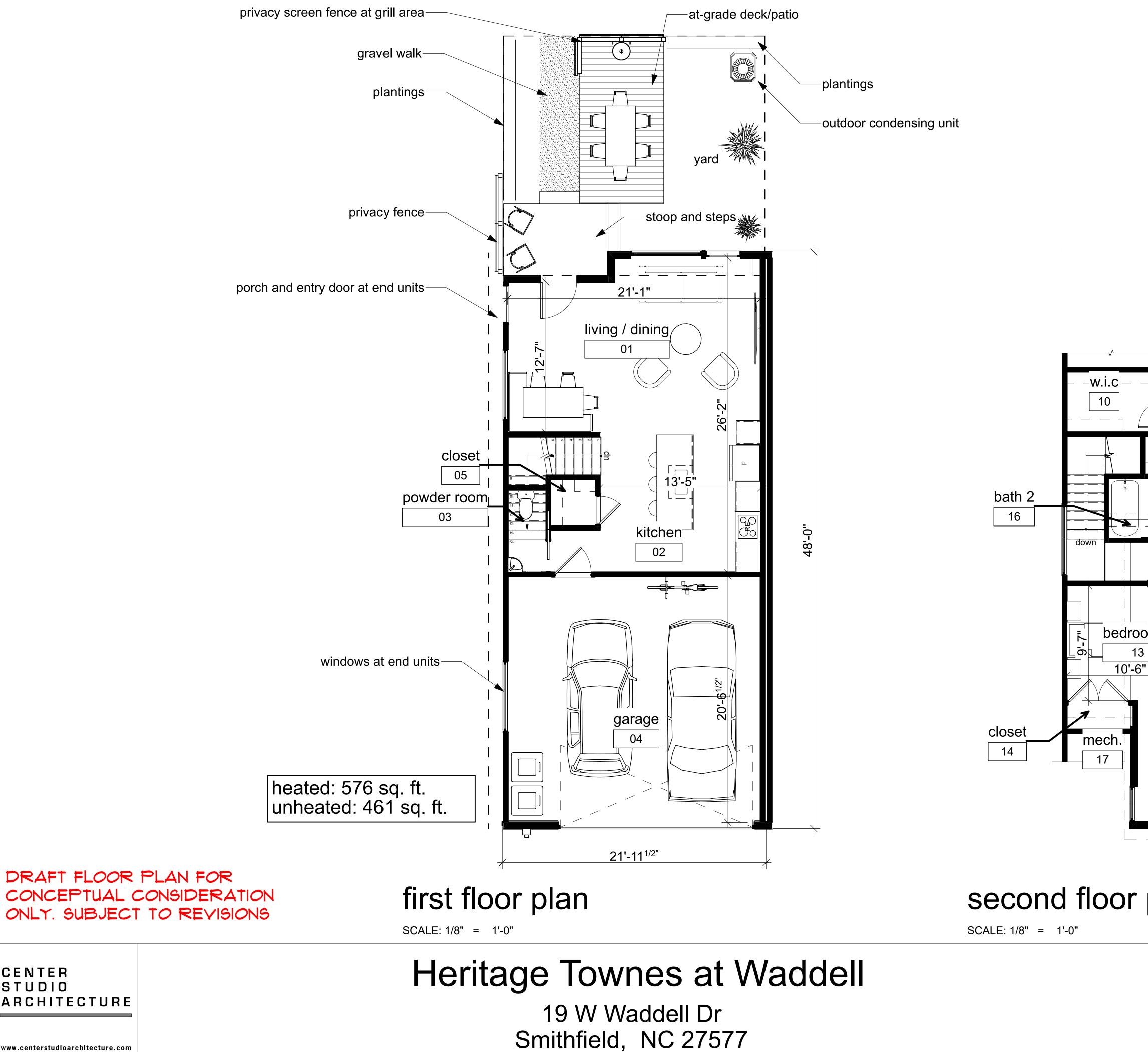
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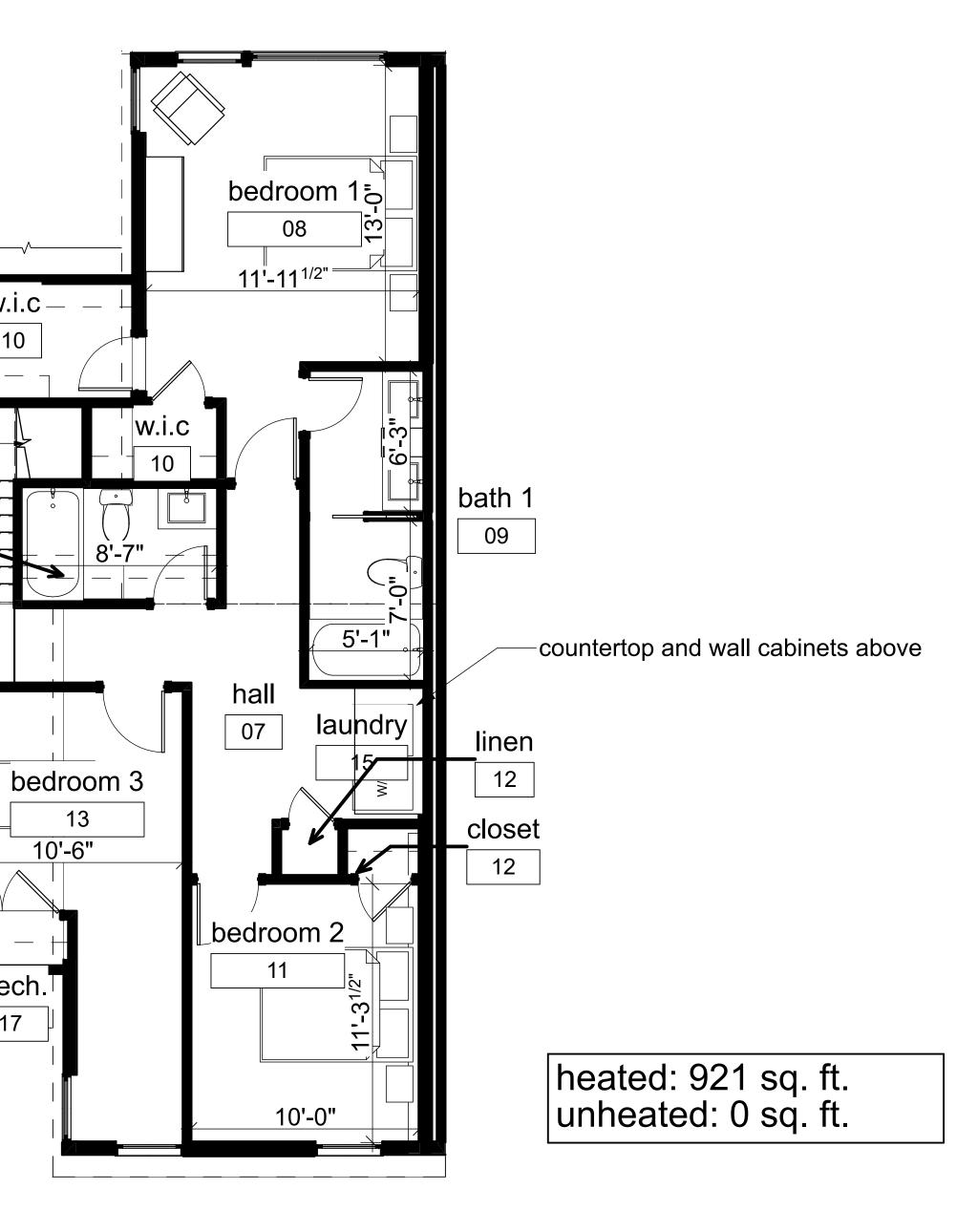


## STUDIO ARCHITECTURE

CENTER

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second floor plan



# floor plan

# **SD0.1**

date

6/25/24

#### Town of Smithfield Special Use Permit Application Finding of Fact / Approval Criteria

Application Number: SUP-24-02Name: Heritage Townes at Waddell

**Request:** The applicant seeks a special use permit to utilize property located within the R-8 (Single, Two, and Multi-Family) zoning district for a Townhouse development. The property considered for approval is located at 19 and 21 Waddell Drive, approximately 460 feet north of the Brightleaf Boulevard and Waddell Drive intersection, and further identified by the Johnston County Tax ID#s 15005023, 15005022A.

In approving an application for a special use permit in accordance with the principles, conditions, safeguards, and procedures specified herein, the Town Council may impose reasonable and appropriate conditions and safeguards upon the approval. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the Town Council. The Town Council shall include in its comments a statement as to the consistency of the application with the Town's currently adopted Comprehensive Plan. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which the below requires.

The Town Council shall issue a special use permit if it has evaluated an application through a quasijudicial process and determined that:

4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.

4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided.

4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.

4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.

4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.

#### Once all findings have been decided one of the two following motions must be made:

**Motion to Approve:** Based upon satisfactory compliance with the above stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative, I move to approve Special Use Permit Application # SUP-24-02 with the following condition(s):

- 1. That the driveway be constructed in accordance with the Town's driveway apron detail.
- 2. That the existing sanitary sewer line and easement be relocated with the approval of the Town's Public Utilities Director.
- 3. That rollout trash containers be screened from the public right of way or stored within the garages.
- 4. That the developer constructs a 5' wide public sidewalk in the public right of way, or in an easement for the sidewalk along the right of way.
- 5. There shall be a homeowner's association to own and maintain all common amenities such as the parking lot, sidewalks, landscaping, mail kiosk, and stormwater management facility.

**Motion to Deny:** Based upon failure to meet all of the above stated findings and for reasons stated therein, I move to deny Special Use Permit Application # SUP-24-02 for the following stated reason:

1.

#### **Record of Decision:**

Based on a motion and majority vote of the Town of Smithfield Town Council for the Special Use Permit Application Number SUP-24-02 is hereby:

#### \_\_\_\_\_ approved upon acceptance and conformity with the following conditions:

- 1. That the driveway be constructed in accordance with the Town's driveway apron detail.
- 2. That the existing sanitary sewer line and easement be relocated with the approval of the Town's Public Utilities Director.
- 3. That rollout trash containers be screened from the public right of way or stored within the garages.
- 4. That the developer constructs a 5' wide public sidewalk in the public right of way, or in an easement for the sidewalk along the right of way.
- 5. There shall be a homeowner's association to own and maintain all common amenities such as the parking lot, sidewalks, landscaping, mail kiosk, and stormwater management facility.

#### \_\_\_\_\_ denied for the noted reasons.

 1.

 Decision made this \_\_\_\_\_ day of \_\_\_\_\_\_, 2024, while in regular session.

M. Andy Moore, Mayor

ATTEST:

Shannan L. Parrish, Town Clerk



## Request for Planning Board Action

Agenda Item: SUP-24-02 Date: 10/3/24

Subject:Stadler Station Special Use PermitDepartment:PlanningPresented by:Chloe Allen, Planner IPresentation:Public Meeting

#### **Issue Statement**

Brown Investment Properties is requesting a special use permit for Stadler Station, a 168-unit residential apartment project on 13.17 acres of land in the B-3 Highway Entranceway Zoning District.

#### **Financial Impact**

The development will add to the town's tax base.

#### **Action Needed**

The Planning Board is respectfully requested to review the special use permit request. No recommendation is requested because the item is quasi-judicial.

#### Recommendation

None

Approved: □Town Manager □ Town Attorney

Attachments:

- 1. Staff report
- 2. Finding of fact
- 3. Application and narrative
- 4. Site plans
- 5. Variance Approval



Agenda Item: SUP-24-02

#### **REQUEST**:

Brown Investment Properties is requesting a special use permit for Stadler Station, a 168unit residential apartment project on 13.17 acres of land in the B-3 Highway Entranceway Zoning District.

Staff

Report

#### **PROPERTY LOCATION:**

The proposed development is located at the intersection of Peedin Road and Components Drive with the Johnston County Tax ID 15074012E.

#### **APPLICATION DATA:**

Applicant:	Brown Investment Properties
Property Owners:	Shalang, a North Carolina Partnership
Tax ID#s	15074012E
Rezoning Acreage:	13.7 acres
Present Zoning:	B-3
Existing Use:	Vacant
Proposed Use:	Apartments (Multi-Family)
Fire District:	Town of Smithfield
Parks/Recreation:	Fee in lieu of parkland dedication
School Impacts:	Potentially students in schools
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield
Development Density:	12.75 dwelling units per acre

#### ADJACENT ZONING AND LAND USES:

(see attached map)

	Zoning	Existing Land Uses	
North B-3 and Ll Vacant		Vacant	
South	HI	Industrial (Penn Compression)	
East	B-3 CZ	vacant	
West	LI	Vacant and Industrial	

#### EXISTING CONDITIONS/ENVIRONMENTAL:

Approximately 3.55 acres of the property is within the 100-floodplain. The edges of the property are wooded.

#### **SPECIAL USE PERMIT REVIEW:**

Multi-family residential was a special use with supplemental standards in the B-3 Zoning District according to Article 6, Table 6.6 of the Unified Development Ordinance when the application was submitted. The supplementary standards for multi-family are found in UDO Article 7, Section 7.35.

- Development Plan Overview. The proposed development will contain 168 multifamily units located at the intersection of Component Drive and Peedin Road for a density of 12.75 dwelling units per acre (a density variance was granted on September 29, 2011). The site plan identifies approximately 31,686 square feet of open space, 271 standard parking spaces, and 10 handicap parking spaces. Water and sewer will be provided by extension to the Town's utilities.
- **Comprehensive Plan/Density.** The Town Plan guides this property for medium density residential with a maximum density of 9.68 units per acre, however, a density variance was approved in 2011 allowing a density up to 12.92 units per acre.
- Apartments. 7 apartment buildings are proposed; 6 buildings will be comprised of 12-1 bedroom and 12-2-bedroom apartments and 1 building with 12-1-bedroom 12-3-bedroom apartments for a total of 168 units.

The town has no architectural standards; therefore, with a special use permit, the town cannot require them.

- **Street Access/Frontage.** Components Drive stops at the Peedin Road intersection, but the right of way continues to the north. The development will be served by 2 driveways, one aligned with Peedin Road and a second to the north accessed by an extension of Components Drive.
- Street Yard/Buffers. The site plans identify the correct buffer yards for the development.
- **Building Setbacks**. A perimeter setback of 40' is shown in accordance with the standards for multi-family, Section 8.13.1.4. The front yard setback is 50' (from the existing Peedin Road public right of way), 35' from the Peedin extension. The plans conform to the setback requirements.
- **Building Separations.** A min. 40' building separation is shown in accordance with the standards for multi-family, Section 8.12.1.2.

