



**Town of Clayton**  
**Town of Clayton Planning Board Agenda**  
**Monday, July 23, 2018 @ 6:00 PM**  
**Town Council Chambers**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. ADJUSTMENT OF THE AGENDA**

**4. APPROVAL OF MINUTES**

- a. [May 29, 2018 Planning Board Minutes](#)

**5. REPORTS AND COMMENTS**

**6. OLD BUSINESS**

**7. NEW BUSINESS**

- a. 2018-107-SP Culver's Clayton  
NC PIN: 165914-44-3407  
Tag: 05G02005I  
Location: US Hwy 70 Bus W  
[Application 2018-107-SP Culver's Clayton](#)  
[Neighborhood Meeting Materials 2018-107-SP Culver's Clayton](#)  
[Site Plan 2018-107-SP Culver's Clayton](#)  
[Staff Report - 2019-107-SP - Culver's Major Site Plan](#)  
[Staff Report Map- 2018-107-SP - Culver's Major Site Plan](#)
- b. 2018-36-SD Canady Landing  
NC PIN: 165703-14-7846  
Tag: 05G040511  
Location: Jack Road  
  
[Application 2018-36-SD Canady Landing Subdivision](#)  
[Neighborhood Meeting Materials 2018-36-SD Canady Landing](#)  
[Site Plan 2018-36-SD Canady Landing](#)  
[Waiver Request 2018-36-SD Canady Landing](#)  
[Staff Report- Canady Landing - 2018-36-SD](#)  
[Staff Report Maps 2018-36-SD Canady Landing SD](#)

**8. INFORMAL DISCUSSION AND PUBLIC COMMENT**

**9. ADJOURN**



**Town of Clayton  
Planning Board Minutes  
May 29, 2018 @ 6:00p.m.  
Town Council Chambers**

**BOARD MEMBERS PRESENT:**

Andria Merritt  
Ross Benson  
Stephen Powers  
James Lipscomb  
Marty Bizzell  
Bob Ahlert  
Frank Price  
Sarah Brooks  
Bucky Coats

**STAFF PRESENT:**

Samantha Wullenwaber, Planning Director  
David DeYoung, Community & Economic  
Paralee Smith, Development Services  
Coordinator  
Chrissy Dunn, Clerk to the Board  
Michael Grannis

**MEMBERS ABSENT:**

**1 CALL TO ORDER**

- a) Bob Ahlert called the meeting to order at 6:00 p.m.

**2 ROLL CALL**

**3 ADJUSTMENT OF THE AGENDA**

**4 APPROVAL OF MINUTES**

- a) April 23, 2018 Minutes approved as presented.

Motion: Board Member Brooks  
Second: Board Member Bizzell  
Vote: Unanimous

**5 REPORTS AND COMMENTS**

**6 OLD BUSINESS**

**7 NEW BUSINESS**

- a) 2018-72-RZ Spring Branch Rezoning  
NC PIN: 164800-63-6554 & 164800-63-5397  
Tag: 05F02035A & 05F02036  
Location: 2330 & 2364 NC HWY 42



Samantha Wullenwaber presented this project. The request is to rezone 2.12 acres on the corner of Johnson Estate Rd. and NC Hwy 42 West from Residential Estate (R-E) to Highway Business (B-3). Applicant Bartlett Engineering was present for questions, no questions were asked. Staff recommends approval.

Motion: Board Member Marty Bizzell  
Second: Board Member James Lipscomb  
Vote: Unanimous

- b) 2018-66-RZ Spinning Mill Lofts at East Village  
NC PIN: 166918-30-2104, 166918-30-5328, 166918-30-8385, 166918-30-4740, 166806-48-6538, 166918-40-2748  
Tag: 05037009T, 05037008V, 05037009W, 05037009U, 5037011, 05H03197H  
Location: 300 Mill Street

David DeYoung presented this project. The request is to rezone 24.5+ acres to Neighborhood Business (B-2). The subject property is north of Front Street. The parcels are currently zoned a combination Central Business (B-1), Office-Institutional (O-I), Highway Business-Special Use District (B-3 SUD), and Residential- Estate (R-E). This is consistent with the Comprehensive Plan 2040. Applicant has addressed approval criteria. Staff had no questions. Applicant Gary Lawson was present for questions, no questions asked.

Motion: Board Member Sarah Brooks  
Second: Board Member Bucky Coats  
Vote: Unanimous

- c) 2018-88-RZ 330 W. Stallings Street  
NC PIN: 166913-04-1327  
Tag: 4700780  
Location: Corner of W. Stallings and Whitaker Streets

Samantha Wullenwaber presented this project. The request is to rezone from Residential (R-8) to Residential-6 (R-6). The request is to rezone 0.5 acres on the corner of Stallings Street, Robertson Street and Whittaker Street from Residential-8 (R-8) to Residential-6 (R-6). This is the site of the former Champion House and the land is currently vacant. This runs consistent with downtown residential and the UDC. Staff recommends approval upon approval of the Special Use Permit.

Bob Ahlert had a question of why there was no sidewalk on Robertson Street. The staff answered with they will look at the area to consider sidewalks.

There were no further questions.

Applicant was present for questions, no questions asked.

Sarah Parker who is a resident, lives next door to the lot at 321 Stallings St., and is very concerned over historic district and putting in a duplex will take away from that. Per Mr. DeYoung, there is no formal historic districts. The house was also damaged in a fire and was in disarray. James Foster, 218 W. Barnes St., had comments. He is also concerned about the historic district and sees a lot of potential in this area for a historical district. He would like to see single-family dwellings instead of a duplex.

David DeYoung explained that business properties located in downtown overlay historic cannot get torn down. As far as residential, there is no historical district overlay in place.

Board Member Andria Merritt asked if residents wanted to have their concerns addressed what the proper steps would be. It was stated they could share their concerns with the council.

Les Parker of 321 W. Stallings Street would like to see the neighborhood kept the same. Mr. Parker does not want to see the neighborhood change and feels the plans are moving too quickly. He would like more consideration before anything goes any further.

The applicant spoke and stated he plans on building the duplex and plans to match it to the historic area.

**ACTION:** Move forward to Town Council

Motion: Board Member Frank Price  
Second: Board Member Bucky Coats  
Vote: Unanimous

- d) 2018-87-SUP 330 W. Stallings Street  
NC PIN: 166913-04-1327  
Tag: 4700780  
Location: Corner of W. Stallings Street and W. Whitaker Street

Ms. Wullenwaber presented this item. The request is to allow the use of a duplex on a portion of the subject property. A rezoning request (2018-88-RZ) is running concurrently with this application to rezone the parcel from Residential-8 to Residential-6.

**ACTION:** Move forward to Town Council

Motion: Board Member Price  
Second: Board Member Brooks  
Vote: Unanimous

- e) 2018-30-PDD Steeplechase Master Plan Rezoning to Planned Development District  
NC PIN: Portion of 166900-39-5182  
Tag: Portion of 05H02009

**Location:** 1162 Covered Bridge Road

David DeYoung presented this project in conjunction with 2018-31-SD. The request is to rezone 266.72+ acres of the Earp tract to Planned Development-Residential (PD-R) and entitle that land per the associated Planned Development Master Plan (application 2018-31-SD).

**ACTION:** Move forward to Town Council

**Motion:** Board Member Marty Bizzell  
**Second:** Board Member James Lipscomb  
**Vote:** Unanimous

f) **2018-31-SD Steeplechase Master Plan Major Subdivision**

**NC PIN:** Portion of 166900-39-5182

**Tag:** Portion of 05H02009

**Location:** 1162 Covered Bridge Road

David DeYoung presented this project. The request is to Entitle the Master Plan for the Steeplechase Planned Development, up to 600 dwellings on 266.72+ acres of the Earp tract.

The applicant is requesting to establish a Planned Development via Master Plan approval for 600 dwellings on 266 acres on the Earp Property. The tract is located west of O'Neil Street, north of Sam's Branch Creek, east of City Road and south of Covered Bridge Road. There will be major access points to N. O'Neil Street, Covered Bridge Road and City Road. Stub-outs are also provided to the west and south and to the north, which will ultimately connect to a realigned Covered Bridge Road. Townhouses are clustered along Covered Bridge Road and the other single family detached homes of various lot sizes are dispersed throughout the site. The homes are connected by a series of multi-use trails, which will connect to the Sam's Branch Greenway and a multi-use trail, which is proposed along the property boundary on City Road, Covered Bridge Road and N. O'Neil Street. A unique street design incorporates wide planter strips that bring trees between the edge of curb and sidewalks to provide for traffic calming and an enhanced pedestrian environment. Possible in the future would be a canopy road. The lake is retained as a recreational feature that will include a boat dock and fishing pier. There will also be pocket parks scattered throughout as an amenity. Nearly a third of the site is retained as resource conversation areas, open space, or amenity/park areas. This is consistent with the Comprehensive Plan 2040.

A Class C perimeter landscaping buffer is required along the boundary of residential planned developments. Recreation and Open Space requirements have been met by the overall Planned Development, sufficient to justify the payment of half recreation impact fees. The development provides one major access point on N. O'Neil Street, two major access points on Covered Bridge Road and one major access point on City Road. Sidewalks are provided along both sides of each street with private greenways and multi-use trails provided

throughout the development. The Traffic Impact Analysis (TIA) for this project is currently under review by NCDOT.

Board Member Marty Bizzell asked about the Traffic Study and if it included future traffic statistics for future expansion. It was stated the traffic study is only for what is proposed at this time. There will need to be additional road improvements when the time comes to expand the subdivision.

Applicant, David Stallings who is the owner of Shenandoah Homes was present. He shared information regarding this development and the desire of Shenandoah Homes to keep a portion of the land to remain as a part of the heritage. He shared some ideas for keeping the historical aspect of the property to include Charleston styled lots. Katharine McPherson of ESP Associates was present and stated she is working with Shenandoah Homes. She shared information about the designed site layout which would give lake availability to everyone and keeping the sense of community within the property. The lake will be heart of the property. The amenities center will include a 2-story clubhouse with covered porch, boat launch, pool, fishing dock with stocked pond, playgrounds, indoor fitness center, and mailbox kiosk. Additionally a conceptual clubhouse will emphasize the Steeplechase theme. Pocket parks, bocce ball, putting areas and, outdoor fitness will be included. Town staff and Public Works worked on road waivers to allow larger planting strip than is normal which will create a healthier environment for the trees. Marty Bizzell asked about increasing the Right of Way. There was brief discussion regarding applicant being in agreement with road improvements and they are in agreement.

Board Member Bob Ahlert opened the floor for people to speak for or against the project. Jean Woodley who resides at 2004 William Lane is concerned about a large subdivision in an estate area. She stated that putting this many homes on 266 acres, when they are all one acre lots, does not fit in with the area. Residents bought their homes in this area because it was big acre lots. They do not want this type of development. She asked how 600 homes would fit on 266 acres. Other concerns were about schools; stating Cooper Elementary is full, as well as Riverwood. Ms. Wooley stated there is a need to take a step back and allow Johnston County Schools to be a part of this. She said traffic at Covered Bridge and City to Smith Drive was incredibly dangerous. She said she crossed the road every day and prays she would not get side swiped. Garret Morgan at 2104 Kimberly Lane had the same concerns as Ms. Jean Woodley. Mr. Morgan said Covered Bridge needs to be widened and asked if this had been taken that into account. He would like to make sure traffic is flowing properly and safely. Mr. Morgan stated, just as Ms. Woodley, he bought a home in Clayton to have land.

Applicant Mr. Stalling stated he has done what he believed is sustainable to the property to be good to the people who currently live around there as well as those who will live there. They are trying to be good custodians to the land as well as bring joy to the surrounding area and citizens. David DeYoung read the list of what is required on the traffic study. Steve Smiths another resident of the area, asked if there were plans in place for the widening of Covered Bridge.

David DeYoung stated there were.

Marty commented - add to condition - wants to know before project gets to town council, for road improvements to be noted on the site plan. All in favor.

**ACTION:** Move to Town Council

**Motion:** Board Member Stephen Powers

**Second:** Board Member Bucky Coats

**Vote:** Unanimous

**g) 2018-74-OA Private Streets Amendment**

**Existing Codes Sections:** Private Streets (600), Sidewalks (600), Lots and Blocks (600)

**Code Section Numbers:** Title XV, Chapter 155, Articles 602 and 603

Ms. Wullenwaber presented and stated currently there are no standards for private streets, but it comes up quite frequently. For the town to have control of the streets they would need to be public roads. Once public, the roads would be subject to the town regulations, this would also apply to the ETJ. Class B street serves 1-5 lots and Class A street serves 6-10 lots. Class B does not need to be paved, any s/d of 6-10 lots needs to be paved and approved by the Engineering Dept. Anything with over 10 lots, would have to be built to a public street standard. Issues that arrive from emergency vehicle/life safety would be corrected by this amendment. Changes include that all lots must abut on a public street.- Mr. Lipscomb requested that this go to a committee and to a board. His family would be extremely affected by this, feels that lot densities need to be looked at. He stated it would be punitive when you want large lots that have to be built to 25' asphalt standards and it would be like developing a street to a subdivision standard. He believed this is a good standard, but needs to be looked at further. Density needs to be considered. Samantha stated she has spoken with a few surveyors and this amendment is modeled after other ordinances in our area. She stated no one goes over the 10- lot limit. Mr. Lipscomb stated he believed one more step should be taken to look at the density. Samantha pointed out that a lot many municipalities require you build a public street and don't allow private streets. Mr. Ross asked if this would apply to previously built roads. Ms. Wullenwaber stated it would not. Mr. Lipscomb requested the chair appoint someone. Mr. Ahlert suggested that Mr. Lipscomb serve and Mr. Lipscomb agreed. There was brief discussion regarding better development versus cookie cutter homes. Additionally, Mr. Price, Ms. Merritt and Rich Cappola will serve on this committee..

**ACTION:** Send Back to Staff

**Motion:** Board Member Bizzell

**Second:** Board Member Lipscomb

**Vote:** Unanimous

- h) **2018-98-OA Review Bodies Ordinance Amendment**  
Existing title of Code Sections: Chapter 155: Review Bodies (700), Summary of Review Authority (701), Planned Development Review (705), Preliminary Plat Review (706), Site Plan Review (707), Special Use Review (711)  
Code Section Numbers: Title XV, Chapter 155, Articles 700, 701, 705, 706, 707, and 711 and Chapter 32.001

Samantha presented this item which would combine Planning Board and Board of Adjustment. Planning Board would act as the Board of Adjustment. There have not been many items to come before the Board of Adjustment and due to the infrequency of their meetings, it is believed it best that the Planning Board, who meet on a regular basis, served as the BOA. –The BOA would meet the same night, prior to the Planning Board. Items heard by the BOA include variances, appeals, and conditional use permits. Quasi-judicial training would be provided to Planning Board members. Quasi-judicial PB proceedings would be removed from the Planning Board and these would go straight to town council. Special Use Permits would go straight to council. This was addressed with our attorney for consistency purposes. Many communities have also chosen this same path. Planning Board would make decisions on Major Site plans. Adriana asked if those projects would just be Planning Board recommending things to town council.. James says this is exciting and stated Steeplechase was a great plan that met requirements, but it's hard for the Planning Board to tell a developer that they can't do something - he said it's best to let town council handle these types of items. He likes the idea of more training to take it to the next level. Sarah Brooks asked if this included Planned Development from the zoning standpoint, or would major site plan of planned development go straight to council. Samantha stated they'll still hear the rezoning, but that may change as well because Planned Developments may change. But Planning Board would not hear the master plan. Samantha stated with the proposed changes the board would not have heard the duplex from earlier. Mr. Bizzell stated that with regard to preliminary plats/subdivisions, there's more of a move in other communities to keep them at the Planning Board level instead of council, consistency issue is great though. Marty says that some communities are trying to only give council the large stuff. Marty said he's not sure if it's right or wrong. Samantha state quasi-judicial training would be provided at a time that worked best for everyone. Additionally it was stated that an attorney is present at all BOA meetings. James stated he noticed a big difference with those who had exposure to training. He went through two sessions to introduction to government and stated he would love if there was a 1-2 day training available at the School of Government. He also stated he thought it would be good for the Planning Board to get together in a retreat like setting. Mr. Price stated it had been a long time since the Planning Board had training. Ms. Merritt noted she was not in favor of the changes and was afraid we might be taking away a layer or opportunity for the public to provide their comments or input on projects.

**ACTION:** Move on to Town Council

**Motion:** Board Member Price

**Second:** Board Member Lipscomb

Vote: Unanimous

**8 INFORMAL DISCUSSION AND PUBLIC COMMENT**

a)

Steve Smith stated he felt the suggested change to the Planning Board would eliminate public input and comment. He stated the neighborhood meeting is where the project is introduced, then you go to Planning Board, and this is where you can get most of the information and you get a chance to address any issues. If you go straight to town council, then they can't even bring it up. Steve asked they don't rush and get rid of public access.

Dave DeYoung shared information regarding Clayton and census information. He stated the 2017 population estimates from last Friday indicated Clayton's population, as of last March, is 21,450. We are fastest growing municipality in Johnston County, with the next up in terms of population is Smithfield at 12,309. We grew at 32%. Out of 552 municipalities in the state, with more than 10,000 residents, we ranked 10th in state in terms of growth. Dave shared that we are a fast growing municipality and companies are being drawn to the area and those employers are looking to draw from people who live in Clayton. Dave says while some people want their property size, they are in ETJ and do not pay taxes as well as being on well/septic. Andria stated she would like there to be a way for the average joe to understand how things affect them.

Michael Grannis stated one thing is extremely important, is the ability for citizens to approach our staff at any time about any quasi-judicial issues and get assistance and information. We as a town could do better in getting that form of communication out to the public, and this will be especially important should the amendment changes be approved

**9 ADJOURN**

a)

With there being nothing further the meeting was adjourned at 8:02 p.m.

**ACTION: Motion to Adjourn**

Duly adopted this the 25<sup>th</sup> day of June, 2018.

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**Bob Ahlert**  
Chair

**ATTEST:**

May 29, 2018  
Minutes

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**Chrissy Dunn**  
**Clerk to the Board**

**May 29, 2018**  
**Minutes**





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

## MAJOR SITE PLAN APPLICATION

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: \$500.00 + \$5.00 per acre. *All fees are due when the application is submitted.*

### SITE INFORMATION

☒ New Major Site Plan

☐ Major Modification to an approved site plan  
*Project Modified:* \_\_\_\_\_

Name of Project: Culver's Clayton Acreage of Property: 1.31 ac

County Tag #: 05G020051 NC PIN: 165914-44-3407

Address/Location: US 70 Business Hwy W, Clayton, NC 27520 (35.657113, -78.480665)

Existing Use: Vacant Proposed Use: Restaurant - Drive Thru

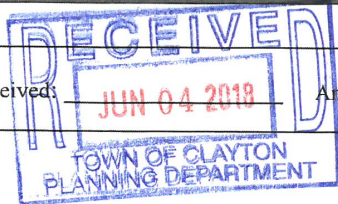
Zoning District: PD-C

Is project within a Planned Development? ☐ No  
☒ Yes (list): Pine Hollow Commons

Is project within an Overlay District? ☐ No  
☒ Yes (list): Thoroughfare Overlay District

### FOR OFFICE USE ONLY

Date Received:



Amount Paid:

\$510-

File Number:

2018-107-SP

## PROPERTY OWNER INFORMATION

Name: Conway Centre LLC

Mailing Address: 1600 S Brentwood Blvd Suite 770, Saint Louis, MO 63144

Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

## APPLICANT INFORMATION

Applicant: JELB2, LLC

Mailing Address: 7487 Drumantrae Lane, Wake Forest, NC 27587

Phone Number: 952-221-2342 Fax: \_\_\_\_\_

Contact Person: Erik Neudecker

Email Address: eneudecker@icloud.com

## REQUIRED INFORMATION (to be submitted with the application)

*The following items must accompany a Major Site Plan application.*

| To be completed by the applicant:                                                                                                                                                                         |                                                                                                            |                          | To be completed by staff: |    |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------|----|-----|
| <i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>                                                                                                                       | Yes                                                                                                        | N/A                      | Yes                       | No | N/A |
| 1. A pre-application conference was held with Town of Clayton staff. Date: <u>05/30/18</u>                                                                                                                | <input checked="" type="checkbox"/>                                                                        | <input type="checkbox"/> |                           |    |     |
| 2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide                                                                                                                      | <input checked="" type="checkbox"/>                                                                        |                          |                           |    |     |
| 3. Site Plan Review Fee (\$500 + \$5/acre)                                                                                                                                                                | <input checked="" type="checkbox"/>                                                                        |                          |                           |    |     |
| 4. Completed application                                                                                                                                                                                  | <input checked="" type="checkbox"/>                                                                        |                          |                           |    |     |
| 5. Owner's Consent Form                                                                                                                                                                                   | <input checked="" type="checkbox"/>                                                                        | <input type="checkbox"/> |                           |    |     |
| 6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>                                                                                                                    | <input type="checkbox"/>                                                                                   | <input type="checkbox"/> |                           |    |     |
| 7. Copy of plan sets in .PDF on USB flash drive                                                                                                                                                           | <input type="checkbox"/>                                                                                   | <input type="checkbox"/> |                           |    |     |
| 8. Adjacent property owners list                                                                                                                                                                          | <input type="checkbox"/>                                                                                   | <input type="checkbox"/> |                           |    |     |
| 9. Wastewater allocation request OR verification of wastewater allocation                                                                                                                                 | <input type="checkbox"/>                                                                                   | <input type="checkbox"/> |                           |    |     |
| 10. Signed and sealed traffic impact analysis (2 copies)<br>(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)                                       | <input type="checkbox"/>                                                                                   | <input type="checkbox"/> |                           |    |     |
| 11. Neighborhood meeting notice letter (1 copy)*<br>See sample letter and meeting requirements included in this packet<br>*Not required for subdivisions that are part of an approved planned development | <input type="checkbox"/>                                                                                   | <input type="checkbox"/> |                           |    |     |
| 12. Neighborhood meeting summary form (1 copy) *<br>Included in this packet<br>*Not required for subdivisions that are part of an approved planned development                                            | Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting. |                          |                           |    |     |

## EXPLANATION OF PROJECT

The applicant plans to develop a 4,310 sf Culver's Restaurant with Drive Thru.

## APPLICANT AFFIDAVIT

Erik H. Nenderker [Signature] 5-30-18  
Print Name Signature of Applicant Date

Erik H. Nenderker  
Print Name

*Signature of Applicant*

5-30-18  
Date



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

## OWNER'S CONSENT FORM

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

**Project Name:** Culver's Clayton **Address or PIN #:** 165914-44-3407

### AGENT/APPLICANT INFORMATION:

JELB2, LLC 7487 Drumantrae Lane  
(Name - type, print clearly) (Address)  
Wake Forest, NC 27587  
(City, State, Zip)

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

Major Site Plan Application

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

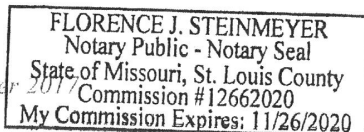
I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval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

**OWNER AUTHORIZATION:**  
Conway Centre, LLC Shotwell 70 Partners, LLC  
Thomas M. Schenk Robert F. Johnston 1600 So. Brentwood Blvd Ste. 770  
(Name - type, print clearly) (Address)  
[Signature] St. Louis, MO 63144  
(Owner's Signature) (City, State, Zip)

**STATE OF** Missouri  
**COUNTY OF** St. Louis

Sworn and subscribed before me Florence Steinmeyer, a Notary Public for the above State and County, this the 30 day of May, 2018.

SEAL



[Signature]  
Notary Public  
My Commission  
Expires: \_\_\_\_\_

Page 9 of 9



June 14, 2018

Dear Clayton Area Property Owner:

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

Meeting Date: June 28<sup>th</sup>, 2018 Meeting Time: 6:00 p.m.

Meeting Location: Starbucks, 13024 US 70 Business, #103, Clayton, NC 27520

|                                                                                     |                                                     |
|-------------------------------------------------------------------------------------|-----------------------------------------------------|
| Type of Application:                                                                | <u>Major Site Plan</u>                              |
| Project/proposal Property Address:                                                  | <u>11959 US 70 Business West, Clayton, NC 27520</u> |
| Description of project/proposal:                                                    | <u>Proposed Culver's Restaurant</u>                 |
| Upcoming public meetings for this application (Planning Board and/or Town Council): | <u>Planning Board – July 23, 2018</u>               |

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

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

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

If you have any questions prior to or after this meeting, you may contact us at 919-677-2000. You may also contact the Planning Department at 919-553-5002.

Sincerely,  
Kimley-Horn & Associates, Inc.

Christopher O. Bostic, P.E.  
Vice President

Cc: Town of Clayton Planning Department

kimley-horn.com

421 Fayetteville Street, Suite 600, Raleigh, NC 27601

919.677.2000





\*\*\* DISCLAIMER \*\*\*

Johnston County assumes no legal responsibility for the information represented here.



