



The Town of Clayton
Town of Clayton Planning Board Agenda
Monday, October 23, 2017 @ 6:00 PM
Town Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. ADJUSTMENT OF THE AGENDA

4. APPROVAL OF MINUTES

- a. Draft Minutes- September 25, 2017

[September 25, 2017 Draft Minutes](#)

POTENTIAL ACTION: Approval of Minutes

5. REPORTS AND COMMENTS

6. OLD BUSINESS

7. NEW BUSINESS

- a. 2017-144-SP Powhatan Warehouse

NC PIN: 167700-39-6464

Tag: 05i05017d

Location: Northeast of US 70 Bus. and Powhatan Road, between Baker Thermal and the outdoor storage facility

Preliminary site plan approval to develop a warehouse within an industrial district

[Staff Report 2017-144-SP Powhatan Warehouse](#)

[Application 2017-144-SP Powhatan Warehouse](#)

[Map 2017-144-SP Powhatan Warehouse](#)

[Site Plan 2017-144-SP Powhatan Warehouse](#)

[Neighborhood Meeting Materials 2017-144-SP Powhatan Warehouse](#)

POTENTIAL ACTION: Approval of 2017-144- SP Powhatan Warehouse

- b. 2017-131-SUP Bannister Outdoor Storage

NC PIN:164900-68-4913

Tag:05G01200I

Location: Off US HWY 70 BUS, off of Woodmere Drive

To develop the subject property for the use of contractor office & storage yard, and self-storage facility with limited outdoor storage.

[Staff Report - 2017-131-SUP Bannister](#)
[Application - 2017-131-SUP Bannister](#)
[Map - 2017-131-SUP Bannister](#)
[Site Plan - 2017-131-SUP Bannister](#)
[Neighborhood Meeting Materials 2017-131-SUP Bannister](#)

POTENTIAL ACTION: Recommendation of Approval of 2017-131-SUP Bannister Outdoor Storage to Town Council

- c. 2017-129-SP Bannister Outdoor Storage
NC PIN:164900-68-4913
Tag:05G01200I
Location: Off US HWY 70 BUS, off of Woodmere Drive

Major site plan request to develop the subject property into a storage yard, with a future office building and future covered outdoor storage structure.

[Staff Report 2017-129-SP Bannister](#)
[Application 2017-129-SP Bannister](#)
[Map 2017-126-SP Bannister](#)
[Site plan 2017-129-SP Bannister](#)
[Neighborhood Meeting Materials 2017-129-SP Bannister](#)

POTENTIAL ACTION: Approval of 2017-129-SP Bannister Outdoor Storage

- d. 2017-56-SD Highgate
NC PIN: 175000-50-9246 and 165907-79-0962
Tag: 05g01012r and 05g01012q
Location: the southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road.

Addition of 11.34 acres (Phase 4) to the existing Highgate master plan, and modification (of lot type locations) to the existing master plan. The addition would bring the total unit count to approx. 229 homes.

[Staff Report - 2017-56-SD - Highgate Phase 4](#)
[Application - 2017-56-SD - Highgate Phase 4](#)
[Map - 2017-56-SD and 2017-55-PDD - Highgate Phase 4](#)
[Site Plan - 2017-56-SD - Highgate Phase 4](#)
[Neighborhood Meeting Materials - 2017-56-SD - Highgate Phase 4](#)
[Traffic Impact Analysis #1 - 2017-56-SD - Highgate Phase 4](#)
[Traffic Impact Analysis #2 - 2017-56-SD - Highgate Phase 4](#)
[Traffic Impact Analysis #3 - 2017-56-SD Highgate Phase 4](#)

POTENTIAL ACTION: Recommendation of Approval of 2017-56-SD Highgate to Town Council

- e. 2017-55-PDD Highgate
NC PIN: 175000-50-9246 and 165907-79-0962
Tag: 05g01012r and 05g01012q
Location: the southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road.

Addition of 11± acres (Phase 4) to the existing Highgate master plan, and modification (of lot type locations) to the existing master plan. This planned development rezoning application is running concurrently with a master plan (preliminary plat) application (2017-56-SD), which sets the standards for the planned development.

[Staff Report - 2017-55-PDD - Highgate Phase 4](#)

[Application 2017-55-PDD Highgate](#)

[Map - 2017-56-SD and 2017-55-PDD - Highgate Phase 4](#)

[Site Map 2017-55-PDD Highgate](#)

[Neighborhood Meeting Materials 2017-56-SD](#)

POTENTIAL ACTION: Recommendation of Approval of 2017-55-PDD Highgate to Town Council

- f. 2017-146-SD Capps Tract Townhomes
NC PIN:all of 165911-65-2257, and portion of 165915-54-6707
Location: The property is located behind the hotel, at the end of Enterprise Drive and Cameron Way.

The applicant is requesting preliminary plat approval to develop 167 townhomes. A Special Use Permit (2017-145-SUP) request to allow townhomes in the R-10 zoning district is also running concurrently.

[Staff Report - 2017-146-SD - Capps Tract](#)

[Application 2017-146-SD Capps Tract](#)

[Map - 2017-146-SD and 2017-145-SUP - Capps Tract](#)

[Site Plan 2017-146-SD Capps Tract](#)

[Neighborhood Meeting Materials 2017-146-SD Capps Tract](#)

[Traffic Impact Analysis #1 2017-146-SD - Capps Tract](#)

[Traffic Impact Analysis #2 - 2017-146-SD - Capps Tract](#)

[Traffic Impact Analysis #3 - 2017-146-SD - Capps Tract](#)

POTENTIAL ACTION: Recommendation of Approval of 2017-146-SD Capps Tract to Town Council

- g. 2017-145-SUP Capps Tract Townhomes
NC PIN:all of 165911-65-2257, and portion of 165915-54-6707
Location: The property is located behind the hotel, at the end of Enterprise Drive and Cameron Way.

The applicant is requesting a Special Use Permit to allow 167 townhomes in the Residential-10 (R-10) zoning district. A Preliminary Plat application (2017-146-SD) is also running concurrently.

[Staff Report - 2017-145-SUP - Capps Tract](#)

[Application - 2017-145-SUP - Capps Tract](#)

[Maps - 2017-146-SD and 2017-145-SUP Capps Tract](#)

[Site Plan - 2017-145-SUP - Capps Tract](#)

[Neighborhood Meeting Materials - 2017-145-SUP - Capps Tract](#)

POTENTIAL ACTION: Recommendation of Approval of 2017-146-SUP Capps Tract to Town Council

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

9. ADJOURN



**The Town of Clayton
Clayton Planning Board Minutes
Monday, September 25, 2017 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Frank Price, Chair
Bob Ahlert
Marty Bizzell
James Lipscomb
Sarah Brooks
George "Bucky" Coats
Ross Benson
Stephen Powers

STAFF PRESENT:

Jay McLeod, Senior Planner
Haley Hogg, Planner
Michael Grannis, Mayor Pro-Tem
Bob Satterfield, Councilman
Brittany Parks, Administrative Support
Specialist

MEMBERS ABSENT:

1 CALL TO ORDER

- a) Mr. Price called the meeting to order at 6:00 p.m.

2 ROLL CALL

- a) Mr. McLeod completed roll call. All Board Members were present.

3 ADJUSTMENT OF THE AGENDA

- a) There were no adjustments to the agenda, but Mr. McLeod mentioned that both items would be presented together.

4 APPROVAL OF MINUTES

- a) Draft Minutes- August 28, 2017

ACTION: Approval of Minutes

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

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

- a) 2017-127-SP Grifols Building 640
NC PIN: portion of 167800-21-5181
Tag: 05i05001d

Location: The site is behind the new Grifols Office building, in a location currently occupied by several modular manufacturing trailers.

The applicant is requesting to develop a three-story, 75' tall manufacturing facility and associated parking. (Concurrent with 2017-128-SUP request to allow a building taller than the district maximum.)

Mr. McLeod reminded everyone that both the Site Plan and Special Use permit would be presented together. Mr. McLeod presented that the applicant is requesting site plan approval for a 150,000 sqft industrial manufacturing facility and associated "tank farm" (chemical tank storage area), to replace the current arrangement of modular buildings and chemical storage tanks. Parking will also be developed to serve this site as well as adjacent operations.

Mr. Coats mentioned that it should be a requirement that all neighborhood meetings be held in Clayton. Mr. McLeod acknowledged and mentioned the Planning Director would follow up on that.

There were no further questions for staff.

The applicant, Dan Simmons of Triangle Civilworks made a brief statement and was available for questions.

Mr. Benson asked about screening and Mr. Simmons confirmed that there will be screening of the tank farm but no definite decision of what product will be used.

There were no further questions.

ACTION: Approval of 2017-127-SP Grifols Building 640

Motion: Board Member Ahlert
Second: Board Member Lipscomb
Vote: Unanimous

- b) 2017-128-SUP Grifols Building 640
NC PIN: portion of 167800-21-5181
Tag: 05i05001d

Location: The site is behind the new Grifols Office building, in a location currently occupied by several modular manufacturing trailers.

The applicant is requesting to exceed the maximum height of the district, to develop a three-story, 75' tall manufacturing building.

Mr. McLeod reminded everyone that the Special Use Permit was presented with the Site Plan.

ACTION: Recommendation of Approval of 2017-128-SUP to Town Council

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

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

a) With there being nothing further, the meeting was adjourned at 6:17 p.m.

Frank Price, Chair

ATTEST:

Brittany Parks, Clerk to the Board



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

*Planning Board
October 23, 2017*

STAFF REPORT

Application Number: 2017-144-SP

Project Name: Powhatan Warehouse, Major Site Plan

NC PIN / Tag #: 167700-39-6464 / 05i05017d
Location: northeast of US 70 Bus. and Powhatan Road, between Baker Thermal and the outdoor storage facility
Town Limits/ETJ: after recombination, the site will be partially within town limits and partially within ETJ.
Overlay: Watershed Protection Overlay
Applicant: Sanderson Engineering, Inc.
Owner: Franklin Clayton Associates, LLC

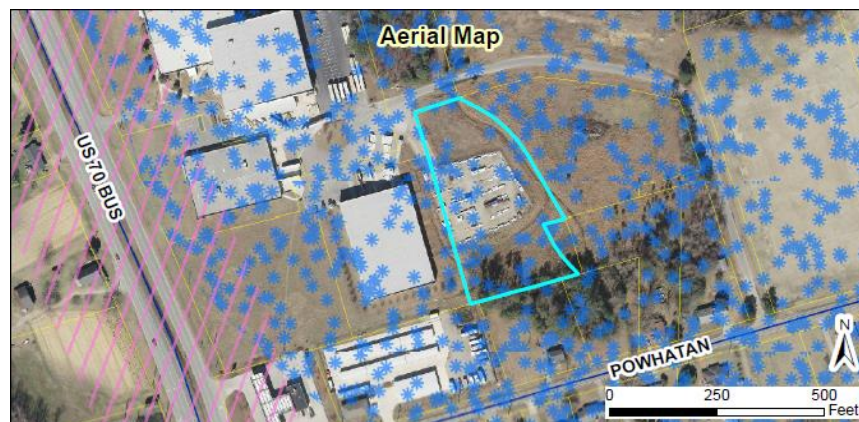
Public Noticing:

- Neighborhood meeting September 25, 2017
- Site posted October 12, 2017

REQUEST: Preliminary site plan approval to develop a warehouse within an industrial district.

SITE DATA:

Acreage: 2.75 acres
Present Zoning: I-2, heavy industrial
Proposed Zoning: n/a
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Heavy Industrial (I-2)	Vacant
South	Highway Business (B-3) and Residential-Estate (R-E)	Self storage facility, single family residential
East	Heavy Industrial (I-2)	Vacant, Grifols exercise park
West	Light Industrial (I-1)	Warehouse

DEVELOPMENT DATA:

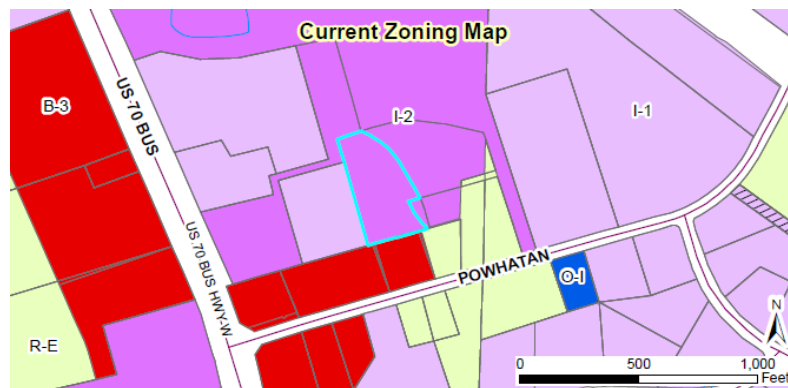
Proposed Uses:	Warehouse
Buildings:	One building, 20,000 square feet
Number of Stories:	One story (max height of 32 feet)
Impervious Surface:	65,128 square feet (54.43%)
Required Parking:	27
Proposed Parking:	28
Access/Streets:	Access will be provided via a paved, private access road that connects to Powhatan Road.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	unknown
Fire Protection:	Town of Clayton Fire Department

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting site plan approval for a 20,000 sqft warehouse in an industrial district. The lot is being recombined with an adjacent lot, in order to maximize the use of space. Both lots will meet all applicable dimensional standards after the recombination.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
The request is consistent.



- **Unified Development Code**
- The request is consistent.

Compatibility with Surrounding Land Uses

The site is located in an industrial district, with warehouses adjacent.

Site Design

The site has parking in the front, with loading in the rear. The loading area is not visible from the public right-of-way. Stormwater retention areas are in the front and rear of the site.

Landscaping and Buffering

The site plan meets all applicable elements of the UDC landscaping requirements. Since the loading areas are not visible from the public right-of-way, no screening is required.

Access/Streets/Pedestrian

The site is accessed via a paved, private road, which also provides access to the other warehouses behind it.

Water/Wastewater

Served by public water and sewer, and including a wastewater allocation request of 550 gpd.

Recreation and Open Space

N/A.

Environmental

The site is located within the Watershed Protection Overlay, which restricts impervious surface area unless it is mitigated on-site. The stormwater retention ponds provide that mitigation.

Signs

One monument sign is shown on the site plan, and is visible from the private access road.

Garbage / Recycling

The dumpster in the rear of the site will be enclosed and landscaped.

Architecture/Design

The architecture of the proposed warehouse is concrete block for the bottom third, with metal siding above. It is generally consistent with the other warehouses nearby.

Waivers/Deviations/Variances from Code Requirements

- None.

CONSIDERATIONS

- A warehouse is an approved use for this site.
 - The Planning Board decides major site plan applications.
-

CONDITIONS:

If approved, staff recommends the following conditions:

1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.
 2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval. The Conditions of Approval shall be recorded on either the site plan sheet or cover page.
 3. All roof mounted and ground mechanic equipment must be completely screened from view.
 4. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
 5. Utility fees shall be paid to the Town prior to issuance of any building permits.
 6. Utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.
 7. All signage shall require a sign permit from the Planning Department and shall meet standards of the Unified Development Code.
 8. A site/landscape inspection by the Planning Department shall be required prior to issuance of a certificate of occupancy. All site improvements shall be installed prior to the site inspection.
-

ATTACHMENTS:

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



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

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: Powhatan Warehouse Acreage of Property: 2.75

County Tag #: 05105017D NC PIN: 167700-39-6464

Address/Location: 8182 US Hwy 70 Bus Clayton, NC 27520

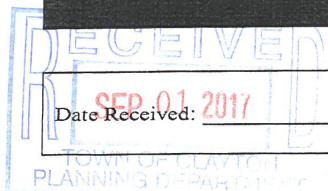
Existing Use: Vacant Proposed Use: Warehouse

Zoning District: I-2

Is project within a Planned Development? ☒ No
☐ Yes (list): _____

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

FOR OFFICE USE ONLY



Date Received: SEP 01 2017 Amount Paid: _____ File Number: _____

PROPERTY OWNER INFORMATION

Name: Franklin Clayton Associates, LLC
Mailing Address: 8636 Vintage Club Drive Wilmington, NC 28411-7685
Phone Number: 910-262-8058 Fax: _____
Email Address: edvogelsong@aol.com

APPLICANT INFORMATION

Applicant: Sanderson Engineering, Inc.
Mailing Address: PO Box 2016 Wendell, NC 27591
Phone Number: 919-366-2016 Fax: _____
Contact Person: Steven S. Sanderson, P. E.
Email Address: sandersonengineering@yahoo.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>8-23-17</u>	☒	☐			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☒	☐			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☒	☐			
7. Adjacent property owners list	☒	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☒	☐			
9. Signed and sealed traffic impact analysis (2 copies) (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☒			
10. Neighborhood meeting notice letter (1 copy)* <i>See sample letter and meeting requirements included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	☒	☐			
11. Neighborhood meeting summary form (1 copy) * <i>Included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

The Owner plans to construct a 20,000 sf warehouse.

[illegible]

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 Major Site Plan. 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.

Steven S. Sanderson, P. E.

Print Name _____

Signature of Applicant

8-31-17

Date _____



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

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: Powhatan Warehouse **Address or PIN #:** 05I05017D

AGENT/APPLICANT INFORMATION:

Steven S. Sanderson, P. E.
(Name - type, print clearly)

PO Box 2016
(Address)
Wendell, NC 27591
(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:

Edward W. Vogelsong
(Name - type, print clearly)

[Signature]
(Owner's Signature)

8636 Vintage Club Dr,

(Address)
Wilmington NC 28411
(City, State, Zip)

STATE OF North Carolina
COUNTY OF New Hanover

Sworn and subscribed before me Meredith Walker, a Notary Public for the above State and County, this the 25 day of August, 2017.

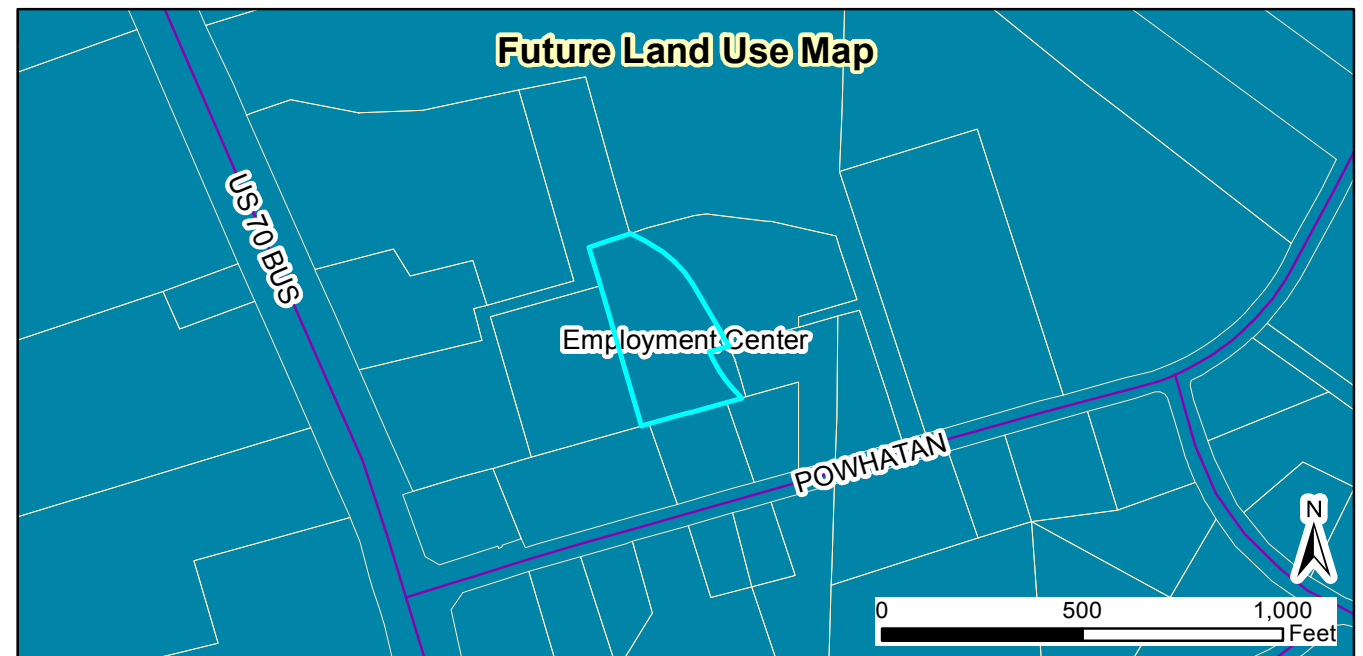
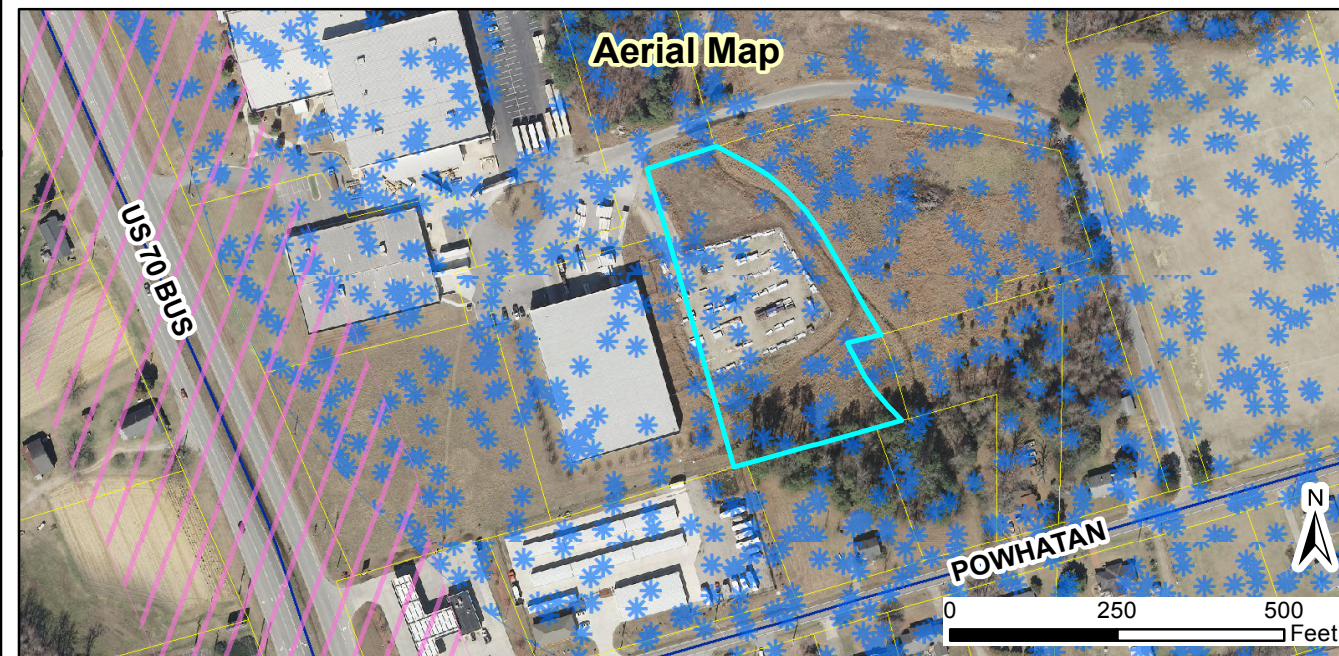
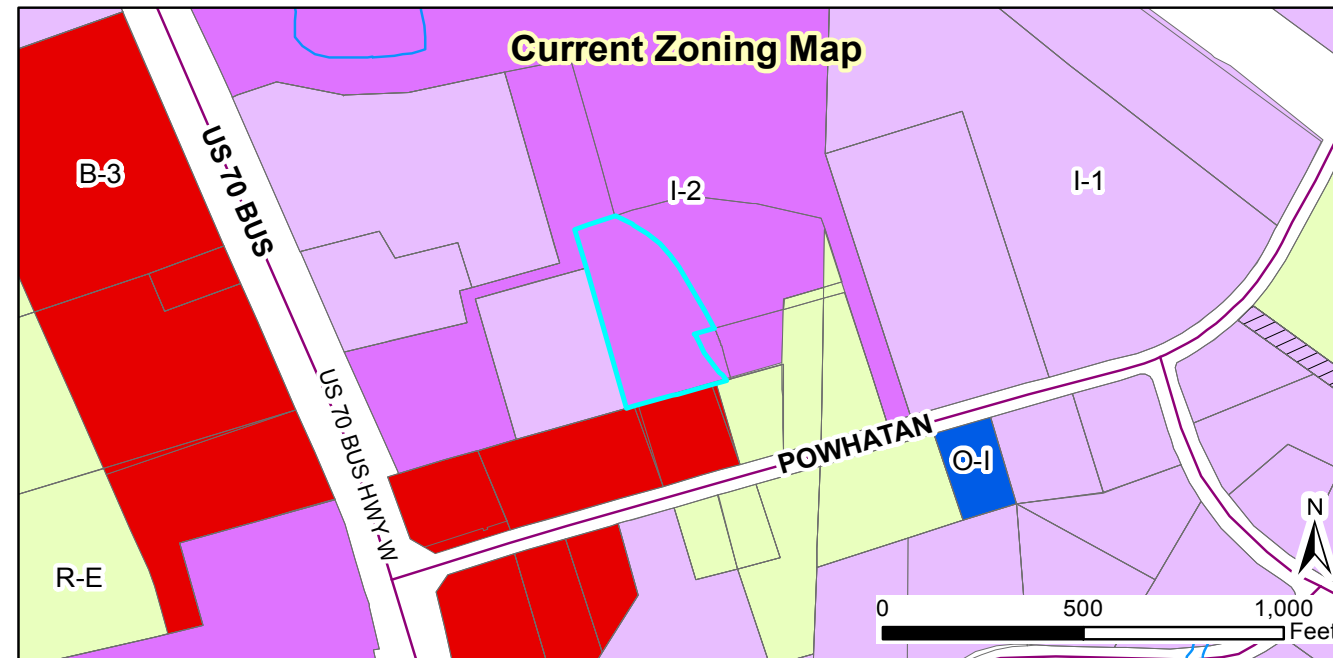
SEAL

MEREDITH WALKER
Notary Public
New Hanover Co., North Carolina
My Commission Expires Mar. 08, 2022

Meredith Walker
Notary Public
My Commission
Expires: March 8, 2022

August 2015

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Request:
2017-144-SP, Powhatan Warehouse, request to develop a warehouse facility in an industrial district.

Applicant: Sanderson Engineering, Inc.
 Property Owners: Franklin Clayton Associates, LLC
 Parcel ID: 167700-39-6464
 Tag #: 05i05017d

Staff Report Map



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2017\2017-144-SP Powhatan Warehouse\Map\Map - Powhatan Warehouse 2017-144-SP.mxd

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

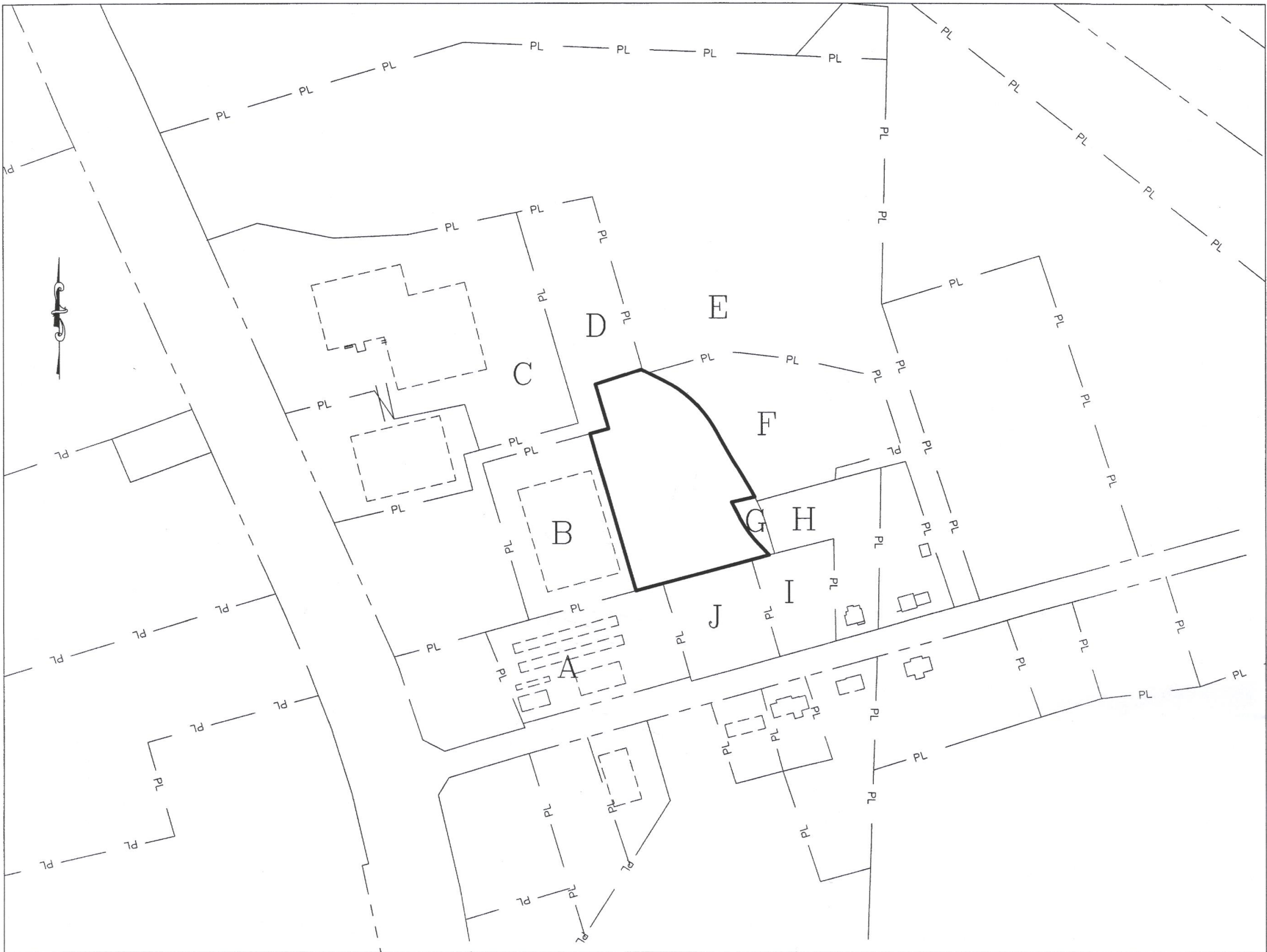
10/10/2017
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Franklin Clayton Associates, LLC

8182 US Hwy 70 Bus
Clayton, NC 27520

- Conditions of Approval:
1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.
 2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval. The Conditions of Approval shall be printed on the cover sheet or site plan sheet.
 3. All roof- and ground-mounted mechanic equipment shall be completely screened from
 4. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
 5. Utility fees shall be paid to the Town prior to issuance of any building permits.
 6. All terminal landscape islands for parking areas require an 8' tall canopy tree (min. 2.5" caliper).
 7. A Class C landscape buffer (or appropriate visual buffer of the same performance) shall be required along the western property line, particularly between any parking or outdoor storage areas and the adjacent property.
 8. A successful site/landscape inspection shall be required prior to the issuance of a Certificate of Occupancy.

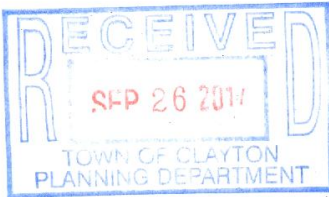
Contiguous Properties	
A - Owner:	Powhatan Self Storage, LLC
Parcel ID Number:	05105018
Current Zoning:	B-3
Present Use:	Mini Storage
B - Owner:	Franklin Clayton Associates, LLC
Parcel ID Number:	05105017C
Current Zoning:	I-1
Present Use:	Warehouse
C - Owner:	Waltham Group III, LLC II
Parcel ID Number:	05105017
Current Zoning:	I-2
Present Use:	Vacant
D - Owner:	Ironwood Developers, LLC
Parcel ID Number:	05105017H
Current Zoning:	I-2
Present Use:	Vacant
E - Owner:	Grifols Therapeutic Inc.
Parcel ID Number:	05105017F
Current Zoning:	I-2
Present Use:	Manufacturing
F - Owner:	Grifols Therapeutic Inc.
Parcel ID Number:	05105017G
Current Zoning:	I-2
Present Use:	Vacant
G - Owner:	Ironwood Developers, LLC
Parcel ID Number:	05105017J
Current Zoning:	I-2
Present Use:	Vacant
H - Owner:	James W. Lee and Braxton A. Lee
Parcel ID Number:	05105019A
Current Zoning:	R-E
Present Use:	Bakery
I - Owner:	James W. Lee and Braxton A. Lee
Parcel ID Number:	05105019D
Current Zoning:	R-E
Present Use:	Bakery
J - Owner:	Powhatan Self Storage, LLC
Parcel ID Number:	05105018B
Current Zoning:	B-3
Present Use:	Outdoor Storage



1"=200'



Vicinity Map - Town of Clayton - Johnston County
1"=500'



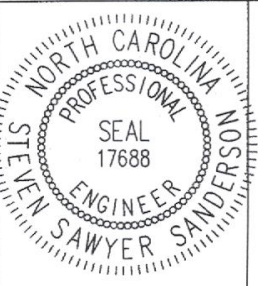
Sheet Index

- 1 Cover Sheet
- 2 Boundary Survey
- 3 Site Plan
- 4 Conceptual Engineering Plans
- LP01.0 Landscape Plan
- LP02.0 Landscape Plan Details
- 1 of 1 Exterior Lighting Plan
- A101 Floor Plan
- A201 Elevations

Clayton Planning Project Number 2017-144-SP

Owner: Franklin Clayton Associates, LLC
8636 Vintage Club Drive
Wilmington, NC 28411

REV. NO.	DESCRIPTIONS	DATE
1	Revised per 1st TRC Review Comments	9-26-17
REVISIONS		



Signature of Sawyer Sanders
9-26-2017 DATE

Preliminary Design - NOT Released For Construction

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

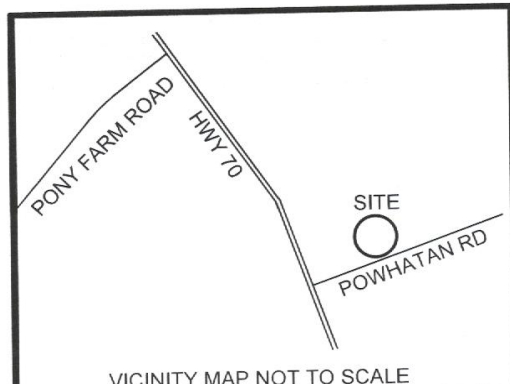
Powhatan Warehouse
Franklin Clayton Associates, LLC

Cover Sheet

DATE: Sept 2017
SE PROJ # 17-018
DWG FILE # 17-018

SCALE
HORIZONTAL:
As Shown
VERTICAL:
NA

SHEET NO.
1
OF 4



VICINITY MAP NOT TO SCALE

- LEGEND:
- EIP.....EXISTING IRON PIPE
 - IPS.....IRON PIPE SET
 - EIS.....EXISTING IRON STAKE
 - IS.....IRON STAKE SET
 - R/W.....RIGHT OF WAY
 - PK.....PARKER KALON NAIL
 - ECM.....EXISTING CONC MONUMENT
 - CHL.....CONCRETE MONUMENT SET
 - FIN.....FIRE HYDRANT
 - SC.....SEWER CLEAN-OUT
 - TV.....TELEPHONE BOX
 - CB.....CABLE BOX
 - TR.....TRANSFORMER
 - WV.....WATER VALVE
 - SMH.....SANITARY SEWER MANHOLE
 - NF.....NOW OR FORMERLY
 - BC.....BACK OF CURB
 -COMPUTED POINT
 -REINFORCED CONCRETE PIPE
 -PARCEL BOUNDARY
 -RIGHT OF WAY EASEMENT
 -FENCE
 -FEATURE
 -STREAM (WATER COURSE)
 -NOT SURVEYED
 - AREA BY COORDINATE METHOD
 - TITLE BY LAWYER
 - PROPERTY SUBJECT TO EASEMENT OF RECORD

REFERENCE:

DEED BOOK 1933 PAGE 678
DEED BOOK 3571 PAGE 347
DEED BOOK 4933 PAGE 678
PLAT BOOK 57 PAGE 242
PLAT BOOK 57 PAGE 295
PLAT BOOK 74 PG 493
PLAT BOOK 77 PG 488
PLAT BOOK 78 PG 257
DB 4313 PG 551

REVIEW OFFICER
OF JOHNSTON COUNTY, CERTIFY THAT THE MAP
OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER _____

DATE _____

PROPERTY SHOWN HEREON IS ☒ IS NOT
LOCATED IN A FEMA DESIGNATED FLOOD ZONE

FLOOD HAZARD NO. 3720167700J

EFFECTIVE DATE: 12/2/05

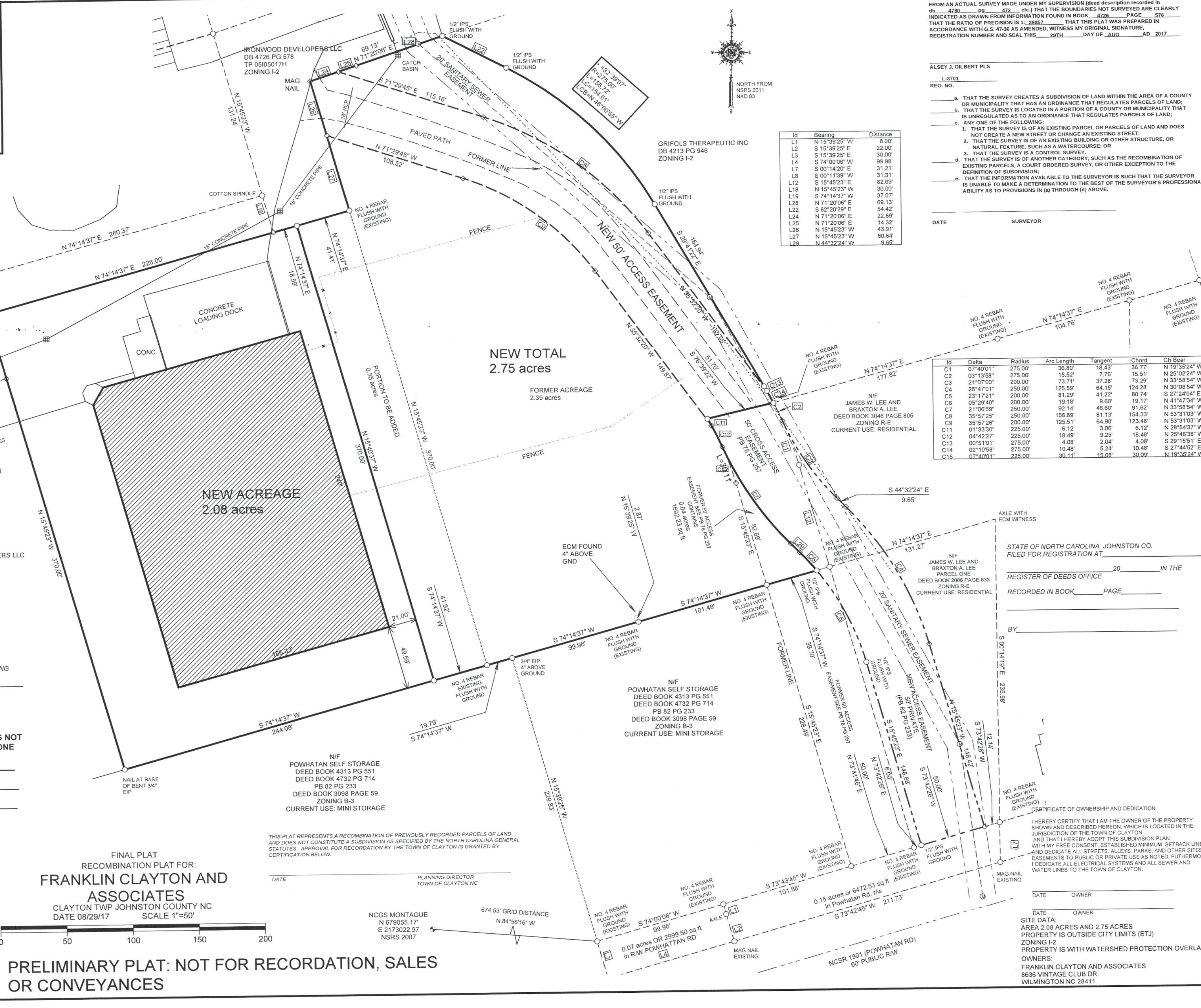
DATE _____

FINAL PLAT
RECOMBINATION PLAT FOR:
FRANKLIN CLAYTON AND ASSOCIATES
CLAYTON TWP JOHNSTON COUNTY NC
DATE 08/29/17 SCALE 1"=50'

TAX PARCEL NO.
0505017D
0505017H

SETBACKS
FRONT 35'
SIDE 15'
REAR 30'
SIDE STREET YARD 25'

ALSEY J. GILBERT PLS
442 1/2 E. MAIN ST
CLAYTON NC 27620
PHONE 919/553-5104
FAX 919/553-3663



I, ALSEY J. GILBERT PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (detailed description recorded in DB 4226 PG 578, TP 0505017H, ZONING I-2) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4726 PAGE 376 THAT THE RATIO OF PRECISION IS 1:28857 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 29TH DAY OF AUG. AD. 2017

- ALSEY J. GILBERT PLS
- REG. NO. L-3701
- REG. NO. _____
- a. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- b. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- c. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY;
- d. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- e. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS IN (a) THROUGH (d) ABOVE.