- **Sidewalks.** The site plans show the required sidewalk along Components Drive as well as sidewalks internally connecting all the buildings to the parking and amenities.
- **Trash.** The site plans show a dumpster enclosure at the main entrance to the development.
- **Parking.** The development plans show 290 parking stalls (10 handicap), exceeding minimum requirements:

PARKING CALCULATIONS				
USE	# OF UNITS	SPACES PER UNIT	REQUIRED	
1 BEDROOM UNITS	84	1.5	126	
2 BEDROOM UNITS	72	1.75	126	
3 BEDROOM UNITS	12	2	24	
CLUBHOUSE	1	8	8	
TOTAL REQUIRED			284	
TOTAL PROVIDED			290 (280 STD.	
			+ 10 ADA)	

- **Stormwater.** The site plan provides an area in the north of the site for a stormwater management facility.
- Utilities. Water, sewer and electric will be with the Town of Smithfield.
- Signage. No signs have been proposed at this time. A sign permit will be required.
- **Traffic.** The 168-unit development will generate 914 trips per day according to the ITE Trip Generation Manual, 10<sup>th</sup> Edition. The UDO requires a Traffic Impact Study (TIS) at 800 trips per day. NCDOT is not requiring a TIS and the impacted roads are NCDOT's. The UDO has 4 exemptions to a TIS, the 4<sup>th</sup> being "material is submitted to demonstrate that traffic created ... will not result in a need for transportation improvements". Staff does not see the benefit of a TIS because the impacted streets are all NCDOT's and there should be no local intersections impacted. The applicant will need to demonstrate that a traffic study is not needed.

#### FINDING OF FACT (Staff Opinion):

The Town Council shall issue a special use permit if it has evaluated an application through a quasijudicial process and determined that (Staff's opinion in **Bold/Italic**):

4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare. *The project will not be detrimental to or endanger the public health, safety or general welfare. The development will adhere to all Town requirements.* 

4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. *The project will not impede the normal and orderly development and improvement of the surrounding properties. Most of the adjacent industrial* 

properties are low intensity industrial/office uses. Several undeveloped light industrial parcels remain to be developed, but there is nothing to suggest the development would hinder future development of the area. The site is well buffered by vegetation.

4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided. *The development will provide adequate utilities, drainage, parking and necessary facilities. Components Drive will be extended to provide a secondary entrance.* 

4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas. *The use will not create such nuisances.* 

4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. *Proper ingress and egress will be provided with an extension of Components Drive. NCDOT is not requesting any improvements to their infrastructure with this development.* 

4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property. *The use will have no adverse impacts on the abutting or adjoining properties. The site will have required buffers and setbacks and there is adequate existing vegetation that will contribute to the buffer.* 

4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located. *The development will be in harmony with the area. The development is well buffered from the adjacent industrial sites and located adjacent to commercial development which will be a likely destination for tenants.* 

4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located. **The special use will meet all applicable regulations.** 

#### **RECOMMENDATION TO TOWN COUNCIL:**

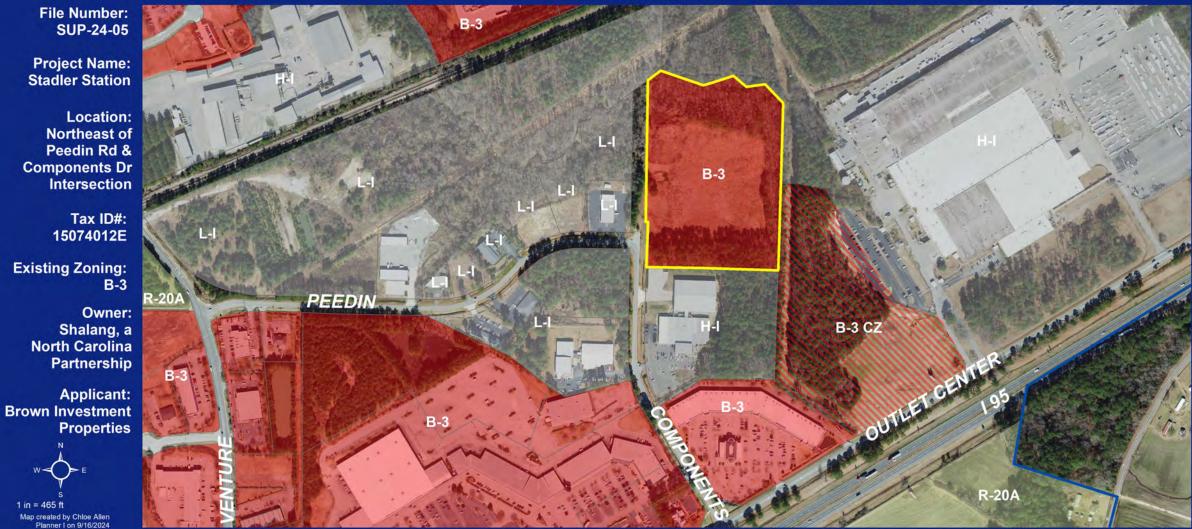
Planning Staff recommends approval of SUP-24-02 with 1 condition:

1. That the parking lot entrances be constructed in accordance with the Town's standard driveway detail.

#### **RECOMMENDED MOTION:**

None.

### **Stadler Station**





Town of Smithfield Planning Department 350 E. Market St Smithfield, NC 27577 P.O. Box 761, Smithfield, NC 27577 Phone: 919-934-2116 Fax: 919-934-1134

## SPECIAL USE PERMIT APPLICATION

Pursuant to Article 4, of the Town of Smithfield Unified Development Ordinance, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but has the potential to create incompatibilities with adjacent uses.

Special Use Permit applications must be accompanied by one (1) signed application, three (3) sets of required plans and one (1) digital copy of all required documents, including the Owner's Consent Form (attached) and the application fee.

#### SITE INFORMATION:

Name of Project:Stadler StationParcel ID Number:260414-42-8845Deed Book:1070Address:Intersection of Peedin Road and Location:Intersection of Peedin Road and Location:	
Existing Use: Vacant Existing Zoning District: Highway Entran	Proposed Use: Multifamily ceway Business District (B-3)
Is project within a Planned Development: Planned Development District (if applicable): Is project within an Overlay District: Ye Overlay District (if applicable):	Yes No
FOR OFFICE USE ONLY	
File Number: Date Submitted:	_ Date Received:Amount Paid:



#### **OWNER INFORMATION:**

Name: Shalang, a	North Carolina Partnership		
Mailing Address:	PO Box 1524, Smithfield, NC 27577		
Phone Number:	919-369-5091	Fax:	
Email Address:	jshallcrossjr@aol.com		

#### **APPLICANT INFORMATION:**

Applicant: Brow	wn Investment Properties		
Mailing Address:	PO Box 390, Greensboro, NC 274	02	
Phone Number:	336-379-8771	Fax:	
<b>Contact Person:</b>	Chester Brown, III		
Email Address: chetbrown@bipinc.com			

#### STATEMENT OF JUSTIFICATION

Please provide detailed information concerning all requests. Attach additional sheets if necessary. Special Use Permit requested to permit multifamily dwellings on the Property consistent with the enclosed plan.

Page 2 of 6

#### Revised Statement of Justification Special Use Permit Application for Stadler Station

The applicant requests a Special Use Permit ("SUP") under Sections 4.9 and 6.6 of the Town of Smithfield ("Town") Unified Development Ordinance ("UDO") for the development of Multi-Family Apartment Complex ("MF Use") in the Highway Entranceway Business District ("B-3") zoning district. Pursuant to the Table of Uses and Activities – Primary Zoning Districts contained in Section 6.6 of the UDO, MF Use is permitted in the B-3 district with a SUP and subject to additional development regulations codified in Section 7.35.1.

The proposed development will be named "Stadler Station." It is proposed to contain 168 multifamily units located on an approximately 13.17 acre parcel of land located at the intersection of Component Drive and Peedin Road (PIN 260414-42-8845) (the "Property") for a density of 12.75 dwelling units per acre. The attached site plan identifies approximately 31,500 square feet of open space, 271 standard parking spaces, and 10 handicap parking spaces. Water and sewer will be provided by extension to the Town's utilities.

The Property is adjacent to the Smithfield Business Park, and the outlet shopping malls located within the park. It is located north of Highway 95, and south of N Brightleaf Boulevard and the commercial uses occupying that area. The development of the MF Use in near proximity to these existing commercial uses will benefit future residents who will have nearby access to restaurants, shopping, and employment opportunities, as well as providing appropriate density to support these commercial uses. Appropriate side yard buffers and setbacks will mitigate any conflict between adjacent uses, while retaining the benefits of close proximity to complementary commercial uses.

The Smithfield Town Plan encourages multi-family uses near gateways to the Town. The Town's Future Land Use Map does not predict multi-family uses on this particular parcel, but the Property is in close proximity to parcels identified for Mixed-Use development. Adding additional housing choice and well-designed residential density will provide additional options to current and future Town residents, while the SUP and supplemental multi-family regulations will ensure that the residential character of the proposed development is protected and an appropriate balance to nearby commercial uses is maintained.

#### **REQUIRED FINDING OF FACT**

Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a Special Use Permit to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that:

1) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.

Traffic generated by the proposed apartments will not be detrimental or otherwise endanger public health, safety, or general welfare.

- 2) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The proposed apartment development would not impede the normal and orderly development of the surrounding property. The surrounding properties are developed for retail uses (Carolina Premium Outlets) and industrial uses. A car dealership is being built on property to the southeast.
- 3) Adequate utilities, drainage, parking, or necessary facilities have been or are being provided Adequate utilities are available. The attached plan for the apartments shows there will be adequate drainage, parking and other necessary facilities.
- The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

The proposed apartment development will not generate noxious or offensive vibration, noise, odor, dust, smoke, or gas.

 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Adequate measures will be taken to ensure that ingress and egress to the site is designed to minimize traffic congestion.

6) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property. The proposed use will not adversely effect the use or physical attribute of adjoining or abutting property.

7) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located. Multifamily uses are permitted as a special use in the B-3 zoning district, which established harmony as a matter of law. The proposed apartments are located adjacent to a mixed-use center and will provide housing in an area that currently lacks housing.

 The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.

The proposed use will conform to applicable regulations of the B-3 zoning district.

#### REQUIRED SITE PLAN INFORMATION

Article 5 of the Town of Smithfield Unified Development Ordinance requires a site plan be prepared by a professional engineer, registered land surveyor, or licensed architect and shall be drawn to scale of not less than one inch equals 30 feet. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan. The site plan shall contain the following information, if applicable as determined by the UDO Administrator:

- 1) A key map of the site with reference to surrounding areas and existing street locations.
- The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records.
- 3) Parcel Identification Numbers (PIN) for site and adjacent properties.
- 4) Deed book and page reference demonstrating ownership of property.
- 5) Location of all existing and proposed structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- 6) Building setback, side line, and rear yard distances.
- 7) Location of watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- All existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level, and significant soil conditions.
- Topography showing existing and proposed contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- 10) The zoning of the property, including zoning district lines where applicable.
- Lot line dimensions and property lines of the tract to be developed (with dimensions identified), adjacent property lines (including corporate limits, Town boundaries, and county lines).
- 12) Parking, loading, and unloading areas shall be indicated with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- 13) Types of surfaces for drives, sidewalks, and parking areas.
- 14) Location and design of existing and proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- 15) Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- 16) Location of all US Clean Water Act Section 404 wetland areas, located of detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- 17) The location of all common areas.
- 18) The location and dimensions of all areas intended as usable open space, including all recreational areas. The plans shall clearly indicate whether such open space areas are intended to be offered for dedication to public use or to remain privately owned.
- 19) Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants, trees, and dimensions, approximate time of planting, and maintenance plans per the requirements of Article 10, Part II. The plan shall include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name.
- 20) Proposed site lighting.

#### APPLICANT AFFIDAVIT

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

Chester H. Brown, II

Print Name

Signature of Applicant

8/12/24

## **OWNER'S CONSENT FORM**

Name of Project: Stadler Station

Submittal Date:

#### **OWNERS AUTHORIZATION**

I hereby give CONSENT to Chester Brown, III, Brown Investment Properties (type, stamp or

print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. 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 I have full knowledge the property I have an ownership interest in the subject of this application. 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 acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Signature of Owner

John Shallcross Jr

8-12-2024 Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

Print Name

I hereby certify 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 Smithfield, North Carolina, and will not be returned.