**Result 1**

id: 05G02005I  
Tag: 05G02005I  
NCPin: 165914-44-3407  
Mapsheet No: 165914  
Owner Name 1: SHOTWELL 70 PARTNERS LLC  
Owner Name 2: CONWAY CENTRE LLC  
Mail Address 1: 1600 S BRENTWOOD BLVD STE 770  
Mail Address 2:  
Mail Address 3: SAINT LOUIS, MO 63144-1329  
Site Address 1:  
Site Address 2:  
Book: 03616  
Page: 0920  
Market Value: 328170  
Assessed Acreage: 1.31  
Calc. Acreage: 1.31  
Sales Price: 0  
Sale Date: 2008-10-27



Scale: 1:5030 - 1 in. = 419.16 feet  
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS  
June 4, 2018



\*\*\* DISCLAIMER \*\*\*

Johnston County assumes no legal responsibility for the information represented here.

**Result 2**

**id:** 05G02006L  
**Tag:** 05G02006L  
**NCPin:** 165914-44-1546  
**Mapsheet No:** 165914  
**Owner Name 1:** HEALTH PROPERTIES  
INVESTMENTS INC  
**Owner Name 2:**  
**Mail Address 1:** 6207 COTTAGE HILL RD  
**Mail Address 2:**  
**Mail Address 3:** MOBILE, AL 36609  
**Site Address 1:**  
**Site Address 2:**  
**Book:** 04286  
**Page:** 0499  
**Market Value:** 922450  
**Assessed Acreage:** 0.79  
**Calc. Acreage:** 0.79  
**Sales Price:** 1550000  
**Sale Date:** 2013-05-01

**Result 3**

**id:** 05G02005N  
**Tag:** 05G02005N  
**NCPin:** 165914-44-2270  
**Mapsheet No:** 165914  
**Owner Name 1:** BALDIES RESTAURANT  
GROUP LLC  
**Owner Name 2:**  
**Mail Address 1:** 6101 NC HIGHWAY 42 W  
**Mail Address 2:**  
**Mail Address 3:** GARNER, NC 27529-8443  
**Site Address 1:** 461 SHOTWELL RD  
**Site Address 2:** CLAYTON, NC 27520-  
**Book:** 04359  
**Page:** 0113  
**Market Value:** 2452130  
**Assessed Acreage:** 4.46  
**Calc. Acreage:** 4.47  
**Sales Price:** 512500  
**Sale Date:** 2013-09-24

**Result 4**

**id:** 05G02005O  
**Tag:** 05G02005O  
**NCPin:** 165914-44-5385  
**Mapsheet No:** 165914  
**Owner Name 1:** M CLAYTON REALTY  
ASSOCIATES LLC  
**Owner Name 2:**  
**Mail Address 1:** ONE CVS DRIVE  
**Mail Address 2:**  
**Mail Address 3:** WOONSOCKET, RI 02895-6111  
**Site Address 1:** 11911 US HWY 70 BUS  
**Site Address 2:** CLAYTON, NC 27520-  
**Book:** 03985  
**Page:** 0784  
**Market Value:** 1999830  
**Assessed Acreage:** 1.61  
**Calc. Acreage:** 1.6  
**Sales Price:** 2405000  
**Sale Date:** 2011-05-26

**Result 5**

**id:** 05G02205C  
**Tag:** 05G02205C  
**NCPin:** 165910-45-3301  
**Mapsheet No:** 165910  
**Owner Name 1:** STALLINGS MILL  
APARTMENTS LLC  
**Owner Name 2:**  
**Mail Address 1:** 639 EXECUTIVE PL STE 400  
**Mail Address 2:**  
**Mail Address 3:** FAYETTEVILLE, NC 28305-5489  
**Site Address 1:**  
**Site Address 2:**  
**Book:** 04424  
**Page:** 0368  
**Market Value:** 13761430  
**Assessed Acreage:** 22.46  
**Calc. Acreage:** 22.57  
**Sales Price:** 0  
**Sale Date:** 2014-03-18



\*\*\* DISCLAIMER \*\*\*

Johnston County assumes no legal responsibility for the information represented here.

**Result 6**

**id:** 05G02005E  
**Tag:** 05G02005E  
**NCPin:** 165914-44-6778  
**Mapsheet No:** 165914  
**Owner Name 1:** UNITED ENERGY INC  
**Owner Name 2:**  
**Mail Address 1:**  
**Mail Address 2:** PO BOX 469  
**Mail Address 3:** CLINTON, NC 28329-0469  
**Site Address 1:** 11924 US HWY 70 BUS  
**Site Address 2:** CLAYTON, NC 27520-  
**Book:** 01589  
**Page:** 0800  
**Market Value:** 1011790  
**Assessed Acreage:** 1.21  
**Calc. Acreage:** 1.17  
**Sales Price:** 250000  
**Sale Date:** 1997-04-04



## NEIGHBORHOOD MEETING ATTENDANCE ROSTER

**Project:** CULVER'S AT PINE HOLLOW COMMONS  
**Application:** MAJOR SITE PLAN APPLICATION #2018-107-SP  
**Location/Date:** STARBUCKS, 13024 US 70 BUS., #103, CLAYTON, NC 27520 - 6/28/18

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## NEIGHBORHOOD MEETING SUMMARY FORM

### FILL OUT THE FOLLOWING:

Application: MAJOR SITE PLAN APPLICATION # 2018-107-SP

Date of Mailing: JUNE 14, 2018

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

Printed Name: WES HALL Signature: [Signature]

Date of Meeting: JUNE 28, 2018 Time of Meeting: 6:00 PM

Location of Meeting: STARBUCKS, 13024 US 70 BUS, #103, CLAYTON, NC 27520

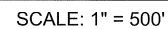
**Meeting Summary/Minutes:** provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.

STARBUCKS WAS UNDER RENOVATION, HOWEVER WE  
WAITED AT THE FRONT DOOR FROM 5:55PM  
UNTIL 6:30PM AND NO ONE SHOWED UP.  
REPRESENTATIVES FROM KIMLEY-HORN +  
CULVER'S WERE IN ATTENDANCE, NOTED BELOW.  
KIMLEY-HORN - CHRIS BOSTIC  
WES HALL  
CULVER'S - ERIK NEUDECKER

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

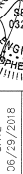


A DEVELOPMENT BY:  
JELB2, LLC.  
7487 DRUMANTRAE LANE  
WAKE FOREST, NORTH CAROLINA 27587  
PHONE: (952) 221-2342



Received by Town of Clayton  
7/12/2018

|                                                                                                                                                                                                                                                                                                                                                                                              |                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <p>This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.</p> |                                         |
| <p>Copyright Kimley-Horn and Associates, Inc., 2018</p>                                                                                                                                                                                                                                                                                                                                      | <p>SEAL:</p>                            |
| <p>DATE:<br/><b>JUNE 29, 2018</b></p>                                                                                                                                                                                                                                                                                                                                                        | <p>JOB NUMBER:<br/><b>017484001</b></p> |

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|----------------------|-------------------------------------------------------------------|-----------------------------------|-------------|--------------------------------------------------------------------------------------|--------------------------|----------------|-----|------|-----------|----|
| SHEET NUMBER<br>C0.0 | CULVER'S AT PINE<br>HOLLOW COMMONS<br>PREPARED FOR<br>JELB2, LLC. | NORTH CAROLINA<br>TOWN OF CLAYTON | COVER SHEET |  | IHA PROJECT<br>017484001 |                | No. | DATE | REVISIONS | BY |
|                      |                                                                   |                                   |             |                                                                                      | DATE<br>06/29/2018       | SCALE AS SHOWN |     |      |           |    |
|                      |                                                                   |                                   |             |                                                                                      | DESIGNED BY J03          |                |     |      |           |    |
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# PROJECT OWNER AND CONSULTANT

|                      |                                                                                                                                                                                             |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE DEVELOPER:      | JELB2, LLC.<br>7487 DRUMANTRAE LANE<br>WAKE FOREST, NC 27587<br>PHONE: (919) 221-2462<br>ATTN: ERIK NEUDECKER<br>eneudecker@icloud.com                                                      |
| CIVIL ENGINEER:      | KIMLEY-HORN AND ASSOCIATES, INC.<br>421 FAYETTEVILLE ST., SUITE 600<br>RALEIGH, NORTH CAROLINA 27601<br>PHONE: (919) 653-2927<br>ATTN.: CHRIS BOSTIC, P.E.<br>chris.bostic@kimley-horn.com  |
| LANDSCAPE ARCHITECT: | KIMLEY-HORN AND ASSOCIATES, INC.<br>421 FAYETTEVILLE ST., SUITE 600<br>RALEIGH, NORTH CAROLINA 27601<br>PHONE: (919) 653-2976<br>ATTN.: RICHARD BROWN, PLA<br>richard.brown@kimley-horn.com |
| SURVEYOR:            | CHANDLER LAND SURVEYING,<br>309 SOUTH FLOQUAY AVENUE<br>FUQUAY-VARINA, NC 27526<br>PHONE: (919) 291-9163<br>ATTN.: JOHN CHANDLER, PLS                                                       |

PREPARED IN THE OFFICE OF:

NC CERTIFICATE OF AUTHORIZATION: F-0102

**Kimley»»Horn**

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421 FAYETTEVILLE STREET – SUITE 600 – RALEIGH, NORTH CAROLINA 27601  
PHONE: (919) 677-2000

STORMWATER TREATMENT FOR THIS SITE IS  
ADDRESSED AS PART OF THE PREVIOUSLY APPROVED  
PINE HOLLOW COMMONS MASTER PLAN VIA DRY  
DETENTION POND AND LEVEL SPREADER / VEGETATED  
FILTER STRIP.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL  
TOWN OF CLAYTON, JOHNSTON COUNTY AND/OR  
NCDOT STANDARDS AND SPECIFICATIONS.

**EXISTING CONDITION NOTES:**

1. EXISTING INFORMATION SHOWN TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED ON MAY 17, 2018 BY CHANDLER LAND SURVEYING, 309 SOUTH FUQUAY AVENUE, FUQUAY-VARINA, NC 27526, PHONE: 919-291-9163.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE X BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 37201605900J DATED DECEMBER 2, 2005.

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Copyright Kimley-Horn and Associates, Inc., 2018

DATE: JUNE 29, 2018

SEAL:

JOB NUMBER:  
017484001



Know what's below.  
Call before you dig.

## GENERAL NOTES:

1. WORK IN THIS PROJECT SHALL CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE NCDOT ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS, THE TOWN OF CLAYTON DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT, AND GENERAL DESIGN STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN. ALL UTILITIES TO BE DEDICATED TO THE TOWN OF CLAYTON MUNICIPAL WATER AND/OR SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED AND TESTED TO CONFORM TO STATE OF NORTH CAROLINA/STATE BOARD OF HEALTH REGULATIONS AND/OR SEWER REGULATIONS AND THE TOWN OF CLAYTON DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. THE TERM "CONTRACTOR" AS REFERENCED HERE-IN SHALL ALSO INCLUDE THE SUBCONTRACTOR OR PRINCIPAL TRADE CONTRACTOR, UNDER CONTRACT TO THE GENERAL CONTRACTOR TO PROVIDE LABOR, MATERIALS, AND/OR SERVICES TO THE PROJECT.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY, INCLUDING BUT NOT LIMITED TO TRENCH SAFETY, DURING ALL PHASES OF CONSTRUCTION.
4. THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA 811 UTILITIES LOCATION SERVICE (NC811) AT 1-800-632-4949 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
5. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RINGS, WATER VALVES, ETC. DURING AFTER CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
6. TRAFFIC CONTROL WITHIN ALL VEHICULAR AREAS IS THE RESPONSIBILITY OF THE CONTRACTOR, SHALL BE IN CONFORMANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," AND AS FURTHER DIRECTED BY TOWN AND STATE INSPECTORS.
7. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
8. CONSTRUCTION STAKEOUT FOR THIS PROJECT SHALL BE PER A DIGITAL (CAD) FILE PROVIDED BY THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE LEAD ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND THE DIMENSIONS SHOWN ON THIS PLAN. ANY MODIFICATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED BY THE ENGINEER SHALL REMAIN THEIR OWN.
9. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE TOWN OF CLAYTON ENGINEERING DIVISION AND THE OWNER.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
11. THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS, AND WIRE UTILITY STRUCTURES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES.
12. ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.
13. EXISTING INFORMATION SHOWN TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY DATED MAY 18, 2019 PROVIDED BY CHANDLER SURVEYING, 309 SOUTH FUGUAY AVENUE, FUGUAY-VARINA, NC 27526, PHONE: 919-291-9163.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NC DOT AND TOWN OF CLAYTON STANDARDS, SPECIFICATIONS, & DETAILS IF APPLICABLE.

## GRADING

1. OBTAIN AND POST THE COUNTY LAND DISTURBANCE PERMIT ONSITE PRIOR TO COMMENCING WORK ON SITE.
2. REFER TO FINAL CONSTRUCTION PLANS FOR CLEARING LIMITS AND TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING MANUAL DISTURBANCE.
3. CONTRACTOR SHALL ADHERE TO THE LIMITS OF DISTURBANCE.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY. AREAS SHALL BE WATERED, FERTILIZED, RESEED, AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
5. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER, TOWN OF CLAYTON, AND NCDENR), AS REQUIRED, TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, OR FEDERAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
6. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS AND REPORT. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE CERTIFIED MATERIAL TESTING AGENCY PRIOR TO PLACEMENT.
7. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
8. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE OF WOOD, ROOTS, ROCKS, BouldERS, OR ANY OTHER NON-COMPATIBLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE.
9. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO A MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D-698. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
10. ALL DEMOLITION, DEBRIS, AND OTHER EXCESS MATERIAL SHALL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
11. NO TREE WITHIN THE TREE PROTECTION AREA SHALL BE REMOVED OR DAMAGED.
12. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE PROJECT ACCEPTANCE IS SCHEDULED. FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.
13. REFERENCE GEOTECHNICAL REPORT FOR PAVING SUB GRADE INFORMATION.
14. ALL SPOT GRADE ELEVATIONS IN CURB AND GUTTER REPRESENT GUTTER FLOWLINE ELEVATION AT FACE OF CURB UNLESS OTHERWISE NOTED (ADD 6" FOR TOP OF CURB).
15. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES/SUPERELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
16. REFER TO SITE PLAN AND FINAL PLAT FOR HORIZONTAL DIMENSIONS.
17. WHERE FILL IS TO BE PLACED ON EXISTING SLOPES STEEPER THAN 4:1, CONTRACTOR SHALL EXCAVATE BENCHES WITH A MAXIMUM DEPTH OF 3'.
18. THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR APPROPRIATE SOIL STABILIZATION ON ALL SLOPES STEEPER THAN 3:1.
19. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS.
20. SILT FENCE SHALL BE PLACED AROUND ALL TEMPORARY SOIL STOCKPILES A MINIMUM OF 3' FROM TOP OF SLOPE.
21. VERTICAL DATUM IS BASED ON NAVD 88.

## SANITARY SEWER

1. GRAVITY SANITARY SEWER MAINS SHALL BE SDR-35 PVC PIPE AS SPECIFIED IN THESE PLANS. SANITARY SEWER SERVICES SHALL BE SCHEDULE 40 PVC.
2. CLEANOUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE AND WYE APPROPRIATELY BASED ON PIPE DEPTH.
3. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF CLAYTON STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH, PER TOWN OF CLAYTON STANDARDS.
4. SANITARY SEWER CLEAN-OUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY-DUTY TRAFFIC BEARING CASINGS.
5. ALL SEWER MAINS IN TRAFFIC AREAS SHALL HAVE MINIMUM COVER OF 5' MEASURED FROM FINISHED GRADE TO PIPE CROWN UNLESS DUCTILE IRON PIPE IS PROVIDED IN CLASS 1 BEDDING WHERE A MINIMUM COVER SHALL BE 3'.
6. SEWER MANHOLES LOCATED IN NON-PAVED AREAS SHALL HAVE RIM ELEVATION A MINIMUM OF 1' ABOVE FINISHED GRADE.

## STANDARD UTILITY NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON DESIGN STANDARDS & SPECIFICATIONS.
2. UTILITY SEPARATION REQUIREMENTS:  
A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERRUCS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.  
B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS. THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETERS.  
C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.  
D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.  
E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE.  
F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE TOWN OF CLAYTON ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE TOWN OF CLAYTON.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS. IT IS THE APPLICABLE RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE TOWN OF CLAYTON PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT.
7. INSTALL 2" WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT THERE. IT IS THE APPLICABLE RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 2.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
12. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT.
13. THE STATE OF NORTH CAROLINA AND TOWN OF CLAYTON PUBLIC UTILITIES DEPT. SHALL BE NOTIFIED IN WRITING PRIOR TO UTILITY INSTALLATION AND FOR SCHEDULING INSPECTIONS.
14. TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. IN THE EVENT AN ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS COVERING SUCH ITEMS SHALL APPLY.
16. IF TOWN OF CLAYTON WATER AND SANITARY SEWER PERMITS ARE REQUIRED, CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT FEES.
17. LOCATIONS AND DEPT. OF EXISTING WATER AND SEWER LINES SHOWN ON THESE PLANS WITHIN THE PROPERTY LIMITS OF THE SITE ARE ASSUMED BASED ON SURVEY OF SURFACE FEATURES (MANHOLES, VALVES, VAULTS, METERS, ETC.) PROVIDED BY CHANDLER SURVEYING, 309 SOUTH FUGUAY AVENUE, FUGUAY-VARINA, NC 27526, PHONE: 919-291-9163. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF FIELD VERIFIED THE HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING UTILITIES PRIOR TO COMMENCING WORK. ANY DEVIATIONS FROM WHAT IS INDICATED ON THESE PLANS SHALL BE REPORTED TO THE DEVELOPER AND ENGINEER, IN WRITING, IMMEDIATELY.
18. CONTRACTOR SHALL PROVIDE A MEANS TO KEEP ALL NEW PIPING ISOLATED FROM EXISTING PIPING UNTIL ALL NEW PIPING HAS BEEN TESTED, AND ACCEPTED FOR SERVICE.
19. EXISTING UTILITIES SHALL BE PROTECTED DURING ALL CONSTRUCTION.
20. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE, STRUCTURES, AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINFECTION AND PRESSURE TESTING OF ALL MAINS. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
21. UTILITY WORK SHALL BE INSPECTED AND ACCEPTED BY TOWN OF CLAYTON PRIOR TO PLACING INTO SERVICE.
22. THERE SHALL BE A MINIMUM 3' CLEAR DISTANCE AROUND ALL FIRE HYDRANTS.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "AS-BUILT" PLANS, PER TOWN OF CLAYTON REQUIREMENTS, TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM PLANS MADE DURING CONSTRUCTION. THE ENGINEER WILL PROVIDE THESE RECORD PLANS TO THE TOWN OF CLAYTON.

## WATER

1. WATERLINES, LARGER THAN 2" SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350. WATERLINES 3/4" TO 2" SHALL BE TYPE "K" SOFT COPPER.
2. ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.
3. NATIONAL STANDARD THREADS SHALL BE INSTALLED ON FIRE HYDRANTS.
4. ALL FIRE HYDRANTS AND FDC CONNECTIONS TO HAVE STORZ TYPE CONNECTION PER TOWN OF CLAYTON FIRE DEPARTMENT STANDARDS.

## BACKFLOW PREVENTION:

1. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS REQUIRED BACKFLOW PREVENTER.
2. EACH BACKFLOW PREVENTER ASSEMBLY IS REQUIRED TO BE TESTED BY TOWN OF CLAYTON APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM INTO SERVICE. CONTRACTOR SHALL PERFORM TESTING IN ACCORDANCE WITH THE TOWN OF CLAYTON PUBLIC UTILITIES DEPARTMENT.

## CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
4. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.

## PAVING/CURBING

1. WHERE PROPOSED CURB AND GUTTER TIES TO EXISTING CURB OR CURB AND GUTTER, A TRANSITION OF 10' SHALL BE MADE TO CONFORM TO THE EXISTING HEIGHTS AND SHAPES.
2. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL TAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED IN THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
3. ALL PAVEMENT SUB GRADES (EVEN WHEN ROCK IS ENCOUNTERED) SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 98 PERCENT OF ASTM D-690 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN IN THE CONSTRUCTION DOCUMENTS OR AS DIRECTED BY THE CERTIFIED MATERIALS TESTING AGENT. FILL SHALL BE PLACED AND COMPACTED IN MAXIMUM 8" LIFTS.
4. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AND MISCELLANEOUS STRIPING AS SHOWN ON THE PLANS. ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ADHERE TO NCDOT STANDARDS.
5. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
6. ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
7. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE TESTING LABORATORY AND THE PAYMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY THAT THE CERTIFIED MATERIAL TESTING AGENT HAS PERFORMED THE WORK AND THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND/OR THE PROJECT SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
8. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON PUBLIC STREETS SHALL CONFORM TO MUTCD, NCDOT, AND TOWN OF CLAYTON STANDARDS.

## STORM DRAINAGE

1. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE TOWN OF CLAYTON PROJECT ADMINISTRATOR SHALL INSPECT ALL "PUBLIC" CONSTRUCTION. THE CONTRACTOR'S PRICE SHALL INCLUDE ALL INSPECTION FEES.
4. ALL RCP STORM SEWER MAINS AND LATERALS SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE.
5. ALL PVC PIPE USED IN DRAINAGE SYSTEM SHALL BE MINIMUM SDR-35 OR APPROVED EQUAL.
6. ALL PVC TO RCP CONNECTIONS SHALL BE CONSTRUCTED WITH CONCRETE COLLARS.
7. THE LOCATIONS OF STORM SEWER STRUCTURES SHOWN ON THESE PLANS (AND PROVIDED IN ASSOCIATED CAD FILES) ARE APPROXIMATE. THE CONTRACTOR SHALL TAKE ALL CURB INLET STRUCTURES SUCH THAT INLET TOPS ALIGN HORIZONTALLY WITH PROPOSED CURB LOCATIONS (PER DETAIL IF PROVIDED). WHERE PROPOSED STORM SEWERS TIE TO EXISTING STRUCTURES, PIPES, ETC., THE CONTRACTOR SHALL FIELD ADJUST PROPOSED STORM SEWERS TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.
8. RIM ELEVATIONS FOR STORM CATCH BASINS ARE MEASURED TO THE GUTTER FLOW LINE.

## TRAFFIC CONTROL NOTES

1. WITHIN THE SIGHT TRIANGLES AND SIGHT EASEMENTS SHOWN ON THESE PLANS, NO OBSTRUCTION SHALL BE LOCATED IN WHOLE OR PART BETWEEN (2) FEET AND (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS. OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO, ANY BERM, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF CLAYTON AND/OR N.C.D.O.T. STANDARDS AND SPECIFICATIONS.
3. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR DETAILS OF STANDARD TRAFFIC CONTROL SIGNS AND STANDARDS.