DATE _____ SURVEYOR _____

Id	Bearing	Distance
L1	N 15°39'25" W	8.00'
L2	S 15°39'25" E	22.00'
L3	S 15°39'25" E	30.00'
L4	S 74°00'05" W	99.98'
L7	S 00°14'20" E	31.21'
L8	S 00°11'39" W	31.31'
L12	S 15°45'23" E	82.69'
L18	N 15°45'23" W	30.00'
L19	S 74°14'37" W	37.07'
L28	N 71°20'06" E	69.13'
L22	S 62°20'29" E	54.42'
L24	N 71°20'06" E	22.69'
L25	N 71°20'06" E	14.32'
L26	N 15°45'23" W	43.91'
L27	N 15°45'23" W	60.64'
L29	N 44°32'24" W	9.65'

Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	07°40'01"	275.00'	38.80'	18.43'	38.77'	N 19°35'24" W
C2	03°13'58"	275.00'	15.52'	7.76'	15.51'	N 25°02'24" W
C3	21°07'00"	200.00'	73.71'	37.28'	73.29'	N 33°58'54" W
C4	28°47'01"	250.00'	125.59'	64.15'	124.28'	N 30°08'54" W
C5	23°17'21"	200.00'	81.29'	41.22'	80.74'	S 27°24'04" E
C6	05°29'40"	200.00'	19.18'	9.60'	19.17'	N 41°47'34" W
C7	21°06'59"	250.00'	92.14'	46.60'	81.62'	N 33°58'54" W
C8	35°57'25"	250.00'	156.89'	81.13'	154.33'	N 53°31'03" W
C9	35°57'26"	200.00'	125.51'	64.90'	123.48'	N 53°31'03" W
C11	01°13'30"	225.00'	6.12'	3.06'	6.12'	N 38°54'37" W
C12	04°42'27"	225.00'	18.49'	9.25'	18.48'	N 25°48'38" W
C13	00°51'01"	275.00'	4.08'	2.04'	4.08'	S 29°15'51" E
C14	00°10'58"	275.00'	10.48'	5.24'	10.48'	S 27°44'52" E
C15	07°40'01"	225.00'	30.11'	15.08'	30.09'	N 19°35'24" W

STATE OF NORTH CAROLINA, JOHNSTON CO.
FILED FOR REGISTRATION AT _____ IN THE
REGISTER OF DEEDS OFFICE
RECORDED IN BOOK _____ PAGE _____

BY _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE JURISDICTION OF THE TOWN OF CLAYTON AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISHED MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS AND ALL SEWER AND WATER LINES TO THE TOWN OF CLAYTON.

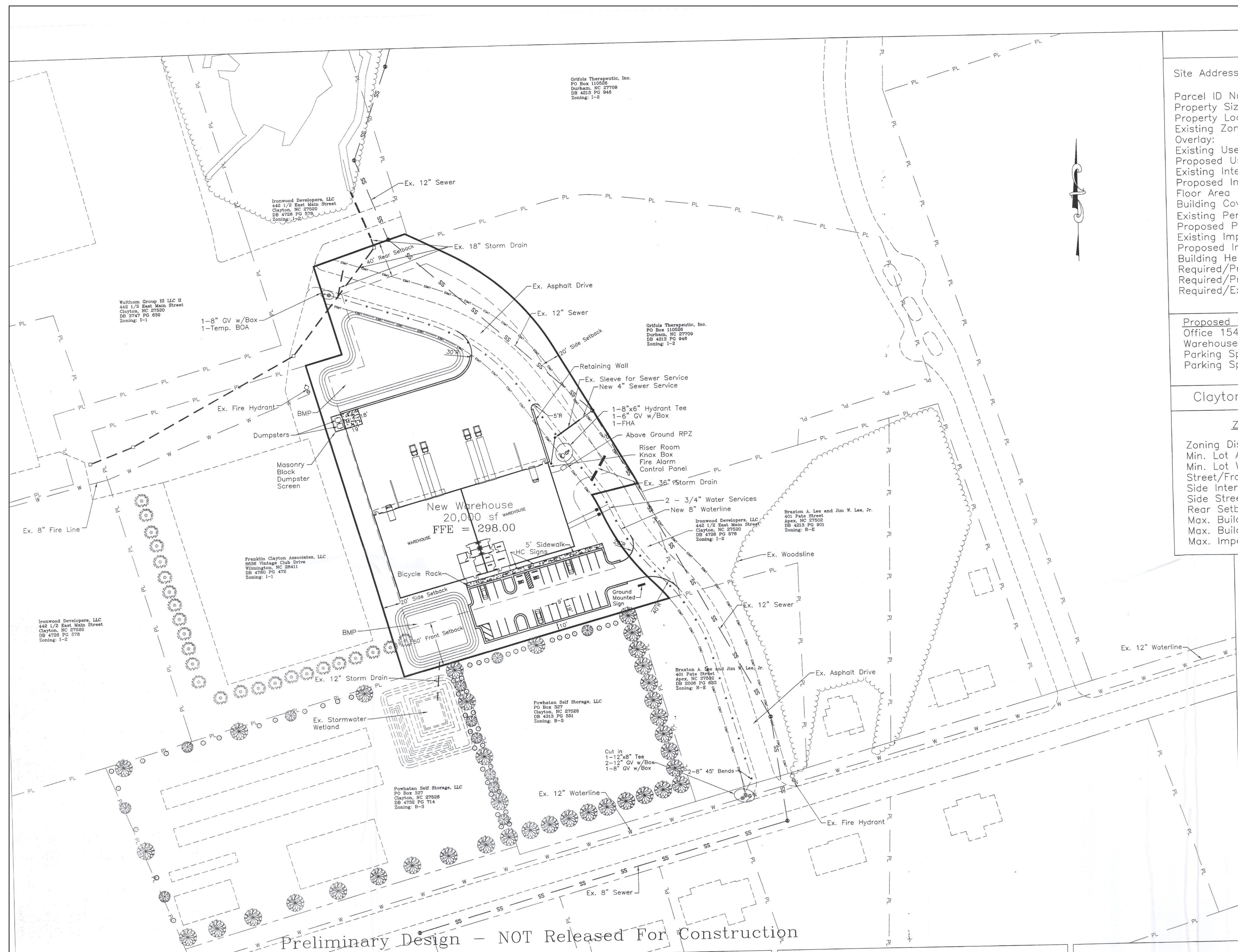
DATE _____ OWNER _____

DATE _____ OWNER _____

DATE _____ OWNER _____

DATE _____ OWNER _____

SITE DATA:
AREA 2.08 ACRES AND 2.75 ACRES
PROPERTY IS OUTSIDE CITY LIMITS (ETJ)
ZONING I-2
PROPERTY IS WITH WATERSHED PROTECTION OVERLAY OWNERS:
FRANKLIN CLAYTON AND ASSOCIATES
8636 VINTAGE CLUB DR.
WILMINGTON NC 28411

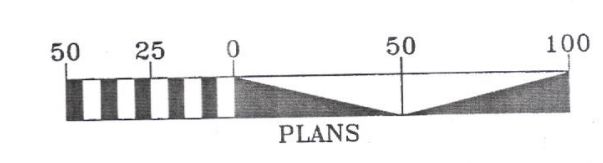


Site Data:	
Site Address	8182 US Hwy 70 Bus Clayton, NC 27520
Parcel ID Number	05105017D
Property Size:	2.75 AC (119,664.27 sf)
Property Location:	Inside City Limits
Existing Zoning:	I-2
Overlay:	Watershed Protection
Existing Use:	Vacant
Proposed Use:	Warehouse
Existing Intensity:	0 sf
Proposed Intensity:	20,000 sf
Floor Area Ratio:	0.17
Building Coverage:	16.71% of Site
Existing Pervious surface area:	72,476.93 sf and 60.57%
Proposed Pervious surface area:	54,536.08 sf and 45.57%
Existing Impervious surface area:	47,187.34 sf and 39.43%
Proposed Impervious surface area:	65,128.19 sf and 54.43%
Building Height:	1 Story - 32'-00"
Required/Proposed parking:	27 / 28
Required/Proposed accessible parking:	2 / 2
Required/Existing loading spaces:	8 / 8

Proposed Parking Calculations	
Office 1540 sf @ 1 space per 200 sf	8
Warehouse 18460 sf @ 1 space per 1000 sf	19
Parking Spaces Required	27
Parking Spaces Provided	27

Clayton Planning Project Number 2017-144-SP

Zoning District Dimensional Standards	
Zoning District	I-2
Min. Lot Area	20,000 sf
Min. Lot Width	100 ft
Street/Front Setback	50 ft
Side Interior Setback	20 ft
Side Street Setback	30 ft
Rear Setback	40 ft
Max. Building Height	50 ft
Max. Building Coverage	50%
Max. Impervious Surface	75%



REV. NO.	DESCRIPTION	DATE
1	Revised per 1st TRC Review Comments	9-26-17

SEAL

17688

SAWYER SANDERSON

9-26-2017

DATE

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

S

E

SANDERSON

ENGINEERING

2485 WENDELL BOULEVARD

P.O. BOX 2016 WENDELL, NC 27591

919-366-2016 919-366-2017 FAX

C-2218 Engineering and Land Planning

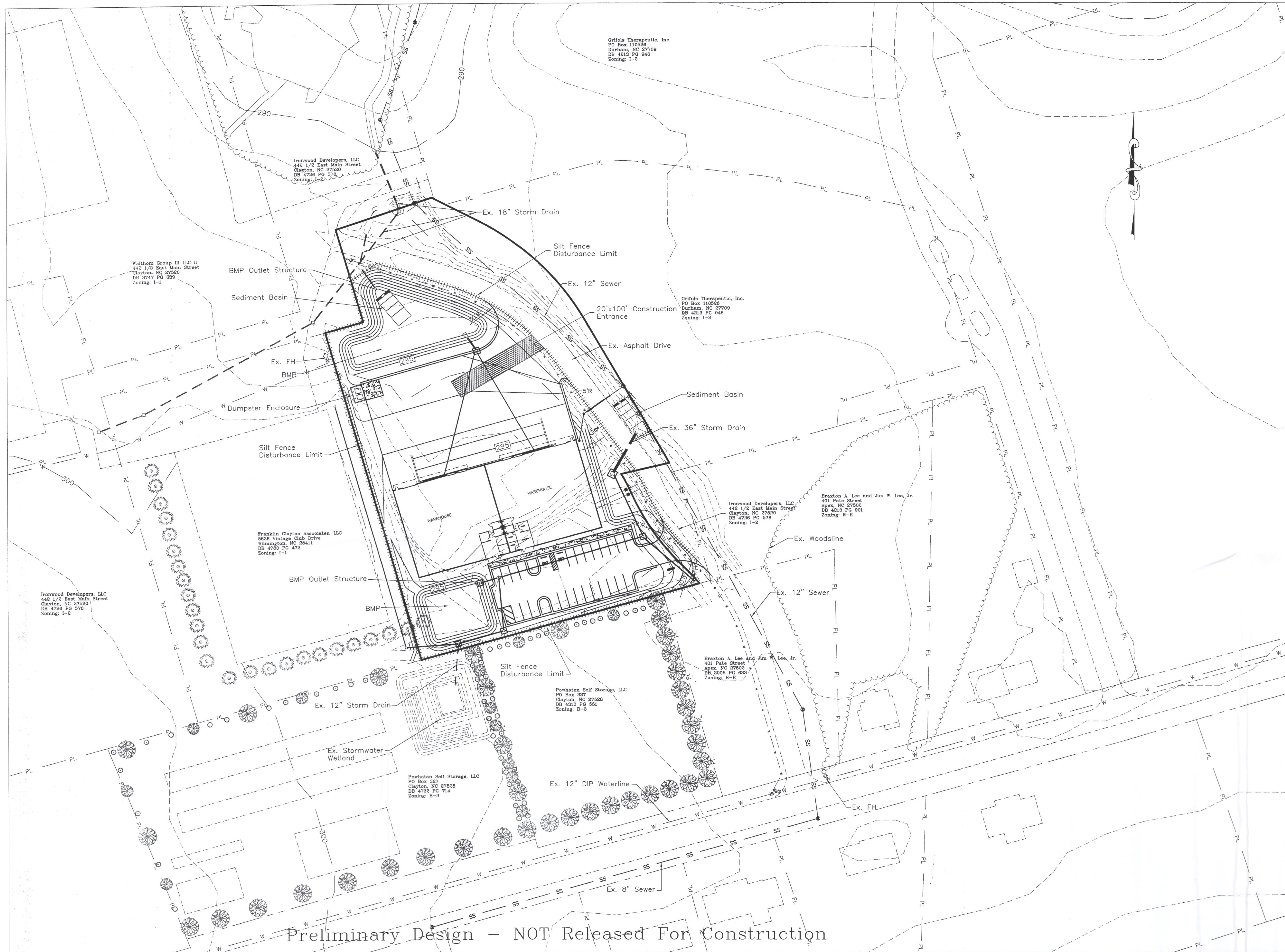
Powhatan Warehouse

Franklin Clayton Associates, LLC

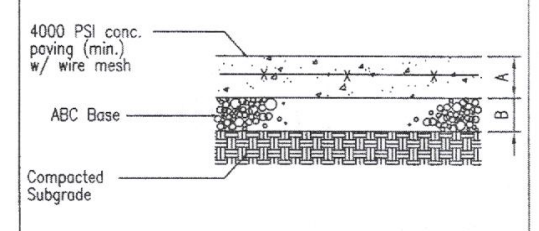
Site Plan

DATE: Sept 2017
SE PROJ. # 17-018
DWG FILE # 17-018

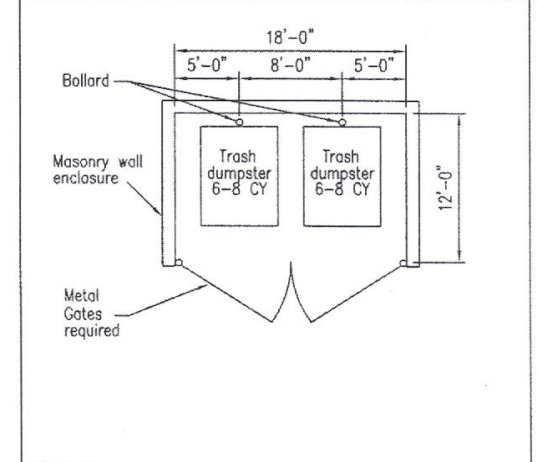
SCALE	SHEET NO.
HORIZONTAL: 1"=50'	3
VERTICAL: NA	OF: 4



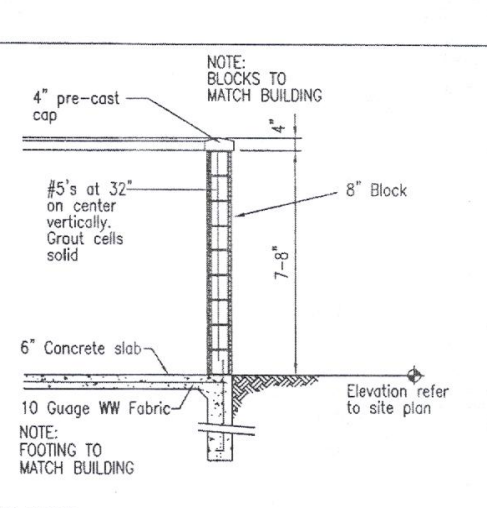
DIMENSION & TYPE		
Concrete Section	A	B
Dumpster Area	6'	6'



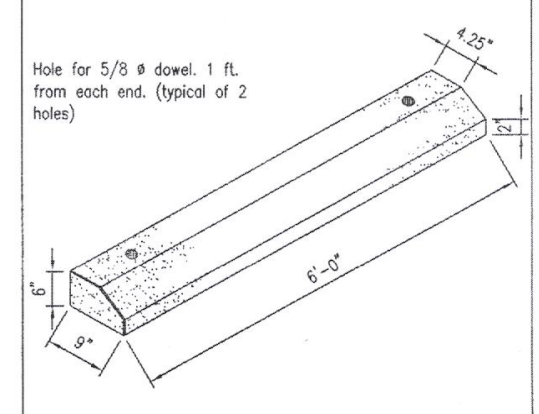
DUMPSTER CONCRETE PAVING SECTION



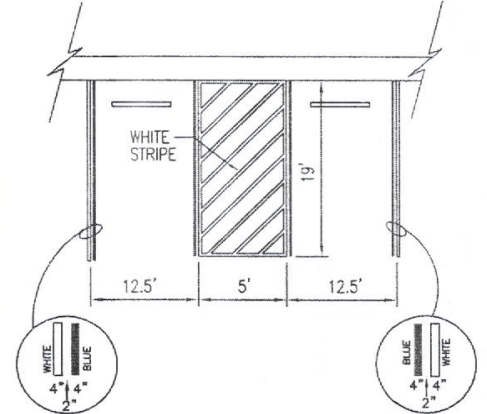
DUMPSTER LAYOUT



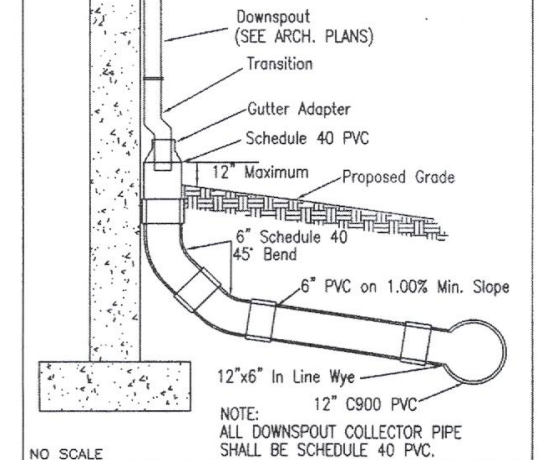
DUMPSTER SECTION



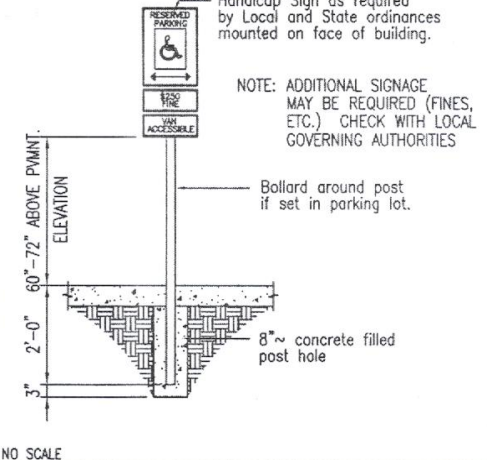
WHEEL STOP DETAIL



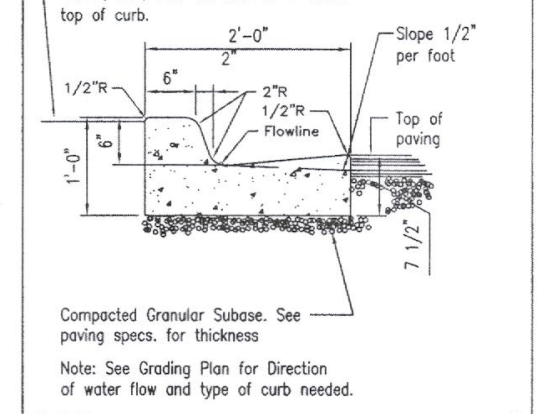
HANDICAP PARKING DETAIL



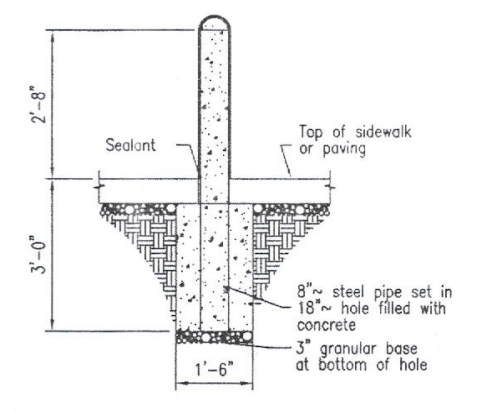
DOWNSPOUT DETAIL



TYPICAL HANDICAP SIGN

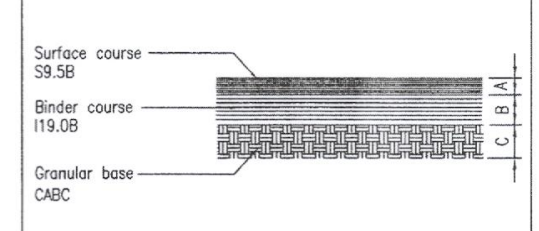


CONCRETE CURB & GUTTER



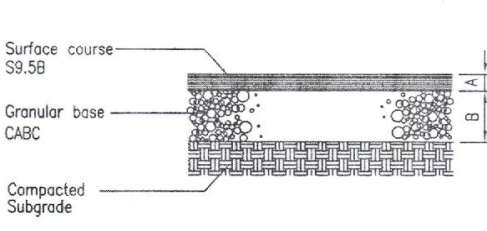
BOLLARD SECTION

DIMENSION & TYPE		
Sections	A	B
TT Parking / Loading	2.5'	5.5'

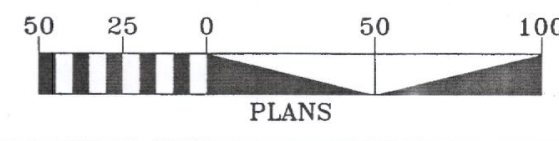


ASPHALT PAVING - TRUCK LOADING AREA

DIMENSION & TYPE		
Sections	A	B
Auto Parking Lot	2'	5'



ASPHALT PAVING - PARKING LOT



REV.	DESCRIPTION	DATE
1	Revised per 1st TRC Review Comments	9-26-17



Sawyer Sanderson
9-26-2017 DATE

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

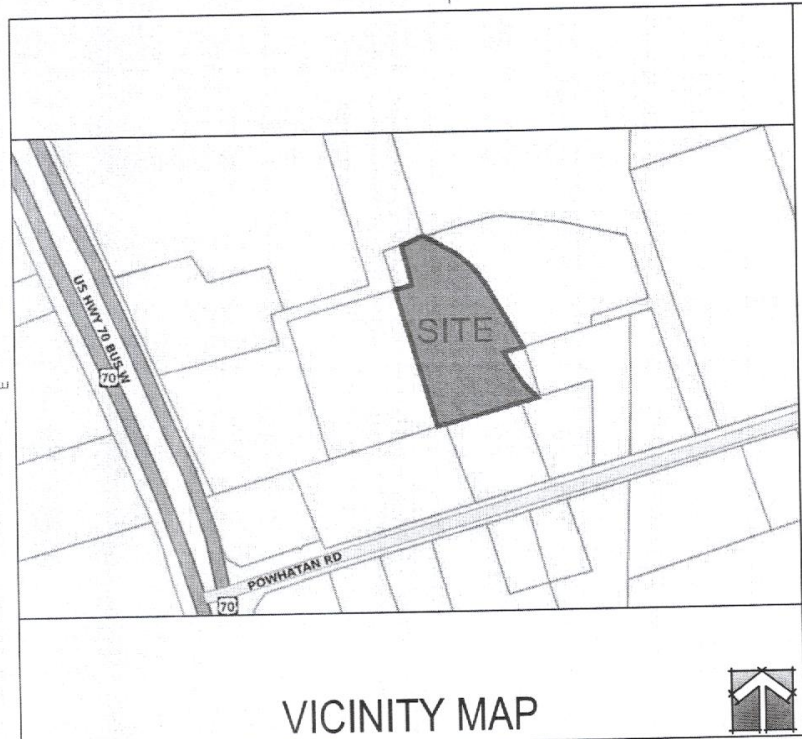
Powhatan Warehouse
Franklin Clayton Associates, LLC

Conceptual Engineering Plan

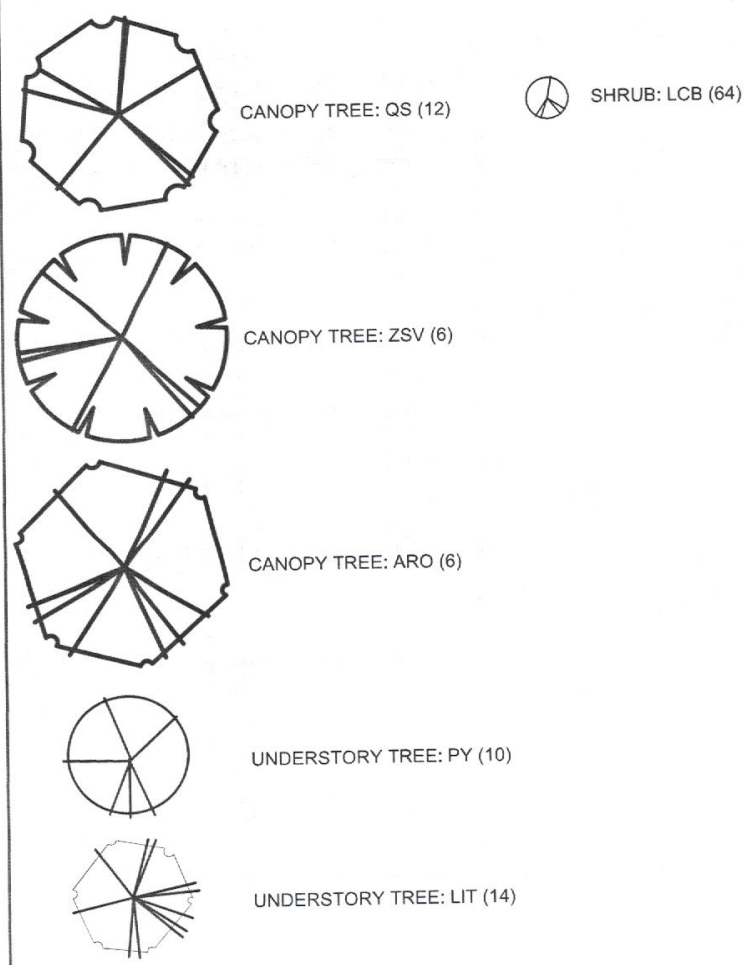
DATE: Sept 2017
SE PROJ. # 17-018
DWG FILE # 17-018

SCALE
HORIZONTAL:
1"=50'
VERTICAL:
NA

SHEET NO.
4
OF: 4



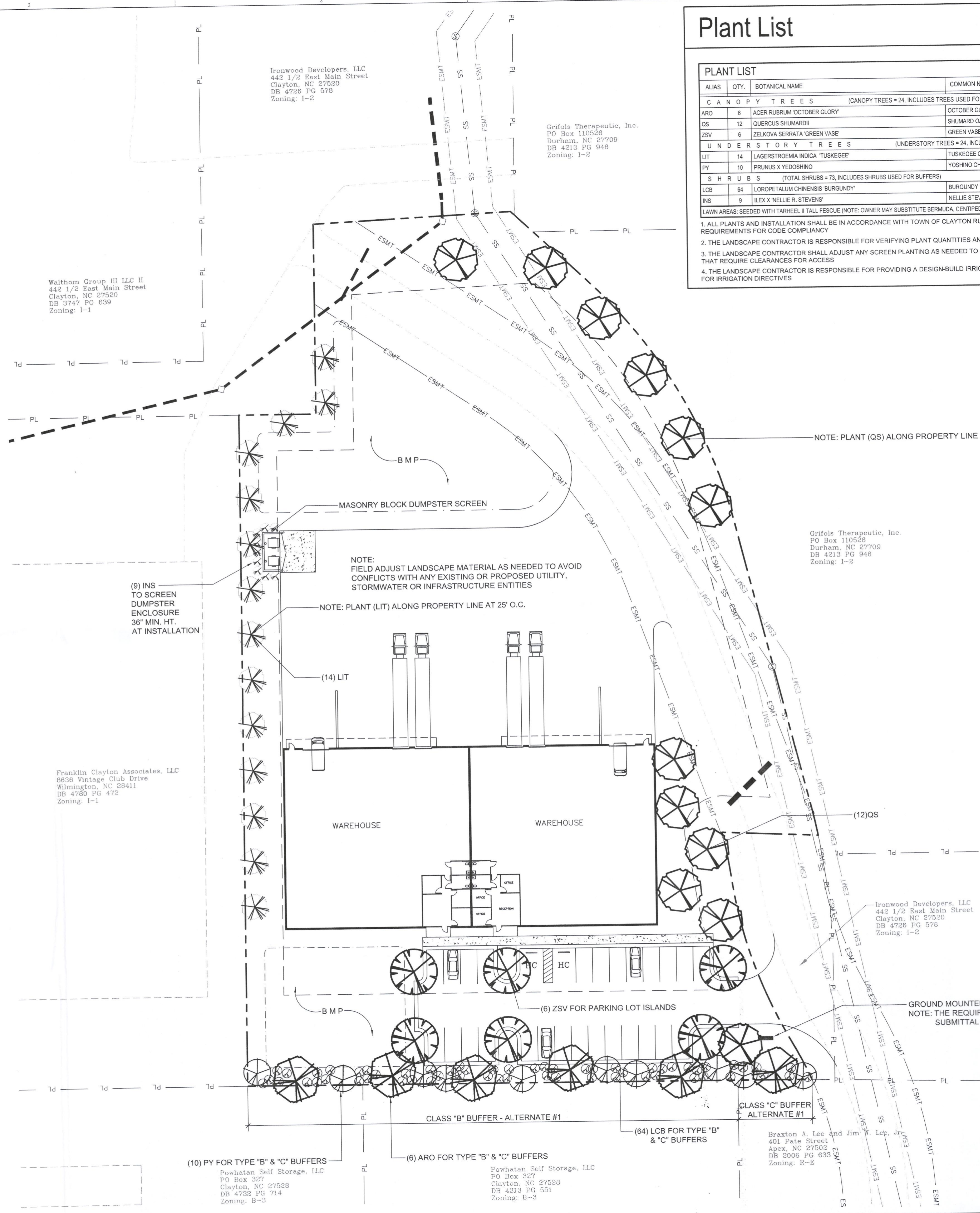
Plant Symbol Key



Landscape Notes

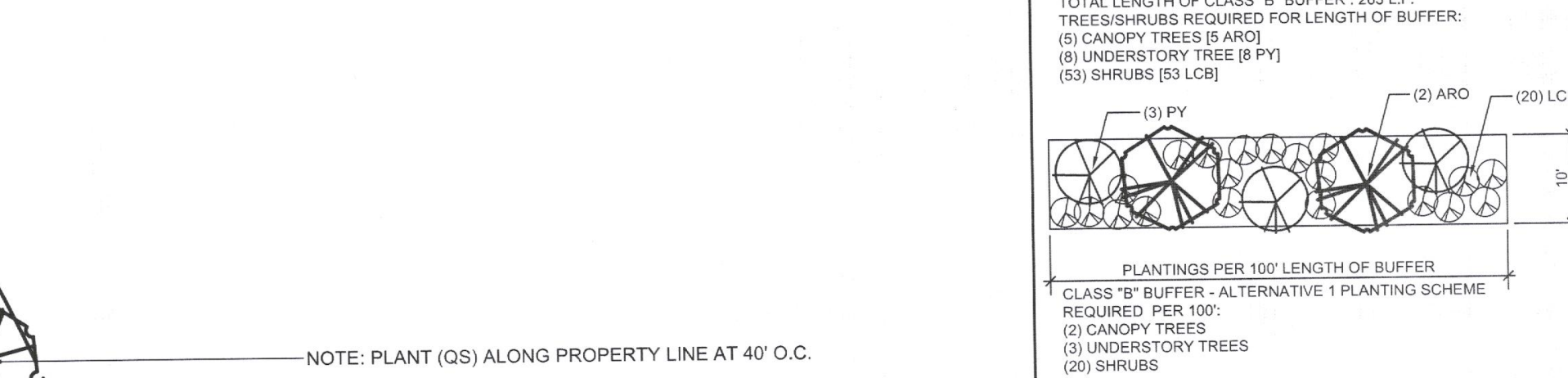
GENERAL LANDSCAPE NOTES

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 SHREDED 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 SEEDED 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 ENUMERATED 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 BOWED 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.