John Shallcross Jr

8-12-2024

Date

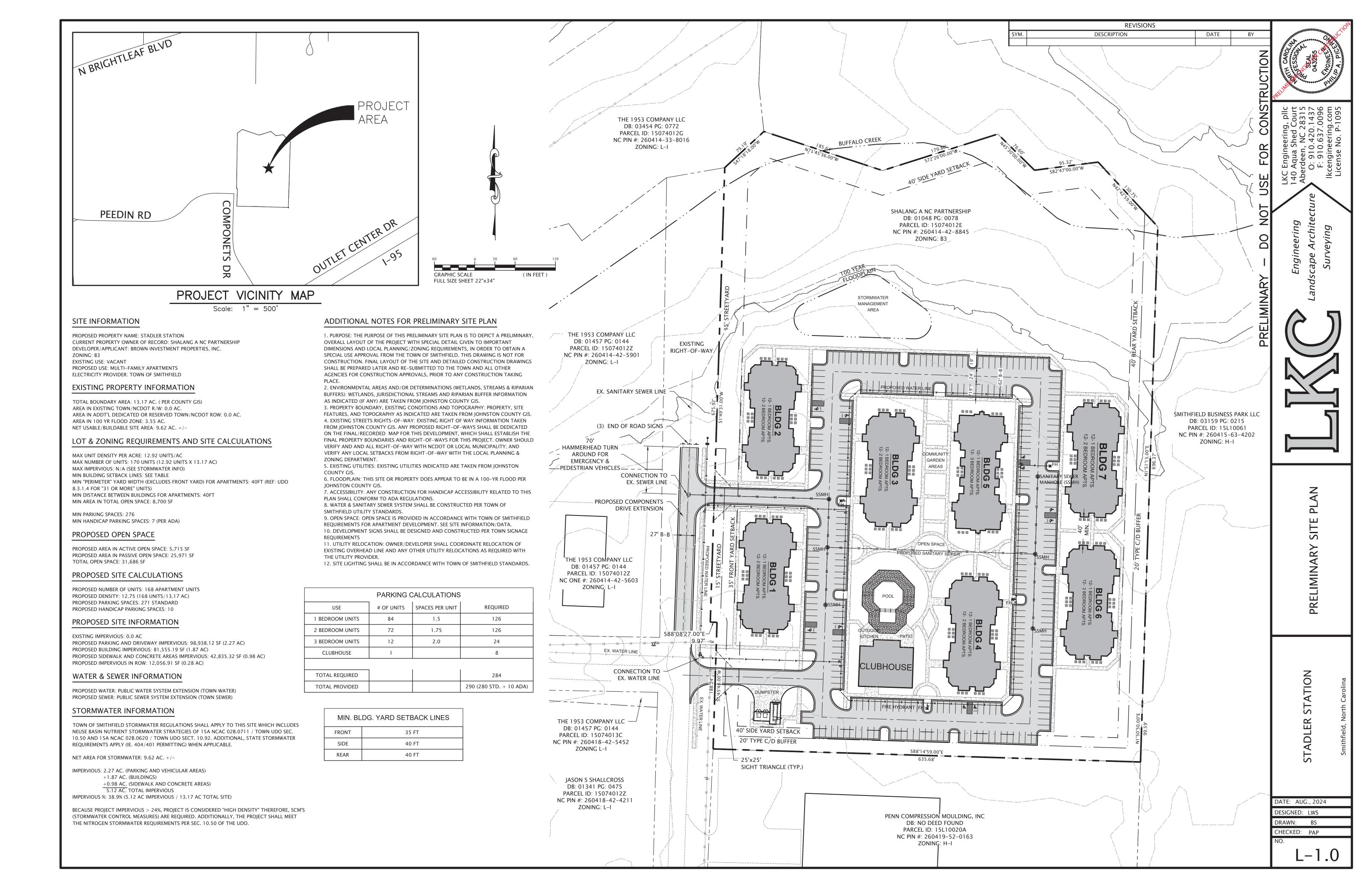
Signature of Owner/Applicant Print Name

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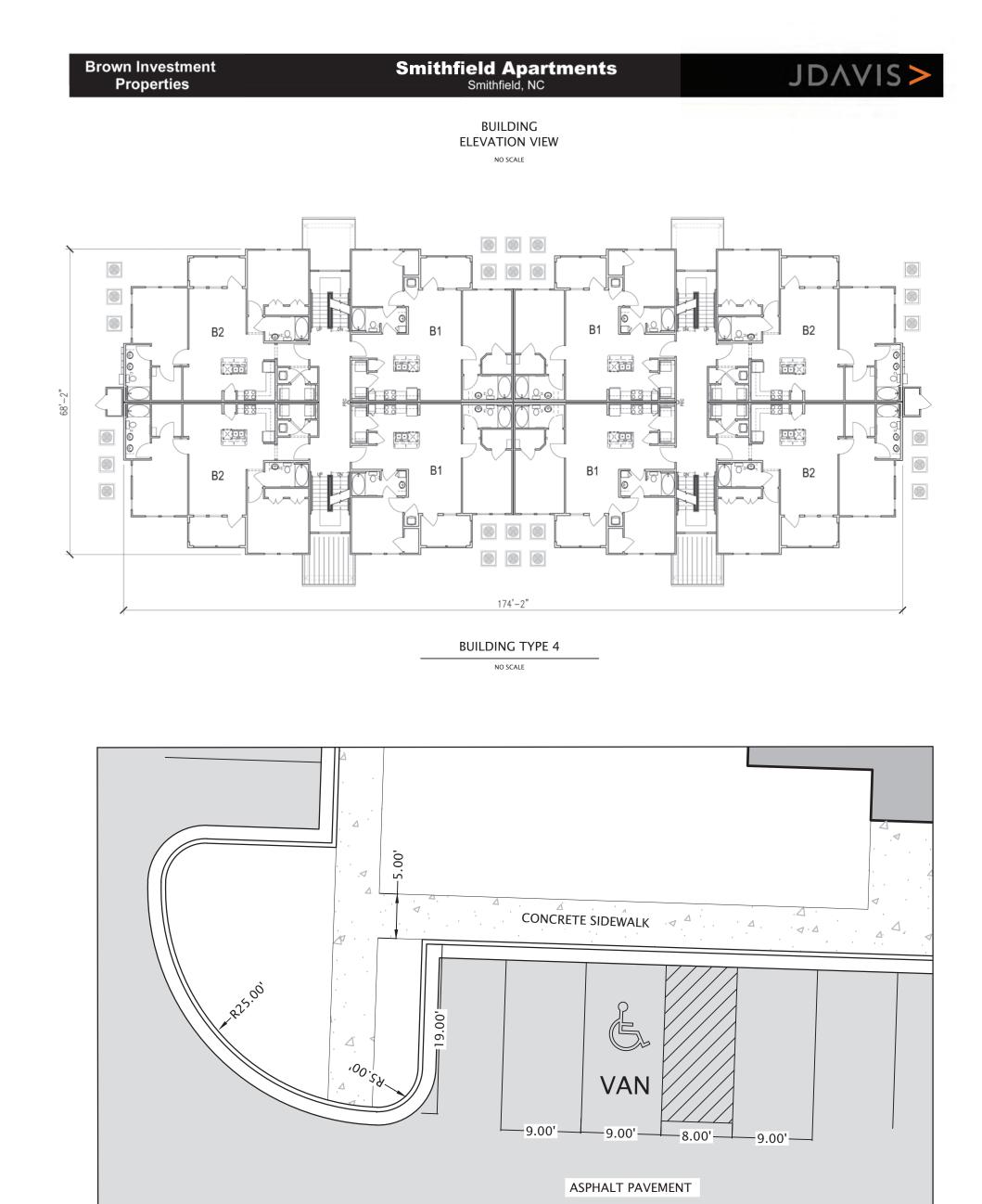
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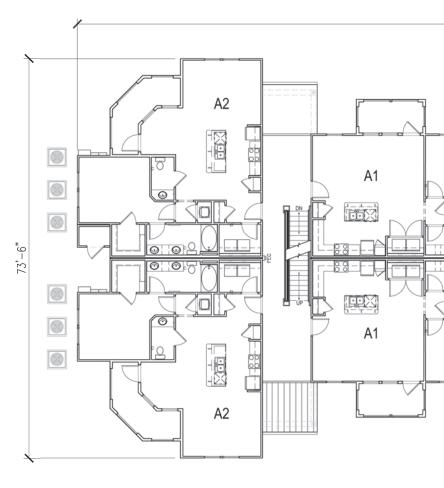


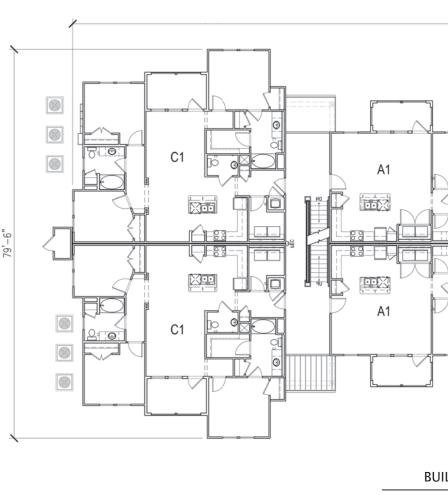


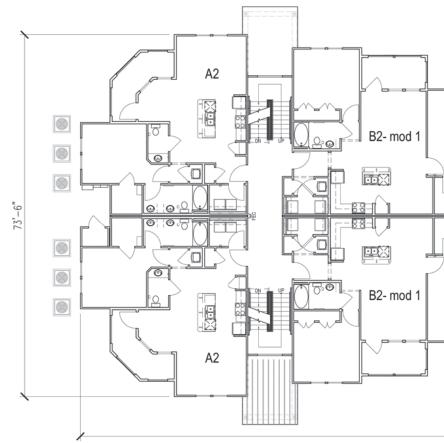
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PLANNING DEPARTMENT Paul C. Embler, Jr., Director

September 30, 2011

Atlantic Pines, LLC 6009 Tenbury Court Raleigh, NC 27606

Dear Mr. Strapec:

The Town of Smithfield Planning Department is happy to inform you that the Town of Smithfield Board of Adjustment, at its September 29, 2011 meeting, unanimously voted to approve your request for an increase in the maximum permitted density from 9.68 units per acre to 12.92 units per acre for a multi-family development located within a B-3 (Business) zoning district. The property that received the variance is located on the northeast side of the intersection of Components Drive and Peedin Road and further identified as Johnston county Tax ID# 15074012E.

Thank you for your time. If you have any questions please do not hesitate to contact me at 919 934-2116 ext. 1114.

Sincerely,

Paul C. Embler, Jr., ASLA Planning Director

mh

#### Town of Smithfield Special Use Permit Application Finding of Fact / Approval Criteria

Application Number: SUP-24-05 Name: Stadler Station

**Request:** The applicant seeks a special use permit to utilize property located within the B-3 (Entranceway, Highway Business) zoning district for a residential apartment development. The property considered for approval is located at the intersection of Peedin Road and Components Drive, and further identified by the Johnston County Tax ID# 15074012E.

In approving an application for a special use permit in accordance with the principles, conditions, safeguards, and procedures specified herein, the Town Council may impose reasonable and appropriate conditions and safeguards upon the approval. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the Town Council. The Town Council shall include in its comments a statement as to the consistency of the application with the Town's currently adopted Comprehensive Plan. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which the below requires.

The Town Council shall issue a special use permit if it has evaluated an application through a quasijudicial process and determined that:

4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.

4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided.

4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.

4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.

4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.

#### Once all findings have been decided one of the two following motions must be made:

**Motion to Approve:** Based upon satisfactory compliance with the above stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative, I move to approve Special Use Permit Application # SUP-24-05 with the following condition(s):

1. That the parking lot entrances be constructed in accordance with the town's standard driveway detail.

**Motion to Deny:** Based upon failure to meet all of the above stated findings and for reasons stated therein, I move to deny Special Use Permit Application # SUP-24-05 for the following stated reason:

1. \_\_\_\_\_

**Record of Decision:** 

Based on a motion and majority vote of the Town of Smithfield Town Council for the Special Use Permit Application Number SUP-24-05 is hereby:

\_\_\_\_\_ approved upon acceptance and conformity with the following conditions:

1. That the parking lot entrances be constructed in accordance with the town's standard driveway detail.

\_\_\_\_\_ denied for the noted reasons.

1.

Decision made this \_\_\_\_\_day of \_\_\_\_\_\_,2024, while in regular session.

M. Andy Moore, Mayor

ATTEST:

Shannan L. Parrish, Town Clerk



## Request for Planning Board Action

 Agenda
 CZ-24-06

 Date:
 10/3/24

Subject:Finley (Floyd) Landing Conditional Zoning Map AmendmentDepartment:PlanningPresented by:Chloe Allen, Planner IPresentation:Public Meeting

#### **Issue Statement**

Carolina Land Group, LLC, is requesting an amendment to the Finley Landing Conditional Zoning master plan, amending 47.8 acres within the Finley Landing (formerly Floyd Landing) development. The request is for approval of an alternate plan with 168 townhouse units in place of the apartments, while retaining the option for the original plan with 360 apartment units.

#### **Financial Impact**

The future development will contribute to the Town's tax base.

#### Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the conditional rezoning request and to decide whether to recommend approval, approval with conditions, or denial.

#### Recommendation

Planning Staff recommends the Planning Board recommend approval of the rezoning, CZ-24-06, with 1 condition with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans and that the request is reasonable and in the public interest.

Approved: □Town Manager □ Town Attorney

Attachments:

- 1. Staff Report
- 2. Consistency Statement
- 3. Application/Narrative
- 4. Alternative Master Plan
- 5. Townhouse Styles (2)
- 6. Original Master Plan
- 7. R-8 CZ Floyd Landing Conditional Original Approval



#### **REQUEST:**

Carolina Land Group, LLC, is requesting an amendment to the Finley Landing Conditional Zoning master plan, amending 47.8 acres within the Finley Landing (formerly Floyd Landing) development. The request is for approval of an alternative plan for 168 townhouse units in place of the apartments, while retaining the option for the original plan for 360 apartment units.

Agenda

Item:

CZ-24-06

#### **PROPERTY LOCATION:**

The Finley Landing development is located along US Hwy 70 Business across from the Amazon Warehouse. This property is further identified by Johnston County Tax ID# 15077035H.

#### **APPLICATION DATA:**

Applicant:	Carolina Land Group, LLC
Property Owners:	FL Smithfield, LLC
Project Name:	Finley Landing (Formerly Floyd Landing)
Tax ID:	15077035H
NC PIN:	168500-40-6654
Acreage:	47.8-acres
Present Zoning:	R-8 CZ (Single-Two-Multi-Family Residential Conditional)
Proposed Zoning:	R-8 CZ (Single-Two-Multi-Family Residential Conditional)
Town/ETJ:	Town
Existing Use:	Vacant
Proposed Use:	Townhouses (multi-family)
Fire District:	Smithfield
School Impacts:	Additional households with school-age children
Parks and Recreation:	No parks proposed – fee in lieu
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Duke
Public R/W:	3,724 linear feet

	Zoning	Existing Land Uses
North	R-8 CZ	Single-Family
		Residential/Townhomes (multi-
		family)
South	R-8 CZ	Townhomes (multi-family)
West	N/A	Vacant Woodland
East	B-3	Commercial - undeveloped

#### **APPLICATION OVERVIEW:**

The applicant is requesting approval of an alternate plan for the 47.8 acres area that has been planned for 360 3-story garden style apartment units. The alternate plan if approved, will have 168 townhouse units fronting on 50-foot-wide public right-of-way. In the alternate plan, the pool house and swimming pool amenity near the entrance will be replaced by a tot lot playground and dog park elsewhere in the development area.

#### EXISTING CONDITIONS/ENVIRONMENTAL IMPACTS:

• There are no environmental impacts associated with the area. The development site is graded and ready for development.

#### COMPREHENSIVE LAND USE PLAN:

• The plans are consistent with the comprehensive plan guidance. The Comprehensive Plan guides the area for Medium Density Residential.