## SEEDBED PREPARATION

1. CRUEL, COMPACTED AREAS AND SPREAD TOPSOIL THREE INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTIRE AREA TO SIX INCHES DEEP.
3. REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE MIXTURE BELOW).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED FOUR TO SIX INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE MORE THAN 60% DAMAGED, RE-ESTABLISH FOLLOWING THE ORIGINAL LINE, FERTILIZER AND SEEDING RATE AND SIFTING RATE AND SIFTING RATE AND SIFTING RATE AND SIFTING RATE.
9. CONSULT S&EC ENVIRONMENTAL ENGINEERS ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

|                                                  |                                                             |
|--------------------------------------------------|-------------------------------------------------------------|
| <b>Fall Permanent Seeding</b>                    | August 15 – November 1                                      |
| Lime                                             | 2 tons/ac                                                   |
| 5-10-10 Fertilizer                               | 1000 lbs/ac                                                 |
| 0-20-0                                           | 500 lbs/ac                                                  |
| Scarified Sericea Lespedeza                      | 60 lbs/ac                                                   |
| Ky-31 Fescue                                     | 30 lbs/ac                                                   |
| Brown Top Millet                                 | 20 lbs/ac                                                   |
| Strow Mulch                                      | 2 tons/ac                                                   |
| <b>*Strow Mulch</b>                              |                                                             |
| <b>Fall Permanent Seeding - Centipede:</b>       | September 1 – February 28                                   |
| Lime                                             | 2 tons/ac                                                   |
| Fertilizer (low nitrogen approved for Centipede) | (Appropriate fertilizer approved for centipede application) |
| Centipede Seed                                   | 15 lbs/ac (overspread in spring)                            |
| Strow Mulch                                      | 2 tons/ac                                                   |
| <b>*Strow Mulch</b>                              |                                                             |
| <b>Winter Temporary Cover</b>                    | November 1 – February 28                                    |
| Lime                                             | 2 tons/ac                                                   |
| 10-10-10 Fertilizer                              | 700 lbs/ac                                                  |
| 0-20-0                                           | 50 lbs/ac                                                   |
| Strow Mulch                                      | 2 tons/ac                                                   |
| <b>*Strow Mulch</b>                              |                                                             |
| <b>Spring Permanent Seeding</b>                  | March 1 – April 30                                          |
| Lime                                             | 2 tons/ac                                                   |
| 5-10-10 Fertilizer                               | 1000 lbs/ac                                                 |
| 0-20-0                                           | 500 lbs/ac                                                  |
| Scarified Sericea Lespedeza                      | 40 lbs/ac                                                   |
| Common Bermuda Grass (hulled)                    | 8 lbs/ac                                                    |
| Brown Top Millet                                 | 20 lbs/ac                                                   |
| Strow Mulch                                      | 2 tons/ac                                                   |
| <b>*Strow Mulch</b>                              |                                                             |
| <b>Spring Permanent Seeding - Centipede:</b>     | April 1 – July 15                                           |
| Lime                                             | 2 tons/ac                                                   |
| Fertilizer (low nitrogen approved for Centipede) | (Appropriate fertilizer approved for centipede application) |
| Centipede Seed                                   | 90 lbs/ac                                                   |
| Strow Mulch                                      | 2 tons/ac                                                   |
| <b>*Strow Mulch</b>                              |                                                             |
| <b>Late Spring Permanent Seeding</b>             | March 15 – June 30                                          |
| Lime                                             | 2 tons/ac                                                   |
| 10-10-10 Fertilizer                              | 1000 lbs/ac                                                 |
| 0-20-0                                           | 500 lbs/ac                                                  |
| Scarified Sericea Lespedeza                      | 40 lbs/ac                                                   |
| Common Bermuda Grass (hulled)                    | 8 lbs/ac                                                    |
| Strow Mulch                                      | 2 tons/ac                                                   |
| <b>*Strow Mulch</b>                              |                                                             |
| <b>Summer Temporary Cover</b>                    | June 30 – August 3                                          |
| Lime                                             | 2 tons/ac                                                   |
| 10-10-10 Fertilizer                              | 700 lbs/ac                                                  |
| Brown Top Millet                                 | 40 lbs/ac                                                   |
| Strow Mulch                                      | 2 tons/ac                                                   |
| <b>*Strow Mulch</b>                              |                                                             |

### NOTES:

- 1. \* Mulch will be doubled if crimping is the method used.



TOWN OF CLAYTON

USE WITH CARE. THIS PLAN IS THE PROPERTY OF THE TOWN OF CLAYTON. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

SEEDING

SPECIFICATIONS

|           |            |
|-----------|------------|
| DATE      | APPROVED   |
| REVISIONS | DATE       |
| 1         | 11/11/2019 |

## EROSION CONTROL NOTES

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THROUGHOUT THE PROJECT CONSTRUCTION ALL EROSION CONTROL MEASURES SHOWN WITHIN THESE PLANS IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) AND TOWN OF CLAYTON EROSION AND SEDIMENT CONTROL REGULATIONS.
3. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH REGULATIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER GENERAL PERMIT.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO GRADING AND/OR LAND DISTURBANCE.
5. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND PERMIT SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE NCDENR EROSION CONTROL INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
7. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS. CONTACT THE PROJECT ENGINEER AND PROJECT EROSION CONTROL INSPECTOR TO ENSURE ADDITIONAL EROSION CONTROL MEASURES ARE INSTALLED PRIOR TO OFF-SITE GRADING.
8. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO OFF-SITE BORROW OR WASTE AREAS, STAGING OR STORAGE AREAS), THE CONTRACTOR SHALL PREPARE AND SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND TO THE TOWN OF CLAYTON FOR APPROVAL. CONTRACTOR SHALL PAY ALL FEES REQUIRED AND SHALL INSTALL NECESSARY MEASURES AT NO SEPARATE PAYMENT. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER A COPY OF THE AMENDED PERMIT.
9. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RESEED, AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
10. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. ALL DISTURBED AREAS WHICH ARE NOT OTHERWISE STABILIZED SHALL BE TOP SOILED AND SEED, TEMPORARILY OR PERMANENTLY IN ACCORDANCE WITH THE NORTH CAROLINA SEDIMENT CONTROL REGULATIONS. PERMANENT SEEDING AND GRASS ESTABLISHMENT IS REQUIRED PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.
11. CONTRACTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF DOES NOT LEAVE SITE LIMITS OR ENTER PROTECTED AREAS. ANY SEDIMENT DEPOSITED BEYOND DISTURBED AREA WITHIN SITE LIMITS SHALL BE REMOVED.
12. ROLLED EROSION CONTROL PRODUCTS (RCP'S) SHOULD BE USED TO AID PERMANENT VEGETATED STABILIZATION OF SLOPES 2:1 OR GREATER AND WITH MORE THAN 10' OF VERTICAL RELIEF. RCP'S SHOULD ALSO BE USED WHEN MULCH CANNOT BE ADEQUATELY TACKED AND WHERE IMMEDIATE GROUND COVER IS REQUIRED TO PREVENT EROSION DAMAGE.
13. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 21 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
14. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
15. WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.
16. TEMPORARY CONSTRUCTION ENTRANCES SHALL BE REQUIRED AT ALL CONSTRUCTION STAGING AREA ENTRANCES AND ALL CONSTRUCTION ACCESS LOCATIONS INTO NON-PAVED AREAS. TWO TO THREE INCH STONE SHALL BE USED FOR THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
17. ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SILTATION. INEFFECTIVE PROTECTION DEVICES SHALL BE IMMEDIATELY REPLACED AND THE INLET CLEANED. FLUSHING IS NOT AN ACCEPTABLE METHOD OF CLEANING.
18. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
19. SEDIMENT BARRIERS AND TRAP, PERIMETER DITCHES, SEDIMENT BARRIERS AND OTHER MEASURES RETAINED TO VEGETATION FUNCTIONAL BEFORE SLOPE LAND DISTURBANCE TAKES PLACE.
20. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
21. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUTLET.
22. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
23. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED BY CONSTRUCTION UNTIL STABILIZATION OR A SUFFICIENT GRASS COVER HAS BEEN ESTABLISHED OR AS DIRECTED BY THE ENGINEER. TOWN OF CLAYTON INSPECTOR'S FINAL APPROVAL IS REQUIRED.
24. STABILIZATION MEASURES SHALL BE APPLIED TO STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
25. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDING UPON FIELD CONDITIONS.
26. LIMITS OF GRADING SHOWN ON THE PLAN ARE MAXIMUM LIMITS FOR EROSION CONTROL PURPOSES ONLY. SURVEYOR TO DETERMINE ACTUAL LIMIT.
27. ANY GRADING BEYOND THE DENIED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE TOWN OF CLAYTON EROSION CONTROL ORDINANCE, AND IS SUBJECT TO A FINE.
28. GRADING MORE THAN 12,000 SF WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE TOWN OF CLAYTON EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

## ABBREVIATIONS

\*NOT ALL ABBREVIATIONS MAY BE USED FOR THIS PROJECT.

CB - CATCH BASIN  
YI - YARD INLET  
CO - CLEAN OUT  
DI - DROP INLET  
EX - EXISTING  
FES - FLEET-END-SECTION  
JB - JUNCTION BOX  
LOD - LIMITS OF DISTURBANCE  
PVC - POLYVINYL CHLORIDE  
RCP - REINFORCED CONCRETE PIPE  
TYP. - TYPICAL



Know what's below.  
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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF CLAYTON, JOHNSTON COUNTY AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

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## GENERAL NOTES

CULVER'S AT PINE  
HOLLOW COMMONS

PREPARED FOR  
JELB2, LLC.

TOWN OF CLAYTON

SHEET NUMBER

C0.1

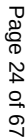
DATE

REVISIONS

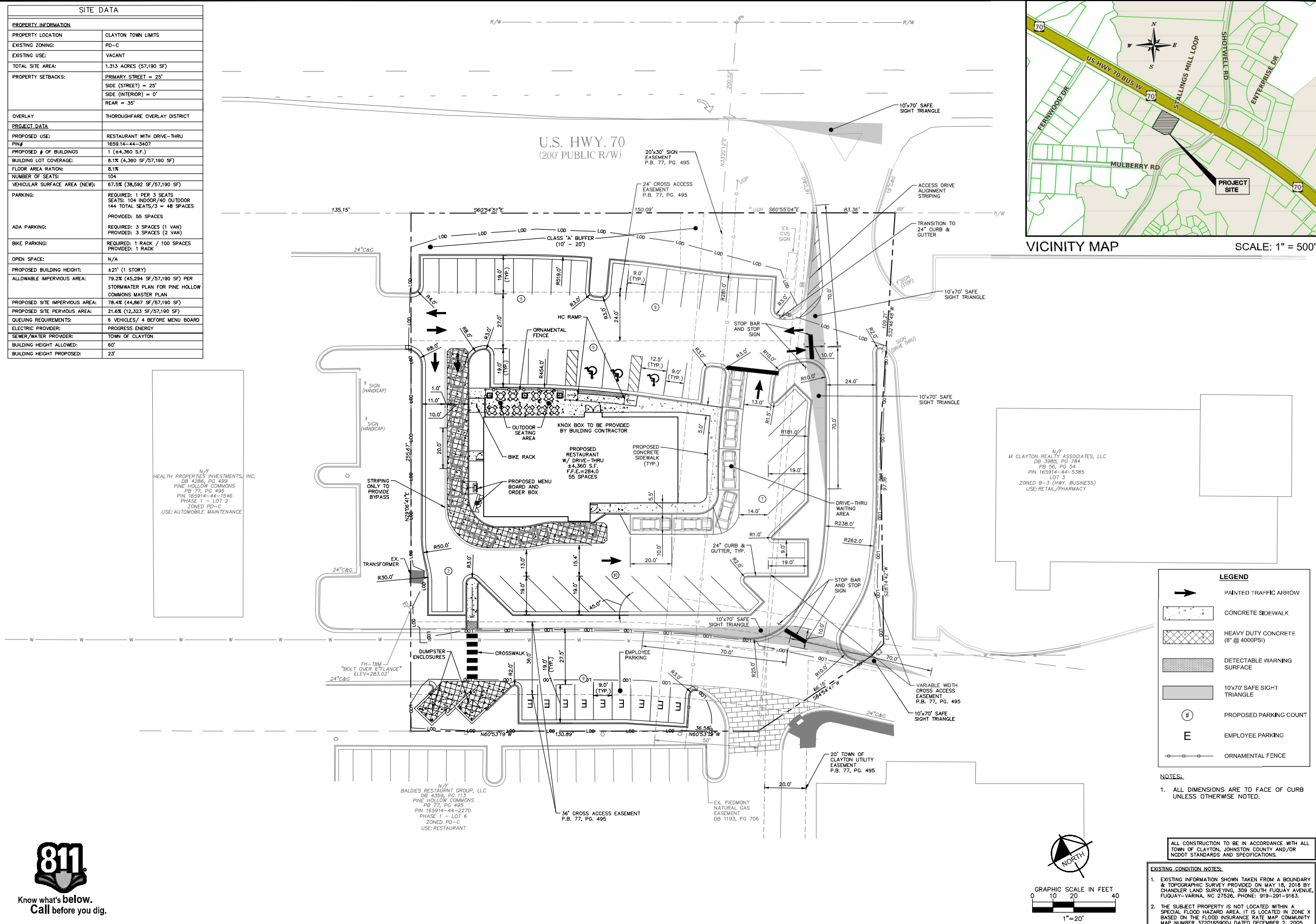
NO.







| SITE DATA                      |                                                                                                                 |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>PROPERTY INFORMATION</b>    |                                                                                                                 |
| PROPERTY LOCATION              | CLAYTON TOWN LIMITS                                                                                             |
| EXISTING ZONING:               | PO-C                                                                                                            |
| EXISTING USE:                  | VACANT                                                                                                          |
| TOTAL SITE AREA:               | 1.313 ACRES (57,190 SF)                                                                                         |
| PROPERTY SETBACKS:             | PRIMARY STREET = 25'<br>SIDE (STREET) = 25'<br>SIDE (INTERIOR) = 0'<br>REAR = 35'                               |
| OVERLAY                        | THOROUGHFARE OVERLAY DISTRICT                                                                                   |
| <b>PROJECT DATA</b>            |                                                                                                                 |
| PROPOSED USE:                  | RESTAURANT WITH DRIVE-THRU                                                                                      |
| PIN#                           | 1659-14-44-3407                                                                                                 |
| PROPOSED # OF BUILDINGS        | 1 (44,390 SF.)                                                                                                  |
| BUILDING LOT COVERAGE          | 6.0% (4,360 SF/57,190 SF)                                                                                       |
| FLOOR AREA RATIO:              | 0.13                                                                                                            |
| NUMBER OF SEATS:               | 104                                                                                                             |
| VEHICULAR SURFACE AREA (NEW):  | 67.5% (38,592 SF/57,190 SF)                                                                                     |
| PARKING:                       | REQUIRED: 1 PER 3 SEATS<br>SEATS: 104 INDOOR/40 OUTDOOR<br>144 TOTAL SEATS/3 = 48 SPACES<br>PROVIDED: 65 SPACES |
| ADA PARKING:                   | REQUIRED: 5 SPACES (1 VAN)<br>PROVIDED: 5 SPACES (2 VAN)                                                        |
| BIKE PARKING:                  | REQUIRED: 1 RACK / 100 SPACES<br>PROVIDED: 1 RACK                                                               |
| OPEN SPACE:                    | N/A                                                                                                             |
| PROPOSED BUILDING HEIGHT:      | 42'1" (1 STORY)                                                                                                 |
| ALLOWABLE IMPERVIOUS AREA:     | 79.2% (45,294 SF/57,190 SF) PER STORMWATER PLAN FOR PINE HOLLOW COMMONS MASTER PLAN                             |
| PROPOSED SITE IMPERVIOUS AREA: | 78.4% (44,867 SF/57,190 SF)                                                                                     |
| PROPOSED SITE PERVIOUS AREA:   | 21.6% (12,323 SF/57,190 SF)                                                                                     |
| QUIDDING REQUIREMENTS:         | 6 VEHICLES/1/4 BEFORE MENU BOARD                                                                                |
| ELECTRIC POWER:                | PHOENIX ENERGY                                                                                                  |
| SEWER/WATER PROVIDER:          | TOWN OF CLAYTON                                                                                                 |
| BUILDING HEIGHT ALLOWED:       | 60'                                                                                                             |
| BUILDING HEIGHT PROPOSED:      | 23'                                                                                                             |



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|                          |                    |                |                 |              |
|--------------------------|--------------------|----------------|-----------------|--------------|
| KHA PROJECT<br>017484001 | DATE<br>06/29/2018 | SCALE AS SHOWN | DESIGNED BY JCB | DRAWN BY JCB |
|--------------------------|--------------------|----------------|-----------------|--------------|

## SITE PLAN

CULVER'S AT PINE  
HOLLOW COMMONS  
PREPARED FOR  
JELB211C

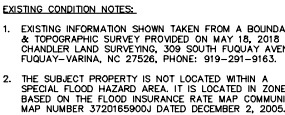
SHEET NUMBER  
C2.0

Know what's **below**.  
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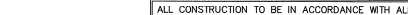
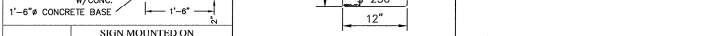
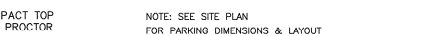
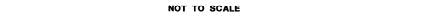
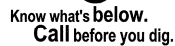
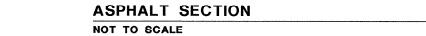






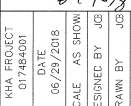


SHEET NUMBER  
**C5.0**



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SITE DE

SHEET NUMBER  
C6.0



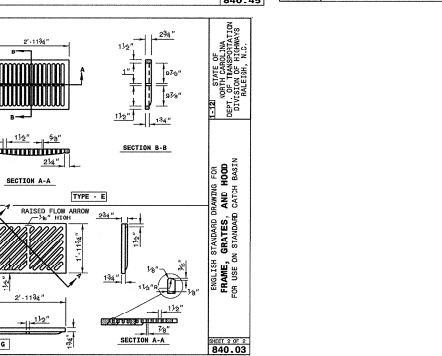
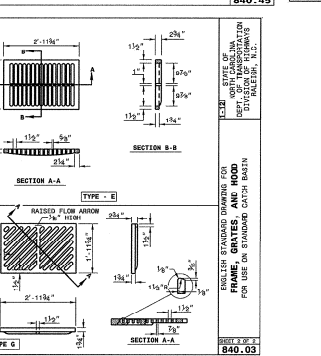
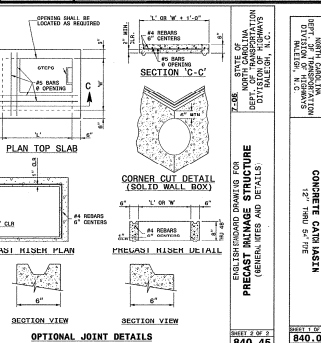
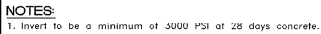
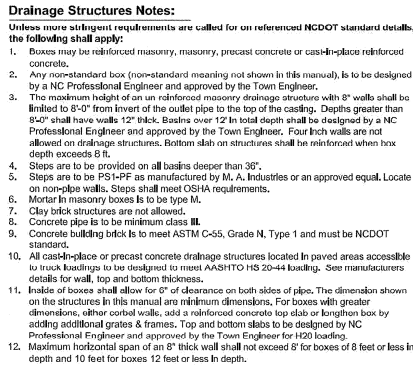
CULVER'S AT PINE  
HOLLOW COMMONS  
PREPARED FOR  
JELB2, LLC.

## STORM DRAINAGE DETAILS

|                          |                    |                |                 |              |                |
|--------------------------|--------------------|----------------|-----------------|--------------|----------------|
| KHA PROJECT<br>017484031 | DATE<br>06/29/2018 | SCALE AS SHOWN | DESIGNED BY JCB | DRAWN BY JCB | CHECKED BY CCB |
|--------------------------|--------------------|----------------|-----------------|--------------|----------------|

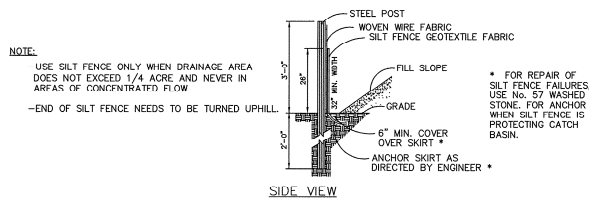
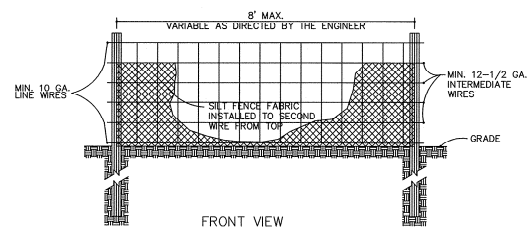


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[illegible]







### CONSTRUCTION SPECIFICATIONS

## MATERIALS

1. USE A SYNTHETIC FIBER FABRIC OF AT LEAST 95% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6611, WHICH IS SHOWN IN PART IN TABLE 6.62B.
2. SYNTHETIC FIBER FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED ULTIMATE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120°F.
3. ENSURE THAT POSTS FOR SEDIMENT FENCES ARE 1.25 LB/IN<sup>2</sup> FT MINIMUM SIZE, WITH A MINIMUM LENGTH OF 42 INCHES, AND ARE PROTECTED BY AN INCHES.
4. FOR REINFORCEMENT OF STANDARD STRENGTH FIBER FABRIC, USE WIRE FENCE WITH A MINIMUM 14 GAUGE AND A MAXIMUM MESH SPACING OF 6 INCHES.

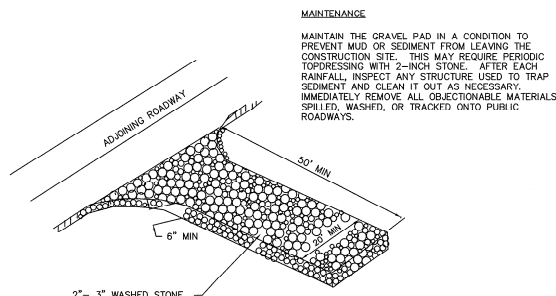
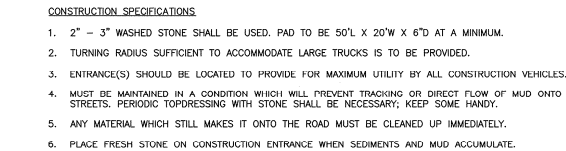
## CONSTRUCTION

2. CONSTRUCT THE SEDIMENT BARRIER OF STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRIC. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 24 INCHES ABOVE THE GROUND SURFACE. (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE SEDIMENT BARRIER.)
3. CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH A 4 FEET MINIMUM LAP.
4. SUPPORT STANDARD STRENGTH FILTER FABRIC BY WIRE MESH SPACING TO THE BOTTOM OF THE TRENCH. FASTEN THE WIRE REINFORCEMENT, THEN FABRIC ON THE UPSLOPE SIDE OF THE FENCE POST. WIRE OR PLASTIC ZIPS SHOULD BE USED TO SECURE THE FABRIC TO THE POSTS.
5. WHEN A WIRE MESH SUPPORT FENCE IS USED, SPACE POSTS A MAXIMUM OF 8 FEET APART. SUPPORT POSTS SHOULD BE DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES.
6. WHEN A TRENCH WITH A 4 INCH DEEP SPACED WIRE MESH SUPPORT FENCE IS USED, WIRE MESH SUPPORT FENCE SHOULD FASTEN THE FILTER FABRIC DIRECTLY TO POSTS. WIRE OR PLASTIC ZIP TIES SHOULD HAVE MINIMUM 50 POUND TENSILE STRENGTH.
7. LOCATE A TRENCH AT LEAST 4 INCHES WIDE AND 8 INCHES DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
8. PLACE 12 INCHES OF THE FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
9. LOCATE A TRENCH AT LEAST 4 INCHES WIDE AND 8 INCHES DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIER. IN CRITICAL TO SELF-HEALING PERFORMANCE, THE TRENCH SHOULD BE EXISTENT THROUGHOUT THE LIFE OF THE BARRIER.

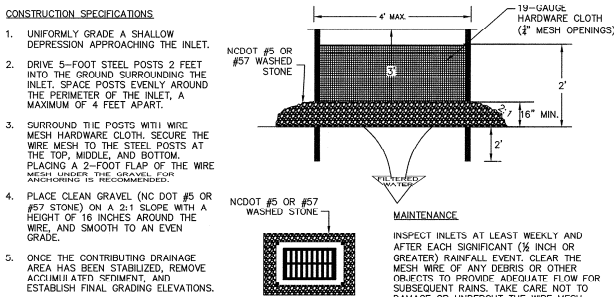
## MAINTENANCE

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS. IMMEDIATELY SHOULD FABRIC OF SEDIMENT FENCE GOES STRAY, CLEAN UP ON BEHALF OF THE FENCE. REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

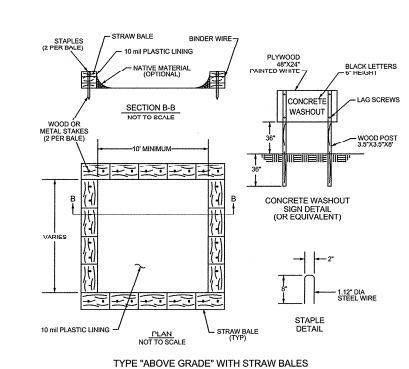
TEMPORARY SILT FENCE  
NOT TO SCALE



**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

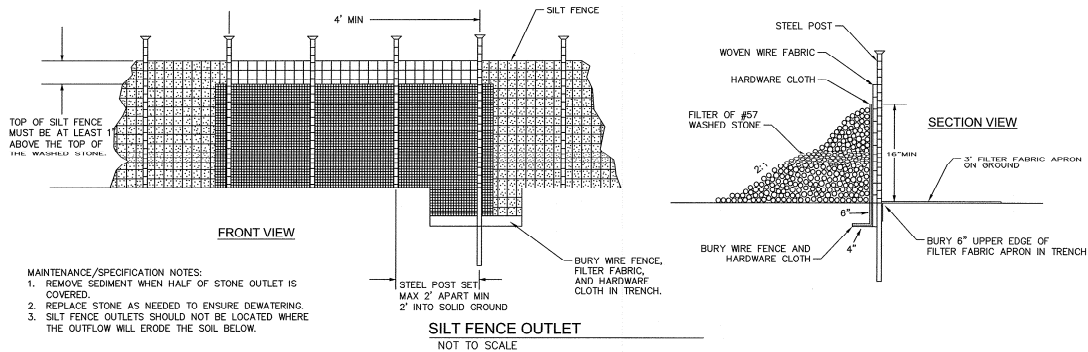


**HARDWARE CLOTH AND GRAVEL INLET PROTECTION**  
NOT TO SCALE



- ### NOTES
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
  2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
  3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
  4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

CONCRETE WASHOUT  
NOT TO SCALE



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL  
TOWN OF CLAYTON, JOHNSTON COUNTY AND/OR  
NCDOT STANDARDS AND SPECIFICATIONS.