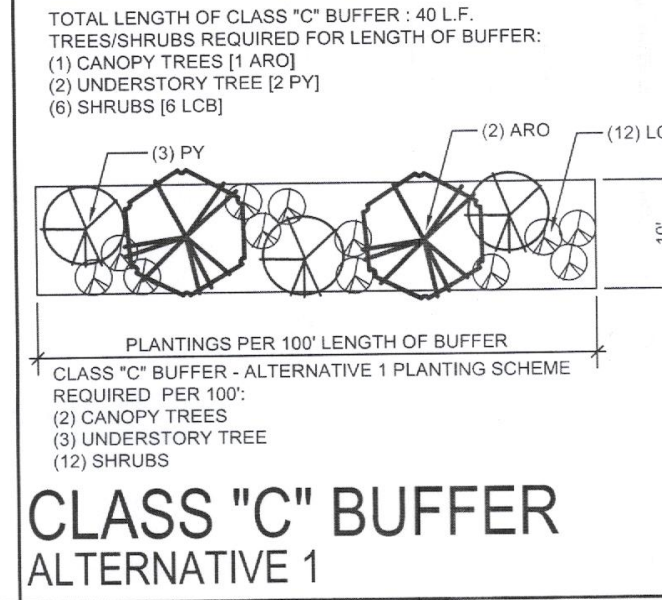


Plant List

ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
CANOPY TREES (CANOPY TREES = 24, INCLUDES TREES USED FOR SCREENING/BUFFERS AND PARKING ISLAND TREES)								
ARO	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	12"	8' MIN.	-	B & B	BUFFER TREES
QS	12	QUERCUS SHUMARDII	SHUMARD OAK	25"	8' MIN.	-	B & B	INTERIOR LANDSCAPE
ZSV	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	25"	8' MIN.	-	B & B	PARKING ISLANDS
UNDERSTORY TREES (UNDERSTORY TREES = 24, INCLUDES TREES USED FOR BUFFERS)								
LIT	14	LAGERSTROEMIA INDICA 'TUSKEGEE'	TUSKEGEE CRAPPE MYRTLE	-	6' MIN.	-	CONT&B	INTERIOR LANDSCAPE
PY	10	PRUNUS X YEDOSHINO	YOSHINO CHERRY	-	6' MIN.	-	CONT&B	BUFFER PLANTINGS
SHRUBS (TOTAL SHRUBS = 73, INCLUDES SHRUBS USED FOR BUFFERS)								
LCB	64	LOROPETALUM CHINENSIS 'BURGUNDY'	BURGUNDY LOROPETALUM	-	30" MIN.	-	5 GAL. MIN.	BUFFER PLANTINGS
INS	9	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	-	30" MIN.	-	7.5 GAL. MIN.	DUMPSTER SCREENING



CLASS "B" BUFFER ALTERNATIVE 1



CLASS "C" BUFFER ALTERNATIVE 1

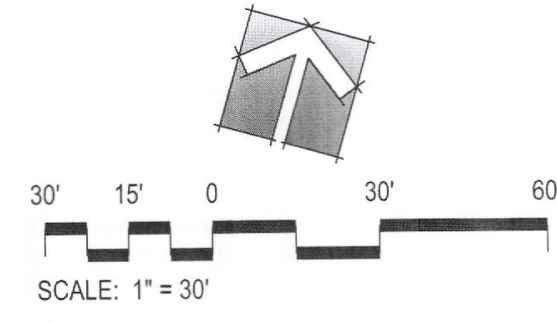
LANDSCAPE CALCULATION*		PLANT TYPE		REQUIRED**	PROPOSED***
TOTAL AREA OF LOT:	119,664 SQ.FT.	CANOPY TREE	24	24	
20% OF LOT AREA:	23,933 SQ.FT.		24	24	
REQUIRED LANDSCAPE AREA:	23,933 SQ.FT.	UNDERSTORY TREE	24	24	
PROPOSED LANDSCAPE AREA:	±24,000 SQ.FT.***	SHRUBS	48	73	

* AS PER SECTION 155.402 (D) OF THE UNIFIED DEVELOPMENT CODE
** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA
*** PROPOSED TOTAL INCLUDES BUFFER PLANTINGS

Landscape Data

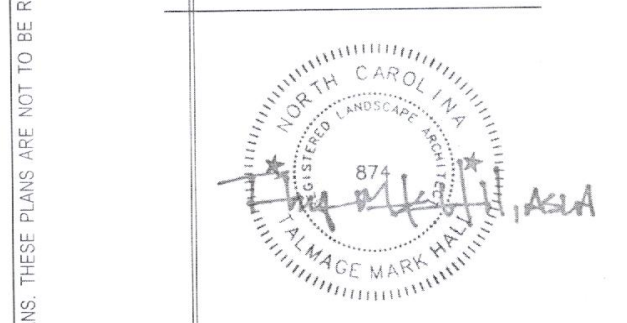
TOTAL AREA OF LOT: 119,664 SQ.FT.		PLANTINGS PROVIDED: 24 CANOPY TREES	
20% OF LOT AREA: 23,933 SQ.FT.		24 UNDERSTORY TREES	
PLANTINGS REQUIRED:		73 SHRUBS	
24 CANOPY TREES			
24 UNDERSTORY TREES			
48 SHRUBS			
BUFFERS REQUIRED/PROVIDED:		SOUTH PROPERTY LINE - TYPE "B" & TYPE "C", ALT #1	
BUFFER TYPES:		SEE BUFFER DETAILS/DIAGRAMS THIS SHEET FOR REQUIRED PLANTINGS PER 100 LIN FT OF "B" & "C" BUFFER	
STREET TREES:		NONE REQUIRED AS THERE ARE NO PUBLIC RIGHT-OF-WAYS ABUTTING THIS PROPERTY	

LANDSCAPE PLAN



TALMAGE "MARK" HALL, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
talmagemarkhall.pla@gmail.com

LANDSCAPE PLAN FOR
POWATAN WAREHOUSE
FRANKLIN CLAYTON ASSOCIATES, LLC
8182 US HWY 70 BUS., CLAYTON, NORTH CAROLINA 27520



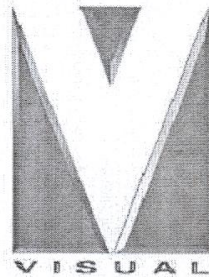
NOTE: THIS SEAL AND SIGNATURE APPLIES ONLY TO THE LANDSCAPE PLAN, LANDSCAPE DETAILS AND LANDSCAPE NOTES
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT:	PH-17002	DATE:	09.2017
ISSUE:	PRELIM. SITE PLAN		09.01.2017
REVISIONS:	TRC COMMENTS		09.26.2017
DRAWN BY:	TMH		
CHECKED BY:	TMH		
CONTENT:	LANDSCAPE PLAN		

LP01.0

MUNICIPALITY PROJECT NO: 2017-144-SP

Page 22 of 300



Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	B	14	Cree Inc	OSQ-A-xx-4ME-K-57K-UL	Cree OSQ Series Area Luminaire, Type IV Medium Distribution, K Input Power Designator, 5700K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium Distribution, B Input Power Designator, 3000K	CONFIGURED FROM Eight Cree MDA LEDs	1	OSQ-A-XX-4ME-K-57K-ULXXXXX_CONFIGURED.ies	17292	0.95	130

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	2.7 fc	9.1 fc	0.1 fc	91.0:1	27.0:1

Luminaire Locations					
		Location		Mounting Height (ft)	Tilt
No.	Label	X	Y		
2	B	181038.50	56667.64	20.00	0.00
3	B	181078.50	56667.85	20.00	0.00
4	B	181118.50	56668.00	20.00	0.00
5	B	181158.50	56668.00	20.00	0.00
6	B	181198.50	56668.50	20.00	0.00
7	B	181218.40	56650.00	20.00	0.00
8	B	181218.50	56590.00	20.00	0.00
9	B	181038.50	56566.40	20.00	0.00
10	B	181078.50	56566.67	20.00	0.00
11	B	181118.50	56567.00	20.00	0.00
12	B	181158.50	56567.00	20.00	0.00
13	B	181198.50	56567.00	20.00	0.00
14	B	181017.10	56650.00	20.00	0.00
15	B	181017.30	56590.00	20.00	0.00

OSQ Series

OSQ™ LED Area/Flood Luminaire - Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatheright LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The "B" input power designator is a suitable upgrade for HID applications up to 250 Watt, and the "K" input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics), 80 CRI (3000K symmetric optics)

CCT: 3000K (4- 200K), 4000K (4- 200K), 5700K (4- 500K)

Limited Warranty*, 10 years on luminaires/10 years on Colorfast DeltaGuard® Finish

*See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed

Backlight Shield

OSQ-BLSHF

- Front facing optic

OSQ-BLSHF

- Rear optic

Hand-Held Remote

XA-5ENSRM

- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: Mount: OSQ-MSV + Luminaire: OSQ-A-NM-2ME-B-40K-UL-5V

Mount (Luminaire must be ordered separately)

OSQ-

OSQ-AA Adjustable Arm

OSQ-DA Direct Arm

Color Options:

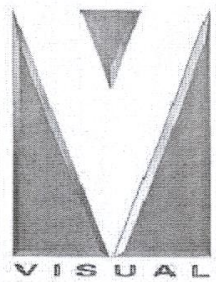
SV Silver

BK Black

BZ Bronze

WW White

Luminaire (Mount must be ordered separately)																																			
OSQ	A	NH																																	
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options																											
OSQ	A	NH	No Mount	Asymmetric	B	300K UL 120V	ML UL 120-277V Line 5700K UL	BK Black BZ Brass Y Silver WH White	DIM 6-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Available with UL voltage only - Can't exceed wattage of specified input power designator F Fuse - When cable exceeds listing, use time delay fuse ML Multi-Level - Refer to ML spec sheet for details - High 100% Lamp Life - Available with UL voltage only - Intended for downlight applications at 0° tilt PML Programmable Multi-Level, 20-40° Mounting Height - Refer to PML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 0° tilt	PML2 Programmable Multi-Level, 10-30° Mounting Height - Refer to PML2 spec sheet for details - Available with UL voltage only - Intended for downlight applications at 0° tilt QF Field Adjustable Output - Refer to Field Adjustable Output spec sheet for details R Recessed - Intended for downlight applications with maximum 40° tilt - 3-pin receptacle per ANSI C136.10 - Photocell and shunting cap by others RL Recessed Left - LED and optic are recessed to the left RR Recessed Right - LED and optic are recessed to the right																									
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Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	B	14	Cree Inc	OSQ-A-xx-4ME-K-57K-UL	Cree OSQ Series Area Luminaire, Type IV Medium Distribution, K Input Power Designator, 5700K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium Distribution, B Input Power Designator, 3000K	CONFIGURED FROM Eight Cree MDA LEDs	1	OSQ-A-XX-4ME-K-57K-ULXXXXX_CONFIGURED.ies	17292	0.95	130

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3		2.7 fc	9.1 fc	0.1 fc	91.0:1	27.0:1

Luminaire Locations					
Location					
No.	Label	X	Y	Mounting Height (ft)	Tilt
2	B	181038.50	56667.64	20.00	0.00
3	B	181078.50	56667.85	20.00	0.00
4	B	181118.50	56668.00	20.00	0.00
5	B	181158.50	56668.00	20.00	0.00
6	B	181198.50	56668.50	20.00	0.00
7	B	181218.40	56650.00	20.00	0.00
8	B	181218.50	56590.00	20.00	0.00
9	B	181038.50	56566.40	20.00	0.00
10	B	181078.50	56566.67	20.00	0.00
11	B	181118.50	56567.00	20.00	0.00
12	B	181158.50	56567.00	20.00	0.00
13	B	181198.50	56567.00	20.00	0.00
14	B	181017.10	56650.00	20.00	0.00
15	B	181017.30	56590.00	20.00	0.00

OSQ Series

OSQ™ LED Area/Flood Luminaire - Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatheright LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI (4000K & 5700K), 3000K asymmetric optics), 80 CRI (3000K symmetric optics)

CCT: 3000K (4/- 200K), 4000K (4/- 300K), 5700K (4/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed

Backlight Shield

OSQ-BLSH*

* From Series optics

OSQ-BLSH*

* Revised optics

Hand-Held Remote

XA-SENDBREM

* For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.

Example: Mount: OSQ-AA57V + Luminaire: OSQ-A-NM-2M6-B-40K-UL-01

Mount (Luminaire must be ordered separately)

OSQ-

OSQ-AA Adjustable Arm

OSQ-DA Direct Arm

Color Options:

SV Silver

BK Black

Color Options:

BZ Bronze

WH White

Color Options:

SV Silver

BK Black

Color Options:

BZ Bronze

WH White

Color Options:

SV Silver

BK Black

Color Options:

BZ Bronze

WH White

Color Options:

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Color Options:

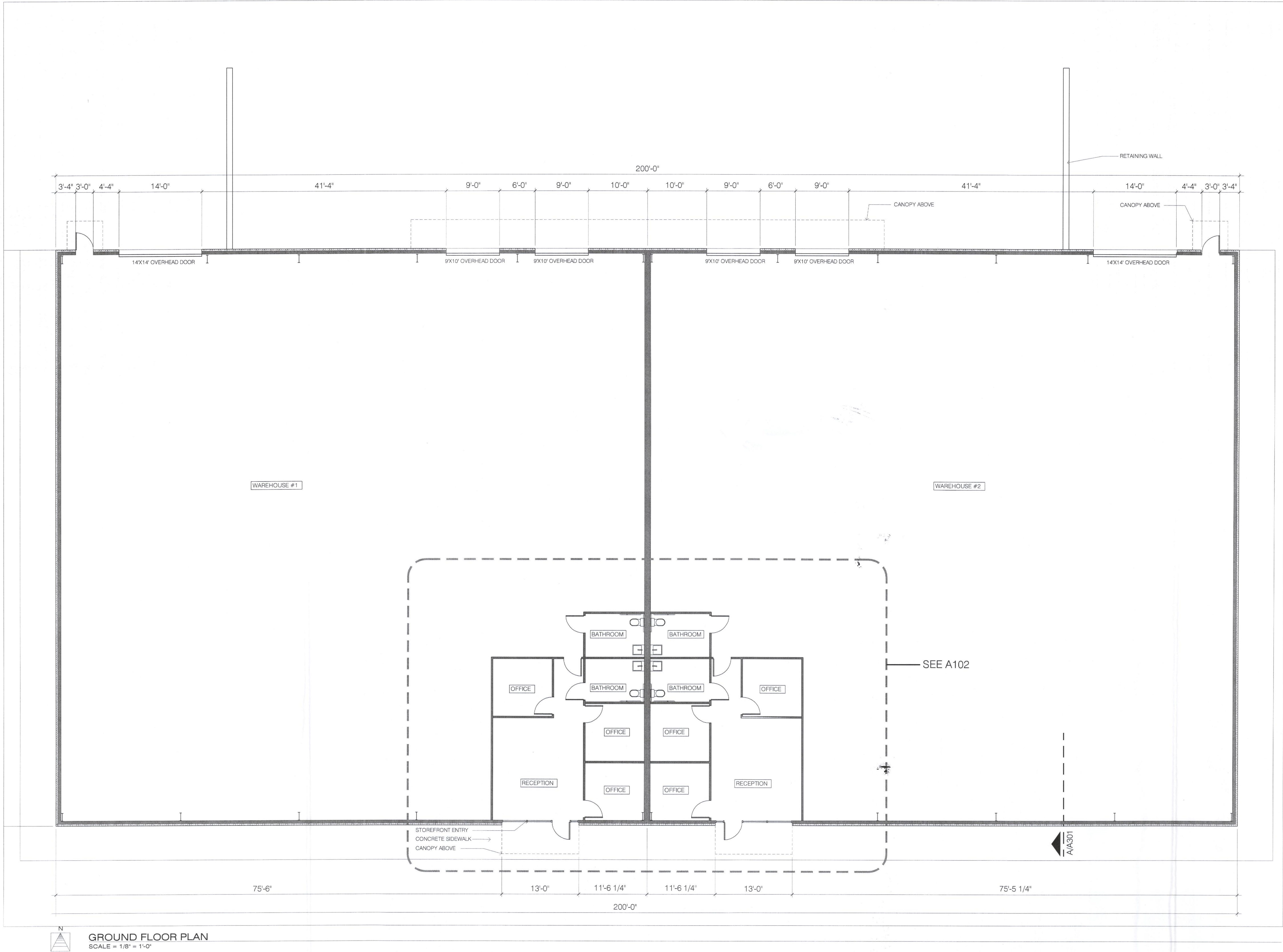
BZ Bronze

WH White

Color Options:

SV Silver

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GROUND FLOOR PLAN
SCALE = 1/8" = 1'-0"

GENERAL NOTES

- DIMENSIONS TO WALLS ARE TO FACE OF STUD.
- CONSULT ARCHITECT IF VARIATIONS IN DIMENSIONS OCCUR.
- BUILDING TO BE EQUIPPED WITH ESFR SPRINKLER SYSTEM.

LEGEND

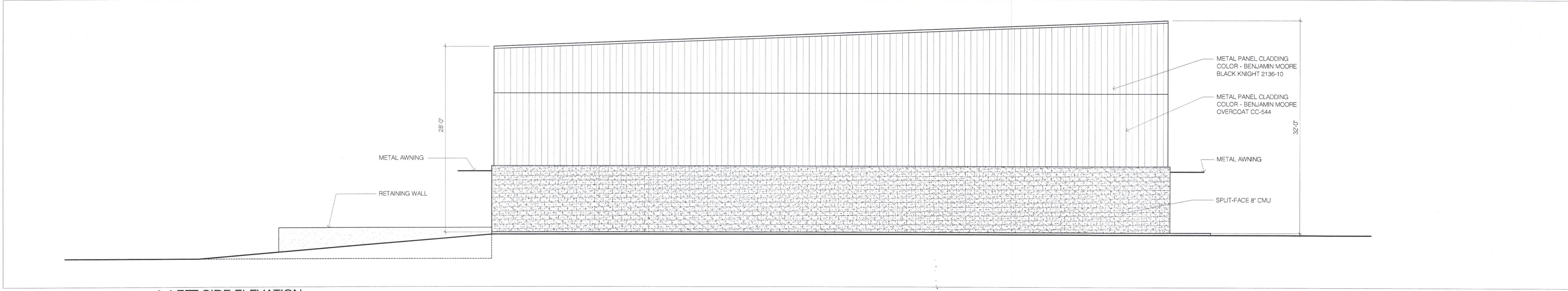
- 3/5/8" METAL STUD FRAMING @ 16" O.C. EXTEND 6" MIN. ABOVE LAY-IN CEILING, W/5/8" GYPSUM WALLBOARD EACH SIDE
- 2-HOUR RATED 6", 18 GA METAL STUD FRAMING @ 16" O.C. EXTEND TO ROOF DECK ABOVE. SEE UL DETAIL SHEET A103
- 4" CONCRETE MASONRY UNIT VENEER
- CAST IN PLACE CONCRETE
- STOREFRONT WINDOWS
- DOOR: 1 3/4" SOLID CORE WOOD DOOR WHOLLOW METAL FRAME
- FLOORING TO BE DETERMINED IN OFFICE AREA, WAREHOUSE AREA TO BE CONCRETE
- OFFICE AREA: BASE TRIM TO BE RUBBER THROUGHOUT
- OFFICE AREA: CEILING TO BE ACT

ROMERO ARCHITECTURE
210 GREENFIELD STREET, #221
WILMINGTON, NORTH CAROLINA 28401
910.228.3117
www.romeroarchitecture.com

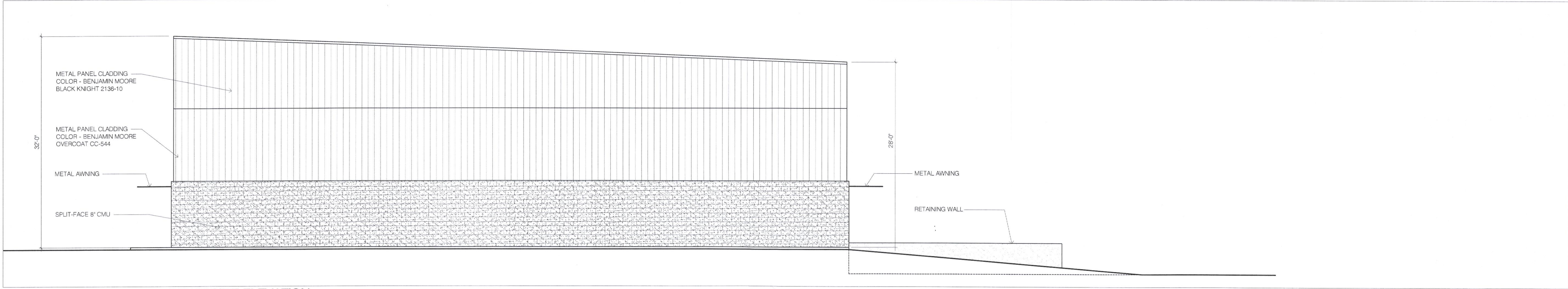
FRANKLIN CLAYTON ASSOCIATION
8184 HWY 70 BUSINESS
CLAYTON, NORTH CAROLINA 27520

A 101 GROUND FLOOR PLAN
ISSUED FOR PERMANENT REVIEW BOARD
ISSUED FOR OWNER REVIEW
08.22.2017
08.25.2017

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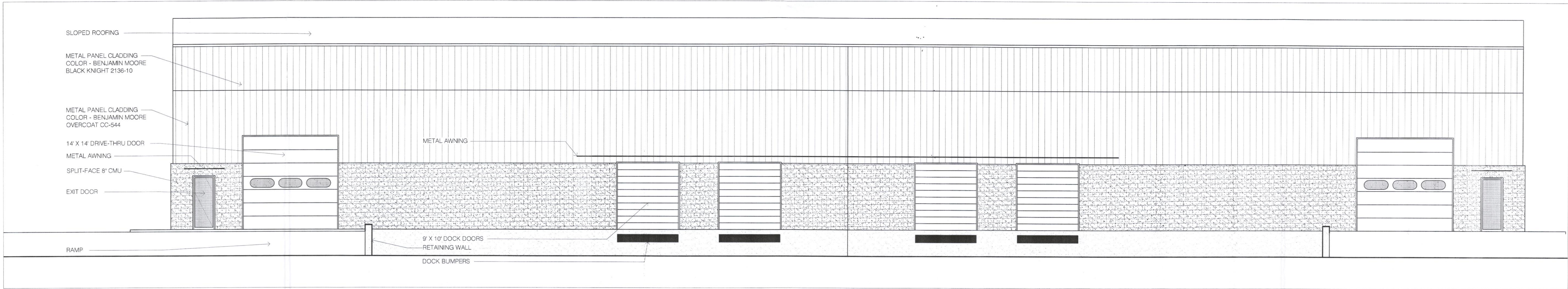


4 LEFT SIDE ELEVATION
SCALE = 1/8" = 1'-0"

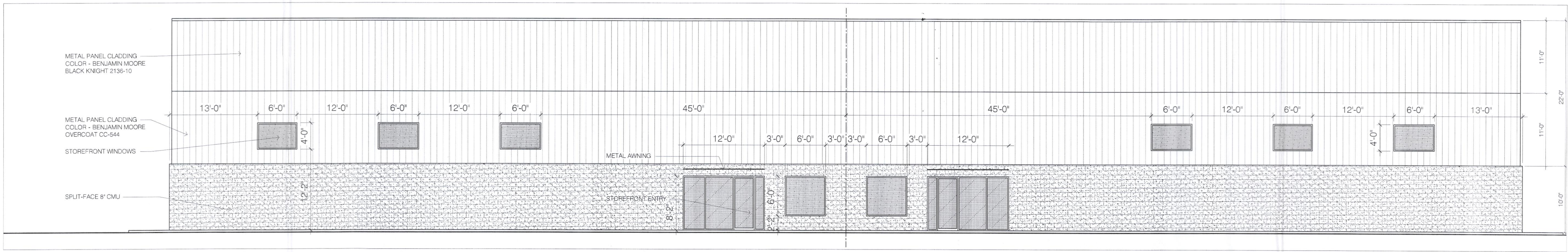


3 RIGHT SIDE ELEVATION

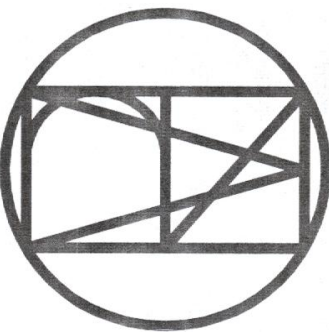
SCALE = 1/8" = 1'-0"



2 REAR ELEVATION



1 FRONT ELEVATION
SCALE = 1/8" = 1'-0"



**ROMERO
ARCHITECTURE**
210 GREENFIELD STREET, #221
WILMINGTON, NORTH CAROLINA 28401
910.228.3137
www.romeroarchitecture.com

FRANKLIN CLAYTON ASSOCIATION

8184 HWY 70 BUSINESS
CLAYTON, NORTH CAROLINA 27520

A 201 ELEVATIONS

ISSUED FOR ARCHITECTURAL REVIEW BOARD
ISSUED FOR OWNER REVIEW
ISSUED FOR OWNER REVIEW

08.31.2017	
09.22.2017	
09.25.2017	

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Powhatan Warehouse

Application: Major Site Plan

Location/Date: The Wooten Room in The Clayton Center 10-11-17

	NAME	ADDRESS
1	Steven Sanderson	105 Lake Drive Wendell, NC 27591
2	Jordan Secrist	97 Paraggi Court Clayton, NC 27527
3		
4		
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6		
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11		
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20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Site Plan - Powhatan Warehouse

Date of Mailing: September 25, 2017

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

Printed Name: Steven S. Sanderson, PE Signature: 

Date of Meeting: 10-11-17 Time of Meeting: 6:00 pm to 7:00 pm

Location of Meeting: The Wooten Room in The Clayton Center

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.*

Jordan Secrist and I arrived just before 6:00 pm. No one else came to the Neighborhood Meeting. We stayed until 7:00 pm and left.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface.

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

ADJACENT PROPERTY OWNERS LIST

Project Name: Powhatan Warehouse

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

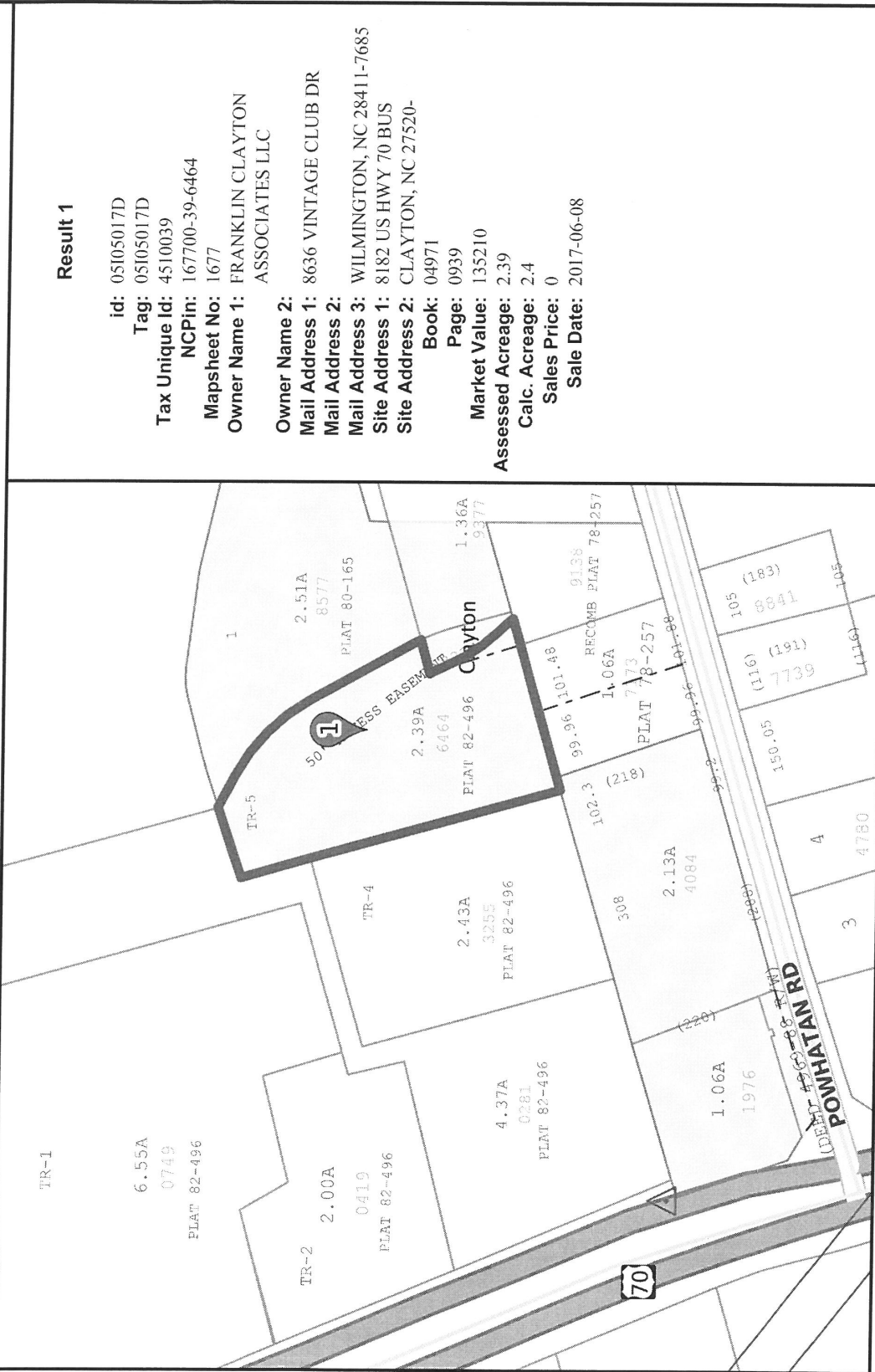
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

[illegible]



*** DISCLAIMER ***

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



Result 1

id: 05I05017D
Tag: 05I05017D
Tax Unique Id: 4510039
NCPin: 167700-39-6464
Mapsheet No: 1677
Owner Name 1: FRANKLIN CLAYTON ASSOCIATES LLC
Owner Name 2:
Mail Address 1: 8636 VINTAGE CLUB DR
Mail Address 2:
Mail Address 3: WILMINGTON, NC 28411-7685
Site Address 1: 8182 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 04971
Page: 0939
Market Value: 135210
Assessed Acreage: 2.39
Calc. Acreage: 2.4
Sales Price: 0
Sale Date: 2017-06-08

Scale: 1:2400 - 1 in. = 200 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
August 22, 2017

Sanderson Engineering, Inc.

Engineering and Land Planning
License # C-2218
September 25, 2017

Franklin Clayton Associates, LLC
8636 Vintage Club Drive
Wilmington, NC 28411

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: Wednesday October 11, 2017

Meeting Time: 6:00 pm

Location: Town of Clayton Town Hall 111 E. Second Street Clayton, NC 27520

Type of Application: Site Plan

Project Property Address: 8182 US Hwy 70 Bus. Clayton, NC 27520

Description of Project: Warehouse

Upcoming public meeting for this application: Planning Board Monday October 23, 2017 at 6:00 pm in the Council Chambers located at 111 East Second Street

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 and/or development proposal.

If you have any questions prior to or after this meeting, you may contact me at 919-366-2016. You may also contact the Planning Department at 919-553-5002.

Sincerely,



Steven S. Sanderson, P. E.

SSS/

cc: Town of Clayton Planning Department

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

919-366-2016 phone
919-422-8020 mobile
sandersonengineering@yahoo.com



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
October 23, 2017

STAFF REPORT

Application Number: 2017-131-SUP

Project Name: Bannister Outdoor Storage Special Use Permit

NC PIN / Tag #: 164900-68-4913 / 05G01200I
Applicant: Adams & Hodge Engineering, PC
Owner: D&S Properties, LLC
Location: Off US HWY 70 BUS, off Dogwood Drive

Public Noticing:

- Neighborhood meeting August 22, 2017
- Sign posted prior to October 13, 2017
- Letters mailed prior to November 24, 2017
- Ad published November 22, 2017 and November 29, 2017

REQUEST: To develop the subject property for the use of contractor office & storage yard, and self-storage facility with limited outdoor storage

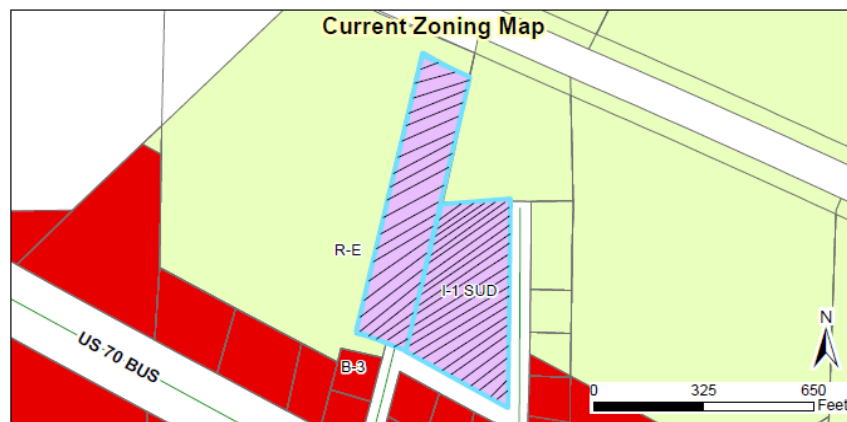
SITE DATA:

Acreage: 6.04
Existing Use: Vacant
Zoning: Industrial-Light Special Use District (I-1 SUD)



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Single-family Residential
South	Highway-Business (B-3)	Commercial
East	Residential-Estate (R-E)	Single-Family Residential
West	Residential-Estate (R-E)	Mobile Home Park



DEVELOPMENT DATA:

Proposed Uses:	Contractor Office & Storage Yard, Self-Storage Facility with limited outdoor storage
Buildings:	1 office building (1500 SF), and one outdoor storage structure
Proposed Impervious:	74.7%
Maximum Impervious:	75%
Proposed/Required Parking:	8 spaces, including 1 handicap (1 space per 200 SF)
Access/Streets:	One entrance to be located off Dogwood Drive; Dogwood Drive is to be paved as a part of this site plan

STAFF ANALYSIS:**Overview**

The applicant is requesting a special use permit to allow the uses noted below on the subject property, which is zoned Industrial-Light Special Use District (I-1 SUD). A major site plan application (2017-129-SP) is running concurrently with this request.

1. Contractor Office and Storage Yard:

The applicant is proposing a future office building (1500 SF) to serve as a contractor's office. Along with the office, the applicant is also proposing a contractor's storage yard in order to allow the storage of equipment and materials principally used in construction activity. Materials proposed to be stored on the site are noted within 155.305(D) and 155.305(E) of the UDC. Examples of these materials include, but are not limited to, bobcats, graders, concrete mixer, lumber, and other building materials. Outdoor storage is subject to Planning Board approval and is proposed as a part of the associated site plan (2017-129-SP).

2. Self-Storage Facility with Limited Outdoor Storage:

The applicant is proposing to develop the property for the use of a self-storage facility with limited outdoor storage. Materials proposed to be stored on the site are noted within 155.305(X). Examples of these materials include, but are not limited to, boats, travel trailers, recreational vehicles, and other noncommercial occasional use vehicles. These items will primarily be stored outdoors, but the applicant is proposing a potential future covered outdoor storage structure to provide shelter for these items. Limited outdoor storage is subject to Planning Board approval and is proposed as a part of the associated site plan (2017-129-SP).

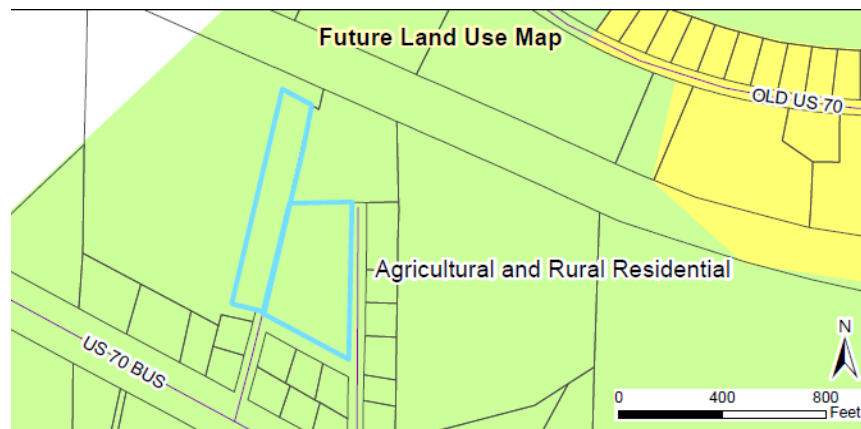
Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

- The future land use map designates this property as "Agricultural and Rural Residential". While the proposed uses are not entirely consistent with this designation, it worth noting that while this area is designated as "agricultural and rural residential", all properties to the south are currently zoned Highway-Business (B-3) and are utilized for commercial uses. Therefore, the proposed uses are generally consistent with the current development pattern of this area. The applicant will also provide landscaping and fencing to meet the buffer requirements within the UDC, in order to shield the proposed uses from adjacent residential properties.

- **Unified Development Code**

The proposed development is consistent with the Unified Development Code.



Associated Site Plan

A major site plan (2016-129-SP) application is running concurrently with this request. There will be one entrance to the site, located off Dogwood Drive. This road is currently unpaved, but will be paved as a part of this development. The development will include one future 1,500 square foot contractor office along with 8 parking

spaces. The remainder of the development will be utilized as a gravel storage yard, including a future covered outdoor storage structure along the western property line. No outdoor storage will be located within 15' of any residential use or residentially zoned property, as required within the UDC.

Landscaping/Buffering

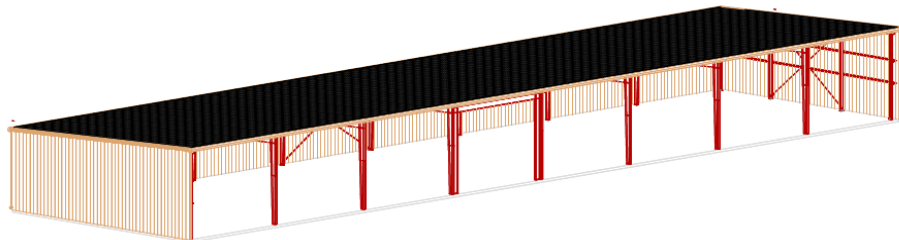
An 8' tall opaque fence will be provided along all property lines to completely screen the storage from view of adjacent properties, as required within the UDC. Additionally, the applicant will be utilizing existing trees along all property lines to meet the landscape buffer requirements for the development. Where existing trees cannot be utilized, the applicant is proposing an alternate 10' landscape buffer along a portion of the northern and eastern property lines to ensure sufficient screening is provided. This alternate buffer will consist of green giant trees and two shrubs every 15 feet.

Access/Streets

Access will be located off Dogwood Drive. The applicant will pave Dogwood Drive as a part of the associated site plan, and will coordinate with the Town Engineer and NCDOT regarding the paving.

Architecture/Design

At this time, elevations have not been submitted for the 1,500 square foot office building at this time. Staff is recommending a condition of approval stating that the office building shall not be developed until the elevations have been reviewed and approved by the Planning Department. The covered outdoor storage structure will consist of metal siding, and be 17 feet in height. The back and sides of this structure will be closed in, further preventing any storage from being visible to adjacent residential properties.



CONSIDERATIONS:

- The Town Council approves Special Use Permits.
- Planning Board shall make a recommendation to Town Council.
- The site shall be governed by the associated site plan (2017-129-SP).

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.

CONDITIONS OF APPROVAL:

1. Architectural elevations for the office building shall be reviewed and approved by the Planning Department prior to issuance of a building permit.
-

STAFF RECOMMENDATION:

Staff is recommending approval with conditions of the above referenced special use permit (2017-131-SUP).

ATTACHMENTS:

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



TOWN OF CLAYTON

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

SPECIAL USE APPLICATION

Pursuant to Article 7, Section 155.711 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but have the potential to create incompatibilities with adjacent uses.

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

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

APPLICATION TYPE

☐ New Special Use Permit

☒ Major Modification to an approved SUP

Permit Modified: _____

SITE INFORMATION

Name of Project: Bannister Outdoor Storage Acreage of Property: 6.04 ACS
Parcel ID Number: 05G012001 Tax ID: 4646845
Deed Book: 3104 Deed Page(s): 707
Address/Location: 624 Ramblewood Dr/ Off Hwy 70 W. Business

Existing Use: vacant Proposed Use: Outdoor Storage

Is project within a Planned Development? ☒ No ☐ Yes

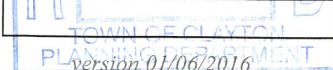
Planned Development District (if applicable): _____

Is project within an Overlay District: ☒ No ☐ Yes

Overlay District (if applicable): _____

OFFICE USE ONLY

Date Received: AUG 01 2017 Amount Paid: \$500 Permit Number: 2017-131-SUP



Page 1 of 9

PROPERTY OWNER INFORMATION

Name: D & S Properties, LLC

Mailing Address: PO Box 1238, Garner, NC 27529

Phone Number: 919-359-8060

Fax: _____

Email Address: db16586@gmail.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 335 Athletic Club Blvd, Clayton, NC 27527

Phone Number: 919-763-7278

Fax: _____

Contact Person: Donnie Adams

Email Address: donnie@adamsandhodge.com

REQUIRED INFORMATION (to be submitted with the application)

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

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>06/07/17</u>	☒	☐			
2. Review Fee (\$400) and Application Fee (\$100)	☒	☐			
3. Completed application (9 copies)	☒	☐			
4. Owner's Consent Form (9 copies)	☒	☐			
5. Adjacent property owners list (9 copies)	☒	☐			
6. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☐	☒			
7. Signed and sealed traffic impact analysis (2 copies)	☐	☒			
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	☒	☐			
9. Neighborhood meeting notice letter (9 copies) <i>See sample letter and meeting requirements included in this packet</i>	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
10. Set of stamped, addressed envelopes using the adjacent property owners list	May be provided at time of submittal OR no later than 25 days prior to the Town Council meeting.				
11. Neighborhood meeting summary form (9 copies) <i>Form is included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

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

REQUIRED FINDINGS OF FACT

Section 155.711(I) of the Unified Land Development Code requires applications for a Special Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

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

The outdoor storage site will not endanger public health and safety when developed and operated according to the proposed plans.