#### SITE ACCESS AND STREET DESIGN:

- The development will utilize the same two entrances off S. Finley Landing Parkway as the former apartment complex.
- Rather than private driveways and parking lot, the proposed townhouse development will have 3,724 linear feet of new public streets in 50' public rights-of-ways to match those approved with the townhouses elsewhere in the Finley Landing development. The UDO, Section 10.110.9 indicates that local street rights-of-ways shall be 60' wide (may be no less than 50 feet if approved by the Town Council due to special conditions).
- Streets will be 27-foot-wide b/b with traditional curbs and valley curbs in front of and within 10 of townhouse buildings as was approved elsewhere in the other townhouse areas of the development (3-foot utility strips).
- Sidewalks are proposed on both sides of public streets.

#### BUILDING/LOT/PARKING STANDARDS FOR AMENDMENT PLAN:

The townhomes approved elsewhere in the development are 2-stories with a maximum height of 35feet in accordance with the R-8 standards. The previously townhomes had a minimum lot area of 2,420 sq. ft., and a minimum lot width of 22-foot wide for interior townhomes and 24-foot wide for end units to accommodate 2-car garages on end units. Interior units required at least a one car garage. The Town's standard driveway widths of 12-foot wide – current townhomes have 10-footwide driveways.

The proposed townhomes associated with this master plan amendment include 2-story and 3-story structures – all with one car garages and:

- Maximum height of 40-feet.
- Minimum interior lot area is 1900 sq. ft. (19'x100') and perimeter lot areas is 2100 sq. ft. (20'x105')
- Minimum (interior lot width is 19-feet and perimeter lot width is 20-feet).
- Front yard setback: Front = 30-feet, same as townhouses elsewhere in the development
- Minimum rear yard setback is 20-feet for the interior townhomes, 15-feet for the perimeter townhomes.
- Minimum 2 parking spaces per townhome on the lot (plus 128 auxiliary).
- Minimum driveway width = 9-feet.
- All proposed townhomes will be 3-bedroom units.

#### TOWNHOME ARCHITECTURAL STANDARDS:

- End units facing a public ROW must include a minimum of two (2) windows.
- End units facing a public ROW must include screening landscaping the side yard.
- Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.
- Landscaping: Each unit shall include a minimum of one (1) decorative tree and four (4) shrubs.
- Garage Doors: shall contain decorate details or carriage style adornments
- Garages are all single car with an 8-foot-wide door.
- 2 and 3-story townhomes.

#### **RECREATIONAL/SITE AMENITIES:**

- In the alternate plan, the pool house and swimming pool and vehicle maintenance carwash amenity near the entrance will be eliminated.
- The alternative plan keeps the tot lot playground and dog park.

#### **DEVELOPMENT AMENITIES:**

• Decorative street lighting and decorative street signs be installed by the developer throughout the site.

#### STORMWATER MANAGEMENT:

• Stormwater retention will be addressed with the development plans; however, the plans show 2 pond areas.

#### CLUSTER MAILBOX:

• The master plan shows a required cluster mailbox in an auxiliary parking lot near the main entrance.

#### TRASH:

• Townhouse trash and recycling roll off containers in the townhouse areas be stored within the garages or in the rear yards.

#### PUBLIC UTILITIES:

• Water and Sewer utilities will be by the town. Electric utilities will be Duke.

#### LANDSCAPING:

- Each unit shall include a minimum of one (1) decorative tree and four (4) shrubs.
- The existing conditions require property held in common ownership that is adjacent to a public right-of-way shall be planted with a minimum of 2 shade trees per 100 linear feet of road frontage. These trees shall be plated adjacent to and outside of the public right-of-way and shall be maintained by the HOA.

#### PROPOSED DEVIATIONS FROM UNIFIED DEVELOPMENT ORDINANCE (SUMMARY):

#### Deviations from Town Requirements (this amendment site area):

- 10-foot reduction in public R/W width (50-foot public rights-of-ways).
- o 20-foot reduction in the distance between townhomes (40 feet to 20 feet).
- o 5-foot increase in maximum height for townhomes in this area (35 feet to 40 feet).
- Driveway widths from 12 feet to 9 feet (staff recommends 10 feet).

#### Standards Exceeding UDO Requirements:

- o 5-foot-wide sidewalks on both sides of public streets (this amendment).
- Tot lot and dog park (this amendment).
- Auxiliary parking (development).
- o 50-foot-wide landscape buffer along north side (development).
- 50-foot-wide bermed landscape buffer along east side (development).
- 100-foot-wide landscaped buffer along south side (development).
- 8 feet multi-use trail along US Hwy 70 W vs. 5feet sidewalk (development).
- Undisturbed open space within floodplain and common owned areas (development).
- Enhanced entrance drives with center landscaped islands (development).
- Architectural standards (development).
- Numerous mini-parks owned by the HOA (development).

#### CONSISTENCY STATEMENT (Staff Opinion):

With the approval of the rezoning, the Town Council is required to adopt a statement describing whether the action is consistent with the adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable:

- **Consistency with the Comprehensive Growth Management Plan** *The development is consistent with the comprehensive plan.*
- **Consistency with the Unified Development Code** *The property will be developed in conformance with the UDO conditional zoning provisions that allows a good faith negotiation of development standards.*
- Compatibility with Surrounding Land Uses The property considered for rezoning will be compatible with the surrounding land uses with the additional conditions of approval.

#### **RECOMMENDATION:**

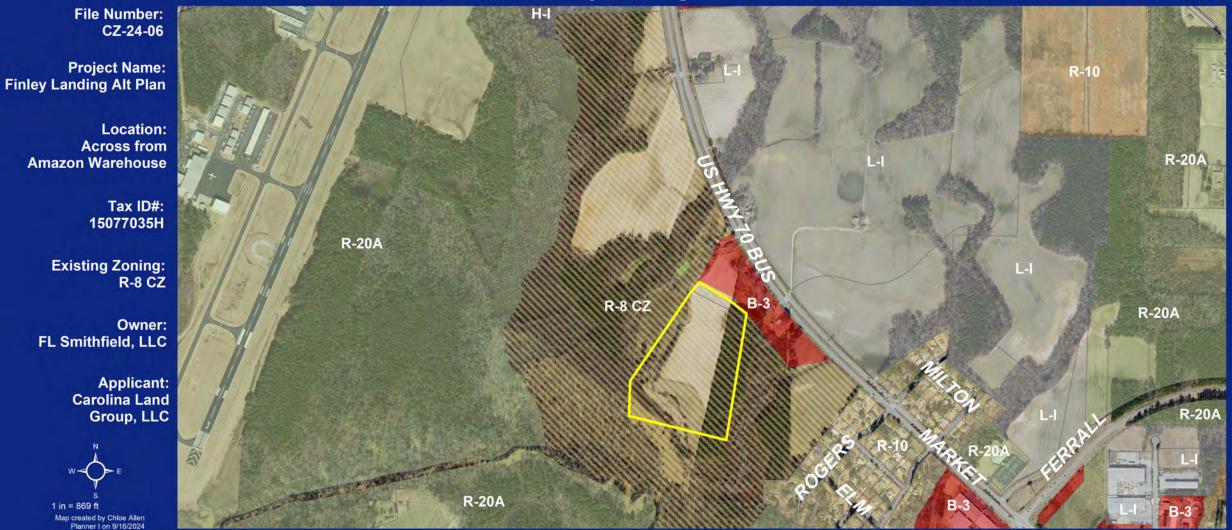
Planning Staff recommend the Planning Board recommend approval of the Finley Landing alternate plan, CZ-24-06, with the following condition:

- 1. That the future development plans for the project be in accordance with original CZ-21-03 masterplan and conditions or as hereby amended as an alternate plan for the 47.8 acres area:
  - a. Townhouses shall have a minimum building separation of 20-feet.
  - b. Townhouse driveways shall have a minimum width of 10-feet.
  - c. 10-foot reduction in public R/W width (50-foot public rights-of-ways) the streets with townhouses.
  - d. 20-foot reduction in the distance between townhomes (40-feet to 20-feet).
  - e. 5-foot increase in maximum height for townhomes in this area (35-feet to 40-feet).
  - f. Driveway widths from 12-feet to <u>10-feet.</u>
  - g. Architectural Standards (amended area only):
    - End units facing a public ROW must include a minimum of two (2) windows.
    - End units facing a public ROW must include screening landscaping the side yard.
    - Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.
    - Landscaping: Each unit shall include a minimum of one (1) decorative tree and four (4) shrubs.
    - Garage Doors: shall contain decorate details or carriage style adornments
    - Garages are all single car with an 8-foot-wide door.
    - 2 and 3-story townhomes.

#### **RECOMMENDED MOTION:**

"Move to recommend approval of the zoning map amendment, CZ-24-06, with 1 condition of approval, finding the rezoning consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest."

### **Finley Landing Revision**





Town of Smithfield Planning Department 350 E. Market St Smithfield, NC 27577 P.O. Box 761, Smithfield, NC 27577 Phone: 919-934-2116 Fax: 919-934-1134

## **REZONING APPLICATION**

Pursuant to Article 4, Section 4-1 of the Unified Development Ordinance, proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. Rezoning applications must be accompanied by one (1) application, one (1) required plan, an Owner's Consent Form (attached), (1) electronic submittal and the application fee.

Name of Project: Finley Lan	ding (fka Floyd Landing	Acreage of Pro	operty: 48.65	
Parcel ID Number: 1685-40-	-6654		77035H	
Deed Book: 06535		Deed Page(s):	0655	
Address: 2227 US Hwy. 70 B	usiness, Smithfield, NC			
Location: Approx. 2.75 mil	es northwest of downtow	n Smithfield on th	e south side of US Hwy 70 Business	
Existing Use: Low & Medium	Density Residential	Proposed Use:	Low & Medium Density Residential	
Existing Zoning District:	R-8 Conditional Zon	ing		
<b>Requested Zoning District</b>	R-8 Conditional Zoning			
Is project within a Planned	Development:	Yes	No	
Planned Development Distri	En la companya de la	y Landing (fka Fl	oyd Landing)	
Is project within an Overlay	District:	s No		
Overlay District (if applicab				

FOR OFFICE USE ONLY				
File Number:	Date Received:	Amount Paid:		

#### **OWNER INFORMATION:**

Name: FL Smit	hfield, LLC			
Mailing Address:	1064 N. Lakeside Drive, Smithfield, NC 27577			
Phone Number: 919-270-0822		Fax:	N/A	
Email Address:	midcarolinahosp@aol.com			

Fax:

N/A

#### **APPLICANT INFORMATION:**

Applicant: Triangle Land Partners, LLC

Mailing Address: PO Box 5548, Cary, NC 27512

Phone Number: 919-703-6203

Contact Person: Andrew Ross

Email Address: andrew.ross@floyddevelopment.com

#### **REQUIRED PLANS AND SUPPLEMENTAL INFORMATION**

The following items must accompany a rezoning application. This information is required to be present on all plans, except where otherwise noted:

A map with metes and bounds description of the property proposed for reclassification.

A list of adjacent property owners.

A statement of justification.

\_\_\_ Other applicable documentation:\_\_\_\_

#### STATEMENT OF JUSTIFICATION

Please provide detailed information concerning all requests. Attach additional sheets if necessary. The apartment complex and associated amenities have been removed from the project and replaced with two-story and three-story townhomes and

new amenities; see attached exhibits and documents for additional information.

#### APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Smithfield to approve the subject zoning map amendment. 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 Smithfield, North Carolina, and will not be returned.

Andrew Ross

Print Name

Signature of Applicant

9-13-24



Town of Smithfield Planning Department 350 E. Market St Smithfield, NC 27577 P.O. Box 761, Smithfield, NC 27577 Phone: 919-934-2116 Fax: 919-934-1134

**OWNER'S CONSENT FORM** 

Name of Project: Finley Landing

Submittal Date: 09/06/2024

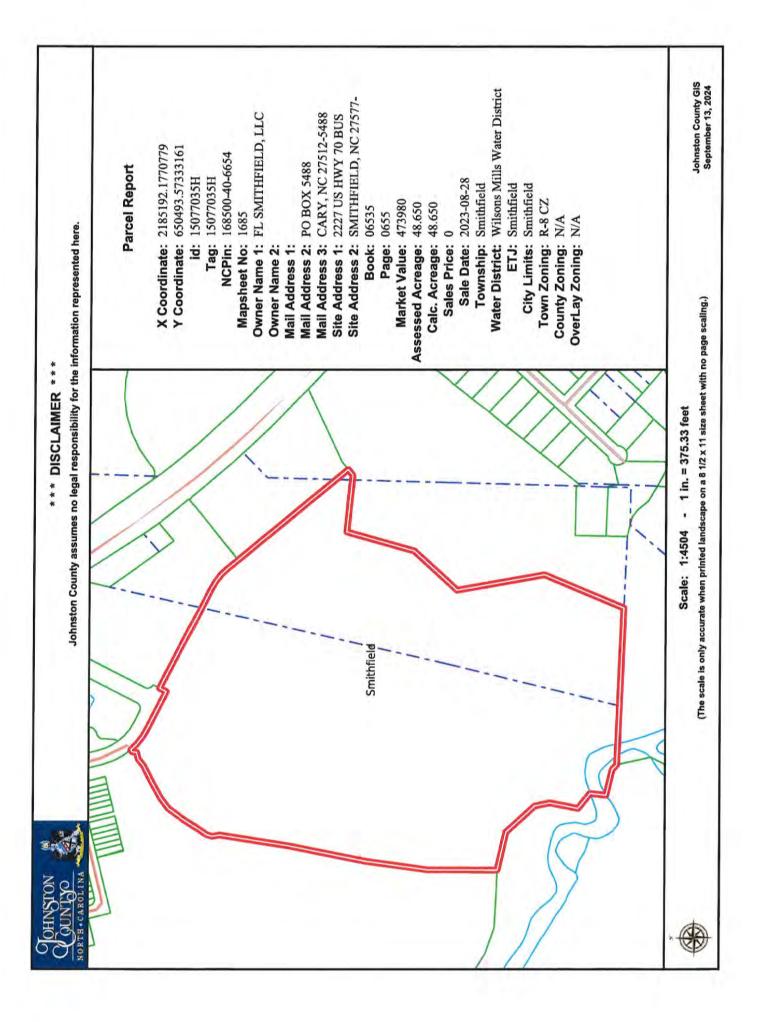
#### **OWNERS AUTHORIZATION**

I hereby give CONSENT to Triangle Land Partners, LLC (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. 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 I have full knowledge the property I have an ownership interest in the subject of this application. 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 acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