EXISTING CONDITION NOTES:

1. EXISTING INFORMATION SHOWN TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED ON MAY 18, 2018 BY CHANDLER LAND SURVEYING, 309 SOUTH FUQUAY AVENUE, FUQUAY-VARINA, NC 27526, PHONE: 919-291-9163.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE X BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720165900J DATED DECEMBER 2, 2005.



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|--------------------------|--------------------|----------------|-----------------|--------------|---------------|
| KHA PROJECT<br>017484001 | DATE<br>06/29/2018 | SCALE AS SHOWN | DESIGNED BY JCO | DRAWN BY JCO | CHECKED BY CO |
|--------------------------|--------------------|----------------|-----------------|--------------|---------------|

## EROSION CONTROL DETAILS

CULVER'S AT PINE  
HOLLOW COMMONS  
PREPARED FOR  
JELB2, LLC.

NORTH CAROLINA

TOWN OF CLAYTON

SHEET NUMBER  
C9.0

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|-----|-----------|------|----|



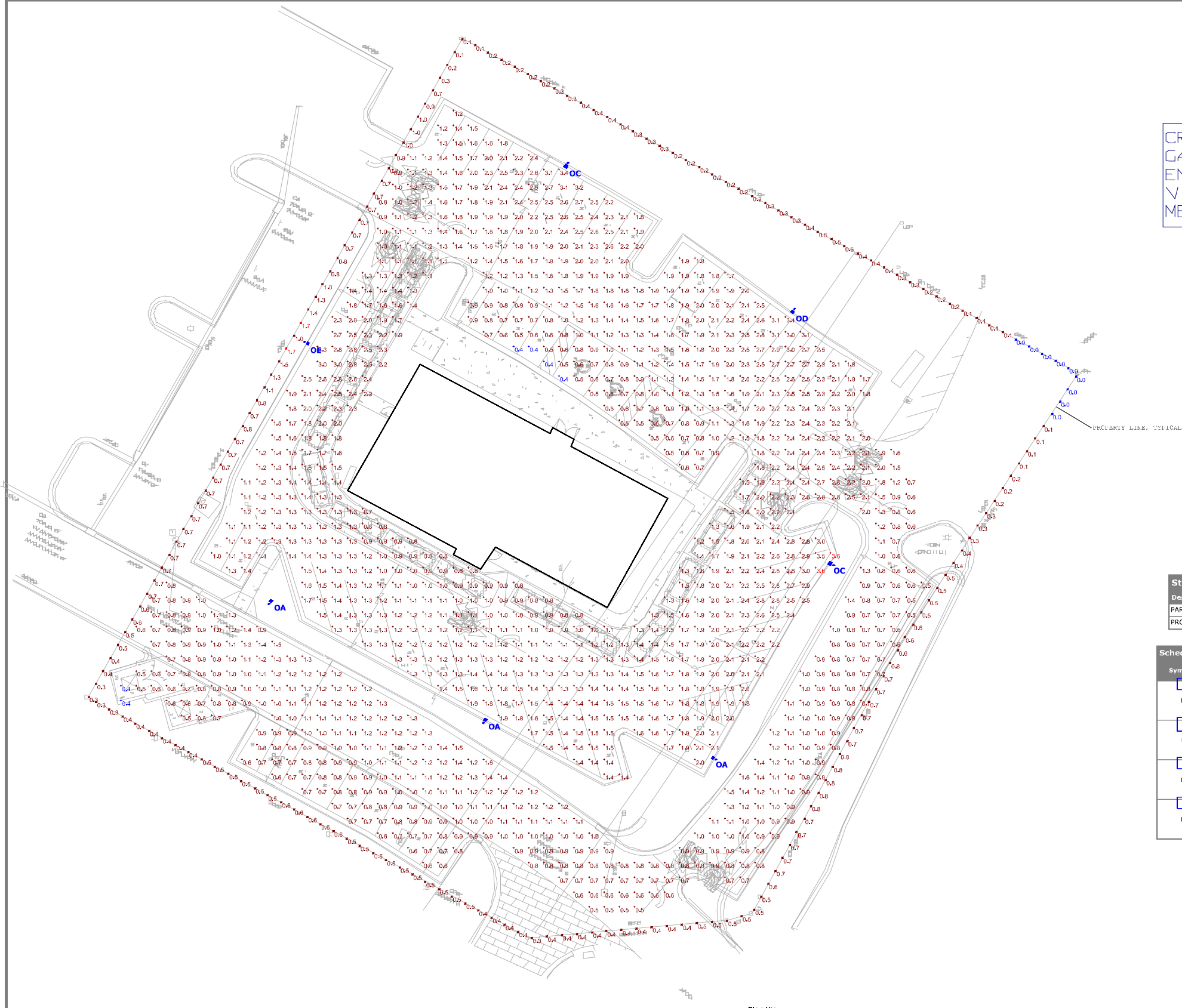


1. EXISTING INFORMATION SHOWN TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED ON MAY 18, 2018 BY CHANDLER LAND SURVEYING, 309 SOUTH FUQUAY AVENUE, FUQUAY-YARINA, NC 27526, PHONE: 919-291-9153.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE X BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720160500J DATED DECEMBER 2, 2006.

SHEET NUMBER  
L1.0

[illegible]





Plan View  
Scale: 1" = 16'

CRESCENT ELECTRIC SUPPLY COMPANY  
GARY NANDERS AT 1 800 236 9008  
EMAIL: CULVERS@CESCO.COM  
VERIFY THAT THE ATTACHED LAYOUT  
MEETS LOCAL CODE REQUIREMENTS

| Statistics    |        |        |        |        |         |
|---------------|--------|--------|--------|--------|---------|
| Description   | Symbol | Avg    | Max    | Min    | Max/Min |
| PARKING LOT   | +      | 1.4 fc | 3.6 fc | 0.4 fc | 9.0:1   |
| PROPERTY LINE | X      | 0.5 fc | 1.7 fc | 0.0 fc | N/A     |

| Schedule |       |          |                   |                              |
|----------|-------|----------|-------------------|------------------------------|
| Symbol   | Label | Quantity | Manufacturer      | Catalog Number               |
|          | OA    | 3        | Lithonia Lighting | DSX1 LED                     |
|          | OC    | 2        | Lithonia Lighting | DSX1 LED                     |
|          | OD    | 1        | Lithonia Lighting | DSX1 LED                     |
|          | OE    | 1        | Lithonia Lighting | DSX1 LED P3 40K T4M MVOLT HS |

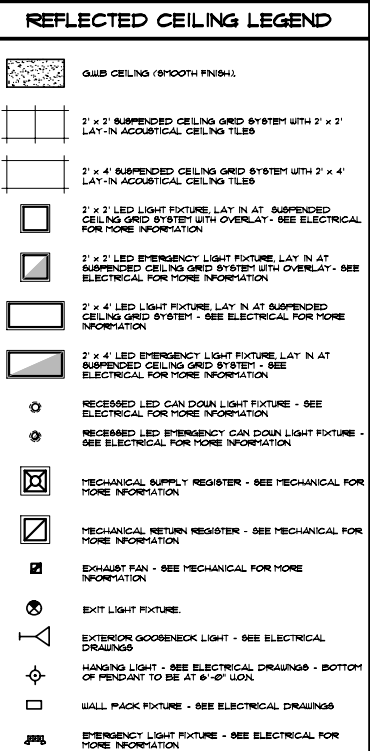


CULVERS CLAYTON, NC  
SITE PHOTOMETRIC

LT1.0

Designer  
Date  
5/30/2018  
Scale  
Not to Scale  
Drawing No.  
Summary





| REVISIONS | BY |
|-----------|----|
|           |    |
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|           |    |
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|           |    |

Member of the American Institute of Architects  
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Phone 727.781.7525 • Fax 727.781.6923  
• [www.oliverarchitects.com](http://www.oliverarchitects.com) •

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DESIGN  
DEVELOPMENT  
SCHEME 'A'

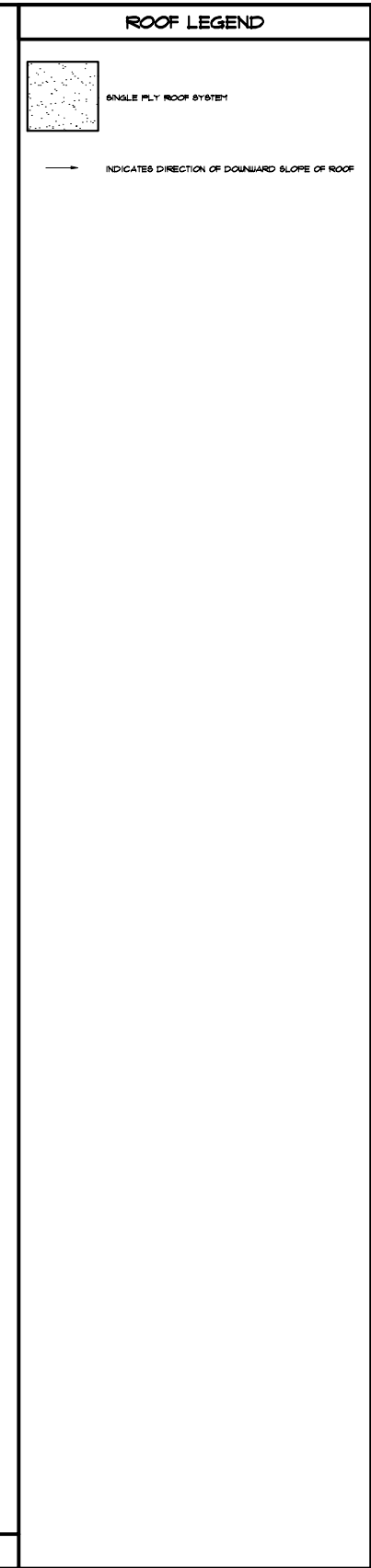
**new Free Standing**



 Pine Hollow Commons  
Waynton, North Carolina 27520

|              |            |
|--------------|------------|
| Date:        | 05. 24. 18 |
| Scale:       | AS NOTED   |
| Project Mgr: | DG         |
| Drawn:       | GNIII      |
| Job:         | 18-079     |
| Sheet        |            |

A2

[illegible]





1 PROPOSED NORTH EXTERIOR ELEVATION (ENTRY)  
SCALE: 3/16" = 1'-0"

- ALUMINUM COPING : UNA-CLAD - REGAL BLUE
- CORNER BANDING : SHERWIN WILLIAMS - ROOKWOOD CLAY #82823
- STUCCO - PAREX - STYLE MEDIUM SAND FINISH  
LOCATION: MAIN FIELD - COLOR: SHERWIN WILLIAMS CANVAS TAN #82831
- STUCCO - PAREX - STYLE MEDIUM SAND FINISH  
LOCATION: FILASTERS & CORNICES - COLOR: SHERWIN WILLIAMS - ROOKWOOD CLAY #82823
- ALUMINUM CANOPY - ANODIZED SILVER
- AWNING - DARADOO TENT & AWNING - STRIPED - BAMBRELLA OYSTER 4642 / ROYAL 4611 / SKY 4624
- ALUMINUM STOREFRONT : CLEAR ANODIZED ALUMINUM
- CULTURED STONE ENVIRONMENTAL STONEWORKS - STYLE: TUSCAN LEDGE - COLOR: MANZANITA WITH BILL AND ACCESSORIES. MORTAR JOINTS - NO DRY STACK
- BRICK VENEER: HANSON BRICK - STYLE: COTTONWOOD PLANTATION - COLOR: WHITE - WITH BILL AND ACCESSORIES. MORTAR JOINTS



2 PROPOSED EAST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



3 PROPOSED SOUTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



4 PROPOSED WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

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DESIGN  
DEVELOPMENT  
SCHEME 'A'

New Free Standing  
Culver's  
Pine Hollow Commons  
Clayton, North Carolina 27520

Date: 05.29.18  
Scale: AS NOTED  
Project Mgr: DG  
Drawn: GNIII  
Job: 18-079  
Sheet

A4



Town of Clayton  
Planning Department  
111 E. Second Street, Clayton, NC 27520  
P.O. Box 879, Clayton, NC 27528  
Phone: 919-553-5002  
Fax: 919-553-1720

Planning Board  
July 23, 2018

## STAFF REPORT

### Application Number: 2018-107-SP Project Name: Culver's Major Site Plan

**NC PIN / Tag #:** 165914-44-3407 / 05G02005I  
**Applicant:** JELB2, LLC  
**Owner:** Conway Centre LLC  
**Location:** Located off US HWY 70 BUS, between CVS and Pep Boys in Pine Hollow Commons

#### Public Noticing:

- Neighborhood meeting held on June 28, 2018
- Sign posted prior to July 13, 2018

**REQUEST:** The applicant is requesting major site plan approval to develop a 4,360 square foot drive-thru restaurant on the subject property.

#### SITE DATA:

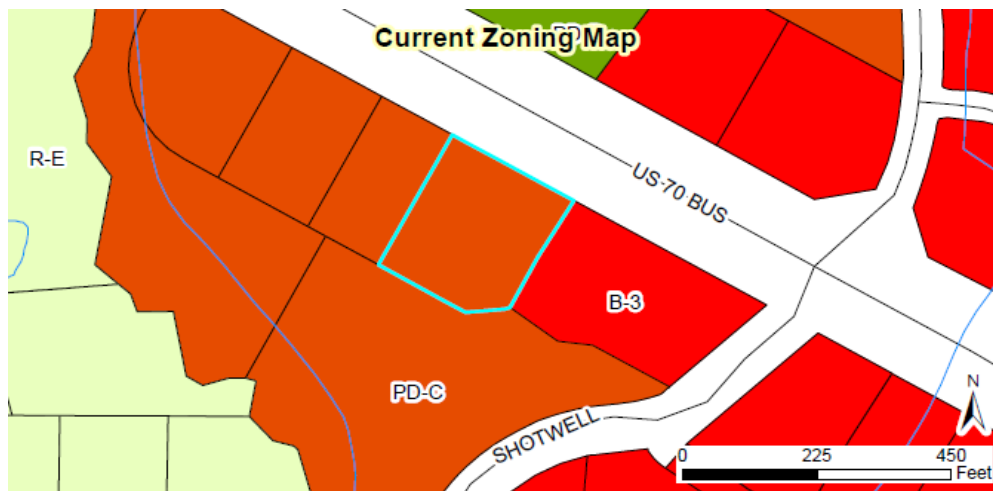
**Acreage:** 1.313 acres  
**Existing Use:** Vacant





**ADJACENT ZONING AND LAND USES:**

| Direction | Zoning                                                            | Existing Use                             |
|-----------|-------------------------------------------------------------------|------------------------------------------|
| North     | Highway-Business (B-3) and Planned Development-Residential (PD-R) | Gas station, apartments (Stallings Mill) |
| South     | Planned Development-Commercial (PD-C)                             | Restaurant (Cleveland Draft House)       |
| East      | Highway-Business (B-3)                                            | Retail (CVS)                             |
| West      | Planned Development-Commercial (PD-C)                             | Vehicle Repair/Service (Pep Boys)        |

**DEVELOPMENT DATA:**

|                     |                                                                                                                                                                                                            |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposed Uses:      | Restaurant, drive-thru                                                                                                                                                                                     |
| Buildings:          | 1 building                                                                                                                                                                                                 |
| Number of Stories:  | 1 story                                                                                                                                                                                                    |
| Impervious Surface: | 78.4% (79.22% maximum permitted per master plan's stormwater management plan)                                                                                                                              |
| Required Parking:   | 1 space per 3 seats (104 seats total; 104 indoor and 40 outdoor) = 48 spaces                                                                                                                               |
| Proposed Parking:   | 55 spaces, including three handicap                                                                                                                                                                        |
| Access/Streets:     | The primary entrance will be located northeast via an existing internal access drive that connects to US HWY 70 BUS. The site will also have an access point connecting to Pep Boys' property to the west. |

**STAFF ANALYSIS:****Overview**

The applicant is requesting major site plan approval to develop a 4,360 square foot drive-thru restaurant on the subject property. This property is zoned Planned Development-Commercial, and is a part of the Pine Hollow Commons Planned Development Master Plan. The proposed use is consistent with the parcel's designation within

the master plan, which was permitted for “bank, office, retail, restaurant, or commercial”. The proposed development is also consistent with the established setbacks within the Pine Hollow Commons master plan.

The site will utilize two existing access points; one located to the northeast via an existing internal access drive that connects to US HWY 70 BUS, and one connecting to Pep Boys’ property. The drive-thru queuing area will be located to the west and south of the building, and will contain seven queuing spaces for customers and a required 10’ wide bypass lane. A drive-thru waiting area will also be provided to the south and east for customers to utilize while their food is prepared. Outdoor seating is proposed to the north, and will consist of 40 additional seats with ornamental fencing separating the seating from the adjacent parking. Two dumpsters are proposed to be located to the south, across an existing internal access drive. The applicant is also proposing to locate nine employee designated parking spaces in this location.

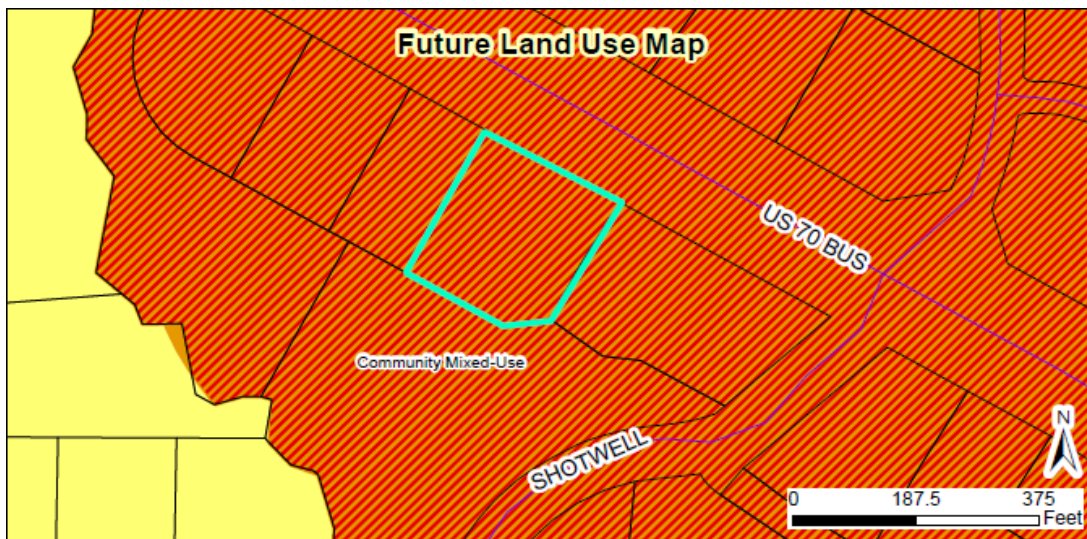
**Consistency with Adopted Plans:**

- **Comprehensive Plan 2040**

The proposed use is consistent with the Comprehensive Plan 2040 and Future Land Use Map, which designates this property as “Community Mixed Use”- consisting of Community Center and High Density Residential designations.

- **Unified Development Code**

The proposed development is generally consistent with the Unified Development Code (UDC). Some of the landscape islands at the end of parking rows currently do not have required canopy trees provided within them. The applicant has explained that this is due to an existing gas line easement that runs through the property. The gas company will not allow any landscaping taller than 48” to be added within this easement. As such, staff is comfortable with the applicant utilizing shrubs in the place of canopy trees within these islands.



**Landscaping and Buffering**

The subject property is located within the Thoroughfare Overlay District, which requires additional landscaping along US HWY 70 BUS. The applicant has provided this buffer as shown within the site plan. To meet UDC

requirements for drive-thru lanes, the applicant is providing landscaping along the drive-thru area west of the building. Additionally, the applicant meets the 20% lot interior landscape requirement.

**Multi-Modal Access**

No sidewalk is proposed along US HWY 70 BUS due to the lack of sidewalk in the surrounding area. A bike rack will be provided as required by the UDC.

**Garbage / Recycling**

Two dumpsters are proposed to the south, across an existing internal access drive. The dumpster enclosures will be a minimum of 8' in height with materials matching the primary structure, as required within the UDC. Shrubs will also be planted around the base of the dumpster enclosures to provide additional screening.

**Architecture/Design**

The restaurant will consist of stucco and cultured stone siding with canvas awnings and decorative lighting. The materials and features will be consistent on all sides of the building. All rooftop mechanical equipment will be screened entirely from view.

---

**CONSIDERATIONS:**

- The Planning Board shall make a final decision regarding Major Site Plans.