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

This site layout/design meets the Town's requirements per the UDO.

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

The proposed use is consistent with typical uses in the current and proposed zoning. As such, there should not be an adverse impact on property value nor the use on development of adjacent properties.

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

The proposed use is consistent with typical uses in the current and proposed zoning. As such, there should not be an adverse impact on property value nor the use on development of adjacent properties.

EXPLANATION OF PROJECT

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

This site will be an outdoor storage yard for miscellaneous storage including, RV's, utility trailers, vehicles, boats, and containers.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on its right side, suggesting it's resting on a surface.

APPLICANT AFFIDAVIT

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

Donnie Adams

Print Name


Signature of Applicant

Signature of Applicant

7/31/2017
Date

Date _____

ADJACENT PROPERTY OWNERS LIST

Project Name: Bannister Outdoor Storage

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

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

[illegible]



*** DISCLAIMER ***

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

Result 1

id: 05G01200I
Tag: 05G01200I
Tax Unique Id: 4646845
Owner Name 1: D & S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-0000
Book: 03104
Page: 0707

Result 2

id: 05G01199F
Tag: 05G01199F
Tax Unique Id: 4646825
Owner Name 1: JOHNSON, MARSHALL E
Owner Name 2: JOHNSON, GAIL M
Mail Address 1: 637 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00982
Page: 0460

Result 3

id: 05G01198G
Tag: 05G01198G
Tax Unique Id: 4515585
Owner Name 1: D & S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-0000
Book: 01403
Page: 0721

Result 4

id: 05G01200A
Tag: 05G01200A
Tax Unique Id: 4646843
Owner Name 1: PARRISH, HARVEY C
Owner Name 2:
Mail Address 1: 13410 US 70 BUS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2138
Book: 00802
Page: 0135

Result 5

id: 05G01199U
Tag: 05G01199U
Tax Unique Id: 4646842
Owner Name 1: GARCIA, SIMON
Owner Name 2: GARCIA, ADRIAN
Mail Address 1: 13430 HWY 70 WEST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02235
Page: 0392

Result 6

id: 05G01199I
Tag: 05G01199I
Tax Unique Id: 4646831
Owner Name 1: HUNT, LESLIE RAY
Owner Name 2: HUNT, BETTIE C
Mail Address 1: 629 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00839
Page: 0400



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Result 7

id: 05G01199G
Tag: 05G01199G
Tax Unique Id: 4646830
Owner Name 1: JOHNSON, MARSHALL
EDWARD
Owner Name 2: JOHNSON, GAIL
Mail Address 1: 637 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00824
Page: 0735

Result 9

id: 05G01200N
Tag: 05G01200N
Tax Unique Id: 4640607
Owner Name 1: SHEPPARD, JOHN T
Owner Name 2: SHEPPARD, DEBRA J
Mail Address 1: 635 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03976
Page: 0359

Result 11

id: 05E99023B
Tag: 05E99023B
Tax Unique Id: 4646119
Owner Name 1: BARBOUR, MICHAEL
Owner Name 2: BARBOUR, JANE LILES
Mail Address 1: 2009 PERSIMMON CIRCLE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01870
Page: 0649

Result 8

id: 05G01199N
Tag: 05G01199N
Tax Unique Id: 4692961
Owner Name 1: STRICKLAND, ROGER W
Owner Name 2: STRICKLAND, LISA S
Mail Address 1: 633 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01369
Page: 0465

Result 10

id: 05G01199C
Tag: 05G01199C
Tax Unique Id: 4646829
Owner Name 1: PRICE KORNEGAY LLC
Owner Name 2:
Mail Address 1: 13401 US 70 BUSINESS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2139
Book: 02395
Page: 0315

Result 12

id: 05G01199W
Tag: 05G01199W
Tax Unique Id: 4714405
Owner Name 1: D&S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-1238
Book: 04483
Page: 0128



TOWN OF CLAYTON

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

OWNER'S CONSENT FORM

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

Project Name: Bannister Outdoor Storage **Address or PIN #:** 624 Ramblewood Drive

AGENT/APPLICANT INFORMATION:

Adams & Hodge Engineering, PC 335 Athletic Club Blvd
(Name - type, print clearly) (Address)
Clayton, NC 27520
(City, State, Zip)

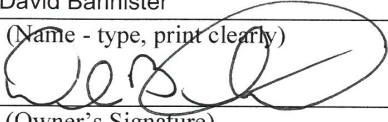
I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests below*):

SITE PLANS, ZONING APPLICATIONS
CONSTRUCTION PLANS

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.

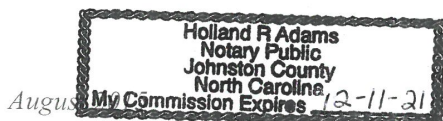
OWNER AUTHORIZATION:

David Bannister PO Box 1238
(Name - type, print clearly) (Address)
 Garner, NC 27529
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

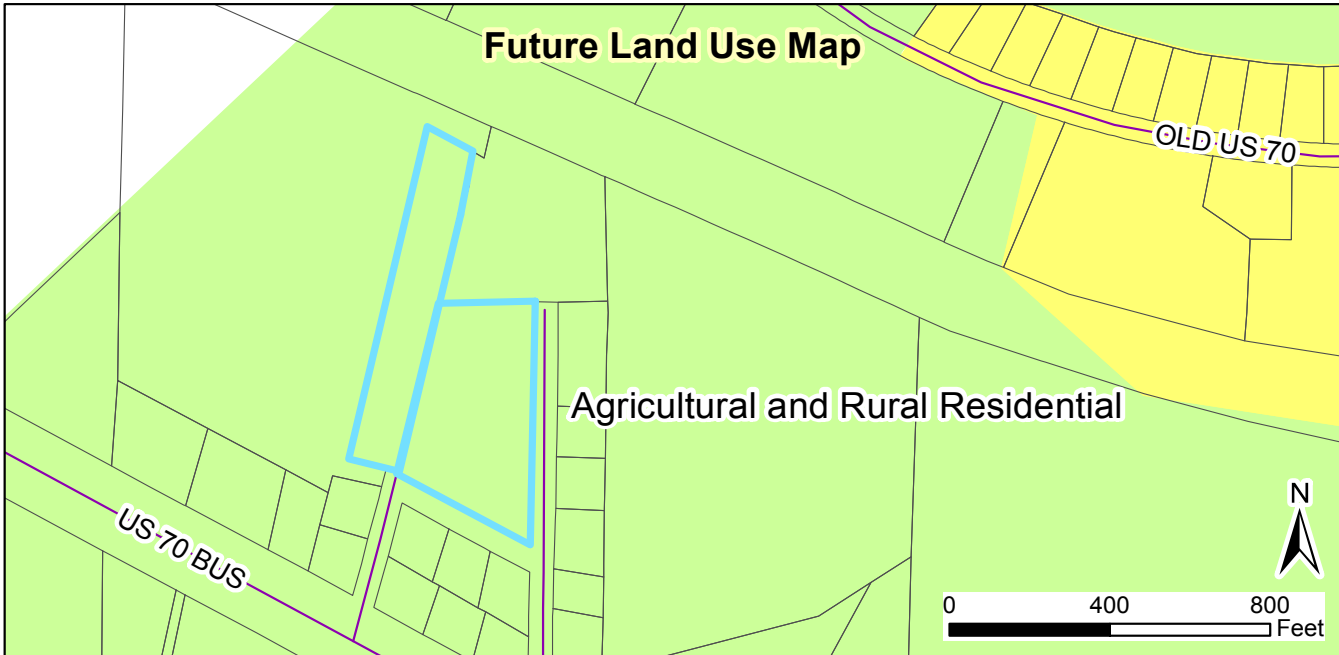
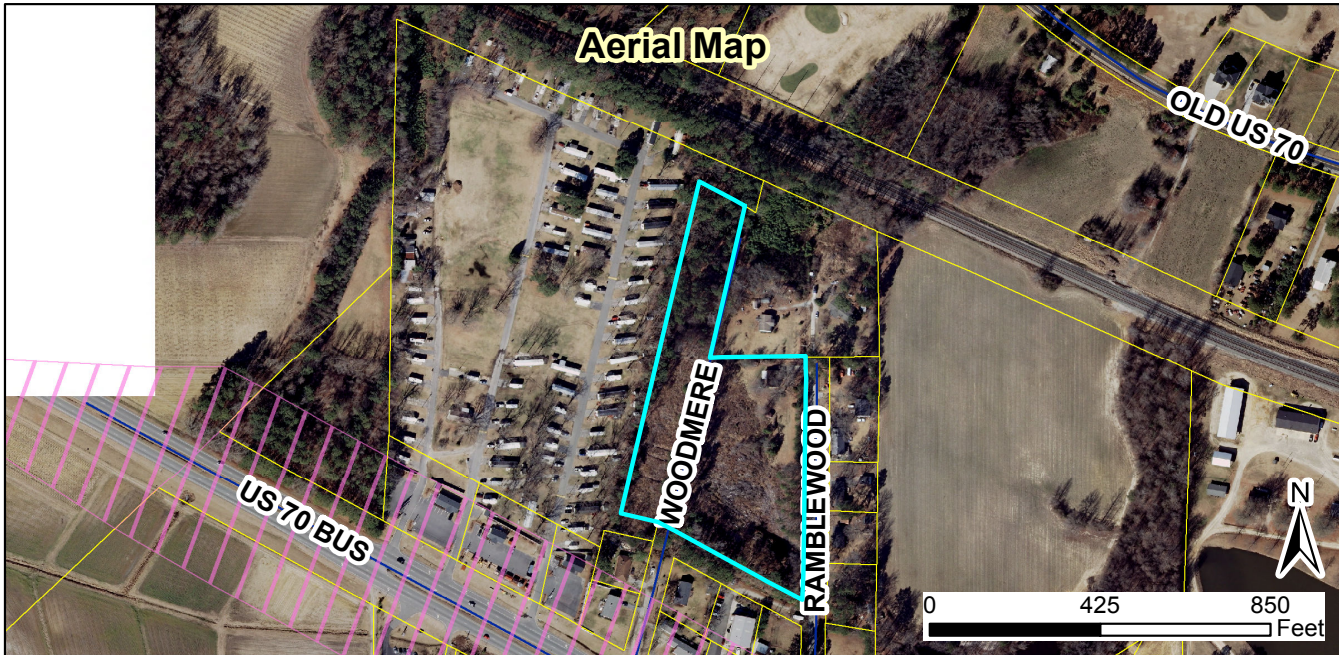
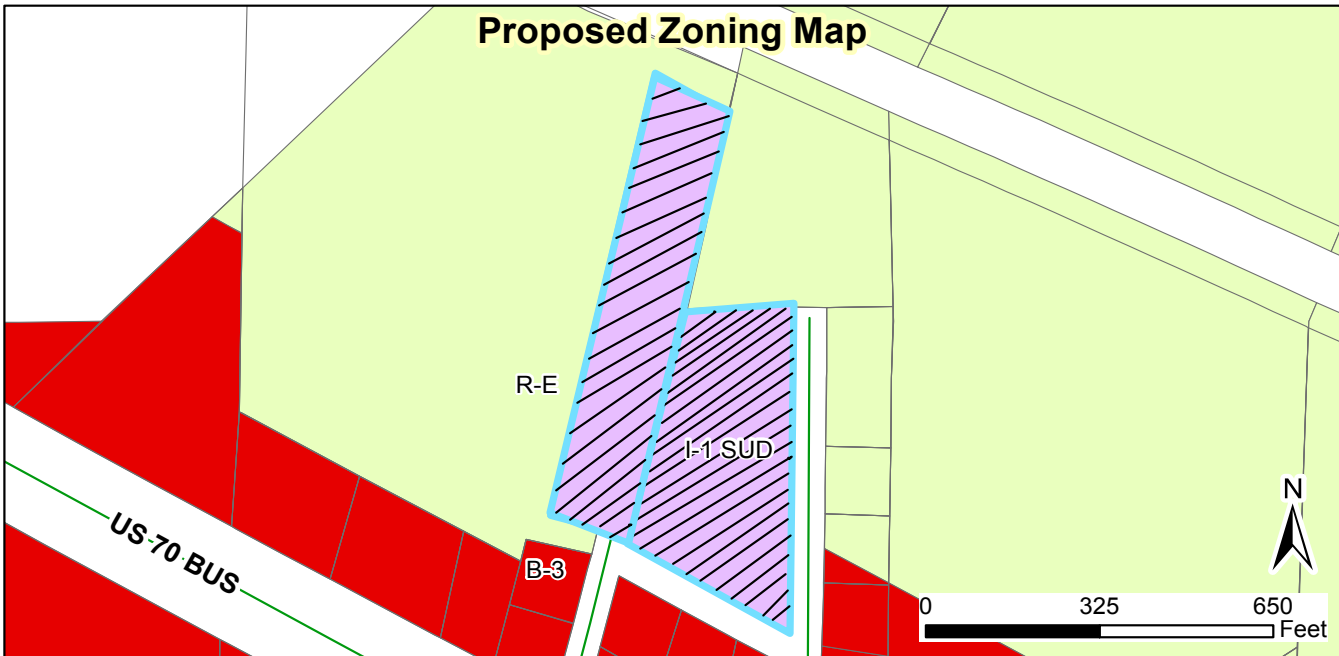
Sworn and subscribed before me _____, a Notary Public for the above State and County, this the 31 day of July, 2017.

SEAL



Holland R Adams
Notary Public
My Commission
Expires: 12-11-21

Page 9 of 9



2017-131-SUP Bannister Outdoor Storage
Request: Proposed uses of contractor office and storage yard, and self-storage facility with limited outdoor storage

Applicant: Adams & Hodge Engineering, PC
 Property Owners: D & S Properties, LLC
 Parcel ID: 164900-68-4913
 Tag #: 05G012001



Produced by: TOC Planning
 09/25/17
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

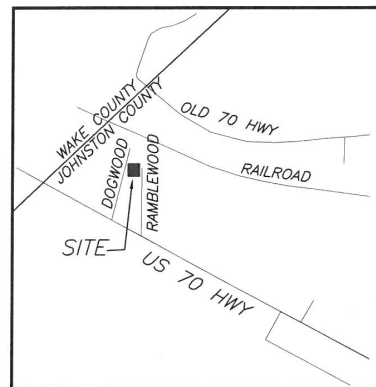
Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

Document Path: O:\PLANNING\SPECIAL USE\2017\2017-131-SUP Bannister Outdoor Storage\Maps\2017-131-sup Staff Report Map.mxd

PRELIMINARY SITE PLAN

BANNISTER OUTDOOR STORAGE IN TOWN OF CLAYTON, NC

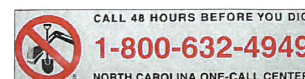


SITE VICINITY MAP
NOT TO SCALE

DEVELOPER/APPLICANT:

D & S PROPERTIES, LLC
PO BOX 1238
GARNER, NC 27529

CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278



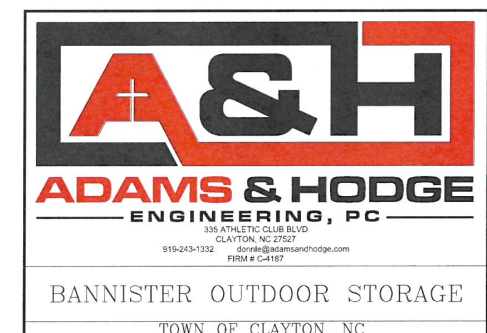
SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS.....	SD01
SITE PLAN.....	SD02

NOT RELEASED FOR
CONSTRUCTION



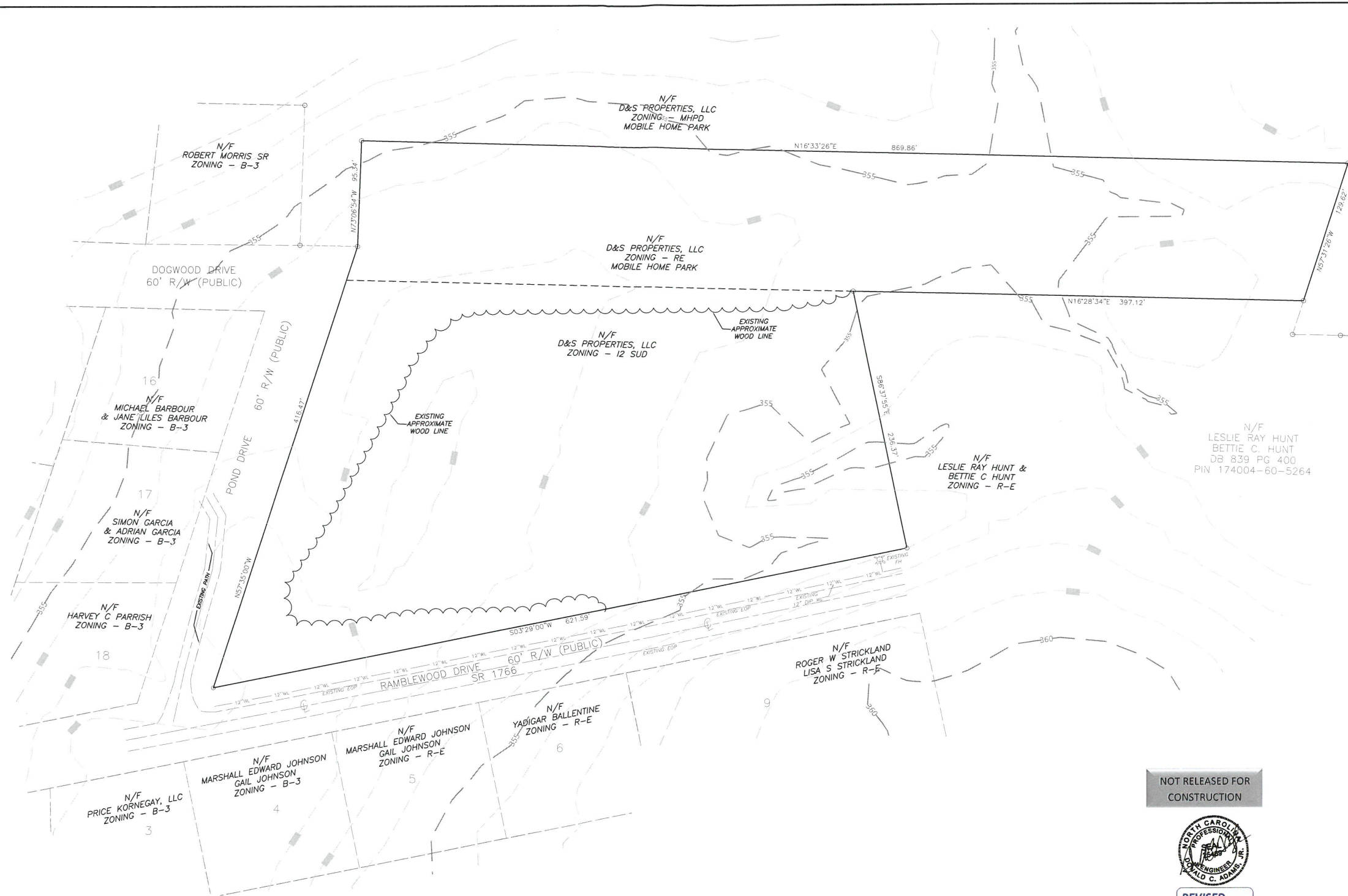
REVISED
11:27 am, Oct 18, 2017



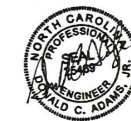
JULY 31, 2017

AUGUST 23, 2017 REVISED PER TOC COMMENTS.
SEPTEMBER 29, 2017 REVISED PER TOC COMMENTS.
OCTOBER 18, 2017 REVISED PER TOC COMMENTS.

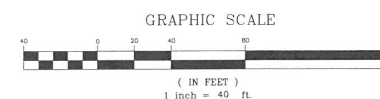
PLANNING DEPT. PROJECT (2017-129-SP)
SPECIAL USE PERMIT (2017-131-SUP)



NOT RELEASED FOR
CONSTRUCTION



REVISED
11:33 am, Aug 23, 2017



335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
adamshodge.com
PHN # 919-418-1177

ADAMS & HODGE
ENGINEERING, PC

BANNISTER-OUTDOOR
STORAGE
TOWN OF CLAYTON, NC

EXISTING
CONDITIONS

DESIGN
ADH
DRAWN
ADH/ADS
CHECKED
ADH
HORIZONTAL SCALE
SEE GRAPHIC SCALE
VERTICAL SCALE
N/A
DATE
07/21/2017
JOB NO.
ADH-
SHEET
SD01

SITE INFORMATION

- OWNER: D & S PROPERTIES, LLC
PO BOX 1238
GARNER, NC 27529
- DEVELOPER: D & S PROPERTIES, LLC
PO BOX 1238
GARNER, NC 27529
- PARCEL #: 164900-69-4913
- TAX #: 4646845
- SITE ACREAGE: 6.04 AC/ 263,102.4 SF
- NO FLOOD PLAIN EXISTS AS PER FEMA
FIRM PANEL 3720165900J & 3720166900J DATE 12/02/2015
- CURRENT ZONING: I2 SUD & RE
- PROPOSED ZONING: I1 SUD
- ELECTRIC PROVIDER: DUKE ENERGY
- MAXIMUM ALLOWED IMPERVIOUS AREA = 75% (197,327 SF)
- PROPOSED IMPERVIOUS AREA = 74.7% ACS (196,538 SF)
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN ANY LAND USE BUFFER.
- PROPERTY IS LOCATED IN TOWNS ETJ.
- FUTURE REQUIRED PARKING:
1,500 SF FUTURE CONTRACTOR OFFICE AT (1) SPACE/ 200SF
(8) SPACES REQUIRED INCLUDING (1) ADA SPACE

15. PROPERTY USES:

- CONTRACTOR OFFICE, MATERIALS TO BE STORED NOTED WITHIN 155.305(D)
- STORAGE YARD, MATERIALS TO BE STORED NOTED WITHIN 155.305(E)
- SELF-STORAGE FACILITY, WITH LIMITED OUTDOOR STORAGE. MATERIALS STORED NOTED WITHIN 155.305(K) AND 155.311(D)
- 16. ALL LIMITED OUTDOOR STORAGE SHALL BE LOCATED AT LEAST 15' FROM THE PUBLIC RIGHT-OF-WAY AND ANY ABUTTING RESIDENTIAL USE OR RESIDENTIALLY-ZONED DISTRICT.
- 17. STORAGE MAY BE LOCATED WITHIN THE BUILDING SETBACK LINE, BUT CANNOT BE CLOSER THAN 15' TO ANY RESIDENTIALLY ZONED PROPERTY, RESIDENTIAL USE, OR ROW.

NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDING EROSION CONTROL AND GRADING TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

NOTE:
DEVELOPER TO COORDINATE WITH TOWN ENGINEER AND DOT REGARDING THE PAVING OF DOGWOOD DRIVE.

LEGEND

10' EXISTING TREELINE TO BE USED AS REQUIRED LANDSCAPE BUFFER

NOTE:
THE SITE WILL ADHERE TO THE REQUIREMENTS OF THE LIMITED OUTDOOR STORAGE, NOTED WITHIN SECTION 155.301 OF THE UDC.

MINIMUM SETBACKS (ft)

DISTRICT	STREET FRONT	SIDE INTERIOR (ABUTTING RESIDENTIAL)	SIDE STREET	REAR (ABUTTING RESIDENTIAL)
I1	50	20 (30)	30	40 (40)

NOT RELEASED FOR CONSTRUCTION

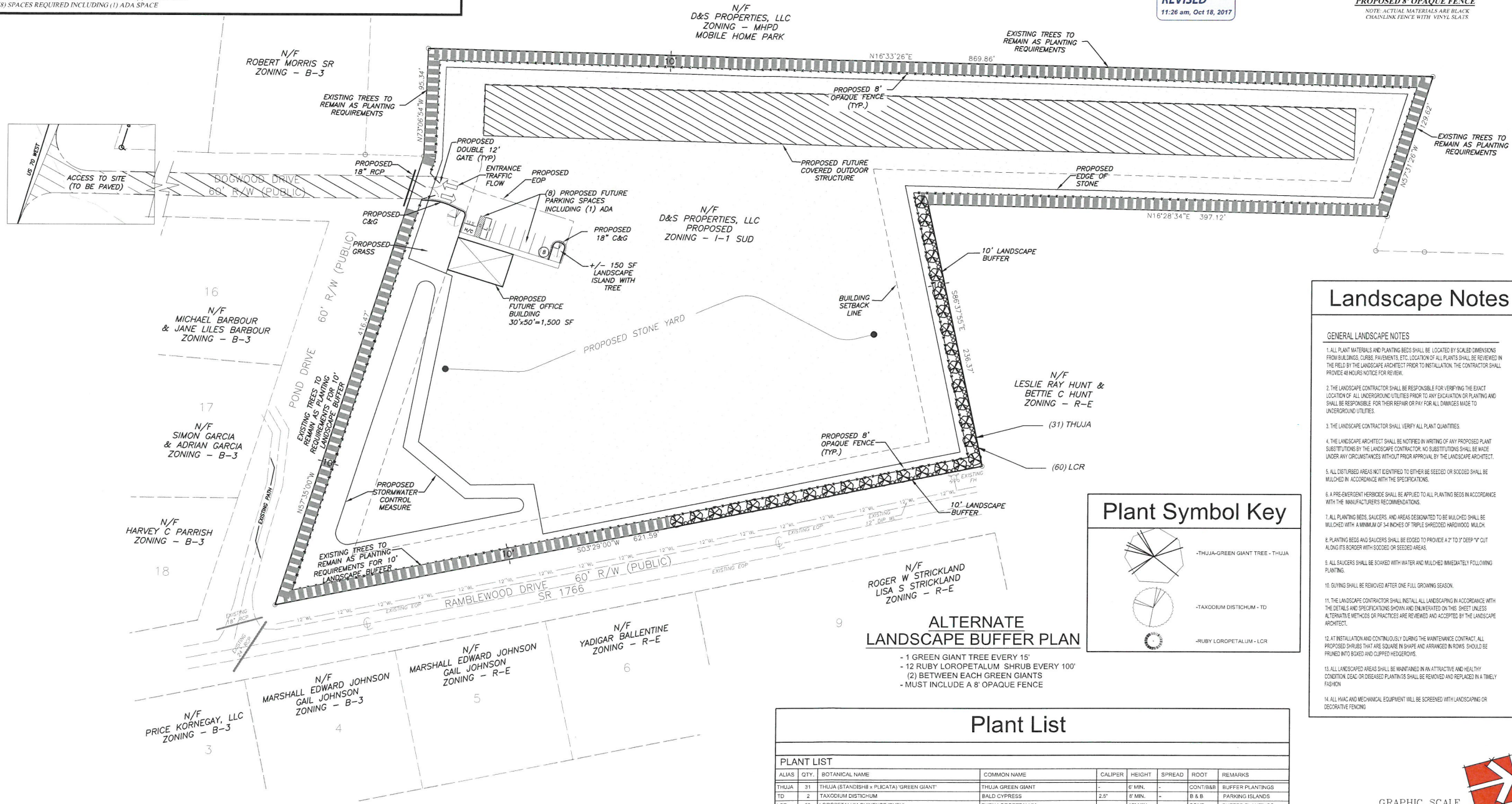


REVISED
11:26 am, Oct 18, 2017



PROPOSED 8' OPAQUE FENCE

NOTE: ACTUAL MATERIALS ARE BLACK CHAINLINK FENCE WITH VINYL SLATS

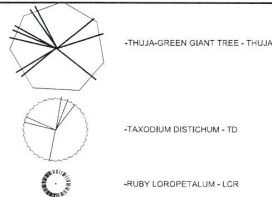


Landscape Notes

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 SOCCED 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 7\"/>
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 ENLARGED ON THIS SHEET UNLESS ALTERNATE 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 BOKED AND CLIPPED HEDGEROWS.
13. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.
14. ALL HVAC AND MECHANICAL EQUIPMENT WILL BE SCREENED WITH LANDSCAPING OR DECORATIVE FENCING.

Plant Symbol Key



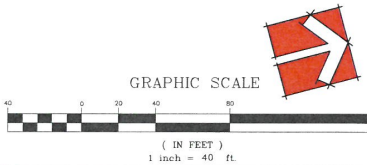
ALTERNATE LANDSCAPE BUFFER PLAN

- 1 GREEN GIANT TREE EVERY 15'
- 12 RUBY LOROPETALUM SHRUB EVERY 100'
- (2) BETWEEN EACH GREEN GIANTS
- MUST INCLUDE A 8' OPAQUE FENCE

Plant List

ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
THUJA	31	THUJA (STANDISHII x PLICATA) 'GREEN GIANT'	THUJA GREEN GIANT	-	6' MIN.	-	CONT/B&B	BUFFER PLANTINGS
TD	2	TAXODIUM DISTICHUM	BALD CYPRESS	2.5"	8' MIN.	-	B & B	PARKING ISLANDS
LCR	60	LOROPETALUM CHINENSE 'RUBY'	RUBY LOROPETALUM	-	12" MIN.	-	CONT	BUFFER PLANTINGS

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 BUFFER PLANTINGS AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.



DESIGN: ARH
DRAWING: ARH/ADS
CHECKED: ARH
HORIZONTAL SCALE: 1\"/>

ADAMS & HODGE
ENGINEERING, PC

BANNISTER - OUTDOOR
STORAGE

SITE PLAN

SD02



August 7, 2017

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: **Tuesday, August 22**

Meeting Time: **6:30 pm**

Meeting Location: **335 Athletic Club Blvd., Clayton NC 27527**

Type of Application: **Rezoning, Special Use and Major Site Plan**

Project/proposal property address: **Bannister Outdoor Storage/624 Ramblewood Dr
Clayton, NC 27520**

Description of project/proposal: **The proposed project is 6 acre tract to be used as an outdoor storage yard for miscellaneous storage including RV's, utility trailers, vehicles, boats and containers.**

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

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.

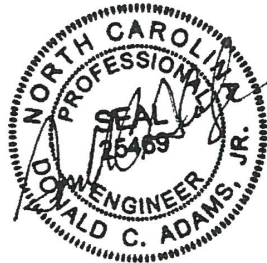
If you have any questions prior to or after this meeting, you may contact us at **(919)763-7278**.

You may also contact the Planning Department at 919-553-5002.

Sincerely,

Donald C. Adams, Jr., PE

Cc: Town of Clayton Planning Dept.



ADAMS & HODGE ENGINEERING, PC • 335 Athletic Club Blvd, Clayton, NC 27527 • 919-369-1938 / 919-763-7278 • Firm
C-4187



*** DISCLAIMER ***

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



Scale: 1:5228 - 1 in. = 435.67 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
August 7, 2017



*** DISCLAIMER ***

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

Result 1

id: 05G01200I
Tag: 05G01200I
Tax Unique Id: 4646845
Owner Name 1: D & S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-0000
Book: 03104
Page: 0707

Result 2

id: 05G01199F
Tag: 05G01199F
Tax Unique Id: 4646825
Owner Name 1: JOHNSON, MARSHALL E
Owner Name 2: JOHNSON, GAIL M
Mail Address 1: 637 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00982
Page: 0460

Result 3

id: 05G01198G
Tag: 05G01198G
Tax Unique Id: 4515585
Owner Name 1: D & S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-0000
Book: 01403
Page: 0721

Result 4

id: 05G01200A
Tag: 05G01200A
Tax Unique Id: 4646843
Owner Name 1: PARRISH, HARVEY C
Owner Name 2:
Mail Address 1: 13410 US 70 BUS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2138
Book: 00802
Page: 0135

Result 5

id: 05G01199U
Tag: 05G01199U
Tax Unique Id: 4646842
Owner Name 1: GARCIA, SIMON
Owner Name 2: GARCIA, ADRIAN
Mail Address 1: 13430 HWY 70 WEST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02235
Page: 0392

Result 6

id: 05G01199I
Tag: 05G01199I
Tax Unique Id: 4646831
Owner Name 1: HUNT, LESLIE RAY
Owner Name 2: HUNT, BETTIE C
Mail Address 1: 629 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00839
Page: 0400



*** DISCLAIMER ***

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

Result 7

id: 05G01199G
Tag: 05G01199G
Tax Unique Id: 4646830
Owner Name 1: JOHNSON, MARSHALL
EDWARD
Owner Name 2: JOHNSON, GAIL
Mail Address 1: 637 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00824
Page: 0735

Result 9

id: 05G01200N
Tag: 05G01200N
Tax Unique Id: 4640607
Owner Name 1: SHEPPARD, JOHN T
Owner Name 2: SHEPPARD, DEBRA J
Mail Address 1: 635 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03976
Page: 0359

Result 11

id: 05E99023B
Tag: 05E99023B
Tax Unique Id: 4646119
Owner Name 1: BARBOUR, MICHAEL
Owner Name 2: BARBOUR, JANE LILES
Mail Address 1: 2009 PERSIMMON CIRCLE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01870
Page: 0649

Result 8

id: 05G01199N
Tag: 05G01199N
Tax Unique Id: 4692961
Owner Name 1: STRICKLAND, ROGER W
Owner Name 2: STRICKLAND, LISA S
Mail Address 1: 633 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01369
Page: 0465

Result 10

id: 05G01199C
Tag: 05G01199C
Tax Unique Id: 4646829
Owner Name 1: PRICE KORNEGAY LLC
Owner Name 2:
Mail Address 1: 13401 US 70 BUSINESS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2139
Book: 02395
Page: 0315

Result 12

id: 05G01199W
Tag: 05G01199W
Tax Unique Id: 4714405
Owner Name 1: D&S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-1238
Book: 04483
Page: 0128



Neighborhood Meeting Minutes

Project/Proposal property address: Bannister Outdoor Storage/624 Ramblewood Dr. Clayton, NC 27527

Date: Tuesday, August 22, 2017

Meeting Location: 335 Athletic Club Blvd., Clayton NC 27527

In Attendance: Donnie Adams, Andrew Hodge, David Bannister, Holland Adams

Time: 6:30pm

Donnie opened the meeting at 6:40pm and presented the project. Donnie gave details on the project. He asked for questions. There were no questions. The meeting adjourned at 6:45pm

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: BANNISTER OUTDOOR STORAGE - 2017-131-54P

Application: REZONING, SPECIAL USE & MAJOR SITE PLAN

Location/Date: AUGUST 22, 2017 @ ADAMS & HODGE OFFICE

	NAME	ADDRESS
1	Donnie Adams	335 ATHLETIC CLUB BLVD, CLAYTON, NC
2	Holland Adams	335 Athletic Club Blvd, Clayton, NC
3	David Bannister	P.O. Box 324 Garner NC 27529
4	Andrew Hodge	336 Athletic Club Blvd, Clayton, NC
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



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
October 23, 2017

STAFF REPORT

Application Number: 2017-129-SP

Project Name: Bannister Outdoor Storage Major Site Plan

NC PIN / Tag #: 164900-68-4913 / 05G01200I
Applicant: Adams & Hodge Engineering, PC
Owner: D&S Properties, LLC
Location: Off US HWY 70 BUS, off Dogwood Drive

Public Noticing:

- Neighborhood meeting August 22, 2017
- Sign posted prior to October 13, 2017

REQUEST: Major site plan request to develop the subject property into a storage yard, with a future office building and future covered outdoor storage structure.

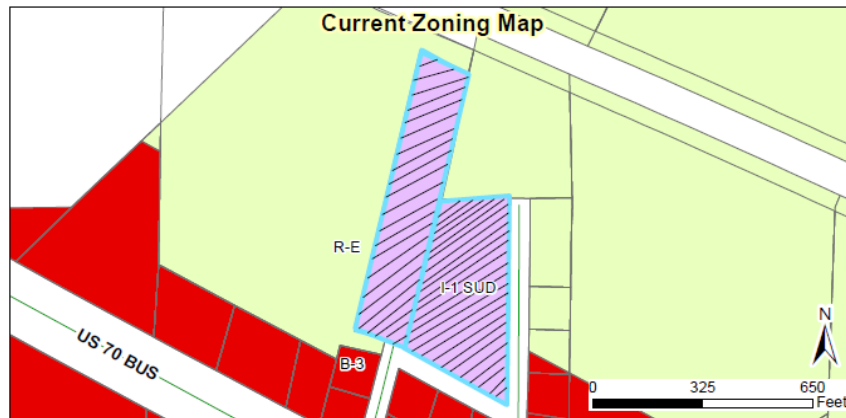
SITE DATA:

Acreage: 6.04 Acres
Existing Use: Vacant
Zoning: Industrial-light Special Use District (I-1 SUD)



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Single-family Residential
South	Highway-Business (B-3)	Commercial
East	Residential-Estate (R-E)	Single-Family Residential
West	Residential-Estate (R-E)	Mobile Home Park

**DEVELOPMENT DATA:**

Proposed Uses:	Contractor Office & storage Yard, Self-Storage Facility with limited outdoor storage
Buildings:	1 future office building, and 1 future covered outdoor storage structure
Proposed Impervious:	74.7% (maximum 75% permitted)
Proposed/Required Parking:	8 spaces, including 1 handicap (1 space per 200 SF)
Access/Streets:	One entrance to be located off Dogwood Drive; Dogwood Drive is to be paved as a part of this site plan

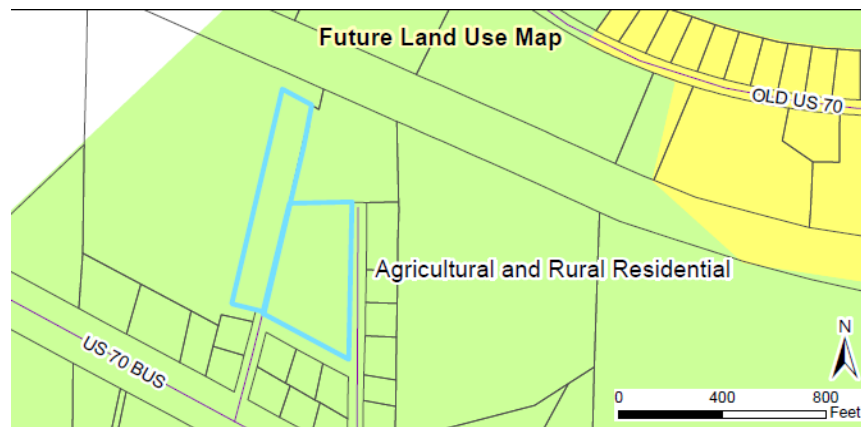
STAFF ANALYSIS:**Overview**

The applicant is requesting major site plan approval to develop the subject property into an outdoor storage yard to serve the uses of contractor office and storage yard, and a self-storage facility with limited outdoor storage. The property is zoned Industrial-Light Special Use District (I-1 SUD) which allows these uses subject to the issuance of a special use permit. A special use permit application (2017-131-SUP) is running concurrently with the request.