En V Mit	Eric V. Brownlee	9/13/2024
Signature of Owner	<i>Print Name</i> for FL Smithfield, LLC	Date
CERTIFICATION OF APPL	ICANT AND/OR PROPERTY OWNE	2R
and correct to the best of my	r information made in any paper or plan knowledge. I understand this applica ords of the Planning Department of th	tion, related material and all
( )L	Andrew Ross	Q-13-24
Signature of Owner/Applicant	Print Name	Date

FOR OFFICE USE ONLY				
File Number:	Date Received:	Parcel ID Number:		



# Floyd Landing Residential Community Smithfield, NC

**Developer: Carolina Land Group LLC** 

September 2024 Updated



**CE** GROUP

 301 GLENWOOD AVENUE, SUITE 220, RALEIGH, NC 27603

 Phone: (919) 367-8790
 Liscense # C-1739

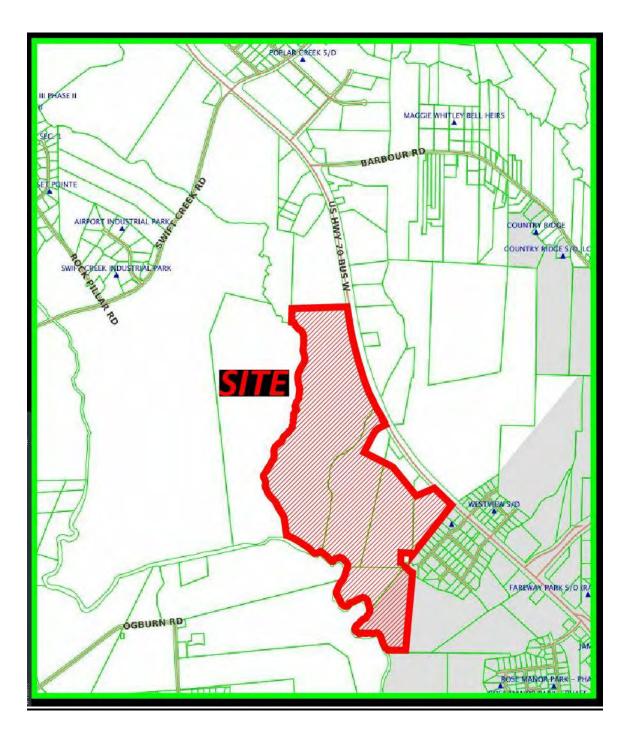
PROVIDING CIVIL / SITE & INFRASTRUCTURE CONSULTING SERVICES SINCE 1998

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### Attachment: Example Elevations

## SECTION 2: VICINITY MAP



## SECTION 3: PROJECT DATA

Project Name:	Floyd Landing
Developer:	Carolina Land Group, LLC Attn: Kirby LaForce PO Box 1328 Cary, NC 27512
Prepared By:	CE Group, Inc 301 Glenwood Avenue, Suite 220 Raleigh, NC 27603
Designated Point of Conta	ct Mark Ashness (CE Group, Inc.)
Current and Proposed Zor Current: Proposed:	ning R-20A & B-3 (Smithfield) R-8 Conditional Zoning
Current and Proposed Lar Current: Proposed:	nd Use Residential and Vacant Low Density & Medium Density Residential

## SECTION 4: PURPOSE STATEMENT

Floyd Landing is a proposed residential development under the Town of Smithfield UDO Ordinance. The property is currently located within Town's Planning jurisdiction. The project is located off US 70 US Business (W. Market Street) with (3) existing direct access points. The proposed project is in conformity with the Town's Land Use Map. The northern part of the project is designated as "Low Density Residential" which allows for primarily single family residential with up to 4 units/AC. The southern portion of the project is designated as "Medium Density Residential" which allows single family and attached residential with densities up to 8 units/AC.

The entire western side of the project is designated as Conservation and Open Space. The blended density for the entire project is +/- 3.4 dwelling units per acre. The project will provide flexibility in lot size and residential building type. The minimum single family lot size will exceed 5100 SF. A 50' landscaped (or existing vegetated) perimeter buffer is planned along the north and east sides and 100' landscaped (or existing vegetated) perimeter buffer long south side of the project (where adjacent to existing neighborhood). Existing conservation open space is located to the west (which acts as a perimeter buffer). The project will have sidewalks on both sides of the street providing for a pedestrian friendly environment. The project will be complimentery with adjproviding high quality residential single-family homes, townhomes, and garden style apartments.

## SECTION 5: PERMITTED USES

The Project includes residential uses and residential support uses including:

- 1) Single Family and Townhomes
- 2) (3) Story Garden Style Apartments
- 3) Park (Active)
- 4) Park (Passive)

## SECTION 6: DESIGN CONTROLS

- A. Maximum Density for the Project is 3.4 units per gross acre.
- B. Proposed Maximum Height of Buildings is 50 feet, Maximum Stories: 3 Apartment Building Maximum Height is 50 feet, Maximum Stories: 3

C.	Minimum Building Setbacks	
	From Buffer or RCA	10'
	Front Yard	20' (30' for Townhomes)
	Side Yard	5'
	Rear Yard	20'
	Driveways from Sidewalk to Garage	20' (SF) and 30' (TH)
	Building Separations	30' Apartments – 20' Townhomes

- D. Percentage of Impervious Area Will not Exceed 35% for Entire Project
- E. Perimeter Buffer 50' (100' adjacent to Lots on S. Rogers Drive)
- F. 10' landscape median on each entry drive from US 70 Business
- G. Street Trees (1) on each Single-Family Lot (outside ROW)
- H. Street Tree every 100' on each side of public street (common areas outside ROW)
- I. 6' Fence within 50' Perimeter Buffer adjacent to US 70 Business

## SECTION 7: OFF-STREET PARKING

Each Single-Family Residence and Townhome will have at least (2) paved parking spaces (outside of the garage). In addition, all Single-Family Lots will have 2 car garages and all Townhomes will have a single or double car garage. In the Townhome area we will have ancillary parking areas equal to or greater than .75 parking spaces per townhome with a single car garage.

## SECTION 8: SIGNS

The Developer will submit a master sign plan (with the preliminary plat) that shows the location of signage with details at master subdivision phase. Signage for this project will comply with the UDO

## <u>SECTION 9: NATURAL RESOURCE AND</u> <u>ENVIRONMENTAL PROTECTION</u>

- A. Floyd Landing is located in the Neuse River Basin and drains into Reedy Branch or Swift Creek
- B. There is FEMA mapped Floodplain within the project limits see Existing Conditions Map
- C. There are no known historic structures within the project limits.

## <u>SECTION 10: STORMWATER MANAGEMENT</u>

The project will meet all applicable requirements and standards of the Town of Smithfield UDO. This project will meet all stormwater quantity and quality reduction requirements. The proposed devices will include water quality ponds, bioretention areas, and other approved measures to treat and control stormwater runoff. The devices will be located within open space areas and be positioned and landscaped to be an amenity for the project. The Property Owners Association will be responsible for maintaining and operation of these features.

## SECTION 11: PARKS AND RECREATION

The project will have several internal private parks. Playground structureas are planned along with passive lawns for informal play.

## SECTION 12: PUBLIC FACILITIES

**Water:** The project will connect to the Towns Water distribution system. Detailed routing to be determined prior to submission of the preliminaty plat.

**Sewer:** The project will connect to the Towns Sewer collection system. Detailed routing to be determined prior to submission of the preliminaty plat.

**Road Improvements:** Right-turn decel lanes will be added at each entrance on US 70 Business

## SECTION 13: PHASING

Phasing will be determined prior to submission of the preliminary plat.

## SECTION 14: CONSISTENCY

The Land Plan identifies this location as Low Density and Medium Density Residential. The project as proposed complies with the objectives of the Land Use Plan by proposing residential development. The Town of Smithfield has already identified this area for both water and sewer service. Both Water and Sewer Infrastructure are nearby.

## SECTION 15: COMPLIANCE WITH UDO

The proposed plans for the project are in compliance with the Town's UDO.

## SECTION 16: LAND USE NOTES

- A. The project will require the formation of a Property Owners Association which will handle the maintenance and ownership of common areas, buffers, recreation facilities, and stormwater quality features.
- B. The existing homesite(s) and structures on the property will either be relocated or removed from the project.

## SECTION 17: Architectural Controls

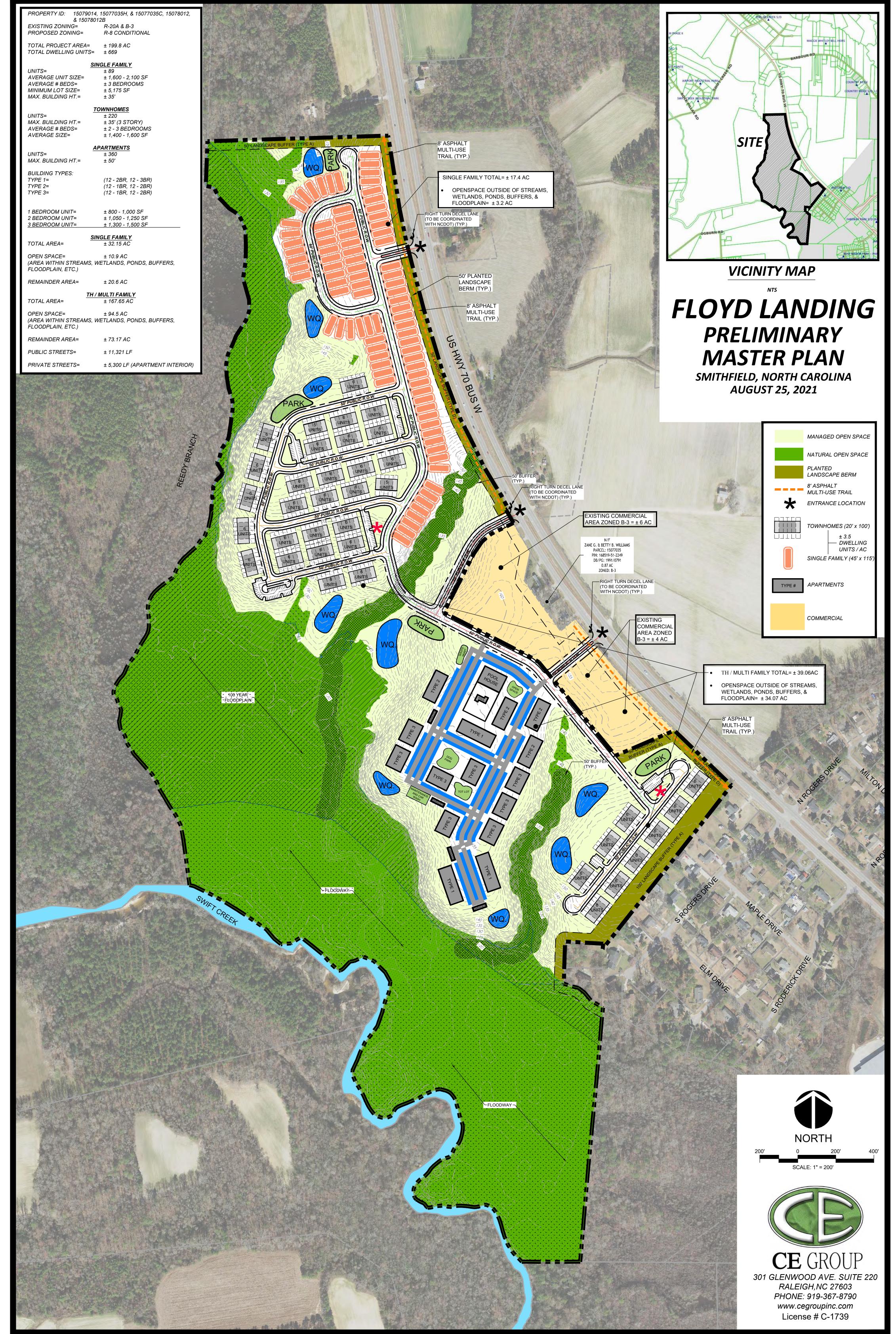
### Single Family:

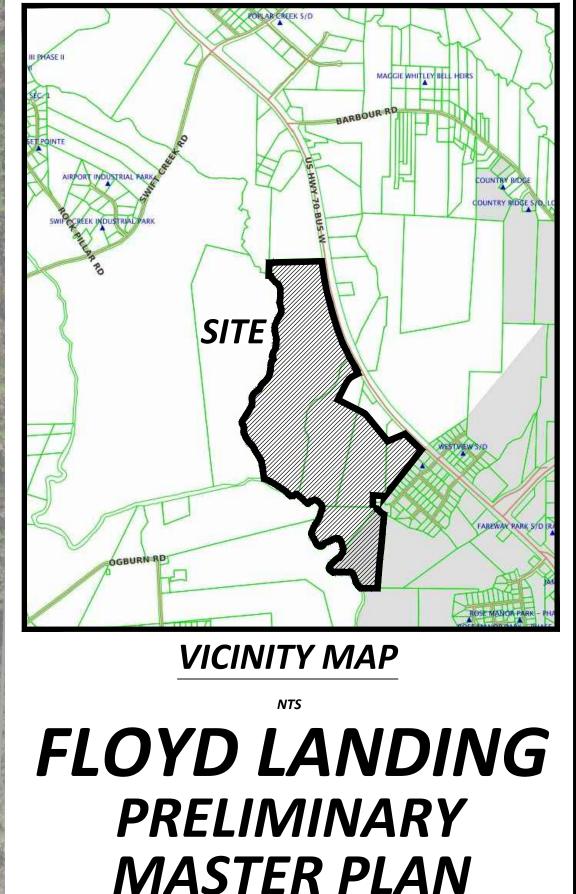
- End units facing a public ROW must include a minimum of two (2) windows.
- Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.
- Landscaping: Each unit shall include a minimum of one (1) decorative tree, one (1) street tree, and six (6) shrubs.
- Each home shall have a minimum of a two-car garage.
- Garage Doors: shall contain decorate details or carriage style adornments