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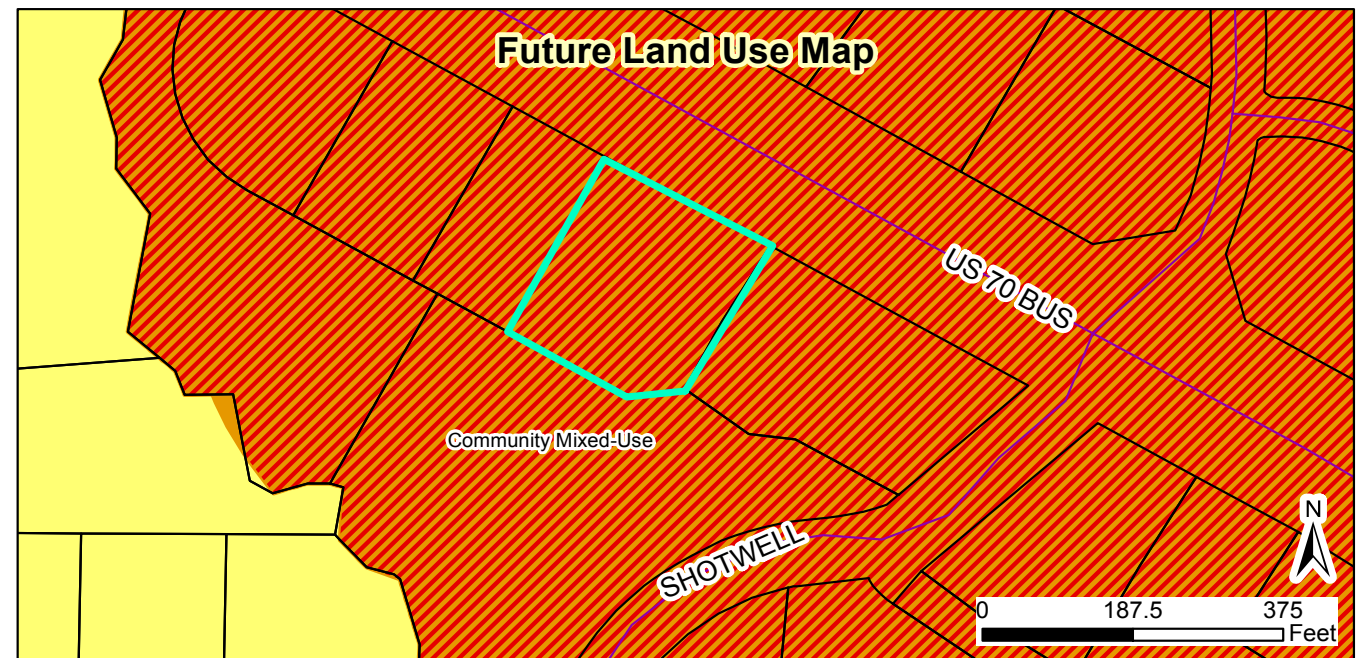
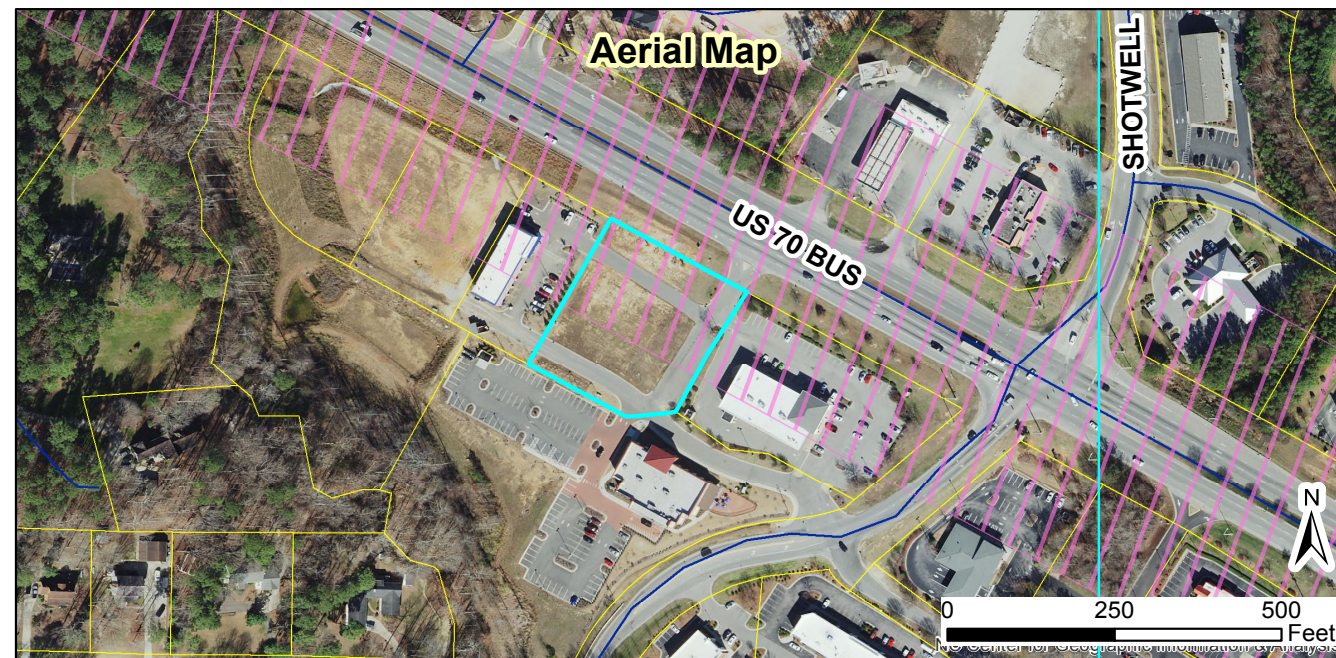
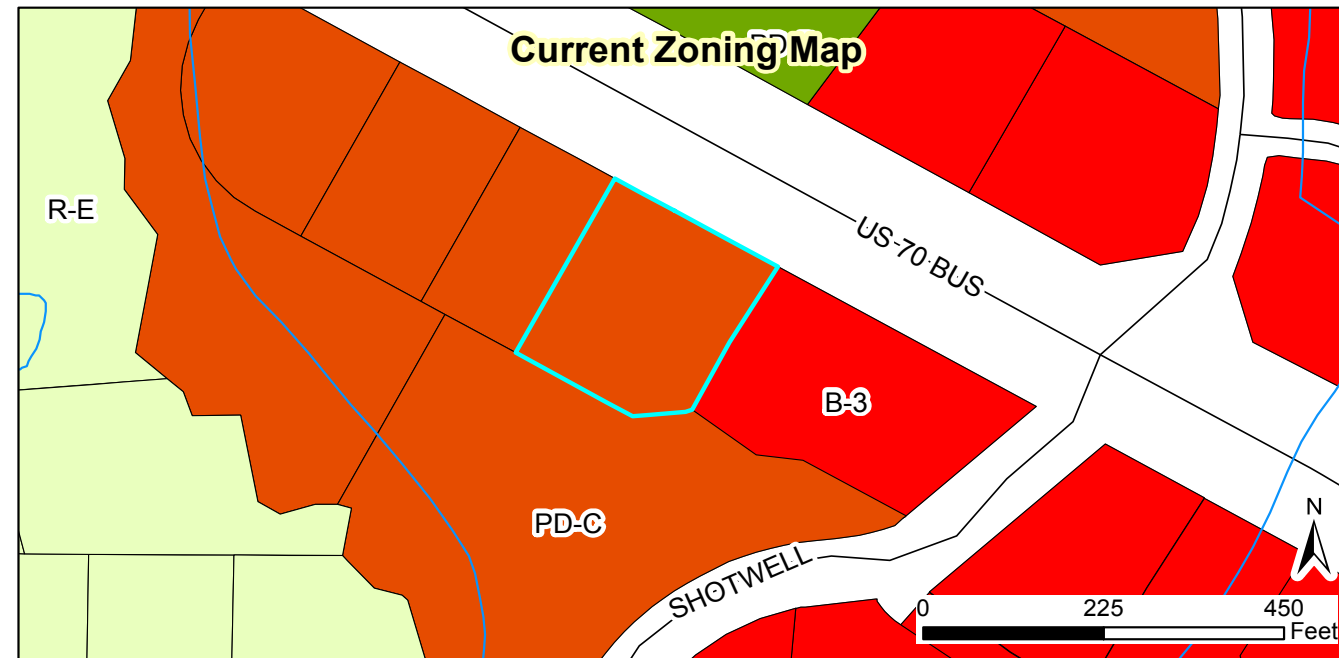
**APPROVAL CRITERIA:**

The applicant has addressed the Major Site Plan Approval Criteria outlined in the Unified Development Code. The applicant's responses are incorporated into the record as an attachment to the Staff Report.

---

**ATTACHMENTS:**

- 1) Staff report maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan



**2018-107-SP Culver's Major Site Plan**  
**Request: develop a drive-thru restaurant**  
 Applicant: JELB2, LLC  
 Property Owners: Conway Centre LLC  
 Parcel ID: 165914-44-3407  
 Tag #: 05G020051

### Staff Report Map



07/5/18

Produced by: TOC Planning  
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

#### Legend

- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2018\2018-107-SP Culver's Clayton\Staff Report Map\Staff Report Map- 2018-107-SP - Culver's Major Site Plan.mxd





## TOWN OF CLAYTON

Planning Department  
111 E. Second Street, Clayton, NC 27520  
P.O. Box 879, Clayton, NC 27528  
Phone: 919-553-5002  
Fax: 919-553-1720

### SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

Pursuant to Article 7, §155.706 of the Unified Development Code (UDC), an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a subdivision of land. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application Fees: **Major Preliminary Subdivision Plat Fee: \$400.00 + \$5.00 per lot**  
**Advertisement Fee: \$100.00**  
**Modifications to Approved Plans Fee:**  
Major Modification: \$400.00 + \$5.00 per lot modified  
Minor Modification: \$200.00 + \$5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.  
See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.  
See §155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.  
See §155.706(N) for information on minor and major modifications.  
See UDC Article 6 for Subdivision Standards.

#### SITE INFORMATION

☒ New Major Subdivision  
Conventional: \_\_\_\_\_ Open Space: \_\_\_\_\_  
☐ Modification to Approved Preliminary Plat  
Major: \_\_\_\_\_ Minor: \_\_\_\_\_  
☐ New Subdivision Master Plan

Name of Project: Canady Landing Acreage of Property: 19.263  
Tag #: 05G040511 NC PIN: 165703-14-7846  
Location: Jack Rd.

Number of Lots (existing): 0 (Proposed) 12 Min Lot Size: 0.550 AC  
Zoning District: R-E Electric Provider: \_\_\_\_\_  
Wastewater: ☒ Septic ☐ Sewer (check one) Water: ☐ Well ☒ Public/Private Water (check one)  
Recreation/Open Space Requirement: ☒ Fee in lieu ☐ Land Dedication – Acreage: \_\_\_\_\_

#### FOR OFFICE USE ONLY

Date Received: MAR 01 2018 Amount Paid: \$ 560 File Number: 2018-36-5D

TOWN OF CLAYTON  
PLANNING DEPARTMENT

**PROPERTY OWNER INFORMATION**

Name: James Canady N. Life Estate

Mailing Address: 3737 Colonial Cove, Hope Mills, NC 28348

Phone Number: \_\_\_\_\_

Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

**APPLICANT INFORMATION**

Applicant: True Line Surveying

Mailing Address: 205 W. Main St. Clayton, NC 2750

Phone Number: 919-359-0427

Fax: 919-359-0428

Contact Person: Curk Lane

Email Address: curk@truelinesurveying.com

**REQUIRED INFORMATION (to be submitted with the application)***The following items must accompany the application:*

| To be completed by the applicant:                                                                                                                                                                                                                                        | Yes                                 | N/A                                 | To be completed by staff: |    |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|---------------------------|----|-----|
| Submit 9 copies of all materials unless otherwise noted or directed by staff                                                                                                                                                                                             |                                     |                                     | Yes                       | No | N/A |
| 1. A pre-application meeting was held with Town Staff. Date: 2/2018 with James Lipscomb                                                                                                                                                                                  | <input checked="" type="checkbox"/> |                                     |                           |    |     |
| 2. Completed Application                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> |                                     |                           |    |     |
| 3. Review Fee and Advertisement Fee                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> |                                     |                           |    |     |
| 4. Findings of Fact, signed<br><i>Not required for minor modifications. Form is included in this packet.</i>                                                                                                                                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                           |    |     |
| 5. Owner's Consent Form<br><i>Required if applicant is not the property owner. Included in this packet</i>                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                           |    |     |
| 6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed<br><i>Checklist is included in this packet</i>                                                                                                                                         | <input checked="" type="checkbox"/> |                                     |                           |    |     |
| 7. Plat sheet(s) meeting requirements of the Requirements Checklist                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                           |    |     |
| 8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(l)(7). | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                           |    |     |
| 9. Adjacent Property Owners List                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                           |    |     |
| 10. Road Name Application <i>Included in this packet</i>                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                           |    |     |
| 11. Wastewater allocation request OR verification of wastewater allocation<br><i>Letter format, to the attention of the Town Manager.</i>                                                                                                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                           |    |     |

01 06 2016

Page 2 of 7

|                                                                                                                                                                                                                                                                                                                                                        |                                     |                                     |                                                                                                            |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------|--|--|
| 12. A signed and sealed Traffic Impact Analysis (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)                                                                                                                                                                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                                                                                            |  |  |
| 13. Neighborhood Meeting Notice Letter* (1 copy)<br>See sample letter and meeting requirement, included in this packet.<br>*Not required for minor modifications or subdivisions<br>*Not required for subdivisions that are part of an approved planned development                                                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                                                                                            |  |  |
| 14. Neighborhood Meeting summary form*<br>Included in this packet – NOT submitted with application.<br>*Not required for minor modifications or subdivisions<br>*Not required for subdivisions that are part of an approved planned development                                                                                                        |                                     | <input type="checkbox"/>            | Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting. |  |  |
| 15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list.<br>*Not required for minor modifications<br>This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town. | <input checked="" type="checkbox"/> |                                     |                                                                                                            |  |  |

### EXPLANATION OF PROJECT

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

Requesting a major subdivision approval for Canady Landing on Jack Rd. consisting of 12 lots. Also, requesting a wavier to the regulation for curb and gutter storm water control system.

### APPLICANT AFFIDAVIT

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

Curk Lane

Print Name

Signature of Applicant

3/1/18

Date

01/06/2018

01/06/18

## FINDINGS OF FACT

*Section 155.706(I)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:*

- (1) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.

The proposed subdivision plan meets all required specifications of the town Subdivision Regulations and conforms to the town UDO.

- (2) That the subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area. The subdivision will match existing character of nearby residential subdivisions.

- (3) That the subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.

The subdivision design connects to Jack Rd. at a location that meets or exceeds DOT site distance requirements and will provide the Unified ordinary use of the public infrastructure.

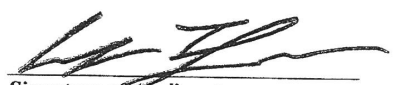
- (4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

The subdivision matches current zoning (RE) for a residential subdivision as adopted by the Town Council.

Project Name: Canady Landing

Curk T. Lane

Print Name

  
Signature of Applicant

3/1/18

Date

01 06 2018

Printed Date

## ADJACENT PROPERTY OWNERS LIST

**Project Name:** Canady Landing

*The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary*

*It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.*

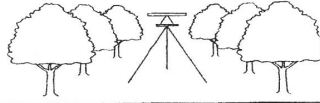
| PARCEL NUMBER  | NAME                                  | ADDRESS                           |
|----------------|---------------------------------------|-----------------------------------|
| 165701-25-2151 | Linwood Brent McLeod, Julie W. McLeod | 2718 Jack Rd. Clayton, NC 27520   |
| 165701-25-3220 | Mary Watkins and Roger Watkins        | 2692 Jack Rd. Clayton, NC 27520   |
| 165701-25-4233 | Marilyn Jennings and Evan Jennings    | 2678 Jack Rd. Clayton, NC 27520   |
| 165701-15-7887 | <b>Linda McAdams</b>                  | 427 Barbour St. Clayton, NC 27520 |
| 165701-05-9270 | William Irwin and Judith Irwin        | 2914 Jack Rd. Clayton, NC 27520   |
| 165701-05-1474 | William Irwin and Judith Irwin        | 2914 Jack Rd. Clayton, NC 27520   |
| 05G04051J      | William Irwin and Judith Irwin        | 2914 Jack Rd. Clayton, NC 27520   |
| 165703-14-5064 | George Vanhoy and Louise P. Vanhoy    | 2901 Jack Rd. Clayton, NC 27520   |
| 165703-13-6761 | <b>Mary Rose Colavito</b>             | 2881 Jack Rd. Clayton, NC 27520   |
| 165703-24-3506 | <b>Don McLeod</b>                     | 2737 Jack Rd. Clayton, NC 27520   |
|                |                                       |                                   |
|                |                                       |                                   |
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|                |                                       |                                   |

01/06/2016

Doc 7-117



## TRUE LINE SURVEYING, P.C.



March 1, 2018

Dear Clayton Area Property Owner:

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

Meeting Date: Tuesday, April 10, 2018

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

Time: 6:00pm

Type of Application: Major Subdivision

General Description: Purpose of this application is to develop a single family residential subdivision.

If you have any questions prior to or after this meeting, you may contact us at (919)359-0427.

Sincerely,

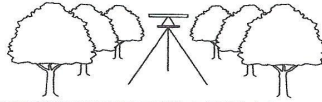
A handwritten signature in black ink, appearing to read 'Curk T. Lane'. The signature is fluid and cursive.

Curk T. Lane  
True Line Surveying

Cc: Clayton Planning Dept.

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

## TRUE LINE SURVEYING, P.C.



---

### Minutes for Canady Farms 4/10/18

Neighborhood meeting was held April 10, 2018, 6pm at True Line Surveying. A list of attendees is included as part of these minutes. James Lipscomb conducted the meeting along with Danny DiMaggio. James explained the proposed subdivision layout, lot numbers, acreages, proposed DOT right of ways, etc. to the attendees of the meeting. Julie McLeod expressed her requests for a buffer/berm on her adjoining lot line and her husband, Brent McLeod requested that additional flags be staked on the adjoining property line. Further discussion took place on the requirements of a berm in the Town of Clayton UDO and the lack of a required berm in this scenario. Adjoining property owners were unaware that the proposed subdivision will require a mail kiosk that will be placed in the cul-de-sac instead of individual mailboxes at each building site. The meeting ended at 6:30 pm.

---

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

# NEIGHBORHOOD MEETING SUMMARY FORM

**FILL OUT THE FOLLOWING:**

Date of Mailing: 3/1/18

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

Printed Name: Molly Herring

Signature:

Molly Herring

Date of Meeting: 4/10/18

Time of Meeting: 6:00pm

Location of Meeting: True Line Surveying

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

See attachment

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

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

01/06/2016

Page 6 of 17

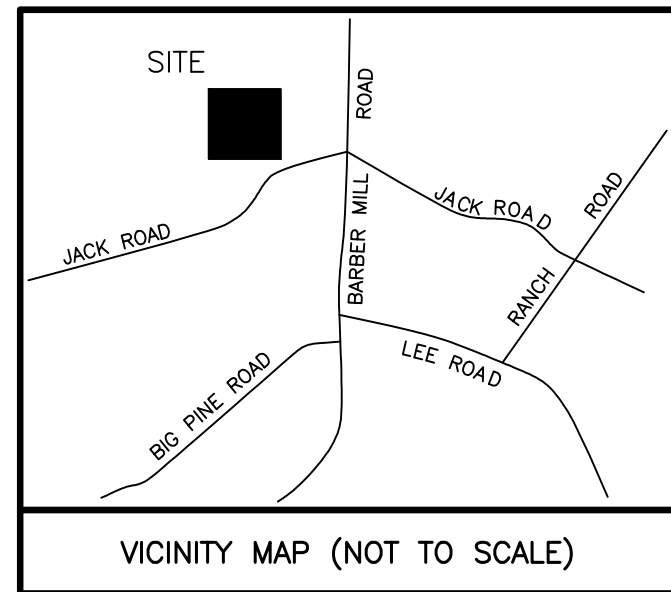
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: True Line Surveying

Location/Date: 4/10/18 True Line Surveying

|    | NAME           | ADDRESS                          |
|----|----------------|----------------------------------|
| 1  | Brent McLeod   | 2718 Jack Rd. Clayton, NC 27520  |
| 2  | Julie McLeod   | 2718 Jack Rd. Clayton, NC 27520  |
| 3  | Judy Irwin     | 2914 Jack Rd. Clayton, NC 27520  |
| 4  | William Irwin  | 2914 Jack Rd. Clayton, NC 27520  |
| 5  | Jessica Schwab | 2946 Jack Rd., Clayton, NC 27520 |
| 6  | James Lipscomb |                                  |
| 7  | Paul Parker    |                                  |
| 8  |                |                                  |
| 9  |                |                                  |
| 10 |                |                                  |
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| 19 |                |                                  |
| 20 |                |                                  |





PRELIMINARY SUBDIVISION PLAN

FOR  
*CANADY LANDING*  
CLAYTON, NORTH CAROLINA  
TOWN OF CLAYTON PROJECT NO. 2018-36-SD

SHEET INDEX

| SHEET TITLE                  | SHEET No. |
|------------------------------|-----------|
| EXISTING CONDITIONS.....     | 2         |
| BOUNDARY SURVEY.....         | 3         |
| SUBDIVISION PLAN.....        | 4         |
| CBU SITE PLAN & DETAILS..... | 5         |
| LANDSCAPING PLAN.....        | 6         |
| ENGINEERING PLAN.....        | 7         |

Received by Town of Clayton  
7/18/2018

**DEVELOPER/APPLICANT:**  
  
JAMES LIPSCOMB DEVELOPER  
3407 BARBER MILL ROAD  
CLAYTON, NORTH CAROLINA, 27520

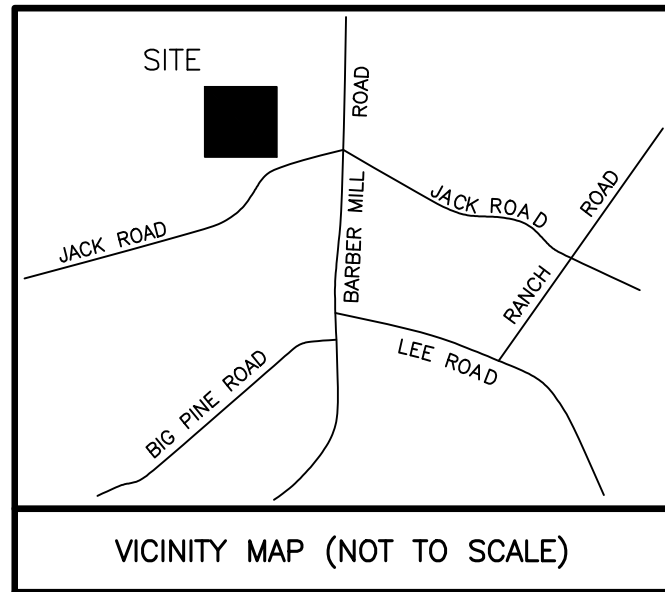
**LAND SURVEYOR**  
  
TRUE LINE SURVEYING, P.C.  
205 WEST MAIN STREET  
CLAYTON, NORTH CAROLINA, 27520  
TELEPHONE: 919-359-0427  
FAX: 919-359-0428  
FIRM # C-1859

**ENGINEER**  
  
ADAMS & HODGE ENGINEERING, P.C.  
314 EAST MAIN STREET  
CLAYTON, NORTH CAROLINA, 27520  
TELEPHONE: 919-243-1332  
FIRM # C-4187

SHEET 1: COVER SHEET      SHEET 1 of 7

|                                                                                                                                                                                             |                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>SURVEYED BY:</div><div>DRAWN BY:<br/>MIKE</div><div>CHECKED BY:<br/>CURK</div><div>DRAWING NAME:<br/>COVER SHEET</div><div>SURVEY DATE:</div><div>JOB NO.<br/>522.028</div></div> | <div><div>TRUE LINE SURVEYING, P.C.</div><div></div><div>205 WEST MAIN STREET<br/>CLAYTON, N.C. 27520<br/>TELEPHONE: (919) 359-0427<br/>FAX: (919) 359-0428<br/>www.truelinesurveying.com</div></div> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



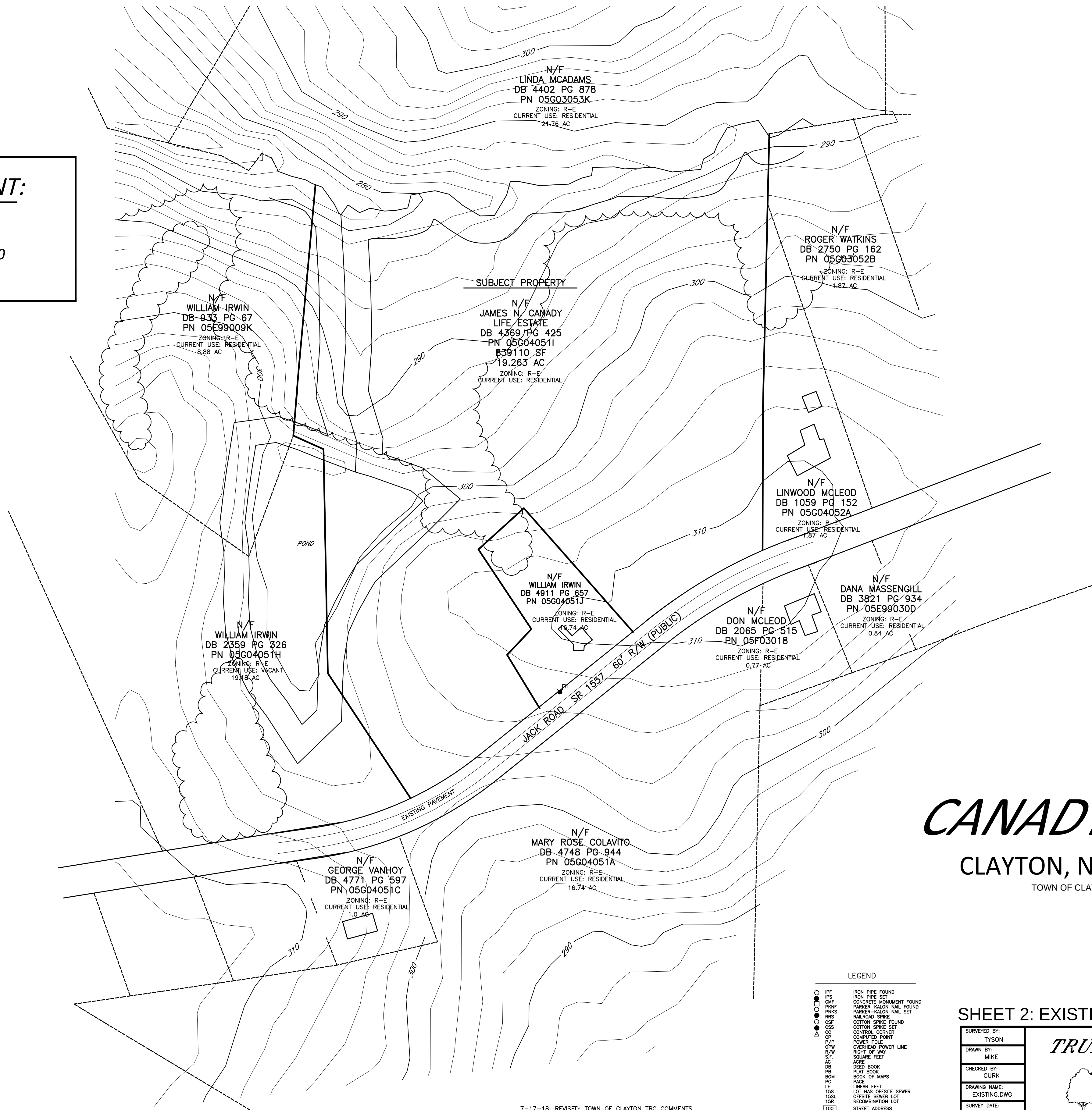


**DEVELOPER/APPLICANT:**

JAMES LIPSCOMB DEVELOPER  
3407 BARBER MILL ROAD  
CLAYTON, NORTH CAROLINA, 27520

**SITE INFORMATION**

OWNER: JAMES N. CANADY LIFE ESTATE  
3737 COLONIAL COVE  
HOPE MILLS, N.C. 28348  
PARCEL NO. 05G040511  
NC PN NO. 165703-14-7846  
PARENT TRACT DEED: DB 4369 PG 425  
TAX UNIQUE ID: 5163526  
STATE: NC  
COUNTY: JOHNSTON  
TOWNSHIP: CLAYTON  
ETC: CLAYTON  
TOWN ZONING: R-E  
CURRENT USE: VACANT  
TOTAL ACREAGE: 19.263