The site will be accessed off Dogwood Drive, which is located just off US HWY 70 BUS. This road is currently unpaved, and the applicant is proposing to pave the road as a part of this development. The development will include a future 1,500 square foot contractor office with 8 parking spaces. The remainder of the development will be a gravel outdoor storage yard. The applicant will store materials consistent with what is permitted for the proposed uses within the UDC. These materials include, but are not limited to, construction materials and equipment, boats, travel trailers, recreational vehicles, and other noncommercial occasional use vehicles. In order to protect some of these items from the elements, the applicant is also proposing a future outdoor covered storage structure. No outdoor storage will be located within 15 feet of any residential use or residentially zoned property, as required within the UDC.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
 - The future land use map designates this property as “Agricultural and Rural Residential”. While the proposed site plan/uses are not entirely consistent with this designation, it is worth noting that all properties to the south are currently zoned Highway-Business (B-3) and are utilized for commercial uses. It is also worth noting that the applicant will be required to provide sufficient screening, including opaque fencing and landscaping, in order to shield the uses from adjacent residential properties.
- **Unified Development Code**
 - The proposed development is consistent with the Unified Development Code.



Landscaping and Buffering

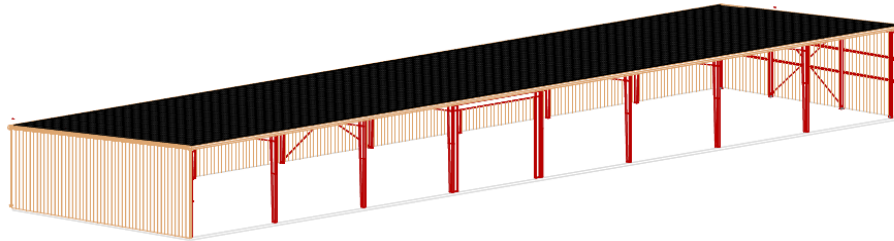
The applicant will install an 8' tall opaque fence along all property lines, as required within the UDC, to completely screen outdoor storage from view of adjacent properties. Additionally, the applicant will be utilizing existing trees along all property lines to meet buffer requirements. To supplement existing trees, the applicant is proposing an alternate 10' landscape buffer along a portion of the northern and eastern property lines to ensure sufficient screening is provided. This alternate buffer will consist of green giant trees and two shrubs every 15 feet.

Access/Streets

Access is proposed to be located Dogwood Drive. The applicant is proposing to pave Dogwood Drive as a part of this site plan, and will coordinate with the Town Engineer and NCDOT regarding the paving.

Architecture/Design

Elevations have not been submitted for the 1,500 square foot office building at this time. On the associated Special Use Permit (2017-131-SUP), staff is recommending a condition of approval stating that the office building shall not be developed until the elevations have been reviewed and approved by the Planning Department. The covered outdoor storage structure will consist of metal siding, and be 17 feet in height. The back and sides of this structure will be closed in, further preventing any storage from being visible to adjacent residential properties.



CONSIDERATIONS:

- This request is subject to approval of the associated Special Use Permit, 2017-131-SUP.
- This request is subject to any conditions of approval placed upon the associated Special Use Permit, 2017-131-SUP.
- The Planning Board shall make a final decision regarding Major Site Plans.

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.

STAFF RECOMMENDATION:

Staff is recommending approval of the above referenced major site plan application (2017-129-SP).

ATTACHMENTS:

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



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

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: Bannister Outdoor Storage Acreage of Property: 6.04

County Tag #: 05G012001 NC PIN: 1649000-69-4913

Address/Location: 624 Ramblewood Dr / close to Wake county Line off US 70 Bus

Right side going to Wake County _____

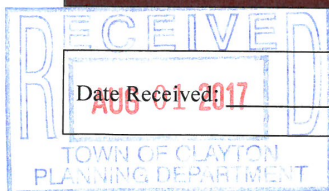
Existing Use: Vacant Proposed Use: Outdoor Storage

Zoning District: I2 SUD (Proposed Rezoning to U1 SUD)

Is project within a Planned Development? ☒ No
☐ Yes (list): _____

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

FOR OFFICE USE ONLY



Date Received: AUG 01 2017

Amount Paid: \$536

File Number: 2017-129-SP

PROPERTY OWNER INFORMATION

Name: D & S Properties, LLC

Mailing Address: PO Box 1238, Garner, NC 27529

Phone Number: 919-359-8060

Fax: _____

Email Address: db16586@gmail.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 335 Athletic Club Blvd, Clayton, NC 27527

Phone Number: 919-763-7278

Fax: _____

Contact Person: Donnie Adams

Email Address: donnie@adamsandhodge.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>06/07/2017</u>	☒	☐			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☒	☐			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☒	☐			
7. Adjacent property owners list	☒	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☐	☒			
9. Signed and sealed traffic impact analysis (2 copies) <i>(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)</i>	☐	☒			
10. Neighborhood meeting notice letter (1 copy)* <i>See sample letter and meeting requirements included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	☒	☐			
11. Neighborhood meeting summary form (1 copy) * <i>Included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

This site will be an outdoor storage yard for miscellaneous storage including RV's, utility trailers, vehicles, boats, and containers.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery. There is no handwriting or other markings on the page.

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 Major Site Plan. 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.

Donnie Adams

Print Name

Signature of Applicant

Signature of Applicant

Date _____

ADJACENT PROPERTY OWNERS LIST

Project Name: Bannister Outdoor Storage

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

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

[illegible]



*** DISCLAIMER ***

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

Result 1

id: 05G01200I
Tag: 05G01200I
Tax Unique Id: 4646845
Owner Name 1: D & S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-0000
Book: 03104
Page: 0707

Result 2

id: 05G01199F
Tag: 05G01199F
Tax Unique Id: 4646825
Owner Name 1: JOHNSON, MARSHALL E
Owner Name 2: JOHNSON, GAIL M
Mail Address 1: 637 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00982
Page: 0460

Result 3

id: 05G01198G
Tag: 05G01198G
Tax Unique Id: 4515585
Owner Name 1: D & S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-0000
Book: 01403
Page: 0721

Result 4

id: 05G01200A
Tag: 05G01200A
Tax Unique Id: 4646843
Owner Name 1: PARRISH, HARVEY C
Owner Name 2:
Mail Address 1: 13410 US 70 BUS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2138
Book: 00802
Page: 0135

Result 5

id: 05G01199U
Tag: 05G01199U
Tax Unique Id: 4646842
Owner Name 1: GARCIA, SIMON
Owner Name 2: GARCIA, ADRIAN
Mail Address 1: 13430 HWY 70 WEST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02235
Page: 0392

Result 6

id: 05G01199I
Tag: 05G01199I
Tax Unique Id: 4646831
Owner Name 1: HUNT, LESLIE RAY
Owner Name 2: HUNT, BETTIE C
Mail Address 1: 629 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00839
Page: 0400



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Result 7

id: 05G01199G
Tag: 05G01199G
Tax Unique Id: 4646830
Owner Name 1: JOHNSON, MARSHALL
EDWARD
Owner Name 2: JOHNSON, GAIL
Mail Address 1: 637 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00824
Page: 0735

Result 8

id: 05G01199N
Tag: 05G01199N
Tax Unique Id: 4692961
Owner Name 1: STRICKLAND, ROGER W
Owner Name 2: STRICKLAND, LISA S
Mail Address 1: 633 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01369
Page: 0465

Result 9

id: 05G01200N
Tag: 05G01200N
Tax Unique Id: 4640607
Owner Name 1: SHEPPARD, JOHN T
Owner Name 2: SHEPPARD, DEBRA J
Mail Address 1: 635 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03976
Page: 0359

Result 10

id: 05G01199C
Tag: 05G01199C
Tax Unique Id: 4646829
Owner Name 1: PRICE KORNEGAY LLC
Owner Name 2:
Mail Address 1: 13401 US 70 BUSINESS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2139
Book: 02395
Page: 0315

Result 11

id: 05E99023B
Tag: 05E99023B
Tax Unique Id: 4646119
Owner Name 1: BARBOUR, MICHAEL
Owner Name 2: BARBOUR, JANE LILES
Mail Address 1: 2009 PERSIMMON CIRCLE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01870
Page: 0649

Result 12

id: 05G01199W
Tag: 05G01199W
Tax Unique Id: 4714405
Owner Name 1: D&S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-1238
Book: 04483
Page: 0128



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

OWNER'S CONSENT FORM

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

Project Name: Bannister Outdoor Storage **Address or PIN #:** 624 Ramblewood Drive

AGENT/APPLICANT INFORMATION:

Adams & Hodge Engineering, PC
(Name - type, print clearly)

335 Athletic Club Blvd
(Address)
Clayton, NC 27520
(City, State, Zip)

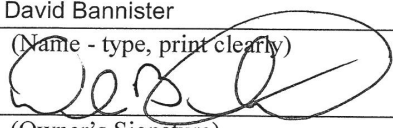
I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests below*):

SITE PLANS, REZONING APPLICATIONS
CONSTRUCTION PLANS

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:

David Bannister
(Name - type, print clearly)

(Owner's Signature)

PO Box 1238
(Address)
Garner, NC 27529
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

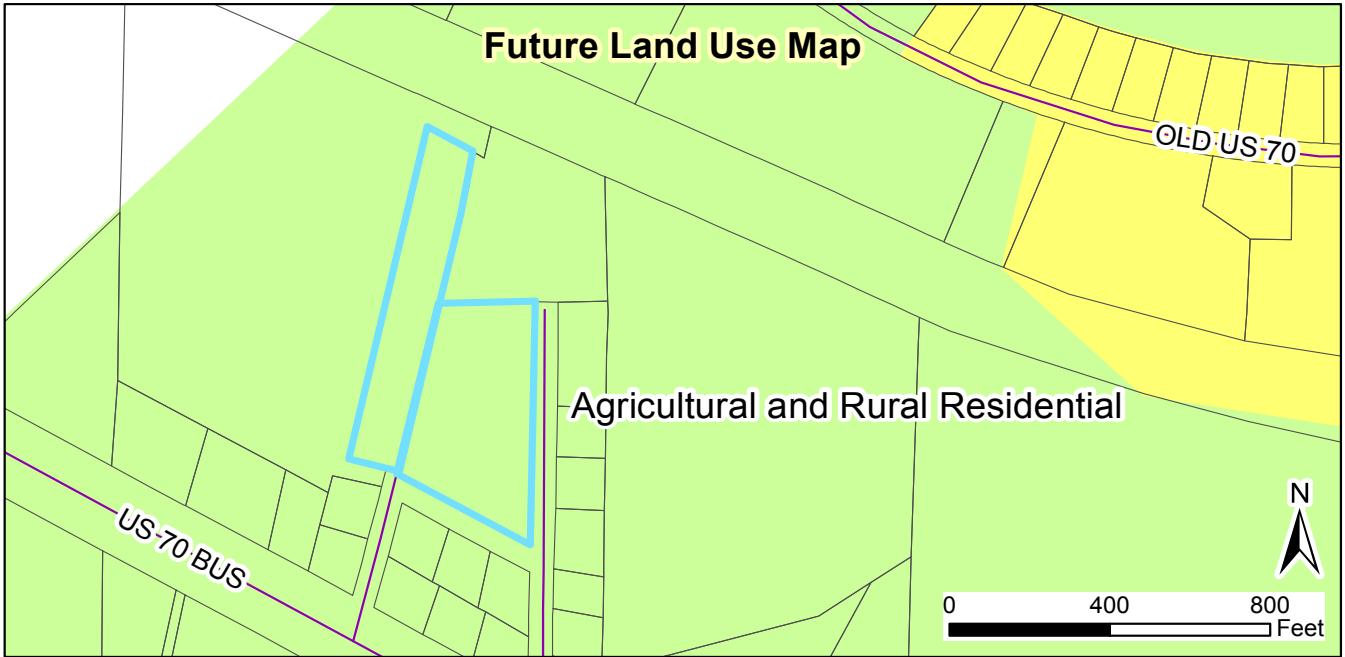
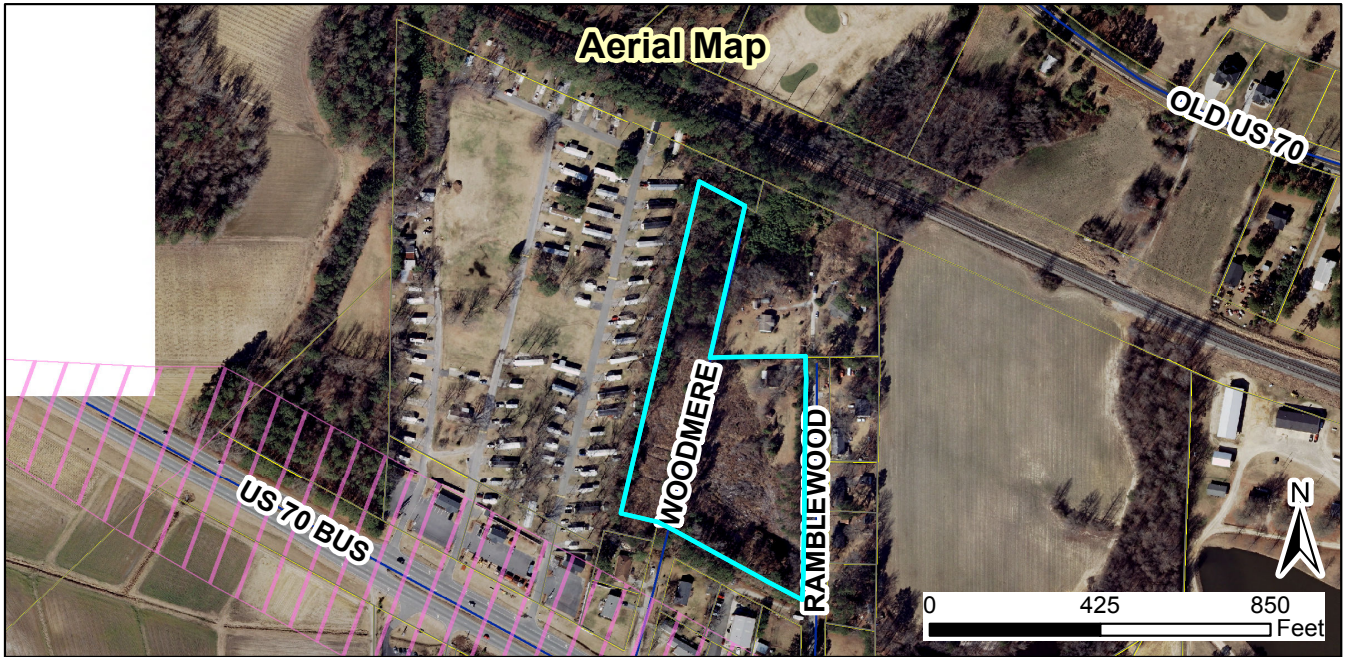
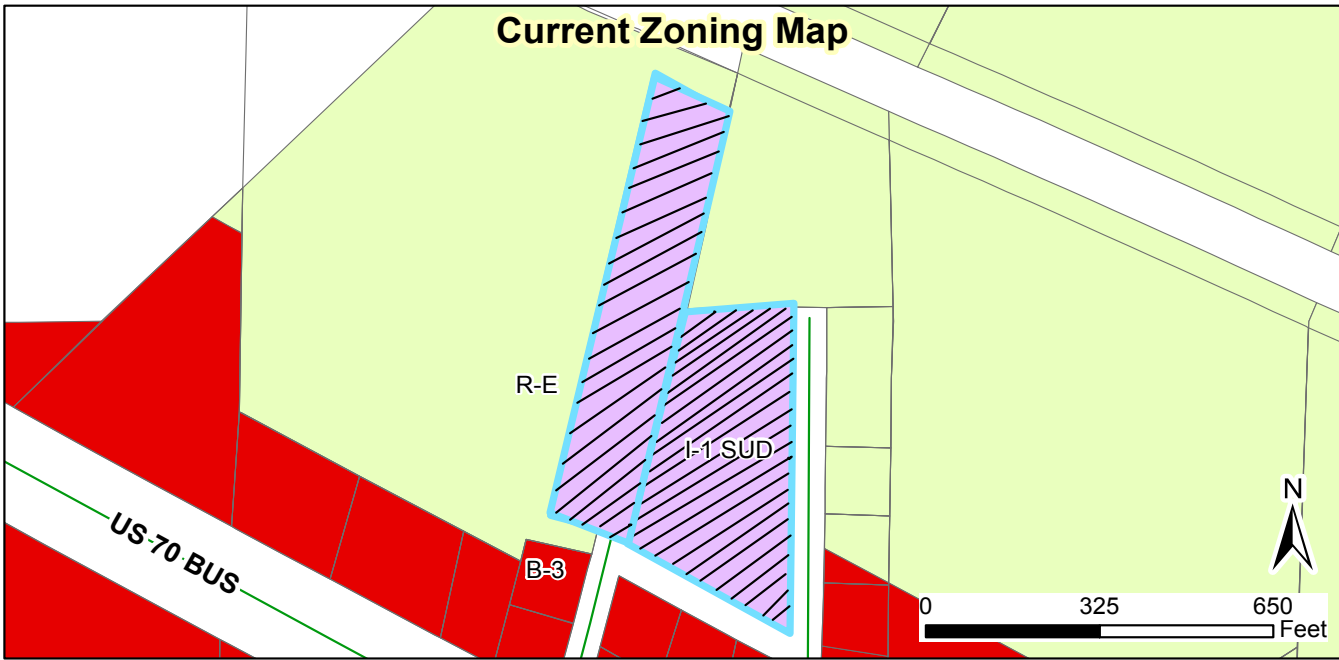
Sworn and subscribed before me _____, a Notary Public for the above State and County, this
the 31 day of July, 2017.

SEAL




Notary Public
My Commission
Expires: 12-11-21

Page 9 of 9



2017-126-SP Bannister Outdoor Storage
Request: Proposed outdoor storage yard

Applicant: Adams & Hodge Engineering, PC
 Property Owners: D & S Properties, LLC
 Parcel ID: 164900-68-4913
 Tag #: 05G012001



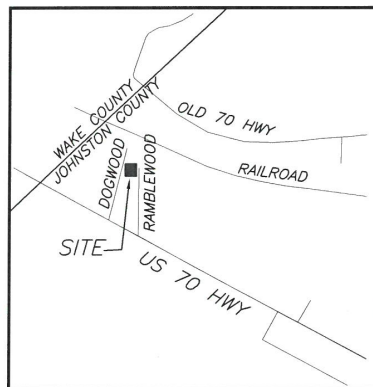
09/25/17
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Legend	
	TOC_SDE.GISMGR.Parcels
	100-yr Flood Zone
	Thoroughfare Overlay
	Scenic Highway Overlay
	Watershed Protection Overlay

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2017\2017-129-SP Bannister Outdoor Storage\Maps\2017-126-SP Staff Report Map.mxd

PRELIMINARY SITE PLAN

BANNISTER OUTDOOR STORAGE IN TOWN OF CLAYTON, NC



SITE VICINITY MAP
NOT TO SCALE

DEVELOPER/APPLICANT:

D & S PROPERTIES, LLC
PO BOX 1238
GARNER, NC 27529

CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278



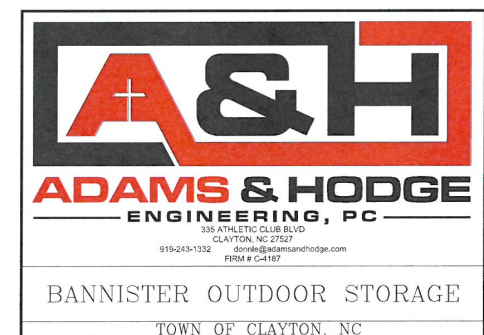
SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS.....	SD01
SITE PLAN.....	SD02

NOT RELEASED FOR
CONSTRUCTION



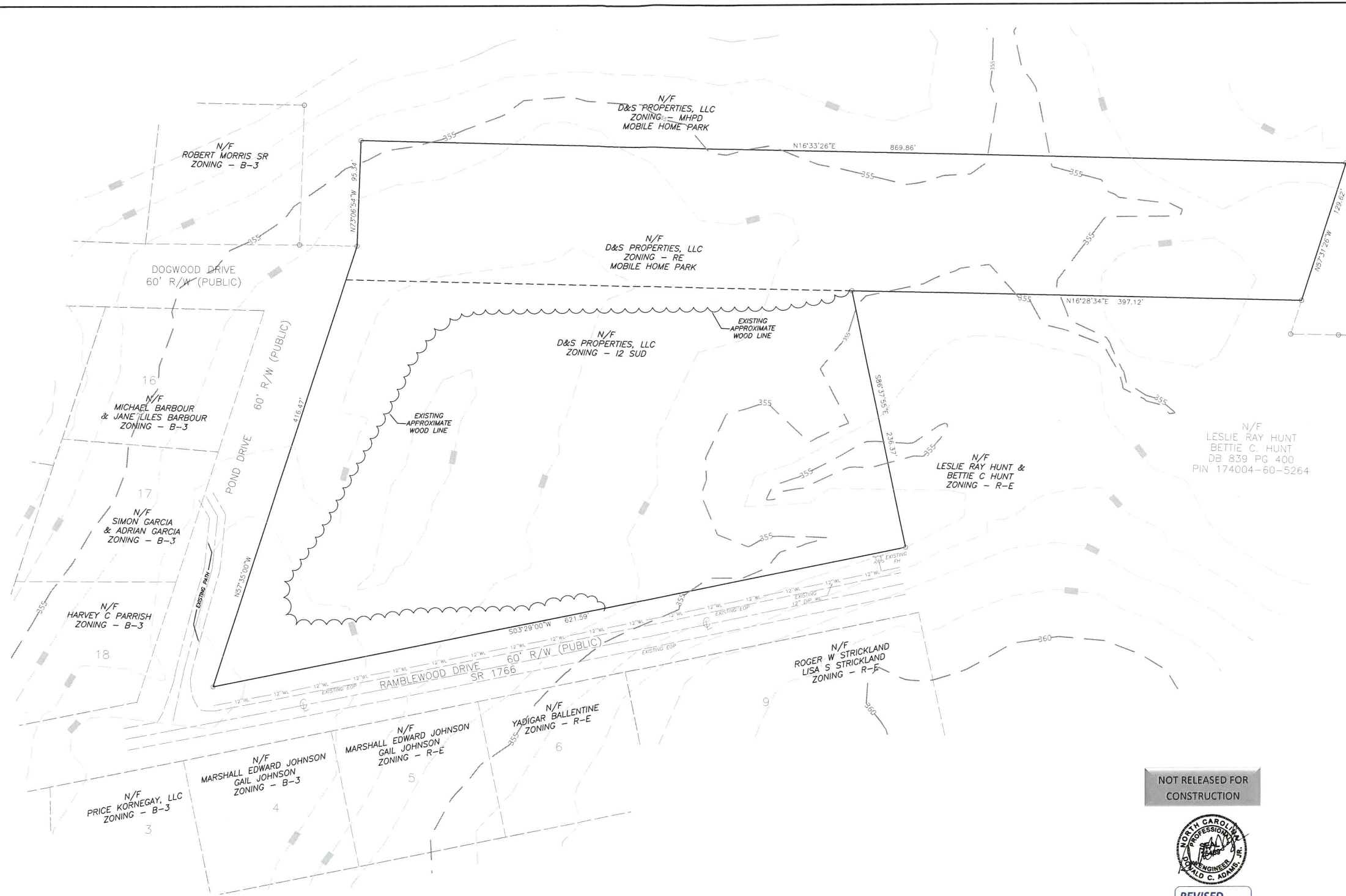
REVISED
11:27 am, Oct 18, 2017



JULY 31, 2017

AUGUST 23, 2017 REVISED PER TOC COMMENTS.
SEPTEMBER 29, 2017 REVISED PER TOC COMMENTS.
OCTOBER 18, 2017 REVISED PER TOC COMMENTS.

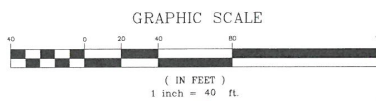
PLANNING DEPT. PROJECT (2017-129-SP)
SPECIAL USE PERMIT (2017-131-SUP)



NOT RELEASED FOR
CONSTRUCTION



REVISED
11:33 am, Aug 23, 2017



335 ATHLETIC CLUB BLVD CLAYTON, NC 27527 adamshodgengrading.com PHN # 919-418-1177	ADAMS & HODGE ENGINEERING, PC	BANNISTER-OUTDOOR STORAGE TOWN OF CLAYTON, NC	EXISTING CONDITIONS DESIGN AMB DRAWN AMB/ADS CHECKED AMB HORIZONTAL SCALE SEE GRAPHIC SCALE VERTICAL SCALE N/A DATE 07/21/2017 JOB NO. ART- SHEET SD01
---	---	---	---

SITE INFORMATION

- OWNER: D & S PROPERTIES, LLC
PO BOX 1238
GARNER, NC 27529
- DEVELOPER: D & S PROPERTIES, LLC
PO BOX 1238
GARNER, NC 27529
- PARCEL #: 164900-69-4913
- TAX #: 4646845
- SITE ACREAGE: 6.04 AC/ 263,102.4 SF
- NO FLOOD PLAIN EXISTS AS PER FEMA
FIRM PANEL 3720165900J & 3720166900J DATE 12/02/2015
- CURRENT ZONING: I2 SUD & RE
- PROPOSED ZONING: I1 SUD
- ELECTRIC PROVIDER: DUKE ENERGY
- MAXIMUM ALLOWED IMPERVIOUS AREA = 75% (197,327 SF)
- PROPOSED IMPERVIOUS AREA = 74.7% ACS (196,538 SF)
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN ANY LAND USE BUFFER.
- PROPERTY IS LOCATED IN TOWNS ETJ.
- FUTURE REQUIRED PARKING:
1,500 SF FUTURE CONTRACTOR OFFICE AT (1) SPACE/ 200SF
(8) SPACES REQUIRED INCLUDING (1) ADA SPACE

15. PROPERTY USES:

- CONTRACTOR OFFICE, MATERIALS TO BE STORED NOTED WITHIN 155.305(D)
- STORAGE YARD, MATERIALS TO BE STORED NOTED WITHIN 155.305(E)
- SELF-STORAGE FACILITY, WITH LIMITED OUTDOOR STORAGE. MATERIALS STORED NOTED WITHIN 155.305(K) AND 155.311(D)
- 16. ALL LIMITED OUTDOOR STORAGE SHALL BE LOCATED AT LEAST 15' FROM THE PUBLIC RIGHT-OF-WAY AND ANY ABUTTING RESIDENTIAL USE OR RESIDENTIALLY-ZONED DISTRICT.
- 17. STORAGE MAY BE LOCATED WITHIN THE BUILDING SETBACK LINE, BUT CANNOT BE CLOSER THAN 15' TO ANY RESIDENTIALLY ZONED PROPERTY, RESIDENTIAL USE, OR ROW.

NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDING EROSION CONTROL AND GRADING TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

NOTE:
DEVELOPER TO COORDINATE WITH TOWN ENGINEER AND DOT REGARDING THE PAVING OF DOGWOOD DRIVE.

LEGEND

10' EXISTING TREELINE TO BE USED AS REQUIRED LANDSCAPE BUFFER

NOTE:
THE SITE WILL ADHERE TO THE REQUIREMENTS OF THE LIMITED OUTDOOR STORAGE, NOTED WITHIN SECTION 155.301 OF THE UDC.

MINIMUM SETBACKS (ft)

DISTRICT	STREET FRONT	SIDE INTERIOR (ABUTTING RESIDENTIAL)	SIDE STREET	REAR (ABUTTING RESIDENTIAL)
I1	50	20 (30)	30	40 (40)

NOT RELEASED FOR CONSTRUCTION

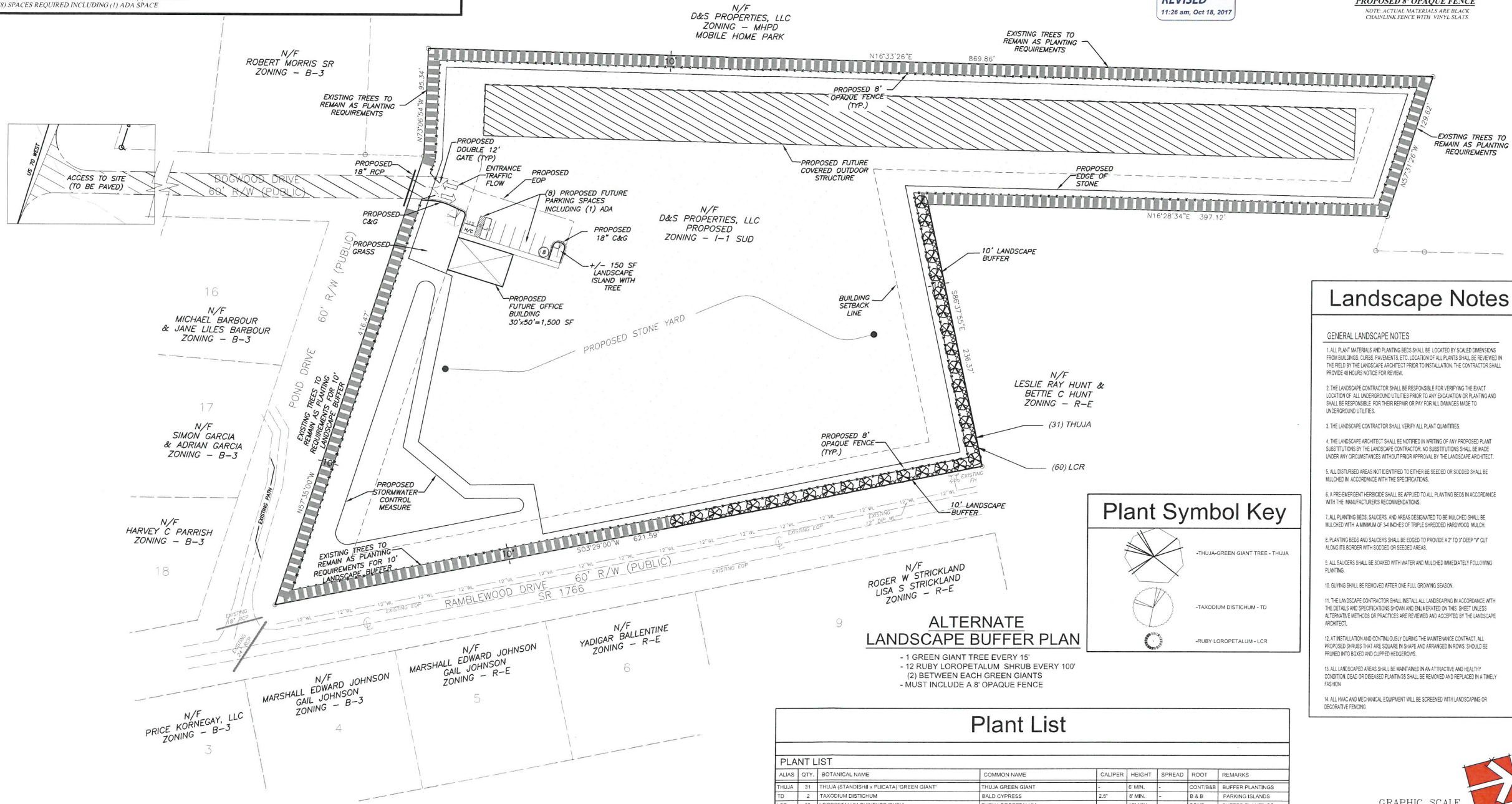


REVISED
11:26 am, Oct 18, 2017



PROPOSED 8' OPAQUE FENCE

NOTE: ACTUAL MATERIALS ARE BLACK CRANGLINE FENCE WITH VINYL SLATS

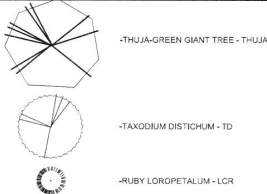


Landscape Notes

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 SOCCED 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\"/>
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 ENLARGED ON THIS SHEET UNLESS ALTERNATE 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 BOKED AND CLIPPED HEDGEROWS.
13. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.
14. ALL HVAC AND MECHANICAL EQUIPMENT WILL BE SCREENED WITH LANDSCAPING OR DECORATIVE FENCING.

Plant Symbol Key



ALTERNATE LANDSCAPE BUFFER PLAN

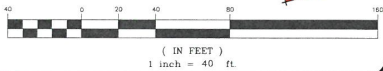
- 1 GREEN GIANT TREE EVERY 15'
- 12 RUBY LOROPETALUM SHRUB EVERY 100'
- (2) BETWEEN EACH GREEN GIANTS
- MUST INCLUDE A 8' OPAQUE FENCE

Plant List

ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
THUJA	31	THUJA (STANDISHII x PLICATA) 'GREEN GIANT'	THUJA GREEN GIANT	-	6' MIN.	-	CONT/B&B	BUFFER PLANTINGS
TD	2	TAXODIUM DISTICHUM	BALD CYPRESS	2.5"	8' MIN.	-	B & B	PARKING ISLANDS
LCR	60	LOROPETALUM CHINENSE 'RUBY'	RUBY LOROPETALUM	-	12" MIN.	-	CONT	BUFFER PLANTINGS

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 BUFFER PLANTINGS AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.

GRAPHIC SCALE



DESIGN: ARH
DRAWING: ARH/ADS
CHECKED: ARH
HORIZONTAL SCALE: 1\"/>

ADAMS & HODGE
ENGINEERING, PC

BANNISTER - OUTDOOR STORAGE
TOWN OF CLAYTON, NC

SITE PLAN

SD02



August 7, 2017

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: **Tuesday, August 22**

Meeting Time: **6:30 pm**

Meeting Location: **335 Athletic Club Blvd., Clayton NC 27527**

Type of Application: **Rezoning, Special Use and Major Site Plan**

Project/proposal property address: **Bannister Outdoor Storage/624 Ramblewood Dr
Clayton, NC 27520**

Description of project/proposal: **The proposed project is 6 acre tract to be used as an outdoor storage yard for miscellaneous storage including RV's, utility trailers, vehicles, boats and containers.**

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

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.

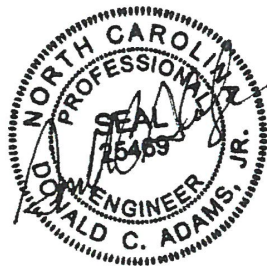
If you have any questions prior to or after this meeting, you may contact us at **(919)763-7278**.

You may also contact the Planning Department at 919-553-5002.

Sincerely,

Donald C. Adams, Jr., PE

Cc: Town of Clayton Planning Dept.



ADAMS & HODGE ENGINEERING, PC • 335 Athletic Club Blvd, Clayton, NC 27527 • 919-369-1938 / 919-763-7278 • Firm
C-4187



*** DISCLAIMER ***

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



Scale: 1:5228 - 1 in. = 435.67 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
August 7, 2017



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Result 1

id: 05G01200I
Tag: 05G01200I
Tax Unique Id: 4646845
Owner Name 1: D & S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-0000
Book: 03104
Page: 0707

Result 2

id: 05G01199F
Tag: 05G01199F
Tax Unique Id: 4646825
Owner Name 1: JOHNSON, MARSHALL E
Owner Name 2: JOHNSON, GAIL M
Mail Address 1: 637 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00982
Page: 0460

Result 3

id: 05G01198G
Tag: 05G01198G
Tax Unique Id: 4515585
Owner Name 1: D & S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-0000
Book: 01403
Page: 0721

Result 4

id: 05G01200A
Tag: 05G01200A
Tax Unique Id: 4646843
Owner Name 1: PARRISH, HARVEY C
Owner Name 2:
Mail Address 1: 13410 US 70 BUS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2138
Book: 00802
Page: 0135

Result 5

id: 05G01199U
Tag: 05G01199U
Tax Unique Id: 4646842
Owner Name 1: GARCIA, SIMON
Owner Name 2: GARCIA, ADRIAN
Mail Address 1: 13430 HWY 70 WEST
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Mail Address 3: CLAYTON, NC 27520-0000
Book: 02235
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Mail Address 3: CLAYTON, NC 27520-0000
Book: 00839
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EDWARD
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Mail Address 3: CLAYTON, NC 27520-0000
Book: 00824
Page: 0735

Result 9

id: 05G01200N
Tag: 05G01200N
Tax Unique Id: 4640607
Owner Name 1: SHEPPARD, JOHN T
Owner Name 2: SHEPPARD, DEBRA J
Mail Address 1: 635 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03976
Page: 0359

Result 11

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Owner Name 1: BARBOUR, MICHAEL
Owner Name 2: BARBOUR, JANE LILES
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Tag: 05G01199N
Tax Unique Id: 4692961
Owner Name 1: STRICKLAND, ROGER W
Owner Name 2: STRICKLAND, LISA S
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Mail Address 3: CLAYTON, NC 27520-0000
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Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2139
Book: 02395
Page: 0315

Result 12

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Tag: 05G01199W
Tax Unique Id: 4714405
Owner Name 1: D&S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-1238
Book: 04483
Page: 0128



Neighborhood Meeting Minutes

Project/Proposal property address: Bannister Outdoor Storage/624 Ramblewood Dr. Clayton, NC 27527

Date: Tuesday, August 22, 2017

Meeting Location: 335 Athletic Club Blvd., Clayton NC 27527

In Attendance: Donnie Adams, Andrew Hodge, David Bannister, Holland Adams

Time: 6:30pm

Donnie opened the meeting at 6:40pm and presented the project. Donnie gave details on the project. He asked for questions. There were no questions. The meeting adjourned at 6:45pm

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: BANNISTER OUTDOOR STORAGE - 2017-131-54P

Application: REZONING, SPECIAL USE & MAJOR SITE PLAN

Location/Date: AUGUST 22, 2017 @ ADAMS & HODGE OFFICE

	NAME	ADDRESS
1	Donnie Adams	335 ATHLETIC CLUB BLVD, CLAYTON, NC
2	Holland Adams	335 Athletic Club Blvd, Clayton, NC
3	David Bannister	P.O. Box 324 Garner NC 27529
4	Andrew Hodge	336 Athletic Club Blvd, Clayton, NC
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Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

October 23, 2017

STAFF REPORT

Application Number: 2017-56-SD

Project Name: Highgate Master Plan - Phase 4 addition,
Preliminary Plat (Master Plan Modification)

NC PIN / Tag #: 175000-50-9246 / 05g01012r and 165907-79-0962 / 05g01012q
Town Limits/ETJ: Town Limits
Overlay: None
Applicant: Dalton Engineering and Associates
Owner: Creech NC LLC / Everland Lee LLC
Location: the southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road.