### Townhome:

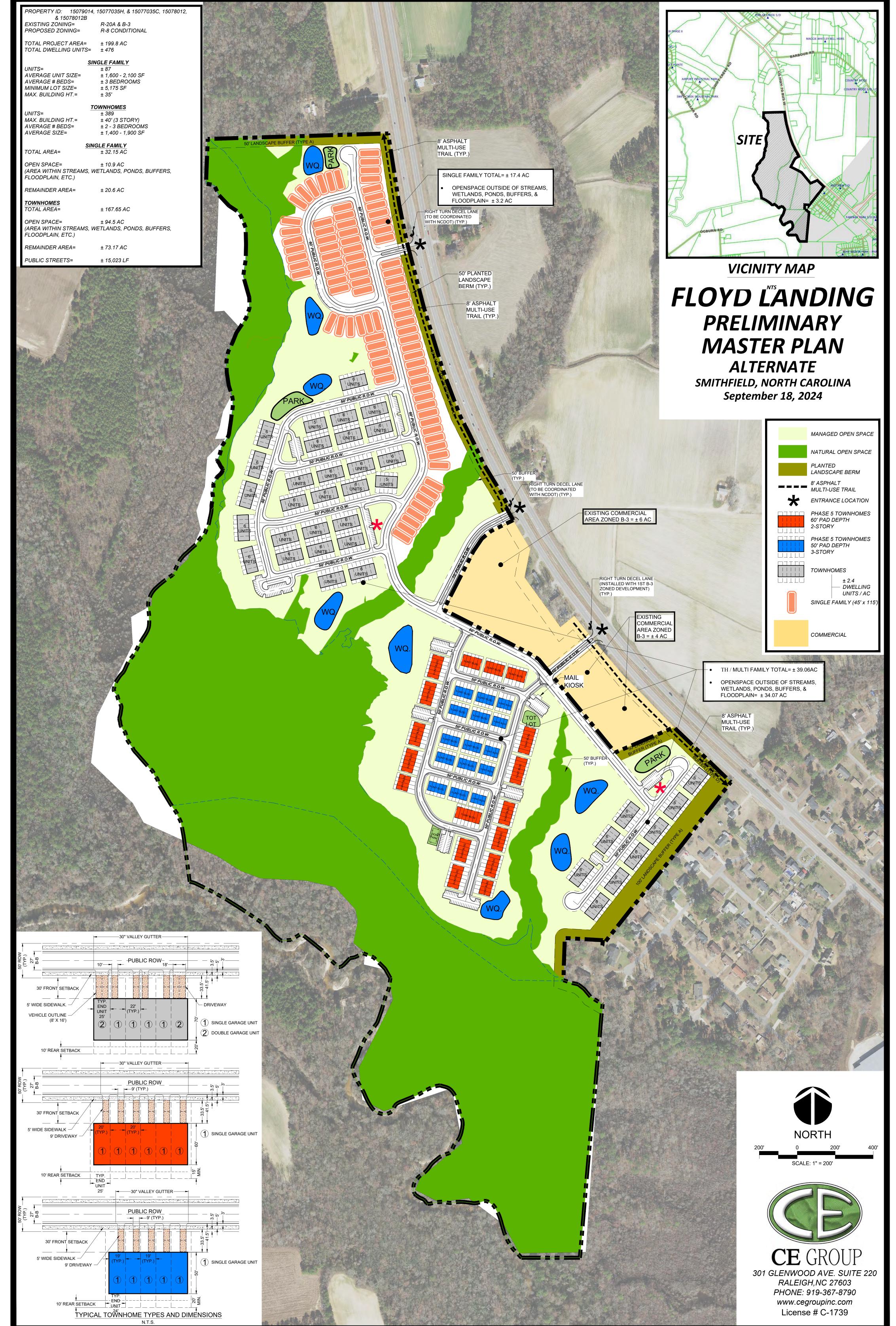
- End units facing a public ROW must include a minimum of two (2) windows.
- End units facing a public ROW must include screening landscaping the side yard.
- Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.
- Landscaping: Each unit shall include a minimum of one (1) decorative tree and four (4) shrubs.
- Garage Doors: shall contain decorate details or carriage style adornments

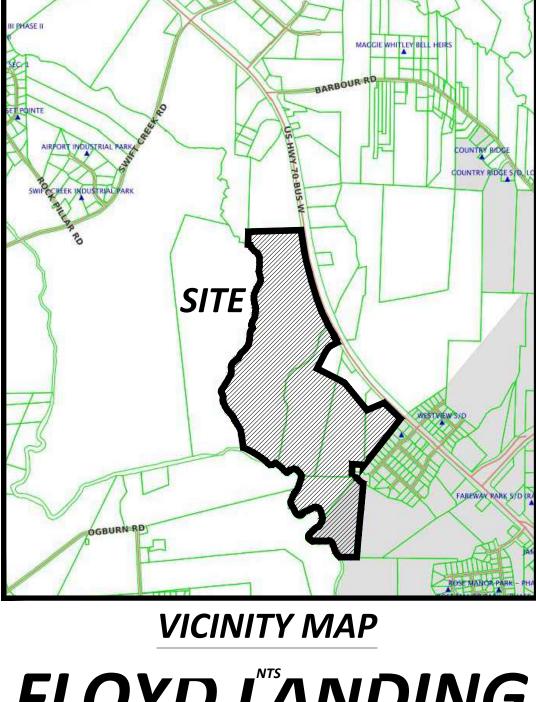
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1 TFE 5-	(12 - 1BR, 12 - 2BR)	
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2 BEDROOM UNIT=	± 1,050 - 1,250 SF	Constant of the
<u>3 BEDROOM UNIT=</u>	± 1,300 - 1,500 SF	12.00
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OPEN SPACE=	± 10.9 AC	$\sum_{i=1}^{n-1} Z_{ii} = i$
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FLOODPLAIN, ETC.)		and the second
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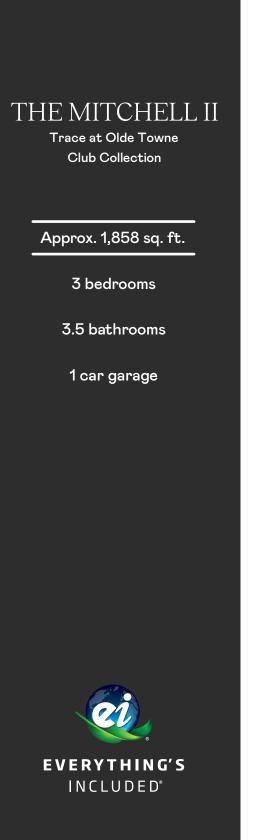




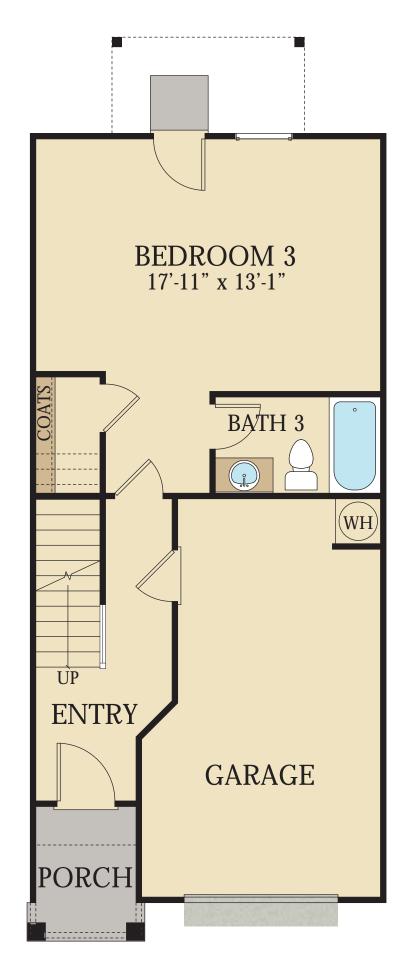
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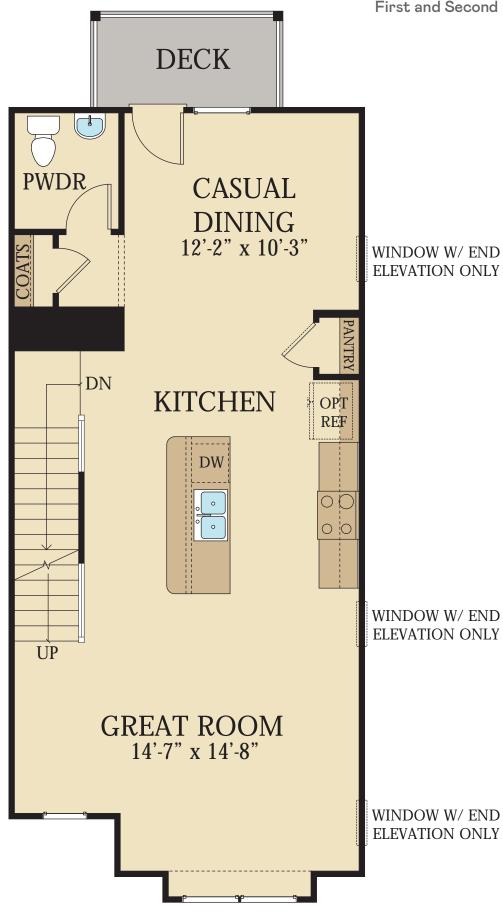








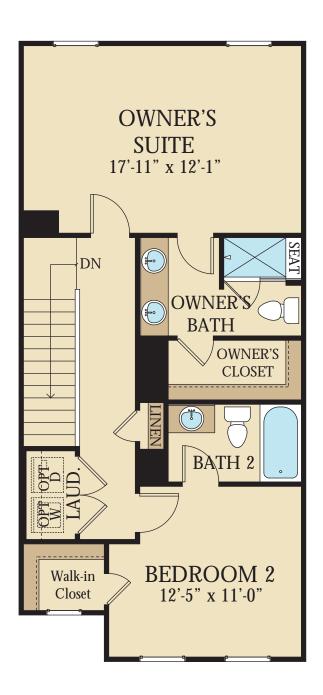
FIRST LEVEL



SECOND LEVEL

First and Second Floors

#### **Third Level**



# THIRD LEVEL



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## Trace at Olde Towne | Club Collection THE MITCHELL II







**Elevation C** 



**Elevation E - End Elevation** 

# LENNAR®

**Elevation A** 

**Elevation D** 

**Elevation F - End Elevation** 



## Franklin Townes | Designer Collection THE CAMERON



**Elevation A** 



Elevation C

**Elevation CE** 





**Elevation FE** 

Elevation F



Elevation G



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**Elevation AEP - End Elevation** 





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**Elevation FEP - End Elevation** 



Elevation GE

#### THE TOWN OF SMITHFIELD UNIFIED DEVELOPMENT ORDINANCE ZONING MAP AMENDMENT CONSISTENCY STATEMENT BY THE SMITHFIELD PLANNING BOARD CZ-24-06

**Whereas** the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

**Whereas** the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

#### NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD PLANNING BOARD AS APPROPRIATE:

#### IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE IS ADOPTED,

That the final action regarding zoning map amendment CZ-24-06 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Planning Board and information provided at the public meeting; and

It is the objective of the Town of Smithfield Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Planning Board and information provided at the public meeting. Therefore, the amendment is reasonable and in the public interest.

#### IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE FAILS,

That the final action regarding zoning map amendment CZ-24-06 is based upon review of, and consistency, the Town of Smithfield Comprehensive Growth Management Plan and other officially adopted plans that are applicable; and

It is the objective of the Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment does not promote this and therefore is neither reasonable nor in the public interest.



## Request for Planning Board Action

Agenda Item: MF Regs Date: 10/3/24

Subject:Multi-family RegulationsDepartment:PlanningPresented by:Stephen WensmanPresentation:Public Meeting

#### **Issue Statement**

The Planning Board should consider the need to update the multi-family regulations in the UDO

#### Financial Impact

None

#### Action Needed

The Planning Board is respectfully requested review the multi-family regulations and consider future amendments.

#### Recommendation

None.

Approved: □Town Manager □ Town Attorney

#### Attachments:

- 1. Staff report
- 2. Relevant UDO Citations
- 3
- 4.



Agenda MF Item: Regs

#### **REQUEST**:

The Planning Board should consider the need to update the multi-family regulations in the UDO.

Staff

Report

#### ISSUE:

Recent development in the town has highlighted issues with the multi-family residential regulations in the code:

- Conflicting regulations
- Private streets
- Driveways
- Setbacks
- Buffers
- Definitions
- Open space and recreation.
- Special Use Permits vs. Conditional Zoning and table of uses.

The multi-family regulations are found in the definition of townhome in Appendix A, in Section 8.13.1 and in Section 7.35. General performance standards for parking, driveways and landscaping are in Article 10, but also some in Article 2. In order to prepare a zoning text amendment to address these issues, Staff is looking for some guidance as to what issues should be addressed by a zoning text amendment and how much regulation is desired.

Some questions for the Planning Board include:

- What issues should a future multi-family text amendment address?
- Should private streets be allowed within the town?
- Should there be any additional standards for multi-family fronting on parking lots.
  - Parking enforcement.
  - Trash pickup.
- Are the parking minimums adequate for multi-family?
- Should there be additional standards for multi-family?
  - Architectural.
  - o Dimensional.
    - Garage door to façade percentages.

- Building height
- Lot width.
- Setbacks front, corner side, garages.
- Alley access.
- Open space-recreation requirements.
- Other?

**10.110.1.4.** Lots. The size, shape, and orientation of non-residential lots shall be such as the Planning Board and Town Council deem appropriate for the type of development or use proposed; however, residential, as well as non-residential lots, shall comply with the following minimum requirements:

**10.110.1.4.1.** Lot Area. All lots shall have a minimum gross area of at least eight thousand (8,000) square feet. Additional lot area shall be required when:

**10.110.1.4.1.1.** A lot is served by either public water or sewer, but not both—Twenty thousand (20,000) square feet.

**10.110.1.4.1.2.** A lot is not served by either public water or sewer—Twenty-five thousand (25,000) square feet.

**10.110.1.4.2.** Lot Width and Depth. All lots shall have a minimum width and street frontage as required in Article 8, except in the case of the turning circle of cul-de-sacs where a minimum width at the street right-of-way line of twenty-five (25) feet is permissible. Corner lots shall have an extra width of ten (10) feet to permit adequate setback from side streets. The minimum lot depth of single tier lots (when approved) shall be one hundred twenty-five (125) feet. All other lots shall be one hundred ten (110) feet in depth. Additional lot width and depth shall be required when: (Amended 4/3/2018)

**10.110.1.4.2.1.** A lot is served by either public water or sewer, but not both: Lot width—One hundred (100) feet; Lot depth—Two hundred (200) feet.

**10.110.1.4.2.2.** A lot is not served by either public water or sewer: Lot width—One hundred twenty-five (125) feet; Lot depth—Two hundred (200) feet.

**10.110.1.4.3.** Lot size, shape, and location shall be made with due consideration to topographic conditions, contemplated use, and the surrounding area.