**LEGEND**

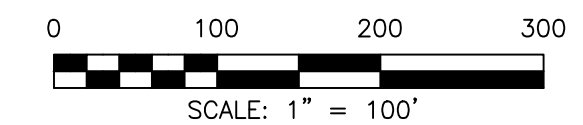
- IFP IRON PIPE FOUND
- PS CONCRETE MONUMENT FOUND
- CMF PARKER-MALON NAIL FOUND
- PNRS PARKER-MALON NAIL SET
- RES RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
- CSF COTTON SPIKE SET
- CC CONTROL CORNER
- CP COMPUTED POINT
- OP OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- S/F SQUARE FEET
- ACRE ACRE
- DB DEED BOOK
- PLAT PLAT BOOK
- BM BOOK OF MAPS
- PD PAGE
- LF LINEAR FEET
- LOT LOT AND OFFSITE SEWER
- 15S OFFSITE SEWER LOT
- 15R RECOMBINATION LOT
- [100] STREET ADDRESS
- LINES NOT SURVEYED

7-17-18: REVISED: TOWN OF CLAYTON TRC COMMENTS  
9-14-18: REVISED: TOWN OF CLAYTON TRC COMMENTS  
3-19-18: REVISED: TOWN OF CLAYTON TRC COMMENTS  
2-20-18: PLAN ORIGINALLY DRAWN

**CANADY LANDING**

CLAYTON, NORTH CAROLINA

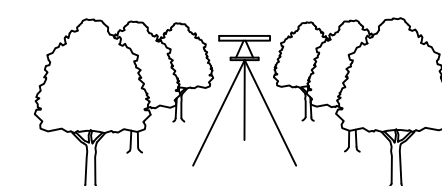
TOWN OF CLAYTON PROJECT NO. 2018-36-SD



**SHEET 2: EXISTING CONDITIONS SHEET 2 of 7**

|               |              |
|---------------|--------------|
| SURVEYED BY:  | TYSON        |
| DRAWN BY:     | MIKE         |
| CHECKED BY:   | CURK         |
| DRAWING NAME: | EXISTING.DWG |
| SURVEY DATE:  | 04-30-18     |
| JOB NO.       | 522.028      |

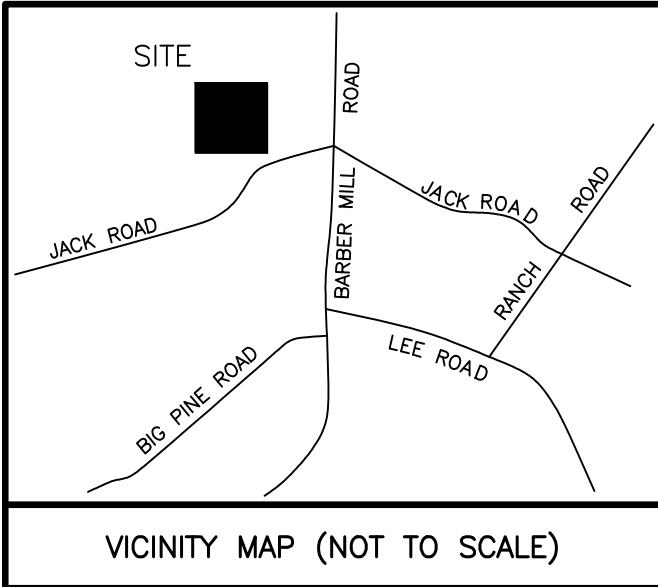
**TRUE LINE SURVEYING, P.C.**



205 WEST MAIN STREET  
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www.truelinesurveying.com

C-1859





PROPERTY SHOWN HEREON \_\_\_\_\_ IS \_\_\_\_\_ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720165700 J EFFECTIVE DATE: DECEMBER 2, 2005

THIS SURVEY: IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

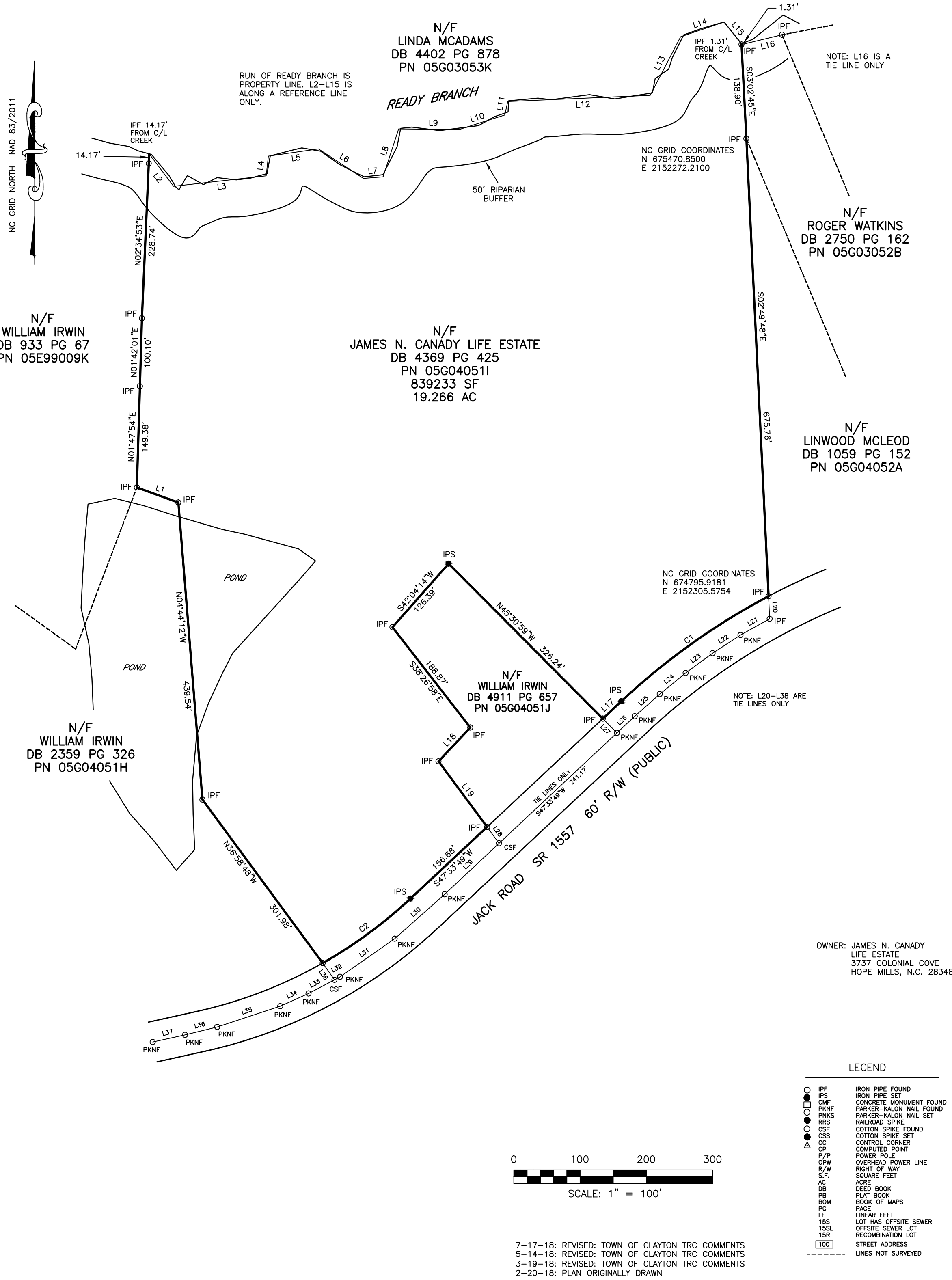
07-17-18 DATE SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

07-17-18 DATE SURVEYOR

STATE OF NORTH CAROLINA, \_\_\_\_\_ COUNTY I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4369, PAGE 425, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4369, PAGE 425; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-2-1. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 17th DAY OF JULY, A.D. 2018

SURVEYOR L - 3990 LICENSE NUMBER



BOUNDARY SURVEY FOR

# JAMES N. CANADY LIFE ESTATE

CLAYTON TOWNSHIP, JOHNSTON COUNTY  
NORTH CAROLINA  
MARCH 30, 2018

SHEET 3: BOUNDARY SURVEY SHEET 3 of 7

SURVEYED BY: TYSON

DRAWN BY: MIKE

CHECKED BY: CURK

DRAWING NAME: BOUNDARY.DWG

SURVEY DATE: 04-30-18

JOB NO. 522.028

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

TRUE LINE SURVEYING, P.C.

- NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
  - 2) AREAS COMPUTED BY COORDINATE METHOD.
  - 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  - 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
  - 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
  - 6) GRID TIE BY GPS
  - 7) ZONING: AR
  - 8) PARENT TRACT DEED DB 4369 PG 425
  - 9) PARCEL NO. 05G040511

REFERENCES:

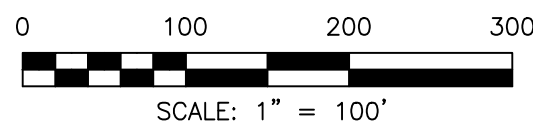
|                |               |
|----------------|---------------|
| DB 4369 PG 425 | PB 5/2 PG 398 |
| DB 2750 PG 162 | PB 25 PG 155  |
| DB 1059 PG 152 |               |
| DB 4911 PG 657 |               |
| DB 2359 PG 326 |               |
| DB 933 PG 667  |               |
| DB 4402 PG 878 |               |

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|----------|------------|--------------|---------------|
| C1    | 1030.00' | 271.61'    | 270.82'      | S55°07'05"W   |
| C2    | 695.00'  | 163.50'    | 163.12'      | S54°18'12"W   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N70°27'32"W | 66.41'   |
| L2   | S37°31'49"E | 60.42'   |
| L3   | N85°39'49"E | 140.57'  |
| L4   | N06°29'03"E | 29.15'   |
| L5   | N82°01'17"E | 76.47'   |
| L6   | S57°25'07"E | 80.54'   |
| L7   | N85°32'08"E | 29.64'   |
| L8   | N18°26'43"E | 74.43'   |
| L9   | S89°33'38"E | 91.56'   |
| L10  | N72°47'25"E | 71.88'   |
| L11  | N12°32'10"E | 20.26'   |
| L12  | N87°33'46"E | 215.26'  |
| L13  | N27°53'22"E | 97.80'   |
| L14  | N71°37'23"E | 69.28'   |
| L15  | S39°20'50"E | 41.39'   |
| L16  | N76°45'53"E | 62.81'   |
| L17  | S47°33'49"W | 37.94'   |
| L18  | S43°56'04"W | 69.12'   |
| L19  | S37°10'30"E | 121.39'  |
| L20  | S02°53'58"E | 33.39'   |
| L21  | S61°33'11"W | 50.02'   |
| L22  | S57°32'12"W | 49.96'   |
| L23  | S54°19'06"E | 50.01'   |
| L24  | S51°25'56"W | 50.01'   |
| L25  | S49°04'08"W | 49.92'   |
| L26  | S47°37'46"W | 36.36'   |
| L27  | N45°27'17"W | 30.04'   |
| L28  | N36°42'38"W | 30.15'   |
| L29  | S47°32'29"W | 111.30'  |
| L30  | S48°59'11"W | 99.99'   |
| L31  | S55°42'06"W | 99.90'   |
| L32  | S62°25'32"W | 9.27'    |
| L33  | S62°00'22"W | 44.19'   |
| L34  | S66°11'44"W | 46.52'   |
| L35  | S72°12'24"W | 99.92'   |
| L36  | S76°23'09"W | 50.00'   |
| L37  | S77°48'44"W | 49.97'   |
| L38  | N35°56'53"W | 30.37'   |

OWNER: JAMES N. CANADY LIFE ESTATE 3737 COLONIAL COVE HOPE MILLS, N.C. 28348

- LEGEND
- IPF IRON PIPE FOUND
  - PC CONCRETE PIER FOUND
  - PNMF PARKER-MALON NAIL SET
  - RPS RAILROAD SPIKE FOUND
  - CSF COTTON SPIKE FOUND
  - CC CONTROL CORNER
  - CP COMPUTED POINT
  - P/P POWER POLE
  - Q/P OVERHEAD POWER LINE
  - R/W RIGHT OF WAY
  - S.F. SQUARE FEET
  - AK AREA
  - DB DEED BOOK
 BM BOOK OF MAPS | PS PLAT BOOK | LF LINEAR FEET | LS LOT AND OFFSET SOWER | 15SL OFFSITE SOWER LOT | 15R RECOMMENDATION LOT | [100] STREET ADDRESS | ----- LINES NOT SURVEYED |

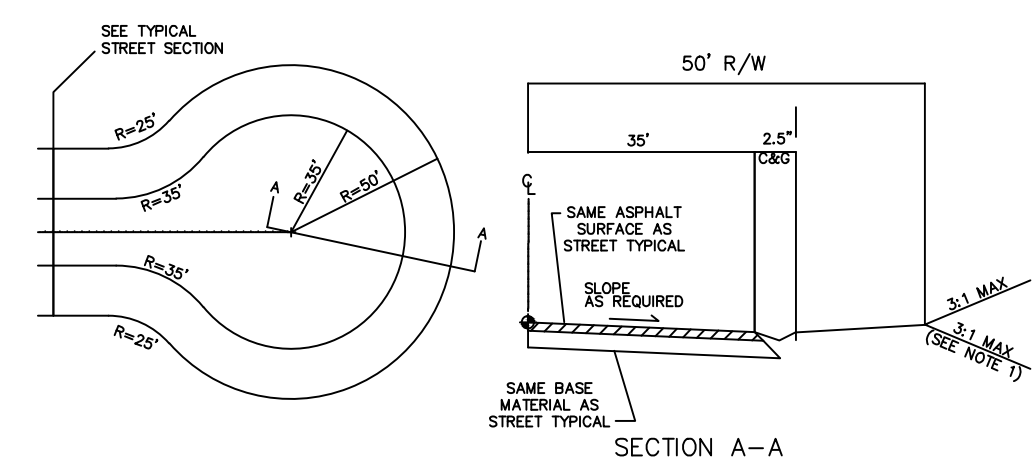
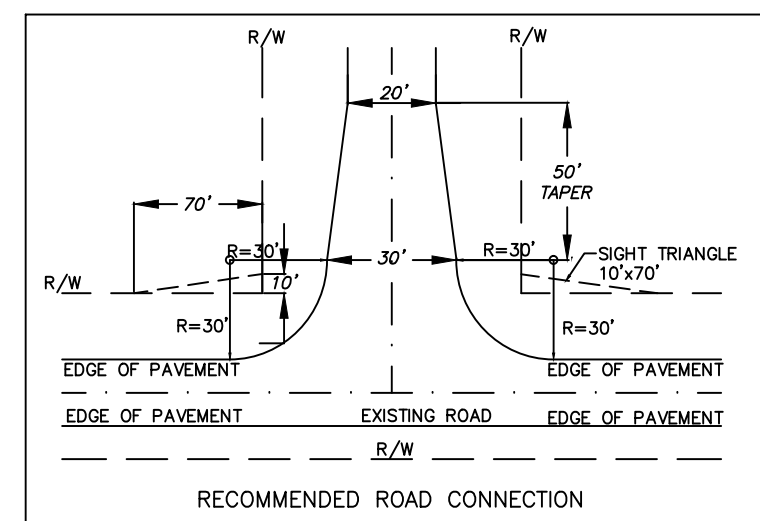


7-17-18: REVISED: TOWN OF CLAYTON TRC COMMENTS  
5-14-18: REVISED: TOWN OF CLAYTON TRC COMMENTS  
3-19-18: REVISED: TOWN OF CLAYTON TRC COMMENTS  
2-20-18: PLAN ORIGINALLY DRAWN





JAMES LIPSCOMB DEVELOPER  
3407 BARBER MILL ROAD  
CLAYTON, NORTH CAROLINA, 27520



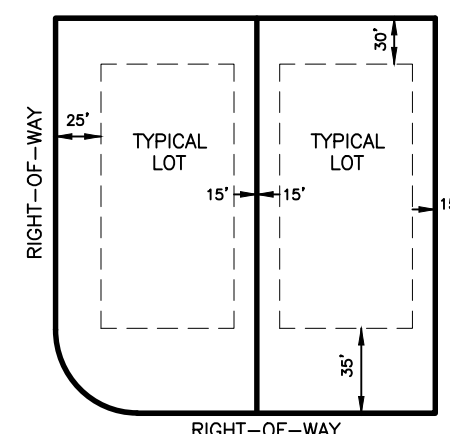
NO SCALE

NOTES: 1. STEEPER SIDESLOPES OF 1.5:1 MAY BE USED IN STEEP OR HILLY TERRAIN.

2. USE ROADSIDE FILL DITCH (SEE SEPARATE DETAIL) WHEN NECESSARY TO CONTINUE DRAINAGE AROUND CUL-DE-SAC IN FILL SECTIONS.

3. CONTRACTOR SHALL PROVIDE SUBGRADE, BASE, AND PAVEMENT TESTING ON ALL STREETS IN ACCORDANCE WITH NCDOT STANDARDS.

4. THIS DETAIL IS INTENDED TO MEET OR EXCEED THE TYPICAL NCDOT CUL-DE-SAC CRITERIA (REF: NCDOT SUBDIVISION ROADS MIN. CONSTRUCTION STANDARDS 2000 VERSION).



NOTE:  
MINIMUM LOT WIDTH=80'  
MINIMUM LOT DEPTH=150

1. SETBACKS AS SHOWN ARE TYPICAL
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM IMPERVIOUS COVERAGE PER LOT = 50%
4. MAXIMUM LOT COVERAGE = 35%
5. MINIMUM LOT SIZE = 25,000 SF
6. MINIMUM DWELLING UNIT SIZE = 1,400 SF
7. MINIMUM LOT WIDTH = 80 FT

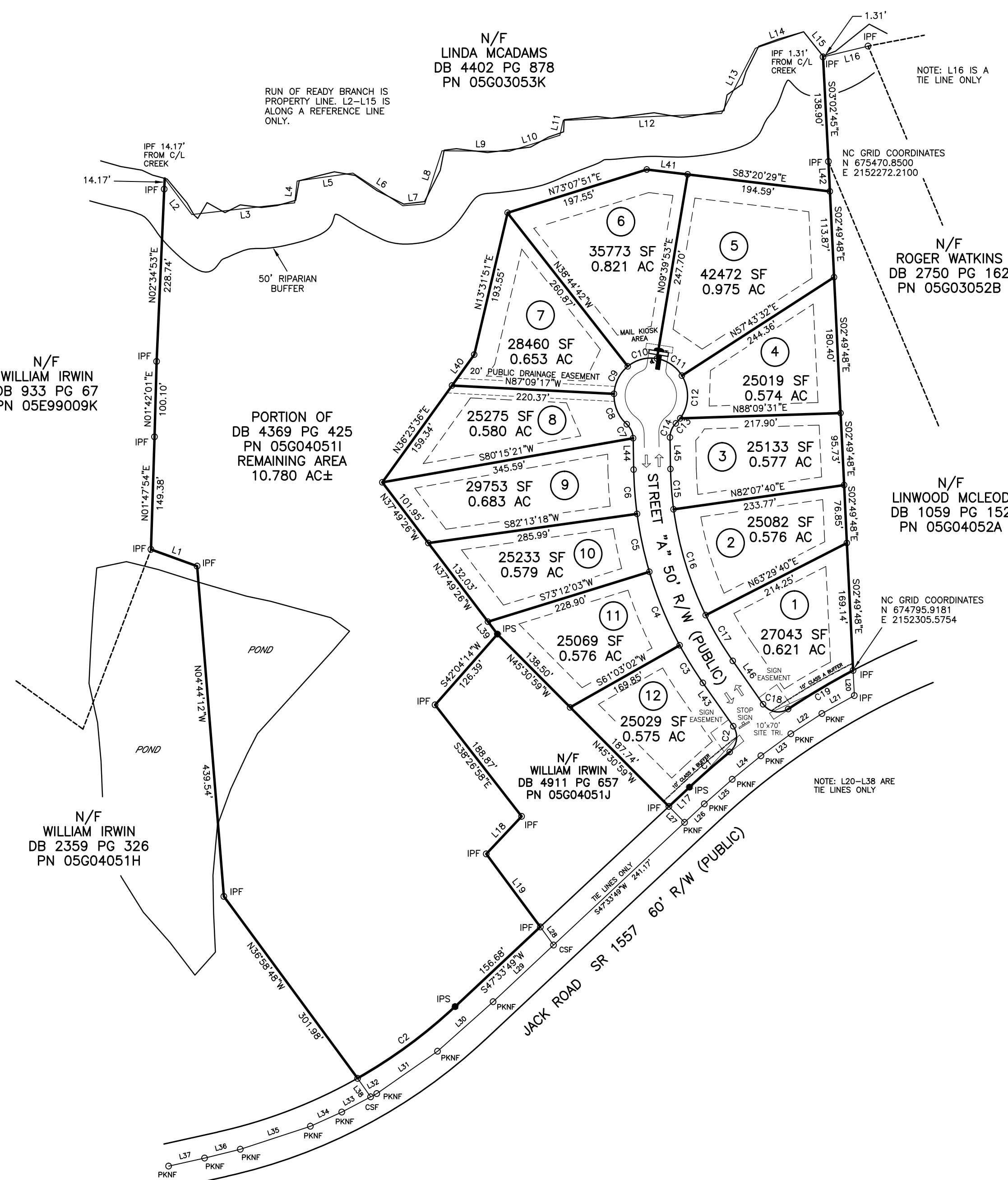
MINIMUM BUILDING SETBACKS

FRONT = 35'

SIDE = 15'

REAR = 30'

STREET SIDE = 25'



| LINE | BEARING      | DISTANCE |
|------|--------------|----------|
| L1   | N 70°27'32"E | 66.41    |
| L2   | S 37°14'48"E | 60.42    |
| L3   | N 82°01'34"E | 140.05   |
| L4   | N 06°29'53"E | 29.15    |
| L5   | N 82°01'17"E | 76.47    |
| L6   | S 52°25'07"E | 86.56    |
| L7   | N 28°02'52"E | 79.85    |
| L8   | N 18°26'43"E | 74.43    |
| L9   | S 89°13'56"E | 91.56    |
| L10  | N 13°23'45"E | 71.45    |
| L11  | N 12°32'10"E | 20.26    |
| L12  | N 87°33'46"E | 215.26   |
| L13  | N 75°52'52"E | 97.80    |
| L14  | S 37°14'48"E | 68.42    |
| L15  | S 39°20'50"E | 41.39    |
| L16  | N 78°45'53"E | 69.81    |
| L17  | S 37°14'48"E | 37.42    |
| L18  | N 43°56'04"E | 62.12    |
| L19  | S 37°10'35"E | 121.39   |
| L20  | S 30°23'55"E | 33.39    |
| L21  | S 37°14'48"E | 68.42    |
| L22  | S 57°32'12"W | 49.91    |
| L23  | S 54°19'06"W | 50.06    |
| L24  | S 37°14'48"E | 50.42    |
| L25  | S 49°04'09"W | 49.92    |
| L26  | S 47°37'46"W | 36.36    |
| L27  | N 45°27'12"W | 30.04    |
| L28  | S 47°37'46"W | 36.36    |
| L29  | S 47°32'20"W | 111.30   |
| L30  | S 48°59'51"W | 9.97     |
| L31  | S 47°37'46"W | 99.36    |
| L32  | S 62°25'32"W | 9.22     |
| L33  | S 62°25'32"W | 9.22     |
| L34  | S 68°11'44"W | 44.52    |
| L35  | S 68°11'44"W | 44.52    |
| L36  | S 76°25'09"W | 49.07    |
| L37  | S 77°46'44"W | 50.97    |
| L38  | S 77°46'44"W | 50.97    |
| L39  | S 73°49'26"W | 20.92    |
| L40  | N 36°23'29"E | 50.96    |
| L41  | S 83°20'29"E | 55.85    |
| L42  | S 83°20'29"E | 55.85    |
| L43  | N 35°42'55"W | 70.77    |
| L44  | N 10°12'41"E | 71.77    |
| L45  | N 41°41'45"E | 41.77    |
| L46  | S 59°45'45"E | 40.77    |

| CURVE | 1030.00 | ARC LENGTH | CURVE LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1    | 120.00  | 71.99      | 71.98        | N49°33'58"E   |
| C2    | 25.00   | 38.08      | 34.51        | N07°55'35"E   |
| C3    | 50.00   | 50.04      | 50.01        | N33°57'30"E   |
| C4    | 25.00   | 106.03     | 105.83       | N22°52'27"W   |
| C5    | 50.00   | 78.72      | 78.64        | N12°11'19"W   |
| C6    | 50.00   | 58.76      | 58.73        | N01°45'21"E   |
| C7    | 25.00   | 21.03      | 20.81        | N208°03'23"W  |
| C8    | 50.00   | 45.25      | 43.90        | N231°11'40"W  |
| C9    | 50.00   | 42.45      | 42.01        | N22°01'56"E   |
| C10   | 50.00   | 42.25      | 41.00        | N75°27'36"E   |
| C11   | 50.00   | 41.94      | 40.72        | S56°18'17"E   |
| C12   | 50.00   | 60.34      | 56.74        | S04°46'74"E   |
| C13   | 50.00   | 8.97       | 8.96         | S42°00'20"E   |
| C14   | 25.00   | 21.03      | 20.81        | S23°03'10"E   |
| C15   | 45.00   | 53.62      | 53.59        | S40°27'31"E   |
| C16   | 45.00   | 147.64     | 146.88       | S11°11'37"E   |
| C17   | 45.00   | 71.04      | 70.91        | S31°11'35"E   |
| C18   | 25.00   | 38.08      | 34.51        | S78°21'25"E   |
| C19   | 120.00  | 106.03     | 105.83       | S10°11'11"E   |