Public Noticing:

- Neighborhood meeting August 21, 2017
- Sign posted August 18, 2017
- Letters mailed prior to November 24, 2017
- Newspaper ad posted prior to November 22, 2017

REQUEST: Addition of 11.34 acres (Phase 4) to the existing Highgate master plan, and modification (of lot type locations) to the existing master plan. The addition would bring the total unit count to approx. 229 homes.

SITE DATA:

Acreage: 99.4± acres in total
Existing Use: vacant



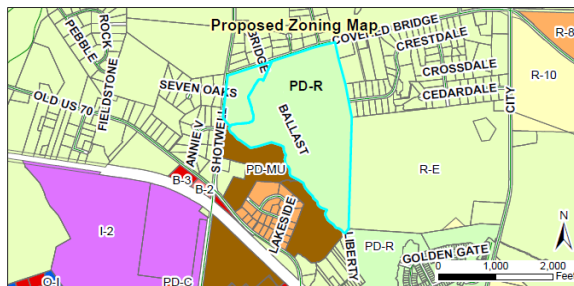
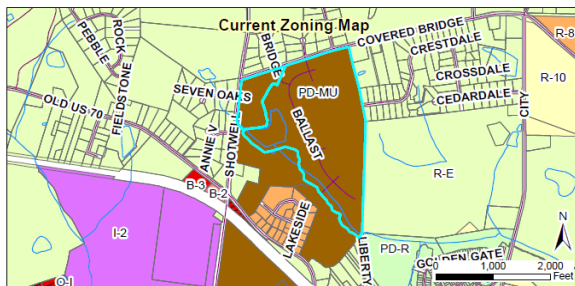
Page 1 of 11

ADJACENT ZONING AND LAND USES:

Highgate phase 4 is surrounded by the existing Highgate master plan to the east, vacant land to the south, and single family residential on all other sides.

Highgate (Phase 4 only)		
Direction	Zoning	Existing Use
North	Residential-Estate	Large lot, single family residential
South	Planned Development – Mixed Use (no current, valid entitlement)	Vacant
East	Planned Development – Mixed Use (approved Highgate master planned subdivision)	Single-family homes (Highgate master planned subdivision, currently under construction)
West	Residential-Estate	Large lot, single family residential

Overall Highgate Master Plan (Phases 1-4)		
Direction	Zoning	Existing Use
North	Residential Estate (R-E)	Single-family residential (on 1± acre lots)
South	Residential Estate (R-E) and Planned Development-Mixed Use (PD-MU)	Single-family residential (on ½± acre lots) and vacant/agricultural for the PD-MU zoned parcels.
East	Residential Estate (R-E)	Single-family residential (on ½± acre lots) for parcels in the Cassedale subdivision, and vacant and/or agricultural for the remainder of adjacent parcels (Mims property)
West	Residential Estate (R-E) for parcels across Shotwell Rd, and Planned Development Mixed Use (PD-MU) for the remainder of the Creech parcel	Single-family residential (on 1± acre lots) for parcels across Shotwell Rd, and vacant and/or agricultural for the remainder of the Creech parcel



DEVELOPMENT DATA:

Proposed Uses:	229 single family, detached residential homes and associated clubhouse
Number of Stories:	Maximum height of 35 feet
Proposed Impervious Surface:	70% lot (building) coverage and 75% impervious coverage, on residential lots.
Required / Proposed Parking:	2 spaces per unit / 2 spaces per unit
Fire Protection:	The Town of Clayton Fire Department will provide fire protection.
Access/Streets:	One access point will be provided via a new driveway off of Shotwell Road, with a stub-out connection at to the neighboring Cassedale neighborhood. There will also be a stubout at the end of the Phase 4 section, to the south.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Town of Clayton

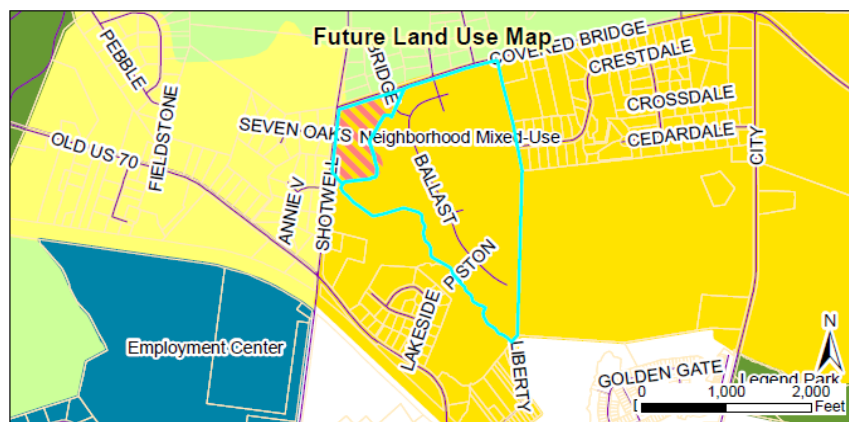
STAFF ANALYSIS:

Overview

The applicant is requesting the addition of 11.34 acres (Phase 4) to the currently approved and in-development Highgate master planned subdivision. A rezoning request (2017-55-PDD) is running concurrently, to rezone both properties to Planned Development – Residential (PD-R). The total number of units for the entire tract (Phases 1-4) is proposed at 229, which equates to about 2.3 units per acre. There are large tracts of open space, resource conservation area (stream buffers), and a clubhouse.

Consistency with Adopted Plans:

- **Comprehensive Plan**
The Comprehensive Plan 2040 designates this property as “medium density residential”. The requested planned development is compatible with this category based on the proposed density and requested zoning change. Based on the Comprehensive Plan, medium density residential allows of up to 5 dwellings/acre.
- **Unified Development Code**
If approved, the proposed development will be consistent with the Unified Development Code (UDC). Dimensional standards are required to be consistent with the approved Master Plan.



- **Master Plan (if any)**

If this master plan addition and modification is approved as proposed, the request will be consistent with the currently-approved Master Plan, subject to the modifications proposed in this application.

Compatibility with Surrounding Land Uses

The site is currently surrounded by vacant land or residential uses. The majority of neighboring, developed properties are large lot, single family residential on private septic systems.

Development Standards

The proposed Highgate development standards describe noticeably smaller lots than surrounding, existing residential development, most of which is zoned Residential-Estate. The overall density of Highgate is proposed at 2.3 units per acre, which accounts for the clubhouse, recreation areas, open space, riparian buffers, and landscaping buffers. The overall site has considerable natural and recreational areas (32±% of total site).

Given the minimum lot sizes for the proposed development – no lot shown on the plans is less than 6,000 sqft – it seems that the minimum lot area of the Dimensional Standards table should be revised to 6,000 sqft, which would be consistent with an R-8 Open Space subdivision. R-8 open space subdivisions allow 6,000 sqft lots.

The proposed maximum building coverage (max. lot coverage) and maximum impervious surface area allowable per lot are much higher than the adjacent, existing residential uses, and also much higher than comparable developments elsewhere in Clayton. At the minimum lot size of 6,000 square feet and with a maximum building coverage of 70%, fully 4,200 square feet of the typical minimum lot could be covered by the building itself. This is dimensional standard is not comparable with any other development of this type in Clayton, and not consistent with other surrounding development either. The dimensional standards of an R-8 Open Space subdivision are recommended for impervious surface area regulation: 35% max. lot coverage, and 55% max. impervious surface. If these do not fit the development pattern envisioned by the applicant, then at least a more reasonable standard can be proposed.

Staff cannot support increased densities, smaller lot sizes, or waivers on this project without the benefit of safety improvements at the intersection of Shotwell Road and Covered Bridge Road, which include but are not limited to a fully-signalized intersection.



Highgate Proposed Dimensional Standards

	<u>50' Wide Lots</u>	<u>60' Wide Lots</u>	<u>70' Wide Lots</u>	<u>80' Wide Lots</u>
Min. Lot Area (square feet)	4,000	4,800	5,600	6,400
Min. Lot Width (feet)	50	60	70	80
Min. Lot Width in Curves and Culdesacs (feet)	40	40	40	40
Max. Building Coverage per Lot	70	70	70	70
Max. Impervious Surface per Lot	75	75	75	75
Min. Dwelling Unit Size (square feet)	1,400	1,700	1,700	1,800
Max. Building Height (feet)	35	35	35	35
<u>Setbacks</u>				
Front (feet)	20	20	20	20
Side Interior (feet)	5	5	5	5
Side Street (feet)	10	10	10	10
Rear (feet)	15	15	15	15

Landscaping and Buffering

A Class C perimeter landscaping buffer is required along the boundary of residential planned developments. The riparian area is used to meet the requirement where it coincides with the property line. A greenway trail is proposed through this buffer along the frontage with Shotwell Road and Covered Bridge Road.

Recreation and Open Space

Recreation and open space requirements have been met by the overall Planned Development. Nearly a third of the development is open space, recreation area, or resource conservation area. In addition, a greenway (intended to be dedicated to the Town) will be constructed down the creek, and along Shotwell Road and Covered Bridge Road. Other greenways tie into this main public greenway (which is an extension of the Sam's Branch Greenway), but they will remain private, for use by residents of the neighborhood.

A preliminary grading plan was requested, but the applicant chose not to include one in their revised plan submission. The purpose of requesting a preliminary grading plan is to ensure that open space and recreational areas are not sloped to such an extent that they are no longer usable. As previous experience has shown, a top-down view of a development can show a vast amount of open space, but once grading occurs these areas may be at 3:1 slopes, which are virtually unusable. This can contribute to a development not being able to meet the minimum open space and recreation area requirements, as these areas are required to be usable. Staff recommends that a preliminary grading plan be provided for review by staff, Planning Board, and Town Council, to determine the actual amount of usable open space in the plan.

Access/Streets

Access is intended via a new, full-access driveway off of Covered Bridge Road, that aligns with Trotters Run Court. There will be a secondary access through the Cassedale Subdivision (Crestdale Drive). Stub-outs are provided to to Tract 4 (across the riparian buffer) and across Tract 2. When Tract 4 is developed, it is intended to ultimately connect the residential development through to Old US Hwy 70. The connection across Tract 2 is intended to tie into adjacent development, and will ultimately connect back to Shotwell Road.

The roads are intended to be a 27' back-to-back paved section inside a 50' public rights-of-way, with street trees planted in a 6' wide planting strip just behind the curb. On road sides with sidewalks, this tree strip will separate sidewalks and pedestrians from traffic. The street tree species will be vetted through staff to determine species that will not overly distress adjacent pavement, curbs, and sidewalks.

Multi-Modal Access

Sidewalks are provided along one side of each street, with greenways provided throughout the development. This trade-off, which was part of the existing master plan design paradigm, increases pedestrian connectivity within the development while preserving pedestrian safety. Adequate access points throughout the development are provided to the greenway system.

Some discussion is still being had to determine the exact route of connecting the main spine greenway in Highgate to the Sam's Branch greenway from Parkview, but the conceptual layout shown on this master plan is sufficient to allow staff to work with the development community to find a way to connect this significant regional recreational resource.

Adequate pedestrian connectivity is created by the greenways (mentioned in the Recreation and Open Space section above) and the sidewalks that are located on one side of each street. The tradeoff for sidewalks on one side of the street (instead of both) is at the developer's request (waiver from UDC Section 155.602(H)) in consideration for their provision of greenways throughout the development.

Traffic Impact Analysis

A wastewater allocation has been submitted to increase the wastewater for this development to 77,177 gpd. It is sized for 223 homes. This quantity of wastewater allocation requires approval by Town Council.

Traffic Impact Analysis

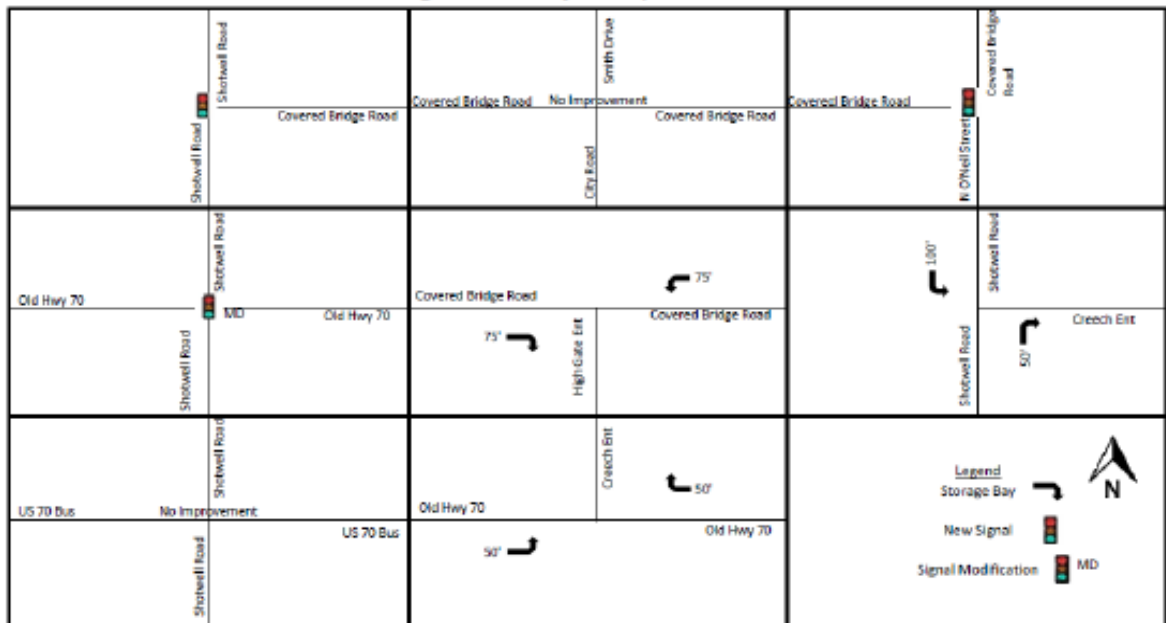
The Traffic Impact Analysis (TIA) for this project has been updated to include the Phase 4 tract, as well as two tracts to the south (both part of the original Creech Farm property). An excerpt of the TIA is provided to Planning Board as an attachment, but the comments from NCDOT will not be available until the night of the meeting. NCDOT comments will be summarized in the Planning Board presentation, as well as presented in hardcopy at the Planning Board meeting.

As described in the TIA, this development (Highgate) will not trigger significant improvements on adjacent roadways, other than the standard turn lanes when required at site entrances and some possible modification to existing traffic signals. The intersections of Shotwell Road / Covered Bridge Road and Covered Bridge Road / N. O'Neil Street are already failing intersections, and the TIA suggests that although improvements are necessary "these traffic signals are typically funded and installed with funding sources provided by NCDOT and/or the Town". Currently, there are no funding available from either the Town or the State to make these improvements. The new development will certainly contribute to the congestion at these intersections. See "Figure 12: Project Improvements", taken from the TIA.

Based on the above, it is the opinion of staff that the project without the improvements cannot meet the Findings of Fact, specifically §155.706(l)(10)(d), regarding subdivision design, traffic congestion, and safety. Adding additional traffic through increased density allowances associated with this Planned Development will detrimentally affect the safety at the intersection of Shotwell Road and Covered Bridge Road.

The developer is providing adequate right-of-way for future improvements on Covered Bridge Road along this portion of the project. There is also a right-of-way reservation occurring along Shotwell Road, which can accommodate future expansions, if necessary.

Figure 12: Project Improvements



Garbage / Recycling

Roll-outs will be at each home, as well as for the clubhouse.

Architecture/Design

Please see the plans. The applicant has proposed a minimum size of 2,000 square feet for homes, which is in conflict with the minimum dwelling unit sizes described in the Dimensional Standards table. The plans also state that there will be partial brick or stone exterior on the homes, although no objective standard is described. A minimum 5' wide front porch is stated as a design standard, which apparently includes the walkway (covered entrance) to access the front door. By current state law, the Town is restricted from requiring architectural details for single family residential homes. Staff recommends these inconsistencies be reconciled.

The Clubhouse/Pool amenity area has already gone through zoning compliance permitting, and meets the standards described in the plan set. Staff finds the specifications for the Clubhouse/Pool amenity area to be sufficient for this development, including all homes of phases 1 through 4.

Waivers/Deviations/Variances from Code Requirements

- Waiver requested from UDC Section 155.602(H) to modify the requirement to provide sidewalk on both sides of the street, in order to provide 10' greenway on a one-for-one dollar basis. This waiver for Phase 4 is consistent with the existing, approved master plan for Phases 1-3.

CONSIDERATIONS:

- The applicant is requesting to add land to an existing master plan, and to modify the existing master plan.
- This approval is subject to approval of 2017-55-PDD.
- Recreation fees shall be paid prior to Final Plat approval for each phase. Other fees shall be paid prior to the issuance of building permit. For phases requiring Site Plan review, fees shall be paid prior to issuance of building permits.
- Installation of a traffic signal at Shotwell Road and Covered Bridge Road to offset safety concerns based on reduced dimensional standards and increased density.
- The review and approval of project water, sewer, storm drainage, and street construction drawings must be submitted to and approved by the appropriate Town department.

FINDINGS:

The applicant has addressed the Master Plan Approval Criteria outlined in §155.705(K). Since the Master Plan is also acting as a Preliminary Subdivision Plat, the applicant is required to address the Findings of Fact outlined in §155.706 of the UDC. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS:

If approved, staff recommends the following conditions be applied to this preliminary plat / master plan:

General

1. The previous conditions of approval for 15-27-01-SD, Highgate Master Plan (formerly Creech or Wynwood Manor) shall be struck and replaced with the conditions contained herein.
2. Following Board approvals, three copies of the Master Plan / Preliminary Subdivision Plat, with the final Conditions of Approval inserted, and meeting the requirements of the Conditions of Approval and all requested revisions, shall be submitted to Planning Department for final approval. The Conditions of Approval for the master plan shall be binding upon the master preliminary plat and upon the planned development rezoning, and shall be recorded on each associated ordinance, as well as on the associated master plan (preliminary plat). The following items shall be recorded on the plans before they are valid and before they receive final approval from the Planning Department:
 - a. The dimensional standards table shall be revised to reflect that of an R-8 open space residential subdivision for the following criteria: 6,000 sqft min. lot size, 35% max. lot coverage, and 55% max. impervious surface. If these are not acceptable, the applicant shall propose revisions that more closely represent what will be constructed on site, to be reviewed by staff and approved by Town Council.
 - b. The greenways shall be extended to the property line, including across riparian buffers.

- c. The sidewalk at Street F (also known as Street H) shall be connected to the greenway.
 - d. Greenways along the riparian buffer and connecting to and including the greenways on Shotwell Road and Covered Bridge Road shall be labeled as “public greenways, intended for dedication to the Town”. All other greenways shall be labeled as “private”.
3. The Master Plan / Preliminary Subdivision Plan is considered a preliminary plat. Individual phases are subject to final plat review.
 4. The development of the property is limited to the parameters established on the Master Plan as approved by the Town Council. Modifications to the approved Master Plan / Preliminary Subdivision Plan or Master Plan Document shall require review and approval in accordance with Section 155.705 of the Unified Development Code. In addition, modifications to quality, style, and materials that are determined by the Planning Director not to meet or exceed the original intent or do not classify as “minor” modifications per the Unified Development Code shall require major review and approval.
 5. A homeowners’ association (HOA) document shall be recorded by the developer prior to final plat approval of the first residential phase. The HOA document shall assure responsibility for maintenance of all common facilities and provide adequate means for funding to do so.

Parks/Recreation/Open Space

6. Resource Conservation Areas (RCAs) as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.
7. Neighborhood parks, phases of greenway, and recreational amenities, including the clubhouse/pool site, shall be reviewed as Minor Site Plans prior to construction.
8. The clubhouse and pool shall be permitted and under construction (or bonded) prior to the issuance of a Certificate of Occupancy for the last unit in Phase 1, and shall be completed (or have completion bonded) prior to the beginning of Phase 2.
9. Five foot wide sidewalks or ten foot wide paved multi-use paths shall be installed along at least one side of all roadways within the development as identified in the Master Plan. Where sidewalks are on only one side of the road, the developer shall provide a minimum ten-foot wide paved greenway/multi-use trails within the development on an equivalent basis based on cost. An Engineer’s estimate which documents the cost allocations (in linear footage) between the deleted five foot concrete sidewalk and the proposed 10 foot asphalt multi-use path is required. Any cost shortage between the required five foot sidewalk and 10 foot multi-use path shall be paid as a fee-in-lieu. This condition is consistent with the waiver granted from UDC Section 155.602(H) to modify the requirement to provide sidewalk on both sides of the street
10. All sidewalks and greenways shall be bonded or constructed prior to plat recordation for the associated phase, with the exception that the sidewalk in front of residential units must be installed prior to the issuance of a Certificate of Occupancy of the unit.
11. Street trees shall be installed at time of road construction or else bonded prior to platting.

12. The acreage of recreation and open space, and active recreation areas identified in the Master Plan shall be considered minimum requirements and may not be reduced below that required for an open space subdivision without approval by the Town Council. The recreation areas shall be constructed concurrent with the construction of the associated phase and shall be installed or bonded prior to issuance of the 1st certificate of occupancy for that phase.

Development Standards

13. Final location of the CBU mailbox area has been approved in the Minor Site Plan for the clubhouse / recreation area, and all mailboxes for the planned development phases 1-4 shall be in this location.
14. All lots with pedestrian or drainage easements shall observe setbacks for fences and accessory structures from those easements as if those easement lines were the property lines.

Roadways and Access:

15. No more than 75 certificates of occupancy may be issued within the subdivision until the required secondary access has been constructed or bonded for construction.
16. The Right-of-Way (ROW) dedication along Covered Bridge Road shall occur prior to platting Phase 1 or any subsequent phase.
17. The right-of-way reservation along Shotwell Road shall occur prior to the platting of Phase 4 or any phase adjacent to Shotwell Road.
18. The roadway connection to the south (in or adjacent to phase 1, labeled as either Street F or Street H) across the creek shall be constructed or bonded prior to the platting of the third phase (or phase 3, whichever comes first) of the development.
19. The road stubout from Phase 4 to the south, which involves a stream crossing, shall be constructed or bonded prior to the platting of Phase 4.
20. All roadway and traffic improvements recommended by the Town and/or NCDOT shall be constructed or financially guaranteed prior to the platting of the phase of development that will trigger their necessity. If no phase is specified, the improvements shall be required immediately. With regard to the traffic signal at the intersection of Shotwell Road and Covered Bridge Road, if another development contributes to traffic at this intersection, they will contribute to the cost of the traffic signal based on their impact at the intersection, at the Town's discretion of determining such impact.

Landscaping /Environmental

21. All required landscaping buffers or plantings shall be installed or bonded prior to the platting of the phase in which they occur.
22. Street tree species shall be approved by the Town Engineer and Town Planning Director as part of individual phase final plat or site plan review.

23. Resource Conservation Areas as defined in Article 5 of the Unified Development Code shall remain undisturbed pursuant to standards of Article 5, and shall be shown on all plats as being permanently set aside pursuant to the UDC requirements.
24. Prior to site grading and construction activities, tree protection fencing shall be installed around all Resource Conservation Areas. Once the tree protection fence is installed, it must be inspected by the Planning Department prior to construction activity.

Waiver

25. Waiver is granted from UDC Section 155.602(H) to modify the requirement to provide sidewalk on both sides of the street, in order to provide sidewalk on one side and 10' public greenway on a dollar-for-dollar substitution.
-

ATTACHMENTS:

- 1) Application
- 2) Map
- 3) Neighborhood Meeting Materials
- 4) Master Plan (Site Plan)
- 5) Traffic Impact Analysis (excerpt), **with NCDOT comments to be delivered hardcopy at the Planning Board meeting**



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: _____

☐ New Subdivision Master Plan

☒ Modification to Approved Preliminary Plat

Major: x Minor: _____

Name of Project: Highgate Subdivision Acreage of Property: 99.38 acres

Tag #: 05G01012Q, 05G01012R NC PIN: 165907-79-0962, 175000-50-9426

Location: The Southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road

Number of Lots (existing): 181 (Proposed) 233 Min Lot Size: 6,000 s.f.

Zoning District: PD-MU (existing), PD-R (proposed)

Electric Provider: Town of Clayton

☐ Septic

Wastewater: ☒ Sewer (check one)

☐ Well

Water: ☒ Public/Private Water (check one)

Recreation/Open Space Requirement: ☐ Fee in lieu ☒ Land Dedication – Acreage: 16.35 acres

FOR OFFICE USE ONLY

Date Received: APR 04 2017 Amount Paid: \$1515.00

File Number: 2017-56-SD

01/06/2016 TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 17

PROPERTY OWNER INFORMATIONName: Creech NC, L.L.C. / Everland - Lee, L.L.C.Mailing Address: 448 Viking Drive Suite 220 Virginia Beach, VA 23452 / 104 State Avenue Suite 103 Clayton, NC 27520Phone Number: (757) 463 - 5000 x 305 / (919) 971 - 5353 Fax: (757) 463 - 3358 / (919) 934 - 3100Email Address: anthony@lmssi.com / lannycliftonbuilder@gmail.com**APPLICANT INFORMATION**Applicant: Dalton Engineering and Associates, P.A.Mailing Address: Post Office Box 426 Clayton, North Carolina 27528Phone Number: (919) 550 - 4740 Fax: (919) 550 - 4741Contact Person: Jerry T. DaltonEmail Address: jdalton@daltonengineering.com**REQUIRED INFORMATION (to be submitted with the application)***The following items must accompany the 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 meeting was held with Town Staff. Date: <u>3/28/17</u>	☒				
2. Completed Application	☒				
3. Review Fee and Advertisement Fee	☒				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	☒	☐			
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	☒	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	☒				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☒	☐			
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).	☐	☐			
9. Adjacent Property Owners List	☒	☐			
10. Road Name Application <i>Included in this packet</i>	☒	☐			
11. Wastewater allocation request OR verification of wastewater allocation <i>Letter format, to the attention of the Town Manager.</i>	☒	☐			

01/06/2016

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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)	☒	☐	NOTE : THE TRAFFIC IMPACT ANALYSIS WILL BE SUBMITTED TO THE TOWN OF CLAYTON AND N.C.D.O.T. AS SOON AS POSSIBLE.		
13. Neighborhood Meeting Notice Letter* (1 copy) See sample letter and meeting requirement, included in this packet. *Not required for minor modifications or subdivisions *Not required for subdivisions that are part of an approved planned development	☒	☐			
14. Neighborhood Meeting summary form* Included in this packet – NOT submitted with application. *Not required for minor modifications or subdivisions *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.		
15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list. *Not required for minor modifications 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.	☒				

EXPLANATION OF PROJECT

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

The Master Plan for Highgate Subdivision, which was previously approved on 11/5/15, contains 181 single-family residential lots. The Developer of subject project has requested a revision of the Master Plan be submitted to the Town of Clayton, based on the following two changes : 1. The Developer is requesting to revise the size of a portion of the residential lots within Highgate Subdivision - Phase 2 and Phase 3, which would add 8 lots to the Phases, and 2. The Developer is interested in developing a parcel of property directly adjacent to Highgate Subdivision, which would include 34 lots. The revised Master Plan for Highgate Subdivision contains a total of 223 single-family residential lots. As per the previously-approved Master Plan, the project would be accessed off of Covered Bridge Road. The subdivision street system would tie to Cassedale Subdivision, and stub to two other adjacent properties. Improvements include curb and gutter streets with sidewalk, an amenities area with clubhouse and pool, mini-parks, and a multi-purpose trail. Water, sanitary sewer, and electrical service would be provided by the Town of Clayton. All improvements are to meet current Town of Clayton specifications.

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.

Jerry T. Dalton

Print Name

01/06/2016


Signature of Applicant

4/3/17

Date

Page 3 of 17

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 revision to the previously-approved Master Plan for Highgate Subdivision would meet the required specifications of the Town's Subdivision Regulations for Planned Developments, as described in the Unified Development Code. The parcels of property contained within the revised Master Plan are currently zoned PD - MU, and a Rezoning Application has been submitted to the Town of Clayton to rezone the parcels to PD - R.

- (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 subject project would be developed as a single-family residential subdivision. Currently, there are similar uses (single-family residential subdivisions) located directly adjacent to the proposed project on the North side, the East side, and the West side of the project's acreage.

- (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 subject project would provide proper distribution of traffic to avoid congestion to the public in the immediate area. A Traffic Impact Analysis was required for the previously-approved Master Plan. A revision to the Traffic Impact Analysis, due to the revised lot layout and additional residential lots, will be submitted to the Town of Clayton and N.C.D.O.T. for their review and comment. The revised subdivision layout depicted in Master Plan utilizes multiple connections to existing infrastructure and contains stormwater management best management practices, such as stormwater retention facilities. The subdivision design would not pose endangerment to the environment or public.

- (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 proposed development of the parcels of property contained within the revised Master Plan is consistent with the overall development plans of the Town of Clayton. The parcels contained within the Master Plan are currently zoned for a Planned Development (PD - MU). However, the Developer has submitted a request to rezone the parcels to Planned Development - Residential (PD - R).

Project Name: Highgate Subdivision

Jerry T. Dalton
Print Name


Signature of Applicant

4/3/17
Date

01/06/2016

Page 4 of 17



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

OWNER'S CONSENT FORM

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

Project Name: Highgate Subdivision Address or PIN #: 165907-79-0962

AGENT/APPLICANT INFORMATION:

Dalton Engineering and Associates, P.A.
(Name - type, print clearly)

Post Office Box 426
(Address)
Clayton, North Carolina 27528
(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 Subdivision / Master Plan Application Wastewater Allocation Request
Rezoning 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:

Creech NC, L.L.C.
(Name - type, print clearly)

448 Viking Drive Suite 220
(Address)

[Signature]
(Owner's Signature)

Virginia Beach, Virginia 23452
(City, State, Zip)

STATE OF Virginia
COUNTY OF Virginia Beach

Sworn and subscribed before me Raymond Gottlieb, a Notary Public for the above State and County, this the 3 day of April, 2017.

SEAL

TAMMIE S JAKOBSSON
NOTARY PUBLIC
REG. #7556642
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEB. 28, 2021

August 2015

[Signature]
Notary Public
My Commission
Expires: 2/28/2021

Page 9 of 9



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

OWNER'S CONSENT FORM

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

Project Name: Highgate Subdivision Address or PIN #: 175000-50-9426

AGENT/APPLICANT INFORMATION:

Dalton Engineering and Associates, P.A.
(Name - type, print clearly)

Post Office Box 426
(Address)
Clayton, North Carolina 27528
(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 Subdivision / Master Plan Application

Wastewater Allocation Request

Rezoning Application

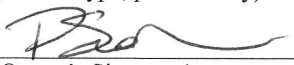
Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

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:

Everland - Lee, L.L.C.
(Name - type, print clearly)

104 State Avenue Suite 103
(Address)

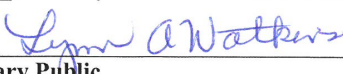

(Owner's Signature)

Clayton, North Carolina 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

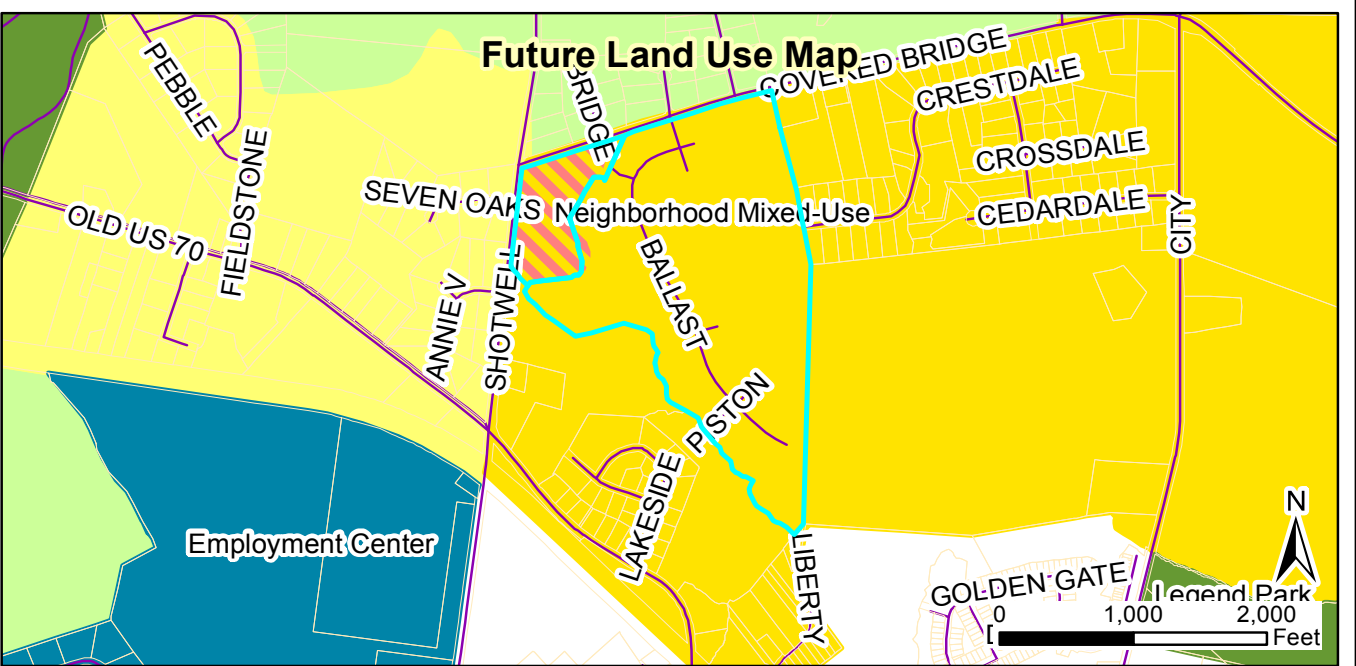
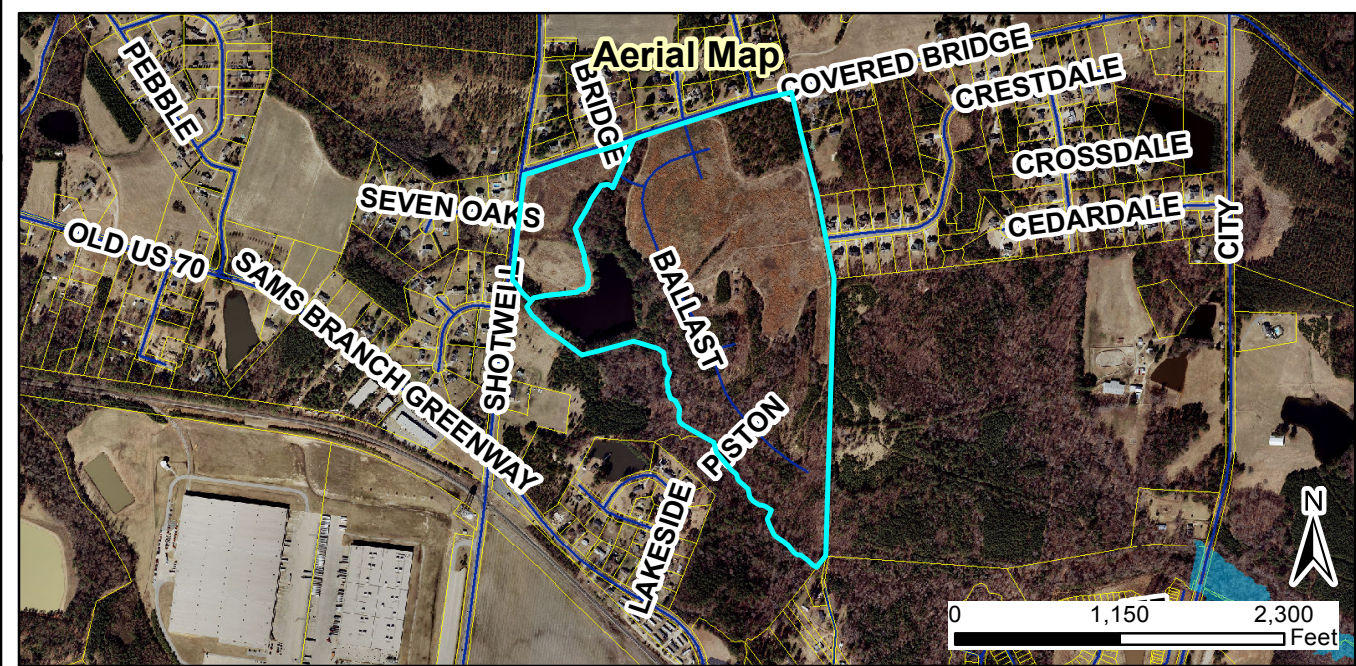
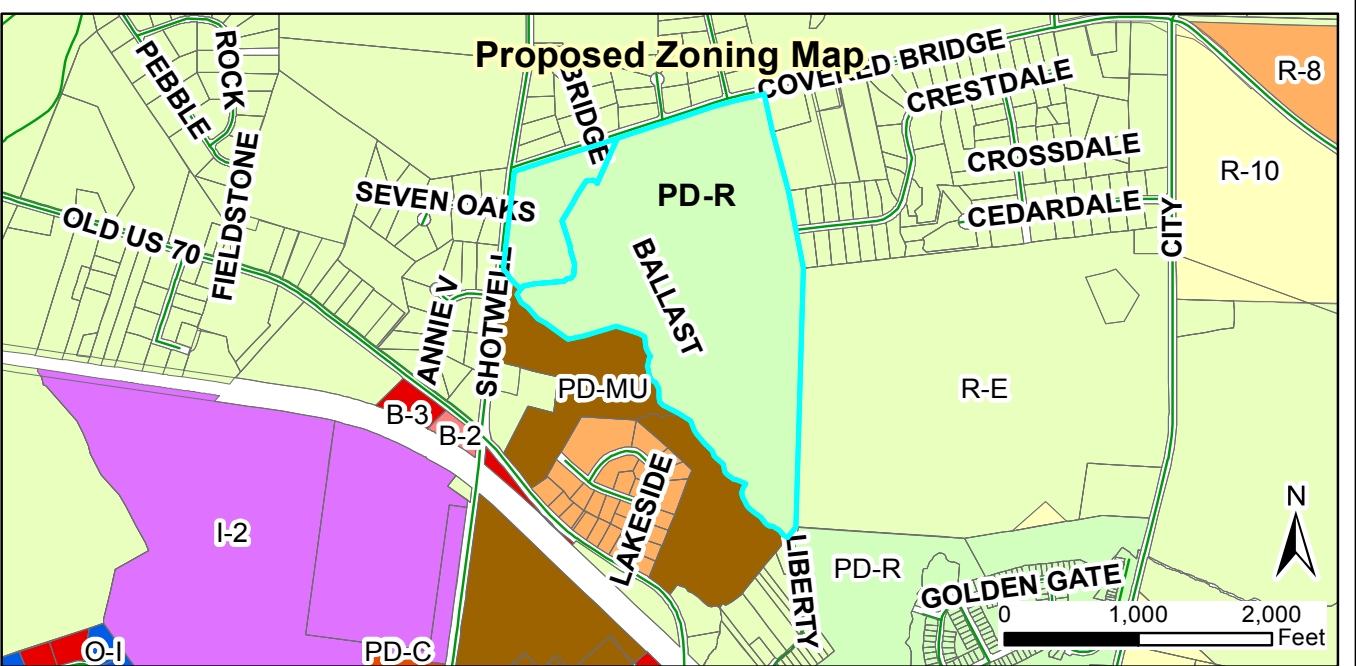
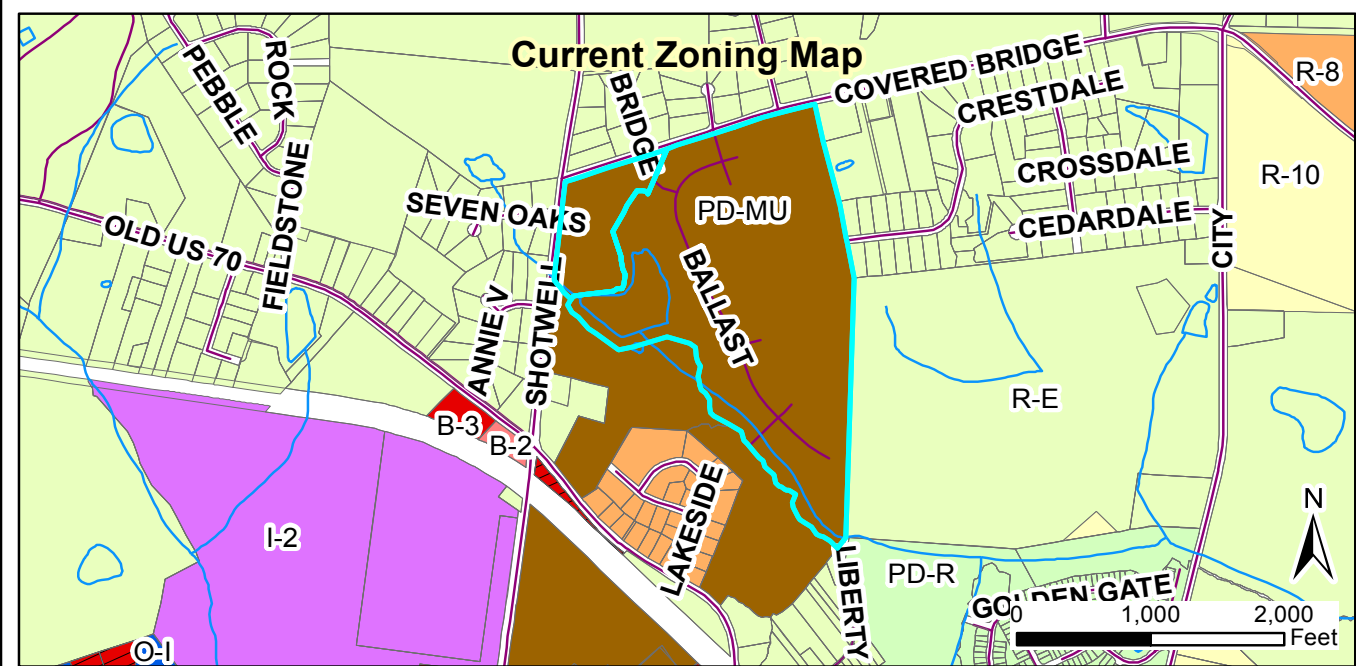
Sworn and subscribed before me Lynn A. Watkins, a Notary Public for the above State and County, this the 31 day of March, 2017.