**10.110.1.4.4.** Every lot shall maintain required street frontage as required in Article 8 on one (1) of the following (Amended 4/3/2018):

**10.110.1.4.4.1.** A public street dedicated to and maintained by the Town of Smithfield or the North Carolina Department of Transportation.

**10.110.1.4.4.2.** A street constructed to the standards of the Town or Smithfield or the North Carolina Department of Transportation, with a written agreement concerning the future maintenance of the street.

#### 10.110.2. Private Streets.

**10.110.2.1.** Streets designated as private may be allowed in subdivisions when in the opinion of the Town Council they provide adequate ingress and egress onto collector streets, and sufficient assurance is provided through a legally established Homeowners' association, that the street shall be properly maintained.

**10.110.2.2.** All such streets shall be designated a "private street" on the preliminary plans and final plats. Whenever a private street intersects a U.S. or North Carolina highway or North Carolina secondary road, a statement of approval for the intersection, signed by the District Engineer, North Carolina Department of Transportation, Division of Highways for Johnston County, shall be submitted concurrent with the final plat.

**10.110.2.3.** All private streets must meet Department of Transportation standards for construction and maintenance.

**10.110.2.4.** A Homeowners' association shall be established for each subdivision containing private streets and drainage systems. The final plat for each such subdivision shall contain a certificate indicating the book and page number of the Homeowners' association covenants, conditions, and restrictions. The covenants, conditions, and restrictions shall specify lot owners' responsibilities for maintenance of private streets and drainage systems, and shall provide for assessments to finance all maintenance activities. Covenants shall provide that the Homeowners' association will construct all stub streets prior to offering any connecting for acceptance by NCDOT or the town. Final plats for subdivisions containing private streets and drainage improvements will not be approved until the subdivider's homeowners' association documents have been submitted and approved by the Town Council.

#### Sec. 2.19. Public Access to Property.

Every building or structure hereafter erected shall be located on a lot and the lot shall abut a public street or have access to an approved private street, or the lot shall abut a common area properly restricted through deed restrictions and/or property owners' association at least partly owned by the owner of the building, structure, or portion thereof.

#### Sec. 7.35. Multi-Family/Townhouse/Apartment/Condominium.

#### 7.35.1. Multi-family Apartment Complexes.

Multi-family apartment complexes shall comply with the following standards:

7.35.1.1. No off-street parking space shall be located closer than ten (10) feet to any residential building wall.

**7.35.1.2.** Sidewalks shall be constructed within the interior of the development to link residential buildings with other destinations such as, but not limited to: parking, adjoining streets, mailboxes, trash disposal, adjoining sidewalks or greenways and on-site amenities such as recreation areas.

**7.35.1.3.** Individual storage space containing at least twenty-four (24) square feet of enclosed floor area with a minimum height of seven (7) feet shall be provided for each dwelling unit in a multi-family development. Such storage space shall be located either in the same building as the dwelling unit it serves or in an accessory building that may also house parking, recreational, laundry, or other facilities that serve the residents of the development

**7.35.1.4.** Multi-family Apartment Complex Building Design and Appearance Requirements.

All buildings, including community building/club house, storage buildings, maintenance buildings, garages and buildings containing dwelling units shall be constructed with at least four (4) of the following five (5) building design and appearance requirements:

**7.35.1.4.1.** Multiple building materials (e.g., brick, fieldstone, limestone, marble, granite, textured block, architectural pre-cast concrete, concrete composite siding, wood clapboard siding, wood beaded siding, stucco, E.F.I.S., aluminum siding, etc.); Multiple surface textures (e.g., rough, striated, imprinted, etc.);

7.35.1.4.2. Multiple surface textures (e.g., rough, striated, imprinted, etc.);

**7.35.1.4.3.** Façade modulations (e.g., building off-sets of at least two (2) feet in depth for every forty (40) feet of building wall length);

**7.35.1.4.4.** Architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.) or roof line changes (e.g., changes in direction of ridge, changes in elevation of ridge, inclusion of dormers, etc.);

**7.35.1.4.5.** Multiple colors (the maximum number of colors shall not be limited, provided however, that there shall be no more than three (3) discernable colors and the primary color shall constitute a minimum of sixty (60) percent of the façade (excluding windows, doors, roofing, fascia materials, or soffit materials).

**7.35.1.4.6.** All multi-family or apartment complex developments with one (1) or more dumpsters or a trash compactor must provide a recycling area and a cardboard dumpster; both shall be screened with similar materials to the dumpster or compactor enclosure.

**7.35.1.5.** Open Space (Recreation) Area Requirements. New multifamily developments of twenty-five (25) units or more shall be required, as a condition of site plan approval, to provide a minimum of eight hundred (800) square feet of unpaved, usable open space with lawn or other soft surface for an outdoor children's play area, plus an additional fifty (50) square feet of usable open space for each additional unit beyond the initial ten (10) units, up to a maximum of ten thousand (10,000) square feet, except that this requirement does not apply to multifamily development located downtown or to developments devoted exclusively to senior citizens.

**7.35.1.5.1.** The features and spaces should enhance the building and center as integral parts of the community. The use of such features as plazas, patios, and courtyards should be used when practical.

**7.35.1.5.2.** Active open space shall meet the minimum design criteria:

7.35.1.5.2.1. The minimum dimension shall be twenty-five (25) feet; and

**7.35.1.5.2.2.** Earth berms, vegetative screening, or fencing should separate the play area from driving and parking areas; and

7.35.1.5.2.3. Residents should have convenient access; and

**7.35.1.5.2.4.** The design should invite a variety of active and passive recreational activities appropriate for children by utilizing unique natural features, creating gentle slopes or berms, and providing other amenities such as seating benches or play equipment.

**7.35.1.5.3.** The children's play area shall not be located in any required landscape yard or buffer.

**7.35.1.5.4.** The children's play area may be dispersed on the site; provided, that the minimum size of each area is five hundred (500) square feet or larger.

#### 7.35.2. Townhouses and Condominiums.

Townhouses and condominiums shall comply with the following standards:

**7.35.2.1.** Maintenance. A property owners association shall be established and shall maintain everything on the outside of the townhouses, including, but not limited to, open space, landscaping, siding, roofing, porches, trim, mailboxes, driveways, and alleys.

**7.35.2.2.** The applicant shall file in the Johnston County Register of Deeds office at the time of site development approval, legal documents which shall provide guarantees for reserving the use of open space for the use and enjoyment of the residents of the development and provide:

**7.35.2.2.1.** Continuity of proper maintenance for those portions of open space land requiring maintenance;

7.35.2.2.2. Availability of funds required for such maintenance;

7.35.2.2.3. Adequate insurance protection; and

**7.35.2.2.4.** Recovery for loss sustained by casualty, condemnation, or otherwise.

#### Sec. 8.13. Notes to the Zoning District Design Standards.

#### 8.13.1. Multi-Family Dwellings.

**8.13.1.1. Density.** Maximum allowable density shall not exceed four thousand five hundred (4,500) square feet of gross site area per dwelling unit.

**8.13.1.2. Building Separation.** More than one (1) building may be located on the site provided that building separation shall be determined as follows:

Height of Taller Building	Minimum Horizontal		
	Distance Between Vertical		
	Projections		
20 feet or less	16 feet		
Between 20.1 and 25.0 feet	25 feet		
Between 25.1 and 30.0 feet	30 feet		
Between 30.1 and 35.0 feet	40 feet		

**8.13.1.3. Distance Related to Windows.** The minimum distance between the centers of facing windows shall be twenty (20) feet.

**8.13.1.4. Yard Requirements.** Front Yard—general district setback shall apply; Corner Side Yard—same as front yard; Other Yards—a perimeter yard shall be provided around the perimeter of the site (other than front and corner side yards) in accordance with the following based on the number of units proposed.

Number of Units		
3 to 10 units		
11 to 30 units		
31 or more units		

Width of Required Yard 30 feet 35 feet 40 feet

#### 8.13.2. Location of Accessory Building.

Accessory buildings may occupy ten (10) percent of the gross lot area, must be built a minimum of ten (10) feet from any lot line, and except for attached garages, must be built to the rear of the principal building.

#### 8.13.3. Corner Lots.

**8.13.3.1.** On corner lots, the side yard on that side of the lot abutting the side street shall not be less than one-half  $\binom{1}{2}$  the front yard setback requirement on that side street.

**8.13.3.2.** Accessory buildings on corner lots located on that side of the lot abutting the side street shall not project more than fifty (50) percent of the full front yard requirement on that side street.

**8.13.3.3.** No planting, fence, sign, or other obstruction to visibility of vehicles shall be erected, planted, maintained, or allowed to exist in any district as specified in Section 2.21.

#### 8.13.4. [Prohibited.]

All buildings in the Central Business and Highway Entranceway Business Districts shall be permanent fully enclosed construction. Portable, open air, shed type structures shall be prohibited.

#### 8.13.5. [Building Height.]

Building height may be increased above forty (40) feet up to a maximum of one hundred (100) feet if the building is within six hundred sixty (660) feet of the I-95 corridor in the B-3 zoning district.

(Ord. NO. ZA-22-03, pt. 1, 11-1-22)

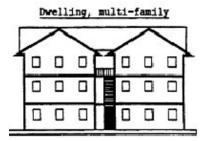
#### Sec. A.3. Definitions.

#### Α

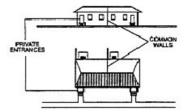
**Apartment.** A room or suite of one (1) or more rooms, each of which has kitchen facilities and is designed or intended to be used, as an independent unit, on a rental basis.

**Driveway.** That portion of the vehicle accommodation area that consists of a travel lane bounded on either side by an area that is not part of the vehicle accommodation area.

**Dwelling, multiple family.** A residential building designed for or occupied by three (3) or more families, with the number of families in residence not exceeding the number of dwelling units provided.



**Dwelling, two family (duplex).** A detached residential building containing two (2) dwelling units, designed for occupancy by not more than two (2) families. Units must share a common wall.



**Frontage.** All property abutting on one (1) side of a street measured along the street line.

Major and/or multi-unit development. Development consisting of:

- (1) Structures on a tract of two (2)] acres or more, or
- (2) Nonresidential structures having a total floor area of ten thousand (10,000) square feet or more.

Multifamily development. A single building on a single lot or tract containing more than two (2) dwelling units.

**Parking facility, commercial.** Any area (except an accessory use), either open or enclosed, structural or natural, for the storage of a vehicle or vehicles. Each parking facility shall have an approved means or ingress and egress. A parking lot is a subclassification of a parking facility.

**Parking lot, commercial.** An open area (except as an accessory use), outside of the public right-of-way, for the storage of a vehicle or vehicles. The term "parking area" shall be included in this definition. Each parking lot shall have an approved means of ingress and egress.

**Parking space, off street.** For the purpose of this ordinance, an off-street parking space shall consist of a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room. No required off-street parking shall be located on any public right-of-way.

Private driveway. A roadway serving two (2) or fewer lots, building sites, or other division of land, and not intended to be public ingress or egress.

**Private street.** An undedicated private right-of-way which affords access to abutting properties and requires a subdivision streets disclosure statement in accordance with G.S. § 136-102.6.

**Right-of-way.** A strip of land, owned publicly or privately, which affords the principal means of access to abutting property.

**Right-of-way (town).** (Amended 10/3/2017) A right-of-way owned, leased, or operated by the Town of Smithfield, including any public street or alley that is not part of the state highway system.

**Setback.** The minimum required distance existing between the abutting street right-of-way line (if no street rightof-way line is involved, the subject property line) and the minimum building line as specified in Article 8, Zoning District Development Standards.

**Street.** A public thoroughfare which affords access to abutting property and is recorded as such in the office of the Johnston County Register of Deeds. The following classifications apply:

- (1) **Superhighway.** Major thoroughfares consisting of interstates, freeways, expressways, or parkway links that are characterized by limited access control.
- (2) **Major arterial.** A major street in the town's street system that serves as an avenue for the circulation of traffic into, out, or around the town and carries high volumes of traffic. It is designed to carry more than twelve thousand (12,000) but less than twenty-four thousand (24,000) trips per day.
- (3) **Minor arterial.** A major street in the town's street system that serves as an avenue for the circulation of traffic into, out, or around the town and carries high volumes of traffic. It is designed to carry more than five thousand (5,000) but less than twelve thousand (12,000) trips per day.
- (4) **Collector.** A street whose principal function is to carry traffic between minor, local, and subcollector streets and arterial streets but that may also provide direct access to abutting properties. It is designed to carry more than two thousand five hundred (2,500) but less than five thousand (5,000) trips per day. Typically, a collector is able to serve, directly or indirectly, between two hundred and fifty (250) and five hundred (500) dwelling units.
- (5) **Subcollector.** A street whose principal functions are both to carry traffic between minor and local streets and collectors, or to join two (2) collectors, or a collector and an arterial, and to serve abutting properties. It is designed to carry more than five hundred (500) but less than two thousand five hundred (2,500) trips per day. Typically, a subcollector is able to serve, directly or indirectly, between fifty (50) and two hundred fifty (250) dwelling units.
- (6) **Local road.** A street whose sole function is to provide access to abutting properties. It is designed to carry more than one hundred fifty (150) but less than five hundred (500) trips per day. Typically, a local road is able to serve, directly or indirectly, between fifteen (15) and fifty (50) dwelling units.
- (7) Minor street. A street whose sole function is to provide access to abutting properties. It is designed to carry one hundred fifty (150) or less trips per day. Typically, a minor street serves fifteen (15) or fewer dwelling units.

(8) **Alley.** A strip of land, owned publicly or privately, set aside primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

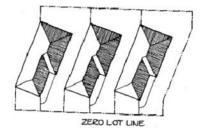
Street line. The right-of-way boundary of a street.

**Townhouse.** A principal structure containing two (2) or more single-family attached dwelling units with each unit on its own individual lot. All townhouse developments shall be subject to multiple family dwelling provisions of this chapter, with the following exceptions:

- (1) All townhouse developments shall comply with the multiple family density requirements of Article 8 of this ordinance; this standard can be met by individual lot area, by provision of common open space, or by a combination of lot area and common open space.
- (2) No unit shall be connected on more than two (2) sides by common walls.
- (3) All yard dimensional requirements shall apply to the property lines of the entire development. No individual unit shall be required to meet the yard dimensions.

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**Zero lot line housing unit.** A single-family detached housing unit placed on a lot such that a windowless wall is placed on one (1) side property line and the footage required for two (2) side yards is placed on the other side property line as the total side yard requirement for the lot.