PROPERTY SIZE .....19.27 AC  
DEVELOPMENT SIZE..... 8.48 AC  
AREA RESERVED.....10.79 AC  
N ON NAD ..... 167.003-14-7846  
PARCEL NO. ....0550640511  
OWNER.....CLAYTON LIFE ESTATE  
PROPERTY LOCATION.....TOWN OF CLAYTON E  
PROPERTY ZONING.....R-E  
OVERLAP DISTRICT.....  
PROPOSED NO. OF LOTS.....12  
PROPOSED DENSITY.....1.4 UNITS PER ACRE  
EST. AGR. FLOOD RISK.....3720/165700 J  
ELECTRIC PROVIDER.....DUKE ENERGY  
WATER PROVIDER.....JOHNSTON COUNTY  
SEWER PROVIDER.....JOHNSTON COUNTY  
IMPERVIOUS SURFACE EXISTING.....0.0 SF  
IMPERVIOUS SURFACE PROPOSED.....13.5 SF S 0.20%  
EXISTING USE.....VACANT/AGRICULTURE  
PROPOSED USE.....SINGLE FAMILY DEVELOPMENT  
WEATHERED LANDS PRESENT.....NO  
LENGTH OF CUL-DE-SAC.....509.56'

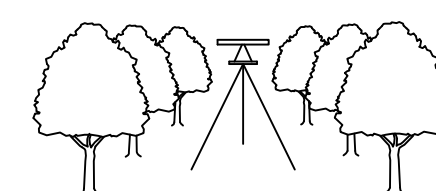
PRELIMINARY SUBDIVISION PLAN  
FOR  
*CANADY LANDING*  
CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO. 2018-36-SD

SHEET 4 OF 7

|               |             |
|---------------|-------------|
| SURVEYED BY:  | TYSON       |
| DRAWN BY:     | MIKE        |
| CHECKED BY:   | CURK        |
| DRAWING NAME: | SUBDIVISION |
| SURVEY DATE:  | 04-30-18    |
| JOB NO.       | 522.028     |

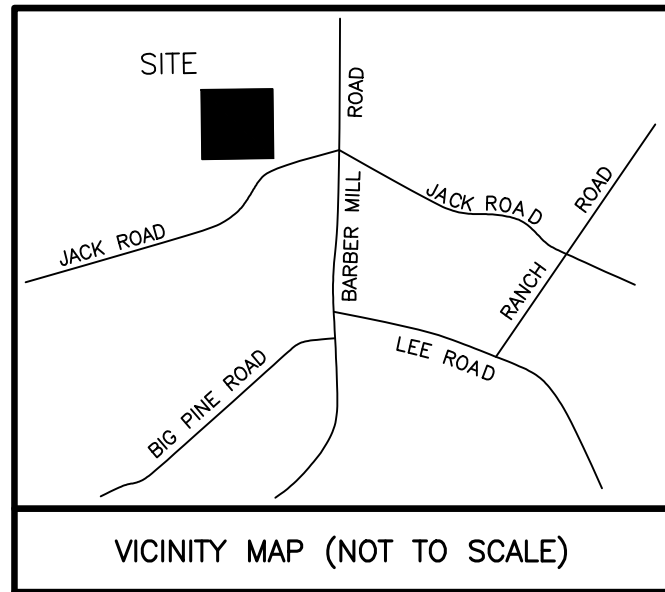
*TRUE LINE SURVEYING, P.C.*



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C-1859



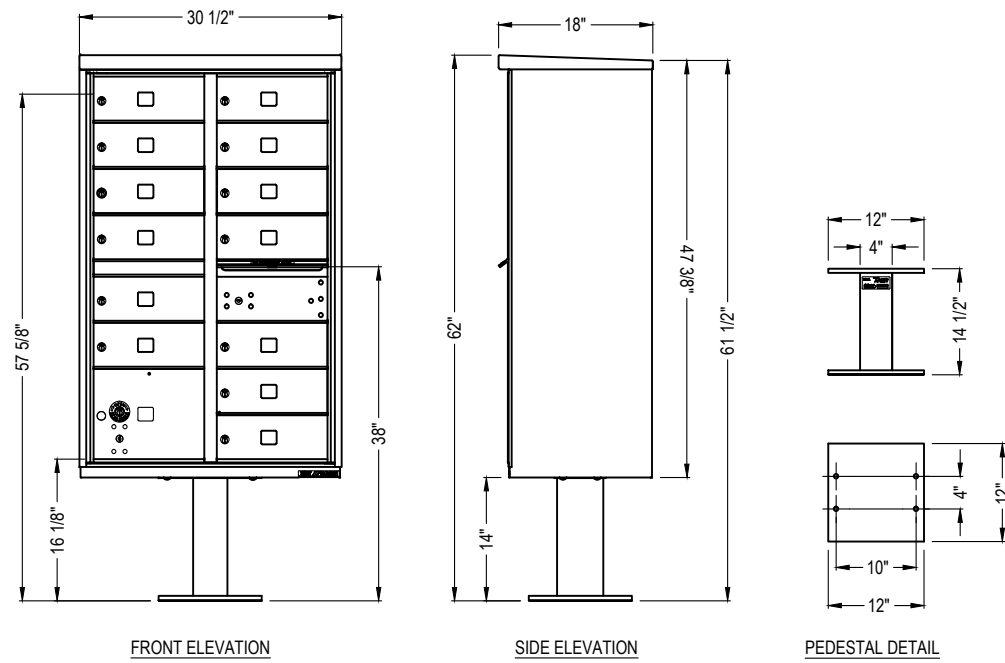


**DEVELOPER/APPLICANT:**

**JAMES LIPSCOMB DEVELOPER**  
3407 BARBER MILL ROAD  
CLAYTON, NORTH CAROLINA, 27520

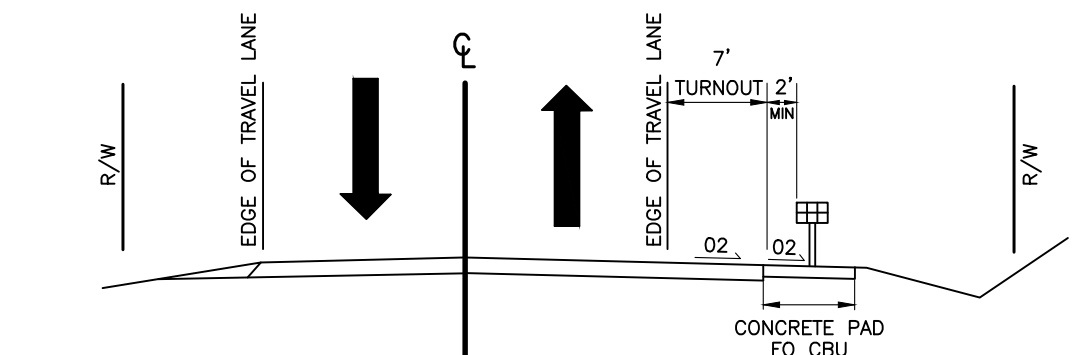
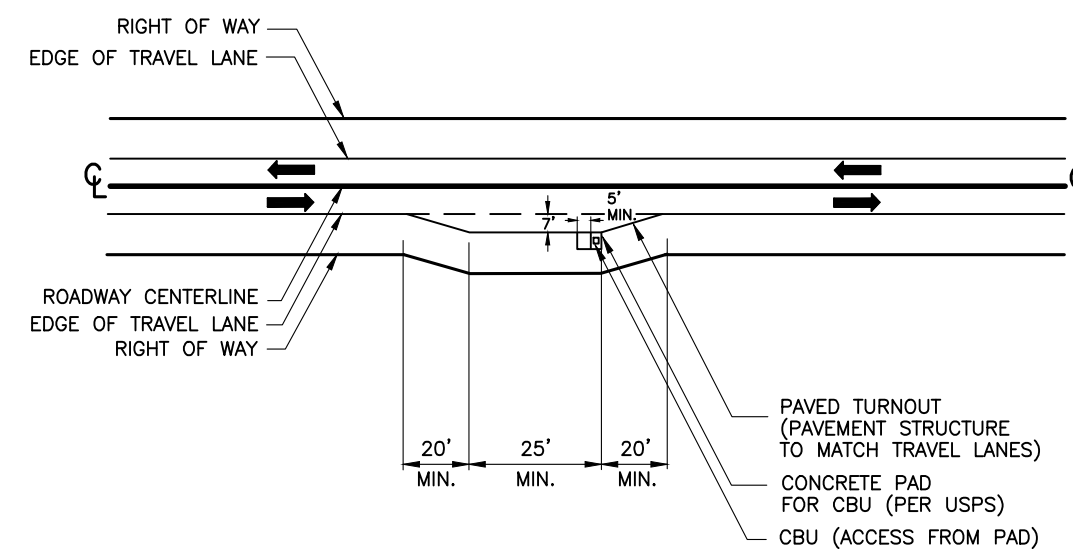
**FLORENCE CORPORATION**

FLORENCE CORPORATION  
5935 CORPORATE DRIVE  
MANHATTAN, KS 66503  
TOLL FREE: 1-800-275-1747  
PHONE: (785) 323-4400  
FAX: (800) 275-5081  
www.florencemailboxes.com



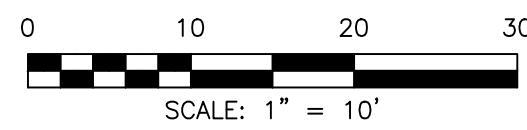
- MANUFACTURER NOTES:**
- THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS.
  - DECORATIVE MAILBOX ACCESSORIES SOLD SEPARATELY AND ARE USPS APPROVED PRODUCTS.
  - PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD MOUNTING HARDWARE NOT INCLUDED. REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
  - FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS. LICENSE #C05EQ-08-B-0012.
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWING.
  - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADetails.com/info](http://www.CADetails.com/info) AND ENTER REFERENCE NUMBER mailbox plan

**VITAL™ 1570 CLUSTER BOX UNIT**  
MODEL 1570-13

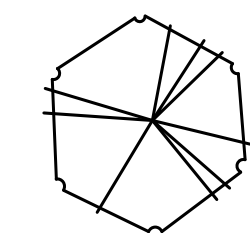


SEE FIGURE 1 PAGE 39 "NDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS JANUARY 2010" FOR LOCAL AND COLLECTOR ROAD DIMENSIONS

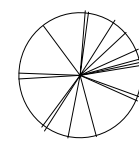
**FIGURE 1**  
**CBU PLACEMENT FOR SHOULDER SECTION RESIDENTIAL LOCAL AND COLLECTOR SUBDIVISION STREETS**



STREET "A" 50' R/W (PUBLIC)



ZSG - GOLD FALL ZELKOVA



LID - DYNAMITE CRAPE MYRTLE



TOR - RHEINGOLD ARBORVITAE



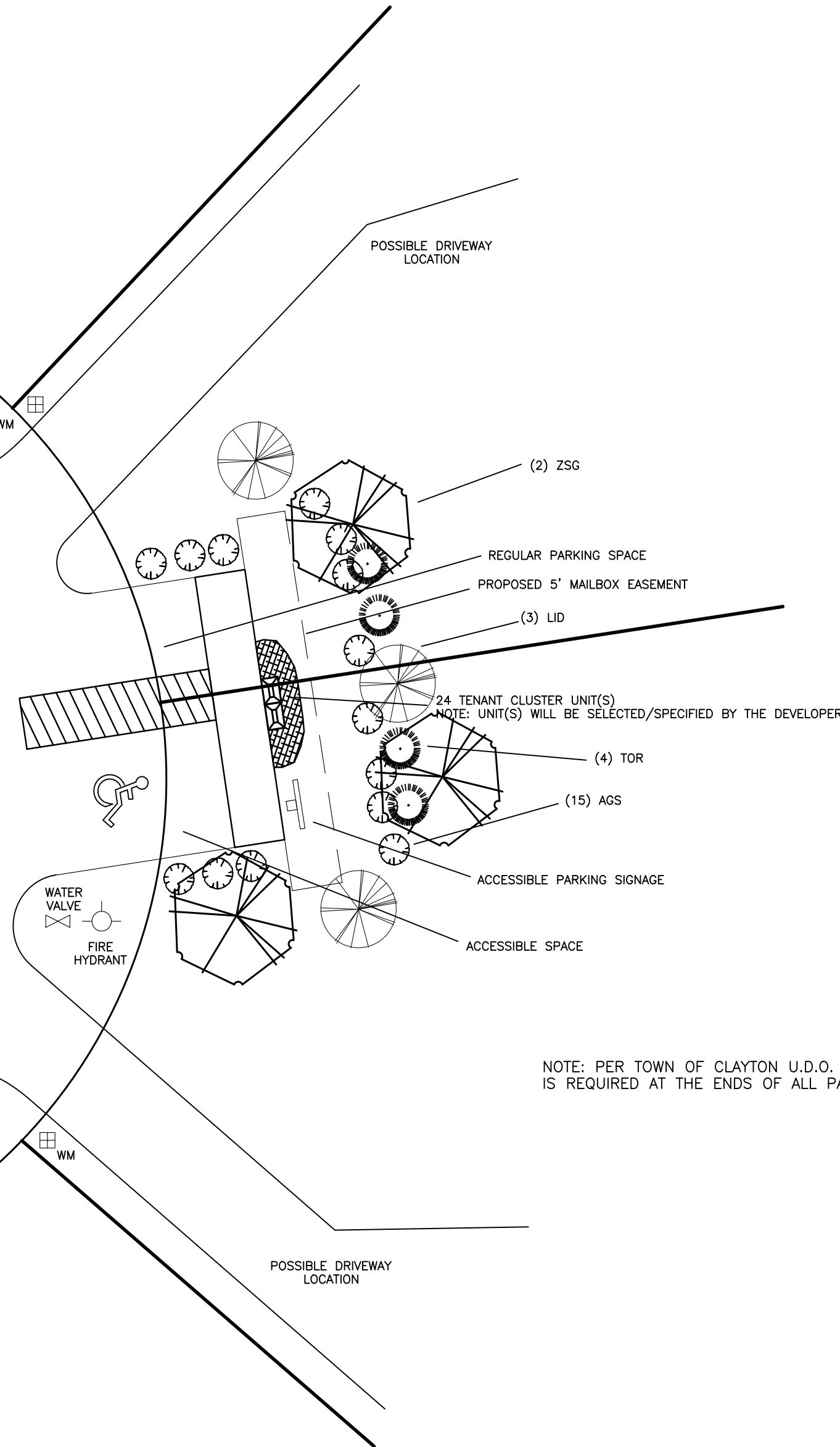
AGS - SHERWOOD ABELIA

## CBU - Plant List

| PLANT LIST - CBU SITE ONLY |     |                                 |                                    |         |         |        |          |               |
|----------------------------|-----|---------------------------------|------------------------------------|---------|---------|--------|----------|---------------|
| ALIAS                      | QTY | BOTANICAL NAME                  | COMMON NAME                        | CALIPER | HEIGHT  | SPREAD | ROOT     | REMARKS       |
| AGS                        | 32  | ABELIA GRANDIFLORA 'SHERWOODII' | SHERWOOD ABELIA                    | -       | -       | -      | 5 GAL.   | CBU PLANTINGS |
| LID                        | 3   | LAGERSTROEMIA INDICA 'WHIT II'  | DYNAMITE CRAPE MYRTLE (MULTI-STEM) | -       | 8' MIN. | -      | 8 & B    | CBU PLANTINGS |
| LM                         | 19  | LIRIOPE MUSCARI 'VARIEGATA'     | VARIEGATE LIRIOPE                  | -       | -       | -      | 1 GAL.   | CBU PLANTINGS |
| TOR                        | 6   | THUJA OCCIDENTALIS 'RHEINGOLD'  | RHEINGOLD ARBORVITAE               | -       | -       | -      | 7 GAL.   | CBU PLANTINGS |
| ZSG                        | 2   | ZELKOVA SERRATA 'GOLD FALL'     | GOLD FALL ZELKOVA                  | 2.5"    | 8' MIN. | -      | CONTIB&B | CBU PLANTINGS |

- ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCY.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.
- THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.

7-17-18: REVISED: TOWN OF CLAYTON TRC COMMENTS  
5-14-18: REVISED: TOWN OF CLAYTON TRC COMMENTS  
3-19-18: REVISED: TOWN OF CLAYTON TRC COMMENTS  
2-20-18: PLAN ORIGINALLY DRAWN



NOTE: PER TOWN OF CLAYTON U.D.O., A CANOPY TREE IS REQUIRED AT THE ENDS OF ALL PARKING ROWS.

CLUSTER MAIL BOX UNIT - ENLARGED SITE PLAN

# CANADY LANDING

## CLAYTON, NORTH CAROLINA

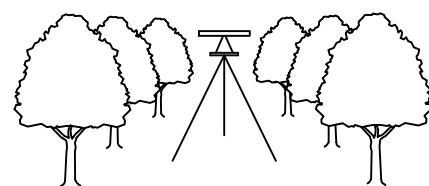
TOWN OF CLAYTON PROJECT NO. 2018-36-SD

SHEET 5: CBU

SHEET 5 OF 7

SURVEYED BY:  
TYSON  
DRAWN BY:  
MIKE  
CHECKED BY:  
CURK  
DRAWING NAME:  
MAILBOX PLAN  
SURVEY DATE:  
04-30-18  
JOB NO.  
522.028

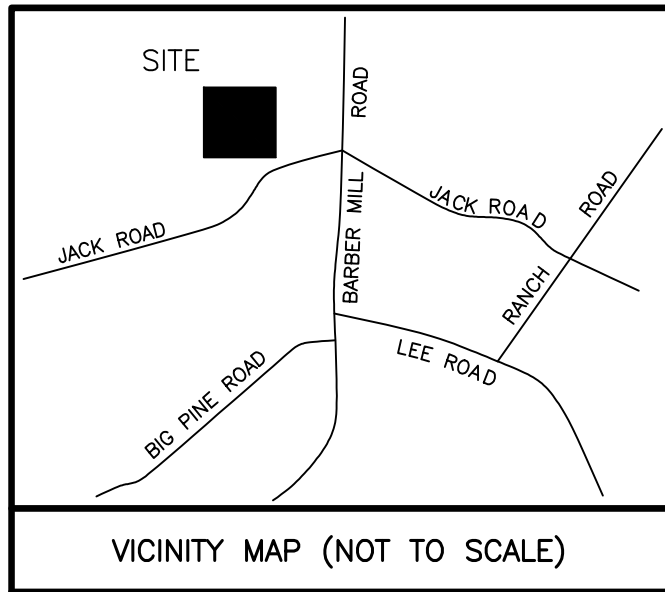
**TRUE LINE SURVEYING, P.C.**



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

C-1859





**DEVELOPER/APPLICANT:**  
**JAMES LIPSCOMB DEVELOPER**  
**3407 BARBER MILL ROAD**  
**CLAYTON, NORTH CAROLINA, 27520**

7-17-18: REVISED: TOWN OF CLAYTON TRC COMMENTS  
5-14-18: REVISED: TOWN OF CLAYTON TRC COMMENTS  
3-19-18: REVISED: TOWN OF CLAYTON TRC COMMENTS  
2-20-18: PLAN ORIGINALLY DRAWN

**NOTES**

1. THE PLANTING PROCES IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

2. FOR SINGLE STEM TREES, DO NOT SUPPLY TREES WITH MULTIPLE LEADERS, ONLY PROVIDE TREES WITH A SINGLE LEADER. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS AND TO INSURE COMPLIANCE WITH SIGHT.

3. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

4. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.

5. FOR CONTAINER-GROWN TREES, SET THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

6. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

7. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.

**DISTANCE STANDARDS.**

8' HT. AND GREATER TREES SHALL BE ANCHORED WITH (2) OPPOSING STAKES WITH SEPARATE FLEXIBLE TIES. STAKES SHALL BE PLACED ON THE NORTHEAST AND SOUTHWEST SIDES OF THE TREE AND SHALL BE REMOVED AFTER ONE FULL GROWING SEASON (SEE SPECS).

3-4" THK. LAYER OF TRIPLE SHREDDED HARDWOOD MULCH

DIG PLANTING HOLE THREE (3) TIMES ROOT BALL DIAMETER REFER TO SPECIFICATIONS. TAPER SIDES OF HOLE AT 45 DEGREE ANGLE.

CUT BURLAP, ROPE, AND WIRE BASKET AWAY FROM TOP HALF OF ROOT BALL

EXTEND STAKES INTO UNDISTURBED SOIL

SET BALL ON UNDISTURBED SOIL TO PREVENT SETTLING

4" HIGH RAISED RING OF SOIL TO DIRECT WATER INTO ROOT BALL

MACHINE OR SPADE EDGING, PROVIDE CRISP TRANSITION AT LAWN

PLACE BACKFILL SOIL AROUND BASE OF ROOT BALL TO STABILIZE. LIGHTLY TAMP REST OF BACKFILL (SEE BACKFILL SPECS)

4-6" DEEPER THAN ROOT BALL FOR LOWERED PLANTING HOLE AS NEEDED WITH POOR DRAINAGE

EXISTING GRADE

CUT BURLAP, ROPE, AND WIRE BASKET AWAY FROM TOP HALF OF ROOT BALL

EXTEND STAKES INTO UNDISTURBED SOIL

SET BALL ON UNDISTURBED SOIL TO PREVENT SETTLING

**\*FOR BOTH CANOPY OR UNDERSTORY STREES**

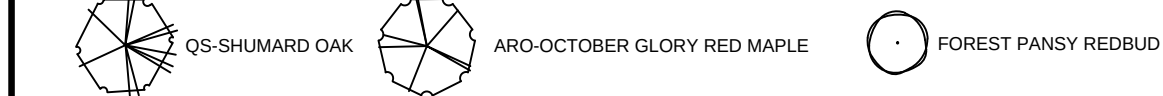
**\* TYPICAL TREE INSTALLATION**

**SCALE: NTS**

**1**

NOTE: 1 (ONE) TREE SHALL BE PROVIDED PER LOT.

| PLANT LIST - CLASS "A" BUFFER ONLY                                                                                                                                                             |      |                                  |                         |         |         |        |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------------------------|-------------------------|---------|---------|--------|----------|
| ALIAS                                                                                                                                                                                          | QTY. | BOTANICAL NAME                   | COMMON NAME             | CALIPER | HEIGHT  | SPREAD | ROOT     |
| C A N O P Y T R E E S (CANOPY TREES = 93, INCLUDES TREES USED FOR SCREENING/BUFFERS)                                                                                                           |      |                                  |                         |         |         |        |          |
| ARO 4                                                                                                                                                                                          | 4    | ACER RUBRUM 'OCTOBER GLORY'      | OCTOBER GLORY RED MAPLE | 2.5"    | 8' MIN. | -      | B & B    |
| QS                                                                                                                                                                                             | 4    | QUERCUS SHUMARDII                | SHUMARD OAK             | 2.5"    | 8' MIN. | -      | B & B    |
| U N D E R S T O R Y T R E E S (UNDERSTORY TREES = 77, INCLUDES TREES USED FOR SCREENING/BUFFERS)                                                                                               |      |                                  |                         |         |         |        |          |
| CCF                                                                                                                                                                                            | 6    | CERCIS CANADENSIS 'FOREST PANSY' | FOREST PANSY REDBUD     | 2"      | 6' MIN. | -      | CONT/B&B |
|                                                                                                                                                                                                |      |                                  |                         |         |         |        |          |
|                                                                                                                                                                                                |      |                                  |                         |         |         |        |          |
| 1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCE.    |      |                                  |                         |         |         |        |          |
| 2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.                       |      |                                  |                         |         |         |        |          |
| 3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS. |      |                                  |                         |         |         |        |          |



N/F  
WILLIAM IRWIN  
DB 933 PG 67  
PN 05E99009K

N/F  
WILLIAM IRWIN  
DB 2359 PG 326  
PN 05G04051H

RUN OF READY BRANCH IS  
PROPERTY LINE. L2-L15 IS  
ALONG A REFERENCE LINE  
ONLY.