SEAL


Notary Public
My Commission
Expires: 12-7-2021

August 2015

Page 9 of 9



**Request: Highgate Planned Development - Phase 4
2017-55-PDD, to add land and modify a planned development.
2017-56-SD, update master plan and modify existing plan.**

Staff Report Map

Applicant: Dalton Engineering and Associates
Property Owners: Creech NC LLC / Everland-Lee LLC
Parcel ID: 165907-79-0962 and 175000-50-9426
Tag #: 05g01012q and 05g01012r

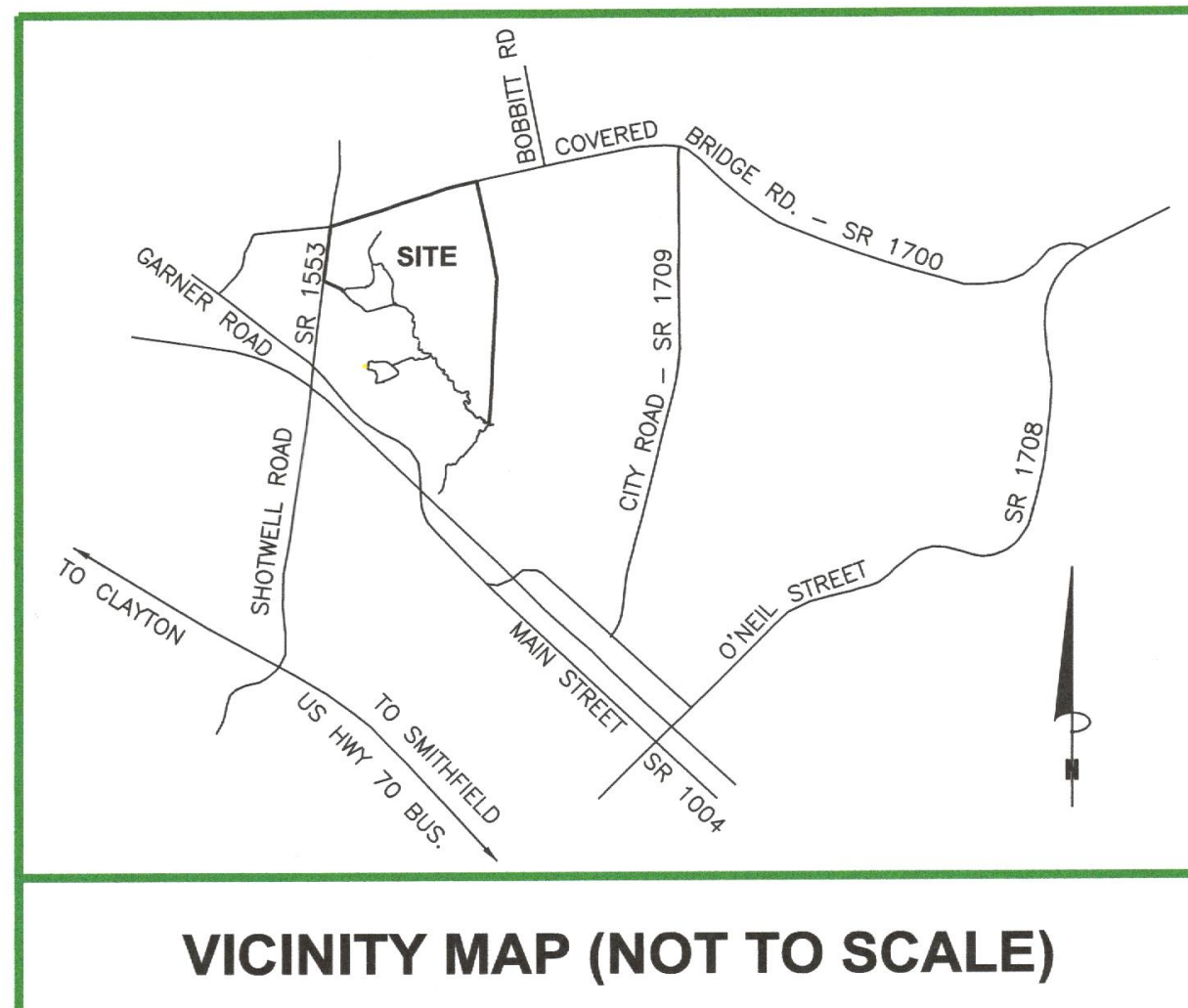


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Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

08/21/2017
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.



MASTER PLAN

FOR

HIGHGATE SUBDIVISION

A MIXED USE PLANNED UNIT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

INDEX TO DRAWINGS

- SHEET 1 - COVER SHEET
- SHEET 2 - SURVEY & EXISTING CONDITIONS
- SHEET 3 - MASTER PLAN
- SHEET 4 - DEVELOPMENT PHASING PLAN
- SHEET 5 - VEHICULAR CIRCULATION PLAN
- SHEET 6 - NEIGHBORHOOD DESIGN PLAN
- SHEET 7 - PARKS OPEN SPACE AND PEDESTRIAN CIRCULATION PLAN
- SHEET 8 - STORMWATER WET POND #1 DETAIL
- SHEET 9 - STORMWATER WET POND #2 DETAIL
- SHEET 10 - PRELIMINARY UTILITY PLAN
- SHEET 11 - AMENITIES AND CLUBHOUSE PLAN
- SHEET 12 - UTILITIES AND STORMWATER MANAGEMENT

ENGINEER

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

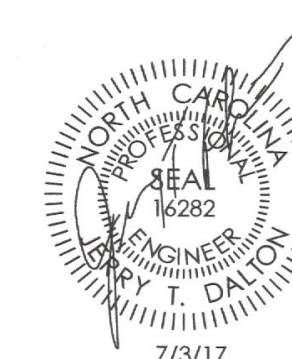
SURVEYOR

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

OWNER & DEVELOPER

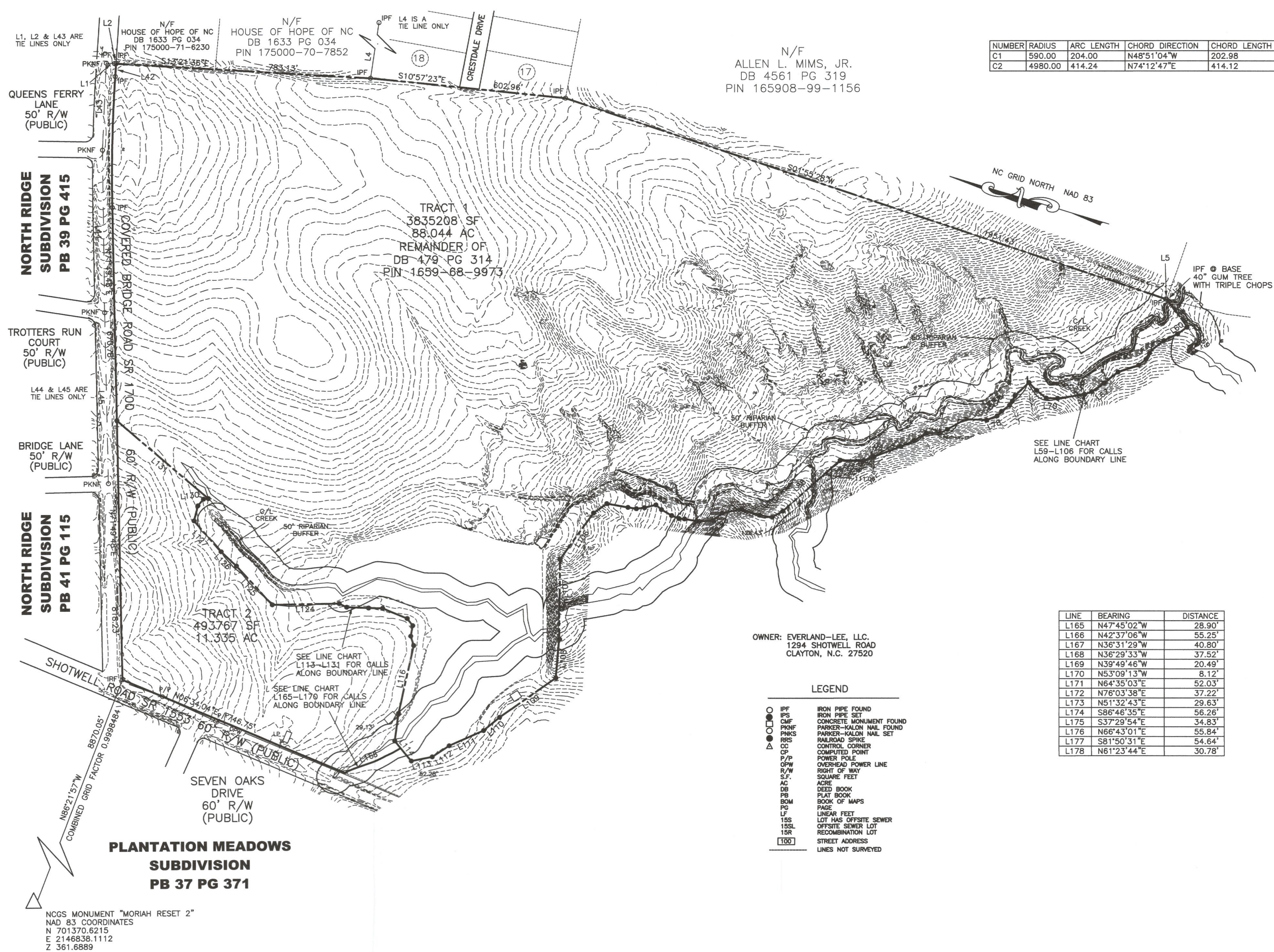
CREECH NC, LLC
448 VIKING DRIVE, STE 220
VIRGINIA BEACH, VA 23452

Dalton Engineering
and Associates, P. A.



TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

COVER		
Job: 17014	Date: 4/3/17	Revision:
File: COVER	Drawn: WJB	Sheet: 1 OF 12



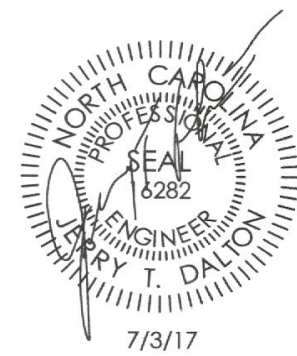
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C1	590.00	204.00	N48°51'04"W	202.98
C2	4980.00	414.24	N74°12'47"E	414.12

NUMBER	DIRECTION	DISTANCE
L1	S13°21'36"E	24.95'
L2	S13°21'36"E	5.05'
L3	N76°35'46"E	376.37'
L4	N81°28'00"E	377.59'
L5	S01°55'28"W	3.87'
L6	S36°56'29"W	107.02'
L7	S51°39'15"W	92.36'
L8	S61°13'34"W	48.52'
L9	N66°41'55"W	29.01'
L10	S27°35'20"W	34.60'
L11	N68°23'08"W	25.79'
L12	N66°49'30"W	19.81'
L13	S22°01'18"W	22.86'
L14	N72°38'17"W	28.21'
L15	N48°53'22"W	45.85'
L16	N46°42'47"W	51.00'
L17	N63°10'51"W	24.08'
L18	N46°08'19"W	30.18'
L19	N66°28'14"W	33.08'
L20	N40°34'34"W	24.67'
L21	N50°14'15"W	16.88'
L22	N71°39'41"W	26.78'
L23	N66°38'31"W	32.49'
L24	S35°34'04"W	94.64'
L25	S29°44'34"E	37.13'
L26	N20°32'59"E	135.00'
L27	N20°39'02"E	125.01'
L28	N20°12'10"E	124.76'
L29	N20°55'30"E	125.05'
L30	N20°33'11"E	289.93'
L31	N19°53'59"E	90.38'
L32	N03°51'11"E	10.03'
L33	S29°55'55"W	308.10'
L34	S30°00'14"W	62.33'
L35	S29°56'38"W	165.30'
L36	S46°46'29"E	3.17'
L37	N44°49'59"E	12.99'
L38	S57°18'59"W	132.84'
L39	N76°00'26"W	200.00'
L40	S34°14'04"W	137.25'
L41	N12°41'51"W	211.58'
L42	N76°35'46"E	40.55'
L43	S79°28'48"W	225.03'
L44	S72°12'15"W	512.55'
L45	S71°49'48"W	538.36'
L46	S39°16'18"E	165.86'
L47	S46°24'35"E	247.60'
L48	S47°18'21"E	279.64'
L49	S08°29'02"W	222.28'
L50	S55°42'26"E	190.52'
L51	S25°51'41"E	156.68'
L52	S25°23'43"W	223.41'
L53	S13°58'13"W	247.86'
L54	S69°20'35"E	159.94'
L55	S04°34'00"E	467.42'
L56	S42°49'03"E	165.07'
L58	S38°00'20"E	28.94'

NUMBER	DIRECTION	DISTANCE
L59	S36°56'29"W	134.73'
L60	N53°34'40"W	35.77'
L61	N42°52'54"W	46.78'
L62	N56°20'46"W	56.17'
L63	N81°12'22"W	29.74'
L64	N55°43'45"W	28.73'
L65	N36°15'40"W	66.80'
L66	N55°23'44"W	55.30'
L67	N52°35'27"W	46.55'
L68	N39°02'00"W	23.43'
L69	N25°37'05"W	83.77'
L70	N14°57'37"W	35.32'
L71	N21°35'34"E	37.96'
L72	N29°23'47"E	33.93'
L73	N60°40'50"W	58.81'
L74	N81°07'58"W	19.66'
L75	N74°11'53"W	15.83'
L76	N54°50'11"W	31.09'
L77	N63°17'33"W	19.97'
L78	N39°44'17"W	34.90'
L79	N14°02'53"W	64.79'
L80	N47°21'50"W	65.44'
L81	N44°30'14"W	24.51'
L82	N17°28'08"W	42.98'
L83	N46°46'46"W	44.14'
L84	N42°06'39"W	44.83'
L85	N39°11'25"W	88.24'
L86	N37°49'37"W	34.76'
L87	N16°08'33"W	71.40'
L88	N59°25'24"W	239.48'
L89	N46°44'58"W	37.60'
L90	N07°48'33"W	38.90'
L91	N02°03'53"E	58.09'
L92	N28°10'28"W	61.27'
L93	N57°14'46"W	36.98'
L94	N20°33'22"W	42.04'
L95	N09°37'28"W	8.57'
L96	N06°35'52"W	37.48'
L97	N13°23'14"W	17.09'
L98	N09°35'56"E	24.91'
L99	N13°55'19"E	36.48'
L100	N23°55'38"E	22.53'
L101	N30°47'32"W	35.92'
L102	N24°35'08"W	25.32'
L103	N07°53'55"W	26.18'
L104	N06°46'35"W	65.81'
L105	N52°55'23"W	50.29'
L106	N72°02'07"W	180.10'
L107	S73°24'59"W	251.83'
L108	S77°33'55"W	122.47'
L109	N52°42'14"W	212.46'
L110	N57°07'44"W	64.85'
L111	N41°21'46"W	115.49'
L112	N51°05'36"W	63.12'
L113	N28°27'04"W	65.76'
L114	N34°27'14"E	81.41'
L115	N80°31'45"E	87.59'
L116	N85°13'47"E	218.15'
L117	N55°36'50"E	30.87'
L118	N83°11'59"E	33.53'
L119	N36°07'33"E	28.11'
L120	N05°54'14"E	83.13'
L121	N15°46'57"W	44.75'
L122	N14°20'35"W	67.39'
L123	N09°05'36"E	25.74'
L124	N17°40'36"W	205.96'
L125	N30°54'21"E	163.56'
L126	N27°24'42"E	66.31'
L127	N33°05'16"E	129.46'
L128	N86°59'23"E	48.80'
L129	S68°14'20"E	27.25'
L130	S23°17'34"E	15.23'
L131	N24°23'49"E	374.53'

NUMBER	DIRECTION	DISTANCE
L132	N57°20'40"E	123.00'
L133	N29°56'38"E	70.10'
L134	N29°56'38"E	268.50'
L135	N09°50'30"W	98.42'
L136	N23°05'16"E	117.94'
L137	N62°04'11"E	97.59'
L138	S88°46'22"E	199.59'
L139	S66°49'33"E	99.62'
L140	N60°06'12"E	92.62'
L141	N68°04'31"E	134.40'
L142	S86°25'29"E	89.64'
L143	S59°28'12"E	189.40'
L144	S35°07'67"E	155.37'
L145	S59°13'33"E	36.10'
L146	N30°57'18"E	2.78'
L147	S47°06'47"E	20.44'
L148	S30°57'18"W	18.49'
L149	S59°13'33"W	60.31'
L150	N35°07'57"W	155.92'
L151	S59°28'12"W	180.29'
L152	N66°25'29"W	80.32'
L153	S68°04'31"W	128.48'
L154	S60°06'12"W	101.21'
L155	N66°49'33"W	105.73'
L156	N66°46'22"W	194.11'
L157	S82°04'11"W	84.67'
L158	S23°05'16"W	101.47'
L159	S05°50'30"E	99.72'
L160	S29°56'38"W	177.81'
L161	S29°56'38"W	165.30'
L162	S43°28'12"W	12.85'
L163	S57°19'59"W	119.59'
L164	N38°00'20"W	20.09'

LINE	BEARING	DISTANCE
L165	N47°45'02"W	28.90'
L166	N42°37'08"W	55.25'
L167	N36°31'29"W	40.80'
L168	N36°29'33"W	37.52'
L169	N39°49'46"W	20.48'
L170	N53°09'15"W	8.19'
L171	N64°35'03"E	52.03'
L172	N76°03'38"E	37.22'
L173	N81°52'43"E	29.63'
L174	S86°46'35"E	56.26'
L175	S37°29'54"E	34.83'
L176	N64°43'01"E	55.84'
L177	S81°50'31"E	54.64'
L178	N61°23'44"E	30.78'



TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

SURVEY & EXISTING CONDITIONS		
Job: 17014	Date: 4/3/17	Revision:
File: Master_Plan	Drawn: WJB	Sheet: 2 OF 12



IMPERVIOUS AREA CALCULATIONS				
	TOTAL AREA (Acres)	PERCENTAGE OF TOTAL	IMPERVIOUS AREA (Square Feet)	IMPERVIOUS PERCENTAGE
RESIDENTIAL LOTS	2,381,076	55.00%	1,785,807	75%
RIGHT-OF-WAY (street, sidewalk, & ROW dedication)	628,127	14.47%	331,541	52.93%
TOTAL RESOURCE CONSERVATION AREAS	392,089	9.06%	0	0%
TOTAL OPEN SPACE (includes pool, clubhouse, amenities, greenway, internal sidewalk and features in parks etc.)	712,332	16.45%	186,961	26.25%
STORMWATER BMP	129,987	3.00%	0	0%
LANDSCAPING BUFFERS	87,364	2.02%	0	0%
TOTAL AREA	4,328,975	100%	2,304,309	53.23%

Lot Data											
Lot	Size (sf)	Width	Lot	Size (sf)	Width	Lot	Size (sf)	Width	Lot	Size (sf)	Width
1	9,874	79'	59	11,916	80'	117	7,000	50'	175	7,079	51'
2	9,867	79'	60	10,630	80'	118	7,000	50'	176	7,500	50'
3	10,083	80'	61	11,889	80'	119	7,355	49'	177	7,500	50'
4	12,083	77'	62	12,000	80'	120	9,511	64'	178	7,500	50'
5	13,057	83'	63	11,992	80'	121	9,542	69'	179	7,500	50'
6	11,214	83'	64	12,125	109'	122	7,365	49'	180	7,515	50'
7	11,656	95'	65	10,993	107'	123	10,880	80'	181	7,526	50'
8	9,723	80'	66	15,140	140'	124	10,000	80'	182	7,526	50'
9	9,733	80'	67	11,990	80'	125	10,766	81'	183	7,526	50'
10	11,895	83'	68	11,895	79'	126	10,481	80'	184	8,701	53'
11	10,619	80'	69	12,615	84'	127	10,831	80'	185	12,615	84'
12	10,411	80'	70	9,511	70'	128	9,316	78'	186	12,750	85'
13	10,411	80'	71	11,616	49'	129	19,857	65'	187	14,555	101'
14	10,421	80'	72	19,026	65'	130	9,559	83'	188	12,750	85'
15	10,659	84'	73	18,043	59'	131	10,801	80'	189	12,750	85'
16	7,538	60'	74	9,184	48'	132	10,800	80'	190	12,454	70'
17	7,839	60'	75	8,606	70'	133	10,800	80'	191	5,196	61'
18	9,252	77'	76	9,846	70'	134	10,800	80'	192	6,687	58'
19	7,201	60'	77	11,412	52'	135	10,800	80'	193	8,532	55'
20	7,125	60'	78	18,510	69'	136	11,190	80'	194	6,640	59'
21	7,638	60'	79	11,213	51'	137	10,800	80'	195	6,108	64'
22	7,497	60'	80	10,994	49'	138	10,800	80'	196	6,466	52'
23	7,356	60'	81	9,357	70'	139	10,671	79'	197	6,855	59'
24	7,280	60'	82	13,856	70'	140	10,661	79'	198	4,859	56'
25	8,525	61'	83	12,840	70'	141	12,756	82'	199	6,547	54'
26	8,722	65'	84	11,824	70'	142	14,380	82'	200	6,418	64'
27	6,382	60'	85	10,809	70'	143	16,299	82'	201	6,827	59'
28	6,137	60'	86	9,998	70'	144	19,426	82'	202	12,442	45'
29	6,593	59'	87	9,429	69'	145	25,144	82'	203	12,811	45'
30	7,189	59'	88	7,912	59'	146	16,635	101'	204	6,828	59'
31	7,555	60'	89	7,917	60'	147	9,853	55'	205	6,412	64'
32	7,286	60'	90	8,130	60'	148	8,463	106'	206	7,855	54'
33	9,374	63'	91	8,287	60'	149	7,014	50'	207	5,448	50'
34	7,861	60'	92	11,599	58'	150	11,035	87'	208	10,361	56'
35	8,005	60'	93	6,490	62'	151	11,194	87'	209	9,599	54'
36	10,481	54'	94	7,127	60'	152	11,529	61'	210	6,836	64'
37	10,046	80'	95	7,761	60'	153	7,516	50'	211	7,359	59'
38	8,069	60'	96	8,529	60'	154	7,319	50'	212	12,094	56'
39	7,816	60'	97	10,662	76'	155	7,257	50'	213	11,636	124'
40	7,364	60'	98	8,945	60'	156	7,200	50'	214	7,905	58'
41	12,172	64'	99	9,379	55'	157	10,880	91'	215	7,120	52'
42	8,755	60'	100	11,054	71'	158	7,489	50'	216	7,257	53'
43	8,335	60'	101	10,351	84'	159	7,659	50'	217	7,782	58'
44	8,836	59'	102	10,365	70'	160	7,772	50'	218	6,294	55'
45	12,220	103'	103	11,764	80'	161	8,177	51'	219	6,769	56'
46	5,162	60'	104	11,809	82'	162	8,872	52'	220	7,026	55'
47	9,160	60'	105	11,359	71'	163	12,517	55'	221	6,841	56'
48	9,073	60'	106	14,008	45'	164	8,310	61'	222	6,742	70'
49	8,965	60'	107	14,371	55'	165	7,000	50'	223	6,339	69'
50	8,763	59'	108	10,192	80'	166	7,000	50'	224	6,831	59'
51	12,360	79'	109	12,948	98'	167	7,125	50'	225	7,087	59'
52	13,390	82'	110	9,864	60'	168	9,001	69'	226	7,339	58'
53	12,000	80'	111	9,527	60'	169	7,010	51'	227	7,945	64'
54	12,000	80'	112	8,727	62'	170	6,942	51'	228	7,972	74'
55	12,000	80'	113	8,087	71'	171	7,683	51'	229	7,621	80'
56	12,000	80'	114	16,571	101'	172	7,148	51'			
57	11,891	80'	115	10,692	86'	173	7,129	51'			
58	13,465	98'	116	7,000	50'	174	7,000	51'			

LEGEND:	
	80' WIDE LOTS
	70' WIDE LOTS
	60' WIDE LOTS
	50' WIDE LOTS
	RECREATIONAL OPEN SPACE
	LANDSCAPE BUFFER
	RESOURCE CONSERVATION AREA
	SINGLE-FAMILY RESIDENTIAL USE
	10' WIDE PUBLIC GREENWAY

SUMMARY INFORMATION - TRACT 1

DEVELOPMENT NAME: HIGHGATE SUBDIVISION

TOTAL AREA CONTAINED WITHIN TRACT: 99.379 AC (4,328,975 S.F.)

PARCEL PIN: 165907-79-0962; 175000-50-8426

OWNER:
CREECH INC., LLC
4448 WYING DRIVE STE 220
VIRGINIA BEACH, VA 23452

PROPERTY IS LOCATED WITHIN THE TOWN OF CLAYTON

ZONING: PD-R

PROPERTY IS NOT LOCATED WITHIN A WATERSHED PROTECTION OVERLAY

PROPERTY IS NOT LOCATED IN FEMA DESIGNATED FLOOD PLAIN

TOTAL LOTS: 229

DENSITY: 2.30 LOTS PER ACRE

AREA IN RIPARIAN BUFFER: 9.00 ACRES

PROPERTY IS NOT LOCATED IN FEMA DESIGNATED FLOOD PLAIN

ELECTRIC PROVIDER: TOWN OF CLAYTON

WATER PROVIDER: TOWN OF CLAYTON

SEWER PROVIDER: TOWN OF CLAYTON

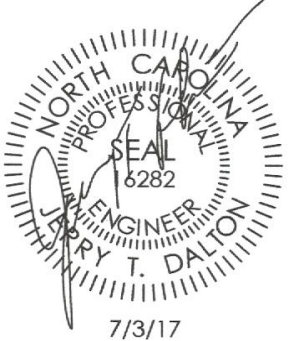
EXISTING IMPERVIOUS AREA: NONE

PROPOSED IMPERVIOUS AREA: SEE CHART ON THIS SHEET

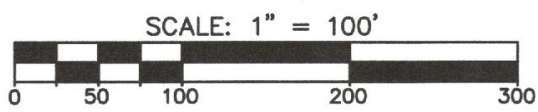
EXISTING USE: VACANT

PROPOSED USE: SINGLE FAMILY RESIDENTIAL, 229 LOTS

NOTE: LOT WIDTHS SHOWN ARE BASED ON THE PRELIMINARY DESIGN AND ARE SUBJECT TO CHANGE. HOWEVER, ANY CHANGE IN LOT WIDTHS SHALL MEET THE REQUIREMENTS OF THE DIMENSIONAL STANDARDS OF THE NEIGHBORHOOD DESIGN.



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MASTER PLAN		
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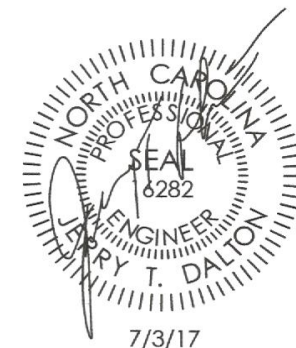




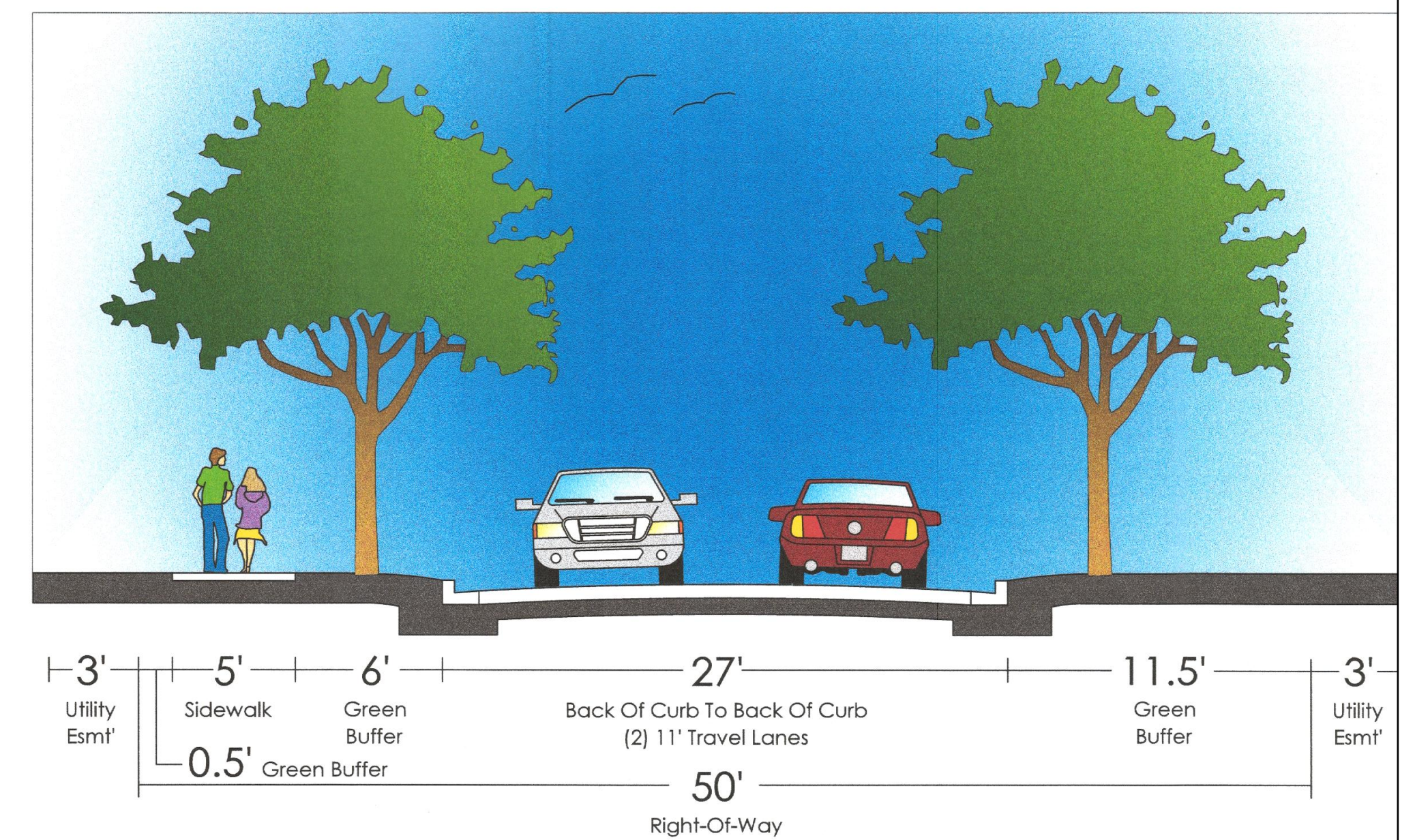
PHASING PLAN				
	LOTS	ACREAGE (ACRES)	DENSITY (LOTS PER ACRE)	ANTICIPATED BUILD OUT DATE
PHASE 1	69	37.60	1.83	JULY 2017
PHASE 2	53	18.03	2.94	JANUARY 2018
PHASE 3	67	20.86	3.21	JULY 2019
PHASE 4	40	14.38	2.78	JANUARY 2020
TOTALS	229	90.87*	2.45	

* THIS ACREAGE DOES NOT INCLUDE THE RESOURCE CONSERVATION AREA.

- NOTES:
1. THE CLUBHOUSE AND POOL AMENITIES WILL BE COMPLETED PRIOR THE COMPLETION OF PHASE ONE.
 2. THE 10' WIDE PUBLIC GREENWAY WILL BE CONSTRUCTED DURING PHASE ONE.
 3. THE RESOURCE CONSERVATION AREAS SHALL BE DEDICATED TO THE TOWN OF CLAYTON DURING PHASE 1.



TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD		
DEVELOPMENT PHASING PLAN		
Job: 17014	Date: 4/3/17	Revision:
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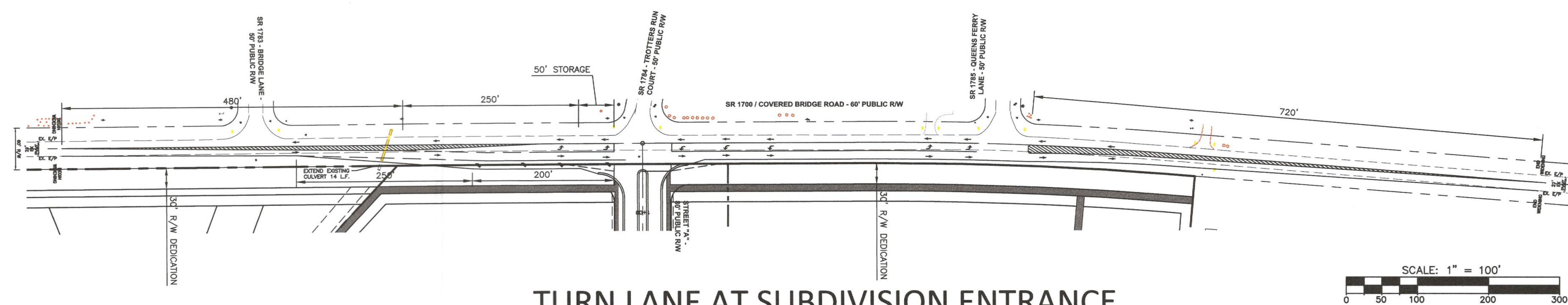
HIGHGATE SUBDIVISION RESIDENTIAL STREET

NOTE: THE DETAIL ABOVE IS CONCEPTUAL IN NATURE AND IS NOT DRAWN TO A CERTAIN SCALE. ALL DESIGN FEATURES AND LANDSCAPING WILL COMPLY WITH THE TOWN OF CLAYTON REQUIREMENTS.