PLANNING DEPARTMENT

Stephen Wensman, AICP Planning Director

## Notice of Public Meeting

Notice is hereby given that a public meeting will be held before the Planning Board of the Town of Smithfield, N.C., on Thursday, October 3rd, 2024, at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following requests:

<u>S-24-04 Village on the Neuse:</u> Eric Villeneuve (Village on the Neuse, LLC) is requesting approval of a rezoning from R-20A to R-8. The proposed development is adjacent to Holland Drive to the south and Smithfield Middle School to the north, fronting on Buffalo Road. The properties are further identified by the Johnston County Tax ID#s 14001001 and 14075011A.

#### S-24-05 Powell Tract Subdivision:

Lanny Clifton (Lan Development, LLC) is requesting approval of a preliminary plat for a 19-lot single family subdivision on 11.1 acres. The proposed development is on Swift Creek Road approximately 2300 feet north of the Cleveland Road intersection. This property is further identified by the Johnston County Tax ID# 15I08014.

**SUP-24-02 Heritage Townes at Waddell:** Samuel O'Brien (Shovel Ready Johnson, Inc) is requesting a special use permit for Heritage Townes at Waddell, a 17-unit townhouse development on 1.88 acres of land in the R-8 Zoning District. The proposed development is located 19 and 21 Waddell Drive, approximately 460 feet north of the Brightleaf Boulevard and Waddell Drive intersection, and further identified by the Johnston County Tax ID#s 15005023, 15005022, and 15005022A.

**SUP-24-05 Stadler Station:** Brown Investment Properties is requesting a special use permit for Stadler Station, a 168-unit residential apartment project on 13.17 acres of land in the B-3 Highway Entranceway Zoning District. The proposed development is located at the intersection of Peedin Road and Components Drive with the Johnston County Tax ID# 15074012E.

#### **CZ-24-06 Finley Landing Revision:**

Carolina Land Group, LLC is requesting a rezoning of 47.8 acres within the Finley Landing (formerly Floyd Landing) development. This area was previously proposed to have 360 apartment units, and the revision is proposing 168 townhouse units in place of the apartments. The Finley Landing development is located along US Hwy 70 Business across from the Amazon Warehouse. This property is further identified by Johnston County Tax ID# 15077035H.

All interested people are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact the town office if you need assistance. Further inquiries regarding this matter may be directed to the Town of Smithfield Planning Department at (919) 934-2116 ext. 1111 or online at www.smithfield-nc.com.

	S-24-04 Village on the Neuse Adjacent List				
ParcellD	Name1	Name2	Address1	Address2	CityStateZip
14A01009	BALAGOT, VINTON ANCHETA	KROEPLIN, MICHAEL JOHN	260 HOLLAND DR		SMITHFIELD, NC 27577-7217
14075038B	BRYAN, KATHY M.		905 OCEAN PINES CT		N MYRTLE BCH, SC 29582-4498
14075038E	CAREY, JORDAN	CAREY, ASHLEY	105 PARKWAY DR		SMITHFIELD, NC 27577-8332
14A01026	COLE, BRIAN SMITH	COLE, MICHELLE MARIE	388 HOLLAND DR		SMITHFIELD, NC 27577-7258
15082005	CREECH, MERLEON G	ARTHUR, MERLEON TERESA CREECH		PO BOX 39	PINE LEVEL, NC 27568
15082002F	DAUGHTRY, BARRY CLIFTON	ATKINSON, AMY DAUGHTRY	600 WILSONS MILLS RD		SMITHFIELD, NC 27577-3254
14A01006	DE LA CRUZ, REYNALDO		180 HOLLAND DRIVE		SMITHFIELD, NC 27577-7257
14A01002	FIRST CAROLINA TRUST, LLC		2200 SHADY BIRCH LN		GARNER, NC 27529-5049
14A01004	FULLER, CECIL RAY		100 HOLLAND DR		SMITHFIELD, NC 27577-7257
14075038K	HART, STEPHEN J	HART, REBECCA A	1374 BUFFALO RD		SMITHFIELD, NC 27577-0000
14A01015	JACKSON, KIMBERLY C		140 HOLLAND DR		SMITHFIELD, NC 27577-0000
14075010	JOHNSTON CO BOARD OF EDUCATION		2320 BUS US 70 E	PO BOX 1336	SMITHFIELD, NC 27577-0000
14075038	L M R RENTAL		201 S BRIGHTLEAF BLVD SUITE 1		SMITHFIELD, NC 27577-0000
14075038A	L M R RENTALS		201 S BRIGHTLEAF BLVD #1		SMITHFIELD, NC 27577-4077
14A03011A	LAMPE, GUY L.	LAMPE, ROSS W.		PO BOX 608	SMITHFIELD, NC 27577-0608
14A01011	MASSENGILL, JO ANN LIFE ESTATE	EASON, JOSEPH RICHARD REMAINDER	306 HOLLAND DR		SMITHFIELD, NC 27577-7258
14A01025	NAVAROLI, KRISTEN JEAN		356 HOLLAND DR		SMITHFIELD, NC 27577-7258
14A01007	PETERSON, NATHAN D		204 HOLLAND DR		SMITHFIELD, NC 27577-7217
14A01003	ROSE, ZENA ELANIE HAMILTON			PO BOX 2054	SMITHFIELD, NC 27577-0000
14A01012	SANDERS, CHARLES	SANDERS, IDA MAE	334 HOLLAND DR		SMITHFIELD, NC 27577-7258
14004002A	SANTACRUZ, HATCIRI YARENNI LOPEZ		42 HOLLAND DR		SMITHFIELD, NC 27577-7216
15082015	SIEGEL, STEPHANIE LEIGH JOINT TENANTS (WROS)	KIP, CHAD CHRISTOPHER JOINT TENANTS (WROS)	133 CASTLE DR		SMITHFIELD, NC 27577-3502
14075006A	SIMMONS, ALEXANDER L	SIMMONS, HELEN L	110 EVERETT LANE		SMITHFIELD, NC 27577-5570
14075009	SIMMONS, ALEXANDER L.		110 EVERETTE LN		SMITHFIELD, NC 27577-5570
14075003A	SIMMONS, AMOS D. JR. LIFE ESTATE	SIMMONS, BETTY E. LIFE ESTATE	125 EVERETTE LN		SMITHFIELD, NC 27577-5570
14075003	SIMMONS, DANIEL C.	SIMMONS, MARCELLA K.	1325 FOUR WINDS DR		RALEIGH, NC 27615-4424
14A01024	SMITH, WILLIAM KEVIN	SMITH, TERESA R	389 HOLLAND DR		SMITHFIELD, NC 27577-0000
14001021	SMITHFIELD LAND GROUP, LLC		2075 JUNIPER LAKE RD		WEST END, NC 27376-8919
14075035	STEVEN, JOSE JR.	GORILLA BROADCASTING NC LLC	1270 BUFFALO RD		SMITHFIELD, NC 27577-7443
14A01005	TORRES, MANUEL DE JESUS GARCIA		120 HOLLAND DR		SMITHFIELD, NC 27577-7257
14001001	VILLAGE ON THE NEUSE LLC		1122 VICK CHARLES DR		RALEIGH, NC 27606-3338

S-24-05 Powell Tract Subdivision Adjacent List					
ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15108014	SWIFT CREEK ROAD-LAN DEVELOMENT, LLC		5160 NC HIGHWAY 42 W		GARNER, NC 27529-8417
15I08013A	SCOTT, TRAVIS JAY		109 PARKWAY DR		SMITHFIELD, NC 27577-8332
15I08013D	MCL PROPERTIES OF NC, INC.		4745 SWIFT CREEK RD		SMITHFIELD, NC 27577-8243
151080141	SWIFT CREEK ROAD-LAN DEVELOMENT, LLC		5160 NC HIGHWAY 42 W		GARNER, NC 27529-8417
15I08014B	MCCLURE, WILLIAM FRED JR	MCCLURE, ANGELA MORRIS	4982 SWIFTCREEK RD		SMITHFIELD, NC 27577-0000
15I08011B	ALSHISHANI, OMAR WALID	THOMASON, CHRISTINA	4786 SWIFT CREEK RD		SMITHFIELD, NC 27577-8242

SUP-24-02 Waddell Townes Adjacent List					
ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15005023	HERITAGE TOWNES AT WADDELL, INC.			PO BOX 30292	RALEIGH, NC 27622-0292
15005048	GATES GROUP OF JOHNSTON COUNTY, LLC		300 CITATION LN		SMITHFIELD, NC 27577-8738
15005047	SALINAS, RAUL P.	SALINAS, NANCY I.	24 W WADDELL DR		SMITHFIELD, NC 27577-4726
15005024	LMR RENTALS		201 S BRIGHTLEAF BLVD STE 1		SMITHFIELD, NC 27577-4077
15004200Z	ARNN INVESTMENT PROPERTIES LLC			PO BOX 1940	SMITHFIELD, NC 27577-0000
15005007	VALADEZ, JOSE B		203 GORDON RD		CLAYTON, NC 27520-9827
15005008A	VALADEZ, JOSE B.		34 W EDGERTON ST		SMITHFIELD, NC 27577-4708
15005009	PORRAS, CARLOS			PO BOX 2634	SMITHFIELD, NC 27577-2634
15005010	SANTOS, MARGARET		26 W EDGERTON ST		SMITHFIELD, NC 27577-4708
15005021	SANDERS, CHARLES E JR.		15 W WADDELL DR		SMITHFIELD, NC 27577-4725

SUP-24-05 Stadler Station Adjacent List								
ParcellD	Name1	Name2	Address1	Address2	CityStateZip			
15L10020A	PENN COMPRESSION MOULDING, INC		309 COMPONENTS DR		SMITHFIELD, NC 27577-0000			
15074012E	SHALANG A NC PATRNERSHIP			PO BOX 1524	SMITHFIELD, NC 27577-0000			
15074012F	SHALLCROSS, JASON S			PO BOX 1089	SMITHFIELD, NC 27577-0000			
15L10061	SMITHFIELD BUSINESS PARK LLC		4020 KINROSS LAKES PKWY STE 200		RICHFIELD, OH 44286-9249			
15074012G	THE 1953 COMPANY LLC			P O BOX 608	SMITHFIELD, NC 27577-1457			
15074012Y	YANSOM, VIRGIL F	YANSOM, MARY ANN	952 OLD SANDERS RD		SMITHFIELD, NC 27577-9018			

CZ-24-06 Finley Landing Revision Adjacent List								
ParcellD	Name1	Name2	Address1	Address2	CityStateZip			
15094038	ACEVEDO, EVELYN PIROSKA	PEGUERO, EDUAR ENRIQUE	302 S ROGERS DR		SMITHFIELD, NC 27577-3050			
15J09027	BADGER, MARTHA MAE LIFE ESTATE	HORTON, SHERRY A REMAINDER	556 OGBURN RD		SMITHFIELD, NC 27577-0000			
15094017	BAREFOOT, LINDA D		104 S ROGERS DR		SMITHFIELD, NC 27577-3047			
15J09029	BEACH, ROBERT H JR	BEACH, ANNE L	33 BLUE POND RD		CLAYTON, NC 27520-7494			
15079015F	FINLEY LANDING OWNERS ASSOCIATION, INC		4700 HOMEWOOD CT STE 380		RALEIGH, NC 27609-5732			
15077035H	FL SMITHFIELD, LLC			PO BOX 5488	CARY, NC 27512-5488			
15078012B	FLOYD LANDING DEVELOPERS, LLC			PO BOX 5488	CARY, NC 27512-5488			
15078011	FNLI AGOUTI JNX LLC			PO BOX 80416	SEATTLE, WA 98108-0416			
15094037	GANDY, ANTHONY ROBERT		300 S ROGERS DR		SMITHFIELD, NC 27577-3050			
15094062	GREEN, PATRICIA GENTRY		308 S. ROGERS DR		SMITHFIELD, NC 27577-3050			
15094026	HAMILTON, JEFFERY K		204 S ROGERS DRIVE		SMITHFIELD, NC 27577-0000			
15078020A	JOHNSON, KIMBERLY G		516 S FOURTH ST		SMITHFIELD, NC 27577-0000			
15078020	JOHNSON, KIMBERLY GOWER		516 S 4TH ST		SMITHFIELD, NC 27577-4454			
15079001	JOHNSTON COUNTY AIRPORT AUTH		3146 SWIFT CREEK RD		SMITHFIELD, NC 27577			
15078019C	LEE, NELL WOOD		233 LEE FARM LN		SMITHFIELD, NC 27577-9317			
15094027	LOPEZ, HERIBERTO FIGUEROA	BETANCOURT, ADELA BETANCOURT	206 S ROGERS DR		SMITHFIELD, NC 27577-3049			
15K10023C	OLD BROGDEN FARMS, LLC		6317 BAYSWATER TRL		RALEIGH, NC 27612-6608			
15094008	OSORIO, PABLO JIMENEZ	ARREAGA, VEDA M	102 S ROGERS DRIVE		SMITHFIELD, NC 27577-0000			
15094001	PARRISH, FRANK H	GRIFFIN, KIMBERLY W	1943 W MARKET ST		SMITHFIELD, NC 27577-3066			
15078093	PETERSON, SHERRY C.		110 PINE CIR		SMITHFIELD, NC 27577-3033			
15094018	POWELL, DONNIE R	POWELL, JANICE	200 S RODGERS DRIVE		SMITHFIELD, NC 27577-3049			
15094025	SCOTT, HERBERT A		202 S ROGERS DRIVE		SMITHFIELD, NC 27577-3049			
15094061	SMITH, RALPH L	SMITH, CYNTHIA T	306 S ROGERS DR		SMITHFIELD, NC 27577-3050			
15078011G	SST PROPERTIES, LLC		PO BOX 8050		GREENSBORO, NC 27419-0050			
15077035	WILLIAMS, ZANE G	WILLIAMS, BETTY B		PO BOX 2590	SMITHFIELD, NC 27577-0000			



PLANNING DEPARTMENT Chloe Allen, Planner I

#### ADJOINING PROPERTY OWNERS CERTIFICATION

I, Chloe Allen, hereby certify that the property owner and adjacent property owners of the following petition, were notified by First Class Mail on 9/11/24.

5-24-04 5-24-05 SUP-24-02 SUP-24-05 CZ-24-05 Signature Johnston County, North Carolina

I, Julianne Edmonds, Notary Public for Johnston County and State of North Carolina do hereby certify that Chloe Allen personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

∩\_, 2024 Notary Public Name

1-15-2028 My Commission expires on