N/F  
LINDA MCADAMS  
DB 4402 PG 878  
PN 05G03053K

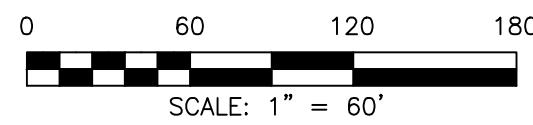
PORTION OF  
DB 4369 PG 425  
PN 05G04051I  
REMAINING AREA  
10.780 AC±

NOTE: L16 IS A  
TIE LINE ONLY

N/F  
ROGER WATKINS  
DB 2750 PG 162  
PN 05G03052B

N/F  
LINWOOD MCLEOD  
DB 1059 PG 152  
PN 05G04052A

N/F  
WILLIAM IRWIN  
DB 4911 PG 657  
PN 05G04051J



## Landscape Notes

### GENERAL LANDSCAPE NOTES

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

## LANDSCAPING PLAN FOR *CANADY LANDING* CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO. 2018-36-SD

SHEET 6: LANDSCAPING PLAN SHEET 6 OF 7

SURVEYED BY:  
TYSON

DRAWN BY:  
MIKE

CHECKED BY:  
CURK

DRAWING NAME:  
BUFFER.DWG

SURVEY DATE:  
04-30-18

JOB NO.  
522.028

**TRUE LINE SURVEYING, P.C.**

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

C-1859



DEVELOPER/APPLICANT:

JAMES LIPSCOMB  
3407 BARBER MILL ROAD  
CLAYTON, NC 27520

THE TOWN OF CLAYTON AND/OR  
JOHNSTON COUNTY RESERVE THE RIGHT  
TO MODIFY THE EROSION AND  
SEDIMENTATION CONTROL PLAN IF THE  
EXISTING PLAN OR ITS IMPLEMENTATION  
PROVE TO BE INADEQUATE.

**NOTE:**  
A COMPLETE SET OF CONSTRUCTION  
DRAWINGS FOR WATER, EROSION  
CONTROL, GRADING AND STREET  
EXTENSION TO BE SUBMITTED TO  
AND APPROVED BY NCDOT AND  
JOHNSTON COUNTY UTILITIES OR  
TOWN'S ENGINEERING DEPARTMENT  
PRIOR TO CONSTRUCTION.

| LEGEND   |          |
|----------|----------|
| EXISTING | PROPOSED |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |

50' RIPARIAN  
BUFFER

STORMWATER WILL  
DISCHARGE INTO  
EXISTING LOW

PORTION OF  
DB 4369 PG 425  
PN 05G04051I  
REMAINING AREA  
10.780 AC±

EXISTING  
CONTOURS

CBU LOCATION

PROPOSED  
CONTOURS

(1)-FH  
ASSEMBLY

6" WATERLINE

PROPOSED  
EOP

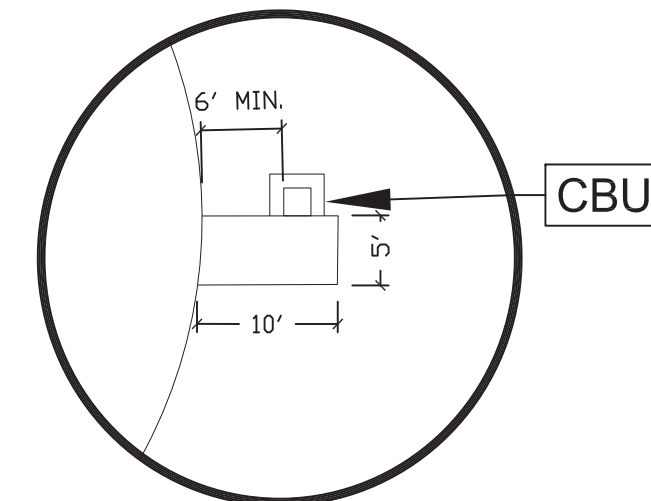
12" EXISTING  
WATERLINE

6"x12"  
TAPPING  
SLEEVE  
& VALVE

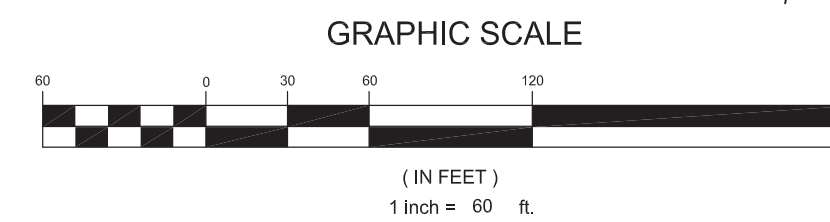
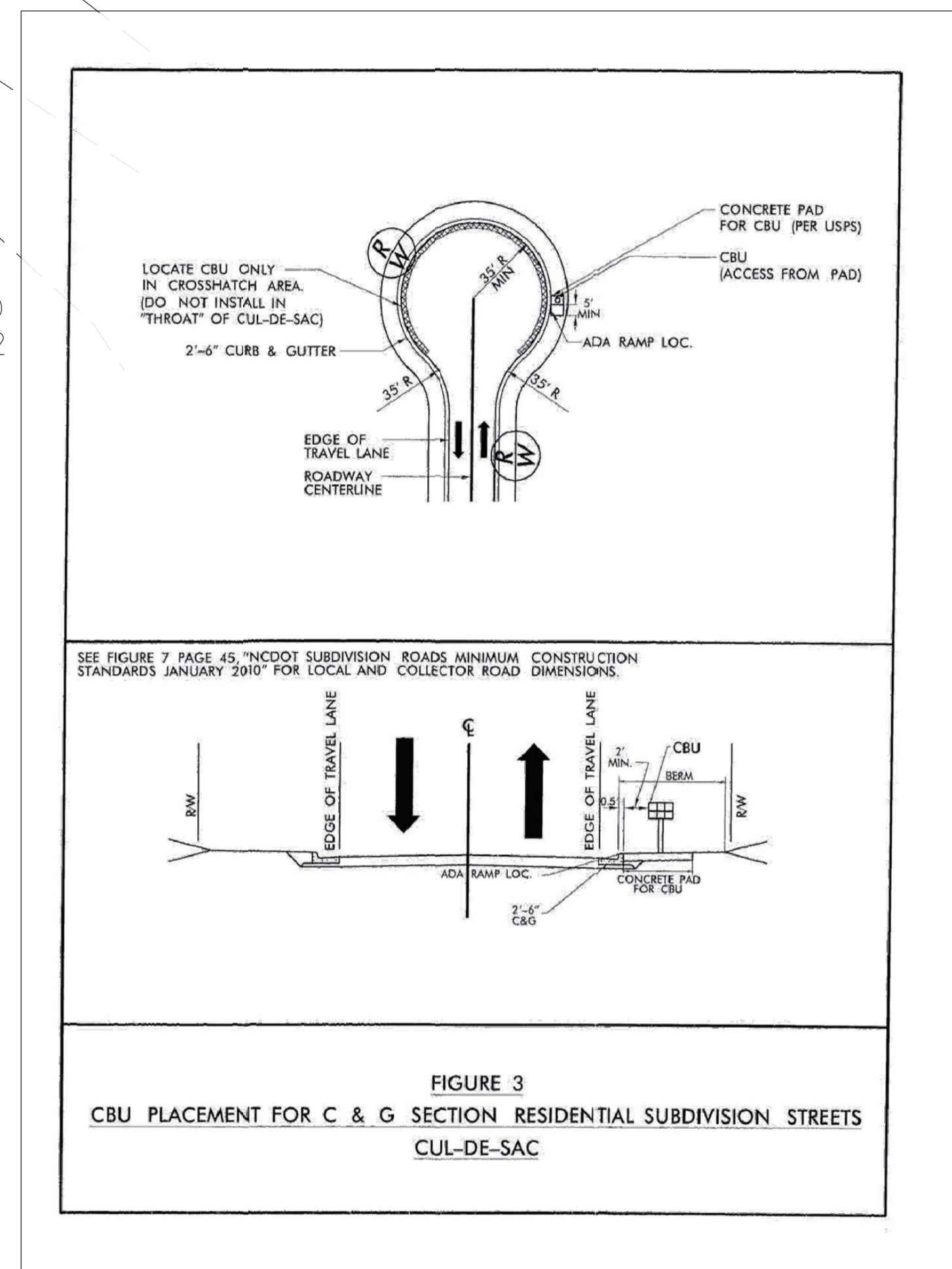
PRELIMINARY



REVISED  
2:06 pm, Jul 17, 2018

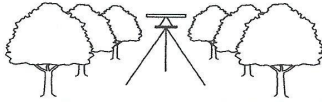


CBU PLACEMENT FOR  
RESIDENTIAL SUBDIVISION  
NOT TO SCALE





## TRUE LINE SURVEYING, P.C.



Para Smith

Development Services Coordinator

Town of Clayton

April 30, 2018

Please accept this letter as a request for a waiver to the requirement for Storm water controlled streets and sidewalk (curb and gutter) (per 155.602(A)(2)(I)) for the proposed development of Canady Landing subdivision and to state that this development is not requesting to be annexed into the Town of Clayton. This development is of rural character like the surrounding developments in that area. Those developments are in Johnston County Planning jurisdiction. Granting this waive will not be detrimental to the Public safety, health or welfare as it will be in the same manner and style of existing neighborhoods. Due to the use of onsite septic and the topo of the site it is best to keep the grading to a minimum and allow the grass lined swales to filter the storm water and to keep the impervious surface areas to a minimum. This request is not based primarily on financial consideration. This request is based on surrounding development styles, onsite septic suitability, storm water infiltration in the grass lined swales, and keeping the rural character of the land with the larger lots with less density that comes with onsite septic. This development will use a street profile that was supplied by the Town Engineer and will have 50' right of way with grass swales and sidewalks much like Riverwood Athletic , Warrick Park and Avery Farm. Thank you for your consideration.

Curk T. Lane, PLS



True Line Surveying

---

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



Town of Clayton  
Planning Department  
111 E. Second Street, Clayton, NC 27520  
P.O. Box 879, Clayton, NC 27528  
Phone: 919-553-5002  
Fax: 919-553-1720

*Planning Board  
July 23, 2018*

## STAFF REPORT

**Application Number:** 2018-36-SD  
**Project Name:** Canady Landing Major Subdivision

**NC PIN / Tag #:** 165703-14-7846 / 05G040511  
**Town Limits/ETJ:** ETJ  
**Overlay:** None  
**Applicant:** True Line Surveying  
**Owner:** James Canady Life Estate  
**Location:** Jack Road, west of the intersection of Jack Road and Barber Mill Road

**Public Noticing:**

- Neighborhood meeting April 10, 2018
- Sign posted July 10, 2018
- Letters mailed August 7, 2018
- Newspaper ad posted August 10, 2018 and August 17, 2018

**REQUEST:** To develop 12 single-family residential lots on 19.27 acres.



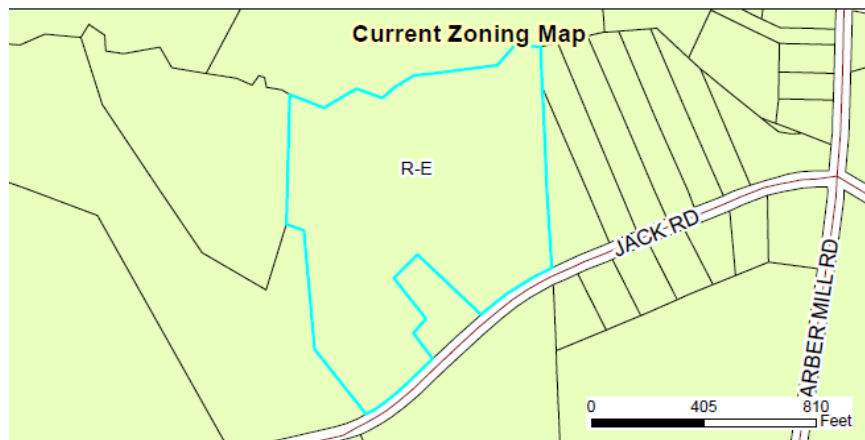
**SITE DATA:**

Acreage: 19.27 acres (only 8.48 acres to be developed)  
Zoning: Residential-Estate (R-E)  
Existing Use: Vacant

---

**ADJACENT ZONING AND LAND USES:**

| Direction | Zoning                   | Existing Use              |
|-----------|--------------------------|---------------------------|
| North     | Residential-Estate (R-E) | Single-family residential |
| South     | Residential-Estate (R-E) | Single-family residential |
| East      | Residential-Estate (R-E) | Single-family residential |
| West      | Residential-Estate (R-E) | Single-family residential |

**DEVELOPMENT DATA:**

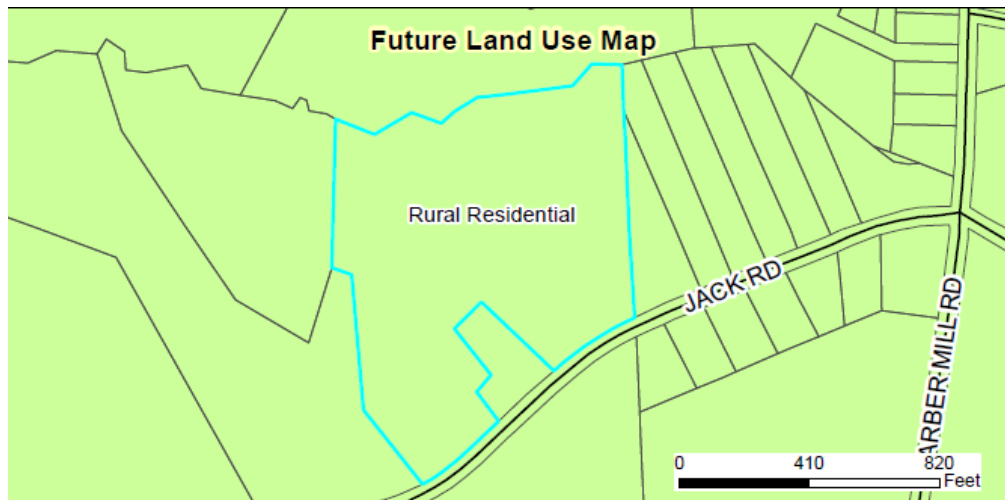
Proposed Uses: Single-Family Homes (12 lots)  
Density/Intensity: 1.4 units per acre  
Required Parking: 2 spaces per single family home  
Access/Streets: One new access point off Jack Road  
Water Provider: Johnston County  
Sewer Provider: Private septic  
Electric Provider: Duke Energy

---

## STAFF ANALYSIS:

### Overview

The applicant is requesting to develop a 12 lot conventional single-family residential subdivision, with a minimum lot size of 25,000 square feet. The total parcel is 19.27 acres in size, but only 8.48 acres of the parcel are proposed to be developed upon. The applicant is proposing a density of 1.4 units per acre, in accordance with the requirements of an R-E subdivision utilizing public water and septic. The development will be accessed off Jack Road, and will end in a cul-de-sac. The applicant is proposing to build the proposed road to NCDOT standards and is not requesting to be annexed into the Town of Clayton.



### Consistency with Adopted Plans

- **2040 Comprehensive Plan**  
The Future Land Use for this area is designated as Low Density Residential, which accommodates R-E zoned residential developments.
- **Unified Development Code**  
The proposed development is generally consistent with the requirements of the Unified Development Code (UDC). The applicant is requesting a waiver from curb & gutter and sidewalks as required within the Unified Development Code.

### **Compatibility with Surrounding Land Uses**

Surrounding uses are single family residential (R-E zoned) or vacant / agricultural land.

### **Landscaping and Buffering**

The applicant is proposing to provide one street tree per lot, as required by Town of Clayton's Unified Development Code. A Class "A" landscape buffer is also required (and provided) along Jack Road. No other landscaping or buffers are required.



**Mail Kiosk**

A mail kiosk is proposed at the end of Street "A" cul-de-sac. The kiosk will have two parking spaces; one will be handicap in order to meet ADA requirements. The mail kiosk location and design will be further reviewed by Inspections during the review of building permits to ensure it meets NC State Building Code.

**Access/Streets**

Access to the subdivision is proposed to be off Jack Road. The subdivision will have one internal street (Street "A"), which will be built to NCDOT standards.

**Multi-Modal Access**

Sidewalks are not proposed as part of the street cross section. The applicant is requesting a waiver from this requirement.

**Waivers/Deviations/Variances from Code Requirements**

The applicant is requesting the following waivers:

1. Waiver from providing a curb-and-gutter street - §155.601(B)(1).
2. Waiver from providing sidewalks - §155.602(H)(1).

Each of these requested waivers must meet the standards of §155.706(I)(7), which is reproduced below:

**(7) Waivers**

- a) The Town Council may authorize, in specific situations, waivers to certain requirements of §§ 155.600 through 155.607 if it is clear that adequate provisions for the type and intensity of the proposed use has been or will be provided, and there are special circumstances, such as unique characteristics of the lot and area, or strict interpretation of the requirements render the subdivision of the property not feasible or desirable.
  1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located;
  2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not generally applicable to other property;
  3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this chapter are enforced; and
  4. The purpose of the waiver is not based primarily upon financial consideration.
- b) In granting a waiver, the Town Council may require certain conditions that in its judgment, substantially secure the objectives, standards or requirements of this chapter.

---

**CONSIDERATIONS:**

- The applicant is requesting Preliminary Subdivision Plat approval for a 12-lot single-family residential subdivision.
- The applicant is requesting waivers from:
  1. Providing curb-and-gutter streets - §155.601(B)(1)

2. Providing sidewalks - §155.602(H)(1)
  - This preliminary plat is subject to final approval by Town Council.
- 

**FINDINGS:**

The applicant has addressed the Major Subdivision Findings of Fact outlined in UDC Section 155.706.

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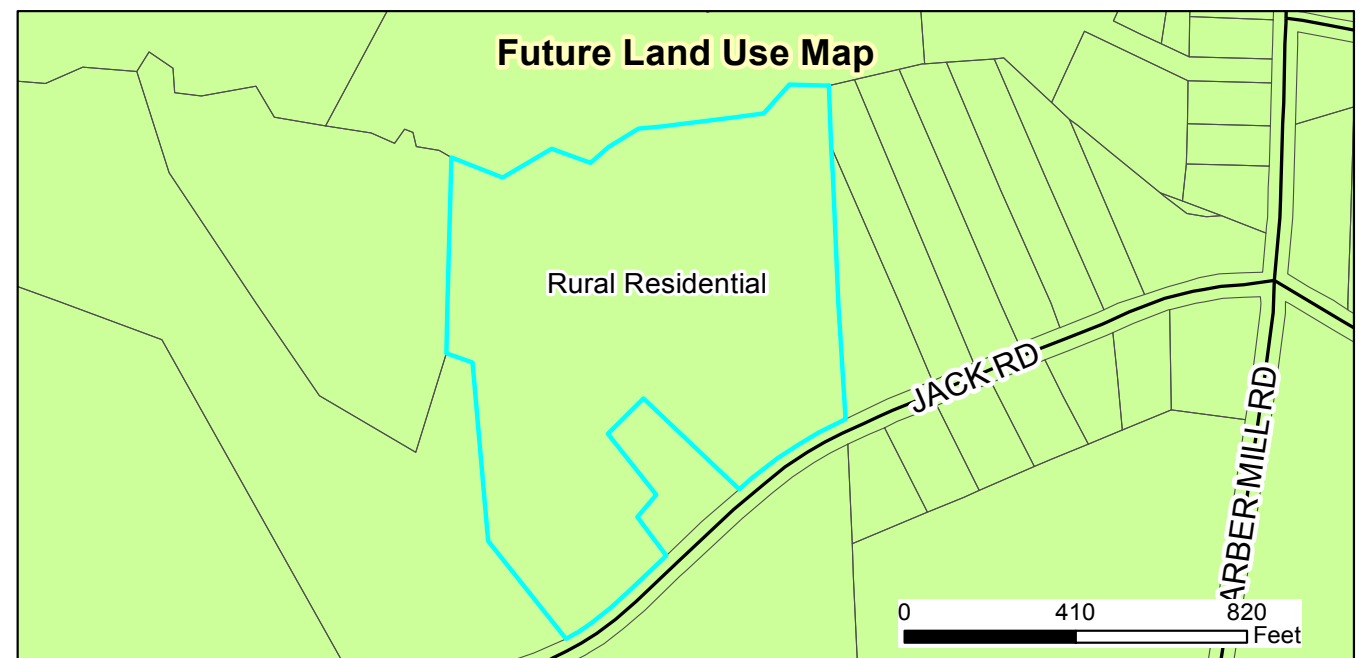
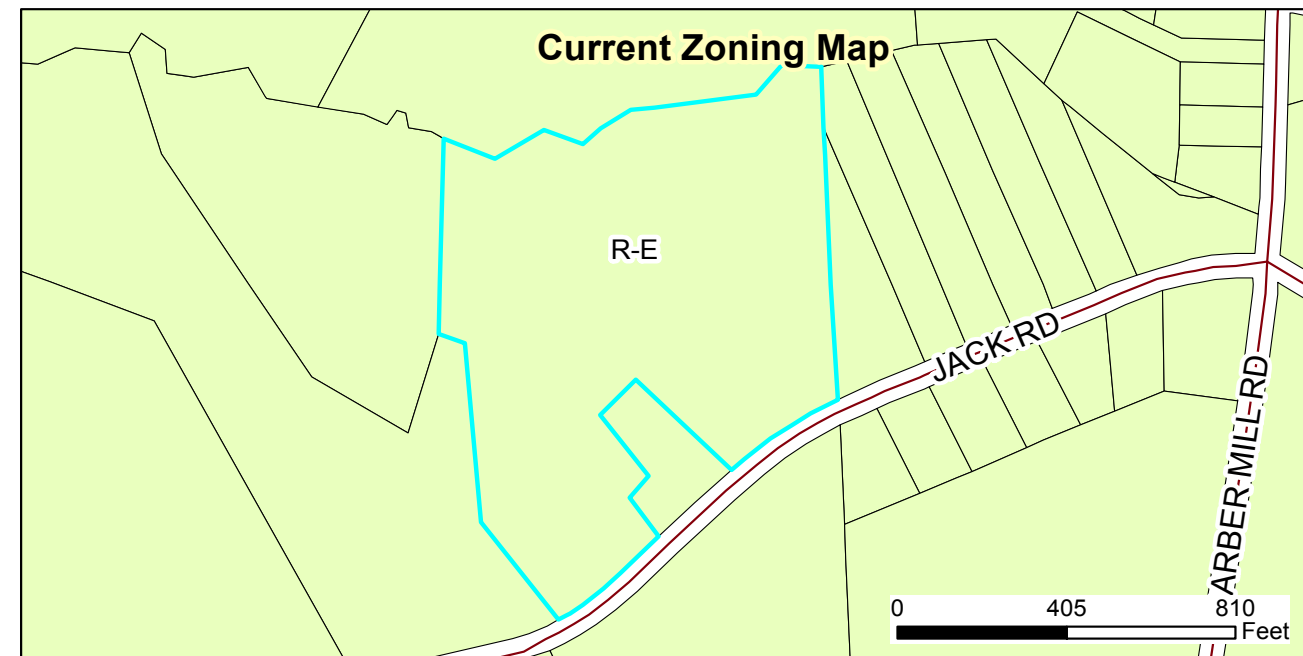
**CONDITIONS:**

If approved, staff recommends the following Conditions of Approval be applied:

1. Following Board approvals, three copies of the final Preliminary Subdivision Plan (Preliminary Plat) meeting the requirements of the Conditions of Approval shall be submitted to the Planning Department for final approval.
  2. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications shall require additional approvals pursuant to §155.706 of the Unified Development Code.
  3. If a waiver from curb and gutter is not granted by Town Council, the street sections shall be developed in accordance with design approval from NCDOT, and the Town's Engineering and Planning departments.
  4. If a waiver from sidewalks is granted by Town Council, fee-in-lieu shall be paid for all sidewalks on both sides of the street prior to plat recordation.
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**ATTACHMENTS:**

- 1.) Application
- 2.) Map
- 3.) Neighborhood Meeting Materials
- 4.) Preliminary Subdivision Plan
- 5.) Waiver Request

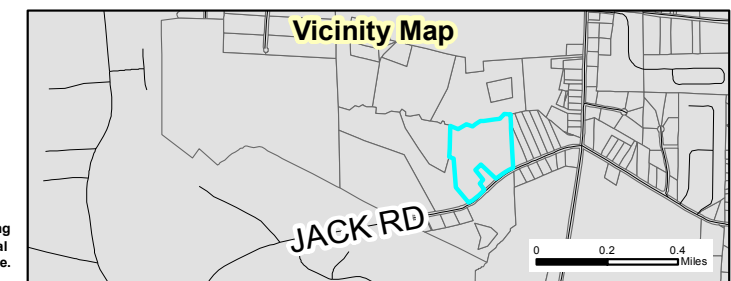


**2018-36-SD Canady Landing Major Subdivision**  
**Request: To develop 12 residential lots**

Applicant: True Line Surveying  
 Property Owners: James Canady N. Life Estate  
 Parcel ID: 165703-14-7846



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06/27/18  
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