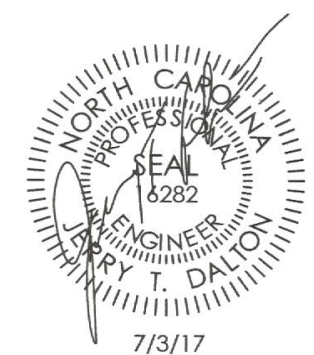
NOTE: EACH QUADRANT OF EVERY INTERSECTION CONTAINS A TRIANGULAR AREA (10'x70' SIGHT TRIANGLE) FREE OF OBSTRUCTIONS THAT MIGHT BLOCK AN APPROACHING DRIVER'S VIEW OF POTENTIALLY CONFLICTING VEHICLES. THE DEPTH AND LENGTH OF THIS TRIANGULAR AREA IS SUCH THAT DRIVERS CAN SEE ANY POTENTIALLY CONFLICTING VEHICLES IN SUFFICIENT TIME TO SLOW OR STOP THEIR VEHICLE.

LEGEND:

-  RESIDENTIAL STREET (27' B/B) WITH SIDEWALKS
-  10' WIDE PUBLIC GREENWAY



TURN LANE AT SUBDIVISION ENTRANCE



TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

VEHICULAR CIRCULATION PLAN

Job: 17014	Date: 4/3/17	Revision:
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Single-Family - Detached Homes

LOT STANDARDS

1. Lot standards shall be as follows:

a. The minimum lot size shall be according to the dimensional table below and no maximum is established.

b. The minimum lot width shall be 50' and no maximum is established. (around horizontal curves and culdesacs frontage shall be 40')

c. The minimum lot depth shall be 80' and no maximum is established.

d. The maximum lot coverage shall be 70%.

e. The maximum lot impervious area shall be 75%.
2. Setbacks shall be as follows:

Front Setback - Minimum20'

Side Interior Setback5'

Side Street Setback - Minimum10'

Rear Setback - Minimum15'

Height - Maximum35'

Dimensional Starnards				
	50' Wide Lots	60' Wide Lots	70' Wide Lots	80' Wide Lots
Min. Lot Area (square feet)	4,000	4,800	5,600	6,400
Min. Lot Width (feet)	50	60	70	80
Min. Lot Width in Curves and Culdesacs (feet)	40	40	40	40
Max. Building Coverage per Lot	70	70	70	70
Max. Impervious Surface per Lot	75	75	75	75
Min. Dwelling Unit Size (square feet)	1,400	1,700	1,700	1,800
Max. Building Height (feet)	35	35	35	35
Setbacks				
Front (feet)	20	20	20	20
Side Interior (feet)	5	5	5	5
Side Street (feet)	10	10	10	10
Rear (feet)	15	15	15	15



TYPICAL LOT DIMENSIONAL STANDARDS

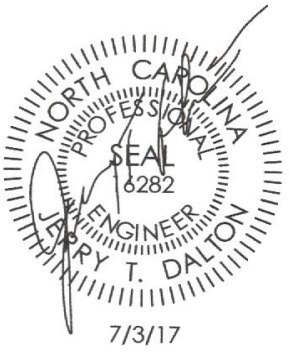
3. Where the lot is a corner lot, garages and parking may be accessed from the front or side street if desired.
4. Street trees shall be located in the center of the planting strip between the back of curb and the sidewalk. Trees shall be located no farther than 40' on center.

PERMITTED USES AND DIMENSIONAL STANDARDS

1. Residences shall consist of detached Single-Family homes. Garages may be detached or attached.
2. Accessory buildings permitted by the Homeowners Association must follow the R-8 zoning standards associated with the Town of Clayton for setbacks and the number of accessory buildings allowed.

ARCHITECTURAL AND CONTEXTUAL STANDARDS

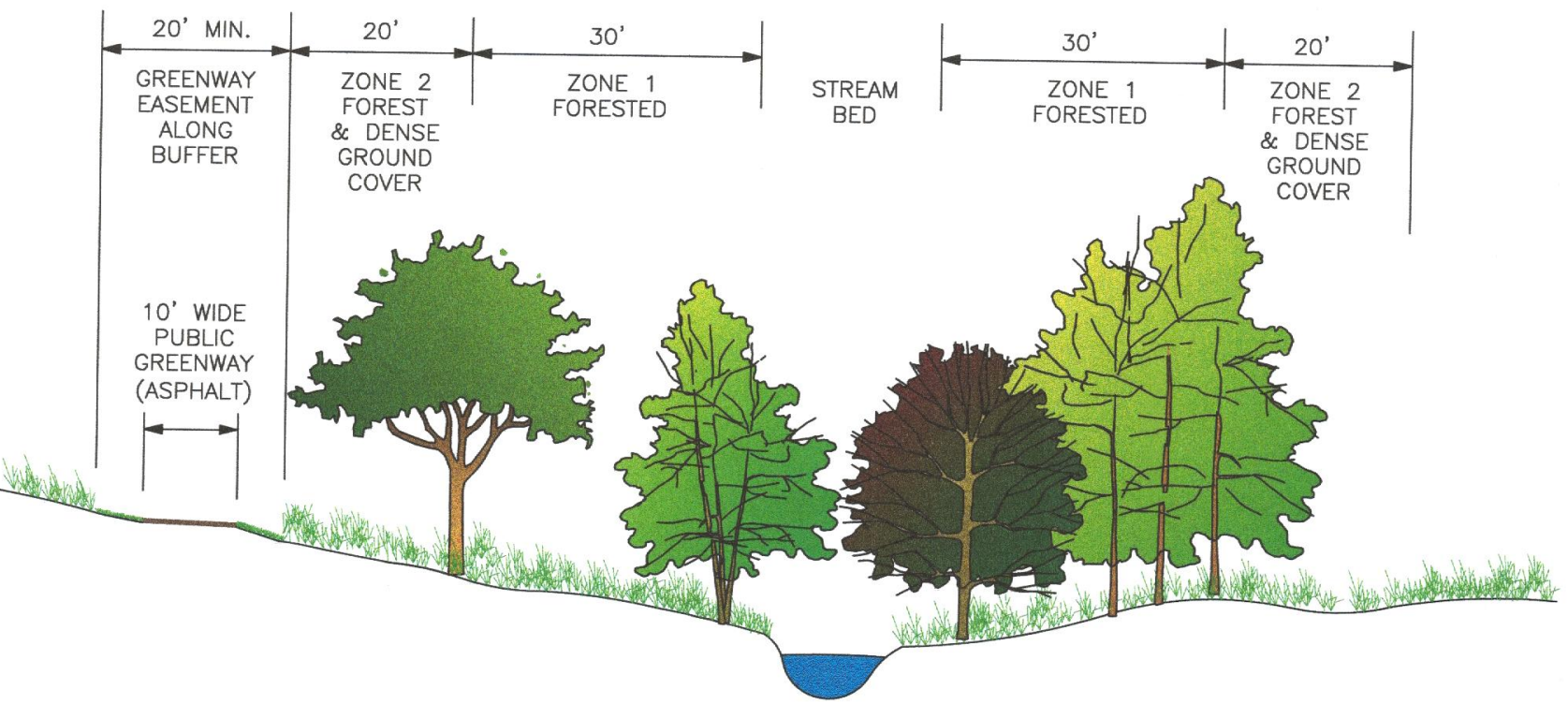
1. Architectural styles and features shall be consistent with the standard set forth by the Architectural Review Committee. (see separate documentation for this committee)
2. Facade elements and other minor building placement criteria will vary on homes.
3. Minimum features for single-family homes shall include the following:
 - one and one half or two story construction.
 - 2,000 square foot minimum size.
 - Partial brick and/or stone exterior.
 - Two car garage.
 - Concrete driveway.
 - Gutters and downspouts.
 - 5' minimum porch width.



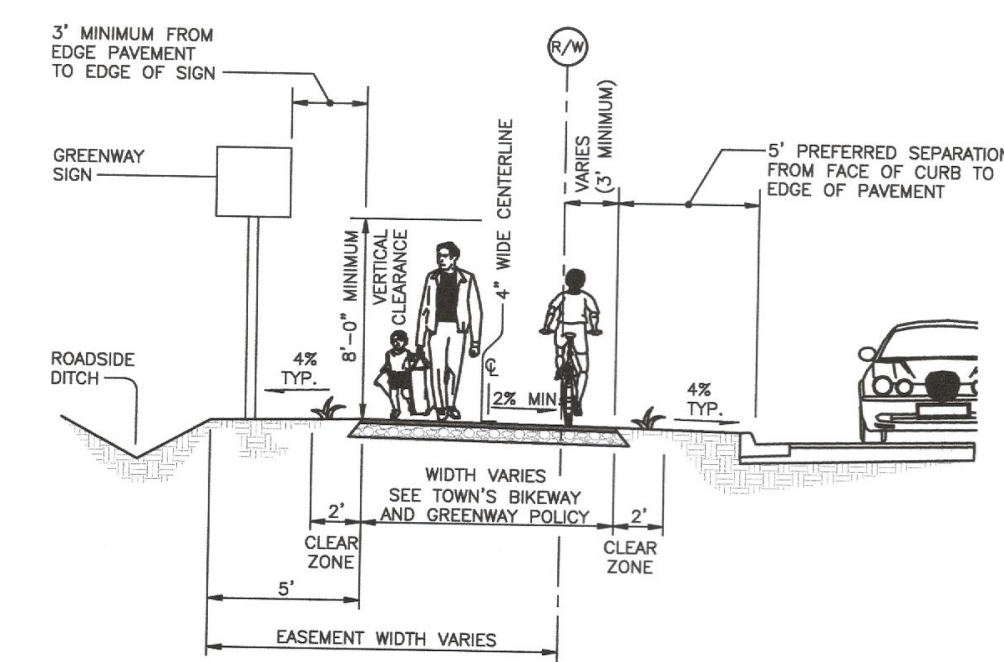
TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD		
NEIGHBORHOOD DESIGN PLAN		
Job: 17014	Date: 4/3/17	Revision:
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OPEN SPACE REQUIREMENTS

Wynwood Manor (Tract 1) contains ±99.38 acres. The recreation open space is calculated using the net land area after subtracting the recourse conservation areas. These are areas in riparian buffers, wetlands, etc. The net land area after subtracting the ± 9.00 acres of resource conservation area within the development is ± 90.38 acres. Based on 12.5% of net area, a total of 11.35 acres of recreation open space is required. All greenways will be built to Town of Clayton standards and will be open to the public. All open space, landscape buffers and recreation areas within the development will be privately maintained by the Homeowners Association. All resource conservation areas shall remain completely undisturbed in accordance with Article 5 of the Unified Development Code. Marked crosswalks and ramps will be provided at all sidewalk crossings.

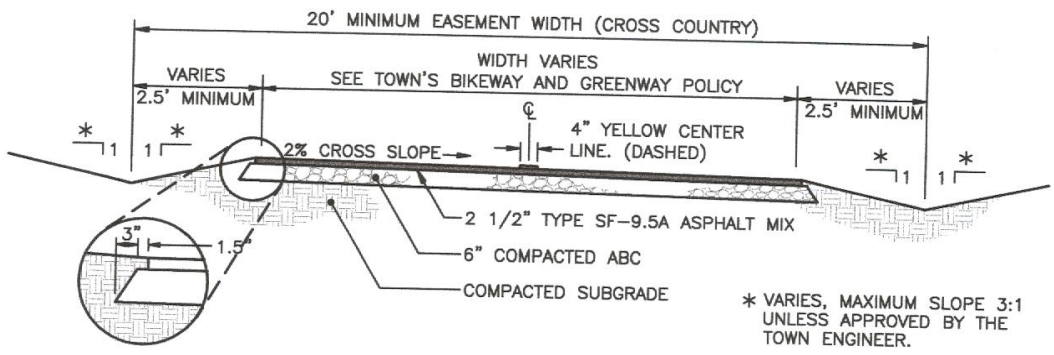


10' WIDE PUBLIC GREENWAY ALONG RIPARIAN BUFFER

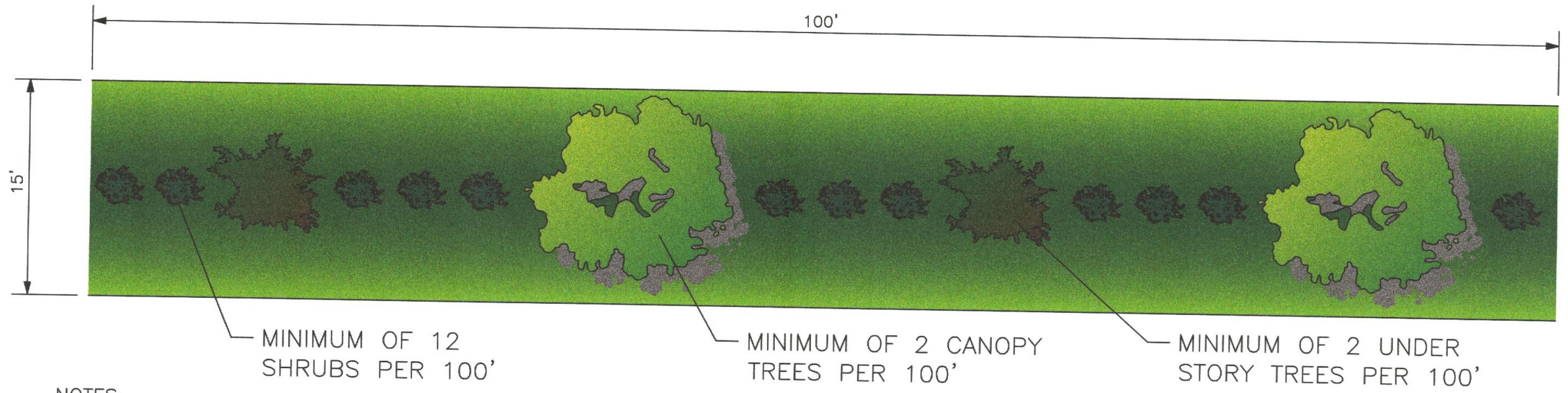


TYPICAL BIKEWAY / GREENWAY SECTION

NOTE: All Greenway areas will require approval as a minor site plan.



NOTES:
1. See detail 401.01 for road way construction / dimensions.
2. Subgrade must be compacted enough to hold up the paving operation.



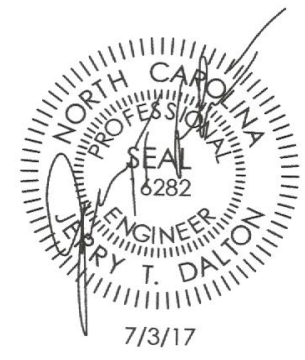
NOTES:
1. THE BUFFER SHALL INCLUDE A WALL, OPAQUE FENCE, HEDGE, BERM, OR COMBINATION THEREOF WITH A MINIMUM HEIGHT OF 6' AT INSTALLATION.
2. ALL SPECIES OF PLANT MATERIALS SHALL MEET THE TOWN OF CLAYTON REQUIREMENTS. EXISTING PLANT MATERIALS MAY BE USED TO MEET THE BUFFER REQUIREMENTS OR INTERIOR LANDSCAPE REQUIREMENTS.
3. AT PLANTING, CANOPY TREES ARE REQUIRED TO BE A MINIMUM OF 8' IN HEIGHT (2.5" CALIPER), AND UNDERSTORY TREES ARE REQUIRED TO BE A MINIMUM OF 6' IN HEIGHT (2" CALIPER) AND SHRUBS ARE REQUIRED TO BE A MINIMUM 12" IN HEIGHT (OR 24" IN HEIGHT IF USED EXPLICITLY FOR SCREENING).

CLASS "C" LANDSCAPE BUFFER DETAIL

OPEN SPACE, GREENWAYS AND OTHER RECREATION			
	OPEN SPACE (ACRES)	ACTIVE REC. AREA (ACRES)	PERCENTAGE
PASSIVE OPEN SPACE	11.267		74.57%
ACTIVE RECREATION AREAS	3.842		25.43%
IMPROVED AREAS (pool, clubhouse property, developed parks)		2.168	
GREENWAY (paved surface area only)		1.674	
TOTAL OPEN SPACE	15.109	3.842	100%

NOTE: Per Town of Clayton development standards, greenways must have a minimum of 2.5' of cleared graded grass on each side. This area does not count toward active recreation area, and is not included in the active recreation calculations above.

RESOURCE CONSERVATION AREAS		
	ACRES	PERCENTAGE
RIPARIAN BUFFER AREAS	9.00	100.00%
OPEN WATER BODIES AND PONDS	0	0%
100-YEAR FLOODPLAIN	0	0%
TOTAL RESOURCE CONSERVATION AREAS (TRACT 1)	9.00	100%



TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

PARKS, OPEN SPACE AND PEDESTRIAN CIRCULATION PLAN		
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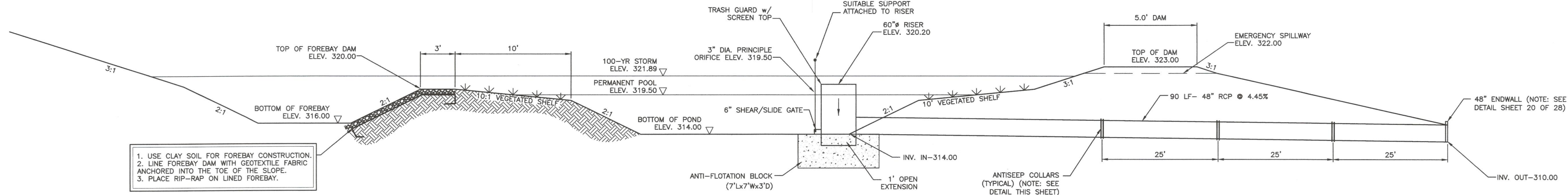


LEGEND:

- RECREATIONAL OPEN SPACE
- LANDSCAPE BUFFER
- RESOURCE CONSERVATION AREA
- 10' WIDE PUBLIC GREENWAY

OPEN SPACE ACERAGE				
AREA	SQ.FT.	*GREENWAY	NET AREA (sq.ft. / acres)	
1	35,778	500	35,278	0.81
2	62,556	N/A	62,556	1.436
3	233,868	24,980	208,888	4.795
4	69,409	25,730	43,679	1.00
5	47,066	4,007	43,059	0.99
6	42,212	5,200	37,012	0.85
7	24,199	4,840	19,359	0.444
8	12,577	2,530	10,047	0.23
9	125,460	N/A	125,460	2.88
GREENWAY			72,931	1.674
SIDEWALK			54,063	1.241
TOTAL			712,332	16.35

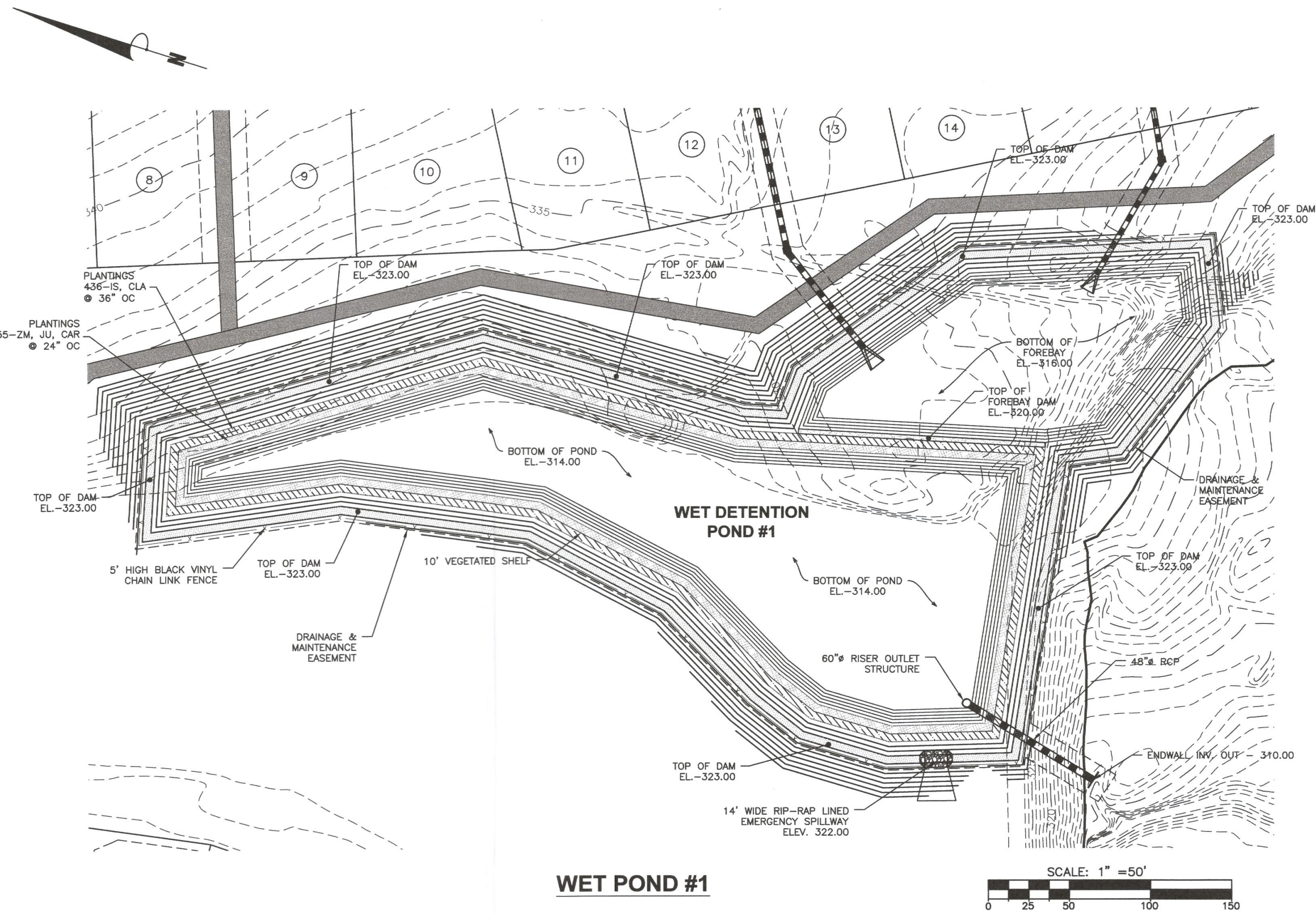
* The area of greenway only includes the greenway area within that particular open space area.



PERMANENT STORMWATER MANAGEMENT WET POND #1
NOT TO SCALE

PRIOR TO CONSTRUCTION OF BERMS, DAMS AND OTHER FILL MATERIAL, THE BASAL AREA SHALL BE COMPLETELY CLEARED AND ALL UNDESIRABLE ORGANIC AND SOIL MATERIAL REMOVED. ALL FILL SHALL BE PLACES WITH SUITABLE, COMPACTABLE MATERIAL AND COMPACTED IN SMALL LIFTS TO PLANNED GRADE.

NOTE:
SUBGRADE OF THE STORMWATER POND SHOULD BE LINED WITH IMPERVIOUS CLAY MATERIAL FOR A HIGH WATER TABLE LESS THAN 4 FEET BELOW GRADE.



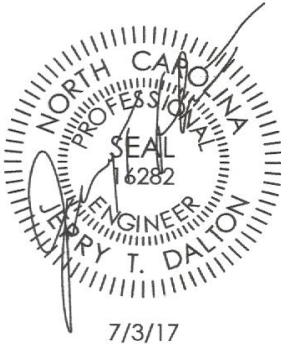
PLANTING SCHEDULE FOR WET POND #1					
KEY	QUANTITY POND #1	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT
ZM	655	Zizaneopsis milacea	Water millet	4" pot	8"
CAR	655	Carex ap.	Sedge Grass	4" pot	10"
JU	655	Juncus effusus	Soft rush	4" pot	6"
IS	436	Iris versicolor	Blue Flag Iris	4" pot	6"
CLA	436	Clethra alnifolia	Summersweet Clethra	1-gal.	8"

SPECIES OF TREES AND SHRUBS AS SHOWN IN ABOVE CHART MAY BE SUBSTITUTED UPON APPROVAL BY THE JOHNSTON COUNTY STORMWATER ADMINISTRATOR.

- CENTPEDE OR BERMUDA GRASS
- SHALLOW WATER PLANT GROUPING (ZM, CAR & JU)
- IS, CLA

PLANTING NOTES:
ALL PLANTS SHALL BE WARRANTED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL. PLANTINGS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE ONE (1) YEAR GUARANTEE PERIOD.
INSTALL PLANT MATERIALS ONLY WITHIN RECOMMENDED 'NORMAL' PLANTING SEASON FOR SPECIES TO BE INSTALLED AS RECOMMENDED IN THE MOST CURRENT EDITION OF THE NC LANDSCAPE CONTRACTORS MANUAL.
SOIL AMENDMENTS (LIME, FERTILIZERS AND ORGANIC MATTER) WITHIN THE CONSTRUCTED WETLAND SHALL BE DETERMINED BASED ON SOIL TEST RECOMMENDATIONS BY USDA LABORATORY FOR EACH SPECIES AND GROWING CONDITION.
THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF WEEDS FROM THE WET POND AREAS DURING THE GUARANTEE PERIOD. PERIODIC VISITS TO THE SITE BY THE LANDSCAPE CONTRACTOR WILL BE NECESSARY DURING THE GUARANTEE PERIOD TO AVOID EXCESSIVE WEED REMOVAL BEFORE FINAL ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD.
REPLACEMENT OF DEAD OR UNSATISFACTORY PLANT MATERIALS: AT THE END OF THE TWELVE (12) MONTH GUARANTEE PERIOD, INSPECTION WILL BE MADE BY THE ENGINEER UPON WRITTEN NOTICE REQUESTING SUCH INSPECTION SUBMITTED BY THE LANDSCAPE CONTRACTOR ACCORDING TO THE CONTRACT CONDITIONS. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH AS DETERMINED BY THE ENGINEER, SHALL BE REMOVED FROM THE SITE; THESE AND ANY PLANTS MISSING, SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT, BUT DURING THE NORMAL PLANTING SEASON.
ALL REPLACEMENTS AT THE END OF THE GUARANTEE PERIOD SHALL BE PLANTS OF THE SAME KIND AS ORIGINALLY PLANTED UNLESS APPROVED FOR SUBSTITUTION BY THE ENGINEER AND SHALL BE OF SIZE EQUAL TO THAT ATTAINED BY ADJACENT PLANTS OF THE SAME KIND AT THE TIME REPLACEMENT IS MADE. ALL COSTS OF REPLACEMENT SHALL BE BORNE BY THE LANDSCAPE CONTRACTOR. ONLY ONE REPLACEMENT IN CONFORMANCE WITHOUT THE PROVISION OF THIS SECTION WILL BE REQUIRED FOR EACH PLANT DECLARED DEAD, IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, OR MISSING AT THE TIME OF FINAL ACCEPTANCE, PROVIDED THE REPLACEMENT PLANT IS STILL HEALTHY SIXTY (60) DAYS AFTER INSTALLATION.

STORMWATER WET POND #1 DETAIL SHEET
FOR THE
HIGHGATE SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, NC



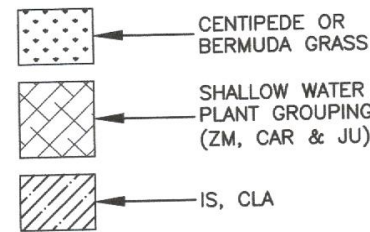
TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

STORMWATER WET POND #1 DETAIL			
Job:	17014	Date:	4/3/17
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PLANTING SCHEDULE FOR WET POND #1

KEY	QUANTITY POND #1	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT
ZM	112	Zizaneopsis miliacea	Water millet	4" pot	8"
CAR	112	Carex sp.	Sedge Grass	4" pot	10"
JU	112	Juncus effusus	Soft rush	4" pot	6"
IS	120	Iris versicolor	Blue Flag Iris	4" pot	6"
CLA	120	Clethra alnifolia	Summersweet Clethra	1-gal.	8"

SPECIES OF TREES AND SHRUBS AS SHOWN IN ABOVE CHART MAY BE SUBSTITUTED UPON APPROVAL BY THE JOHNSTON COUNTY STORMWATER ADMINISTRATOR.



PLANTING NOTES:
ALL PLANTS SHALL BE WARRANTED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL. PLANTINGS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE ONE (1) YEAR GUARANTEE PERIOD.

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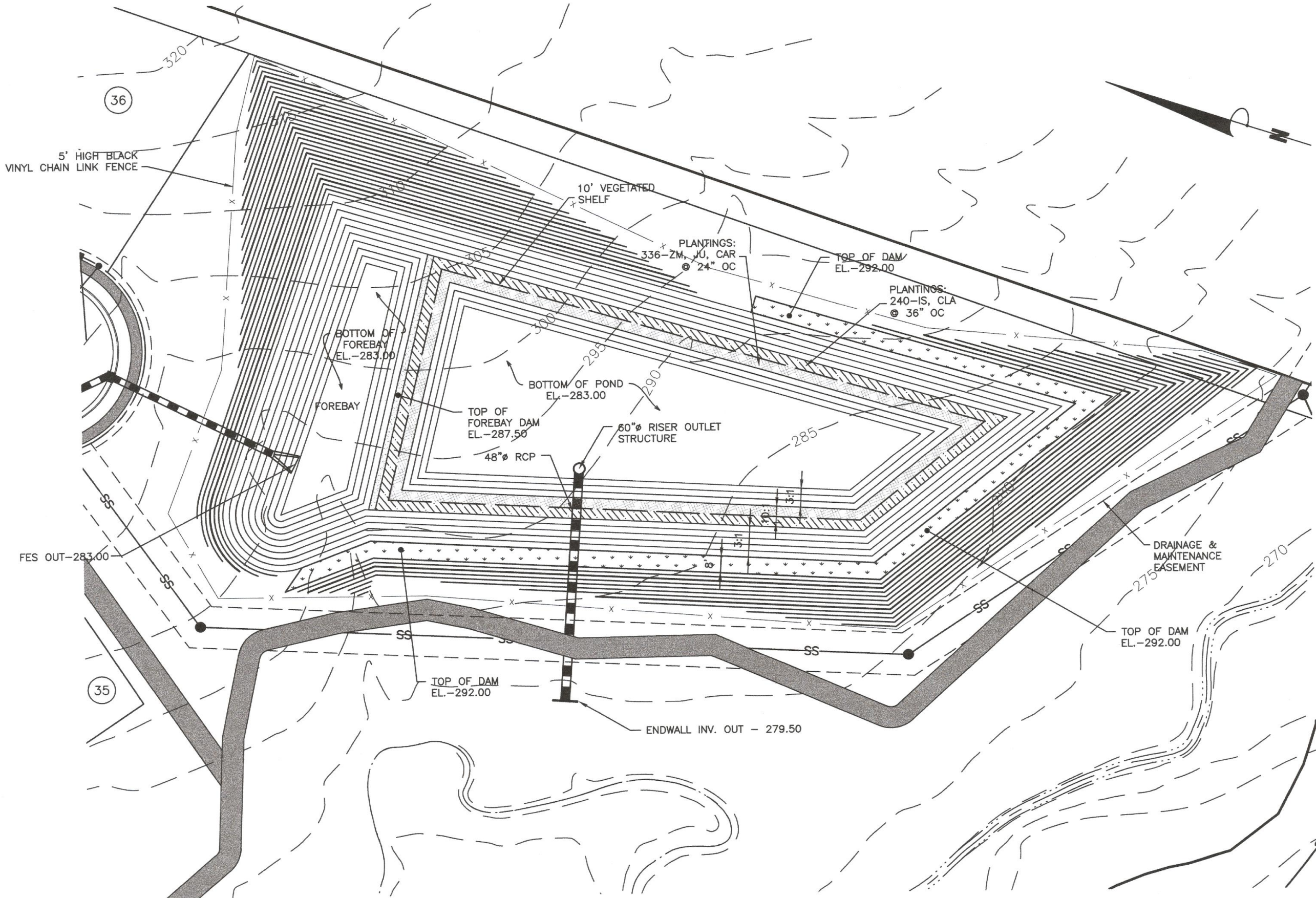
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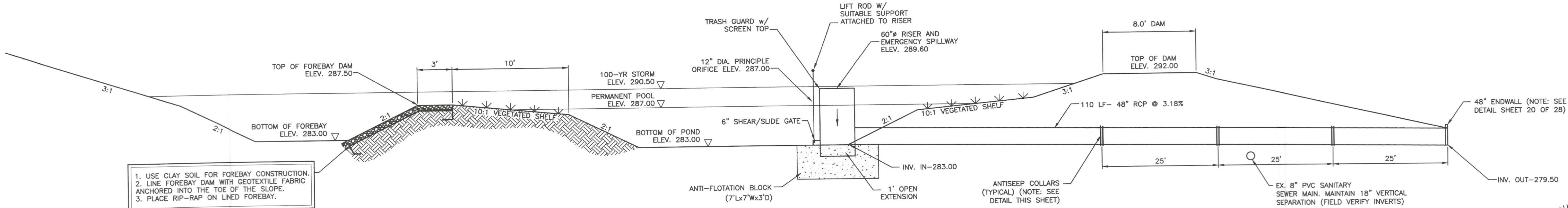
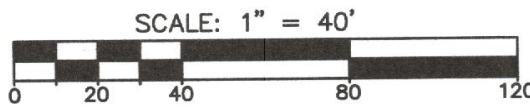
REPLACEMENT OF DEAD OR UNSATISFACTORY PLANT MATERIALS: AT THE END OF THE TWELVE (12) MONTH GUARANTEE PERIOD, INSPECTION WILL BE MADE BY THE ENGINEER UPON WRITTEN NOTICE REQUESTING SUCH INSPECTION SUBMITTED BY THE LANDSCAPE CONTRACTOR ACCORDING TO THE CONTRACT CONDITIONS. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH AS DETERMINED BY THE ENGINEER, SHALL BE REMOVED FROM THE SITE. THESE AND ANY PLANTS MISSING, SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT, BUT DURING THE NORMAL PLANTING SEASON.

ALL REPLACEMENTS AT THE END OF THE GUARANTEE PERIOD SHALL BE PLANTS OF THE SAME KIND AS ORIGINALLY PLANTED UNLESS APPROVED FOR SUBSTITUTION BY THE ENGINEER AND SHALL BE OF SIZE EQUAL TO THAT ATTAINED BY ADJACENT PLANTS OF THE SAME KIND AT THE TIME REPLACEMENT IS MADE. ALL COSTS OF REPLACEMENT SHALL BE BORNE BY THE LANDSCAPE CONTRACTOR. ONLY ONE REPLACEMENT IN CONFORMANCE WITHOUT HE PROVISION OF THIS SECTION WILL BE REQUIRED FOR EACH PLANT DECLARED DEAD, IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, OR MISSING AT THE TIME OF FINAL ACCEPTANCE, PROVIDED THE REPLACEMENT PLANT IS STILL HEALTHY SIXTY (60) DAYS AFTER INSTALLATION.

PRIOR TO CONSTRUCTION OF BERMS, DAMS AND OTHER FILL MATERIAL, THE BASAL AREA SHALL BE COMPLETELY CLEARED AND ALL UNDESIRABLE ORGANIC AND SOIL MATERIAL REMOVED. ALL FILL SHALL BE PLACES WITH SUITABLE, COMPACTABLE MATERIAL AND COMPACTED IN SMALL LIFTS TO PLANNED GRADE.



WET POND #2

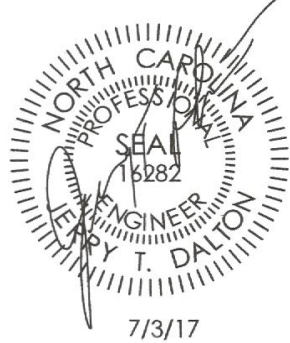


1. USE CLAY SOIL FOR FOREBAY CONSTRUCTION.
2. LINE FOREBAY DAM WITH GEOTEXTILE FABRIC ANCHORED INTO THE TOE OF THE SLOPE.
3. PLACE RIP-RAP ON LINED FOREBAY.

NOTE:
SUBGRADE OF THE STORMWATER POND SHOULD BE LINED WITH IMPERVIOUS CLAY MATERIAL FOR A HIGH WATER TABLE LESS THAN 4 FEET BELOW GRADE.

PERMANENT STORMWATER MANAGEMENT WET POND #2

NOT TO SCALE



TOWN OF CLAYTON PROJECT NUMBER: 2017-56-S

STORMWATER WET POND #1 DETAIL

Job: 17014	Date: 4/3/17	Revision:
File: Master_Plan	Drawn: WJB	Sheet: 9 OF 9

BENCHMARK
2157623.83
701466.98
382.40

SR 1785 - QUEENS
FERRY LANE - 50'
PUBLIC R/W

SR 1784 - TROTTERS
RUN COURT - 50'
PUBLIC R/W

SR 1783 -
BRIDGE LANE -
50' PUBLIC R/W

SR 1700 / COVERED BRIDGE ROAD - 70' PUBLIC R/W

SR 1553 / SHOTWELL ROAD - 70' PUBLIC R/W

STREET "E" - 50' PUBLIC R/W

STREET "D" - 50' PUBLIC R/W

PHASE 2
PHASE 1

STREET "B" - 50' PUBLIC R/W

CRESTDALE DR. - 50' PUBLIC R/W

STREET "A" - 50' PUBLIC R/W

PHASE 3
PHASE 2

STREET "F" - 50' PUBLIC R/W

PHASE 2
PHASE 1

STREET "E" - 50' PUBLIC R/W

STREET "B1" - 50' PUBLIC R/W

STREET "H" - 50' PUBLIC R/W

WATER MAIN TO
CONNECT TO TOWN OF
CLAYTON'S SYSTEM

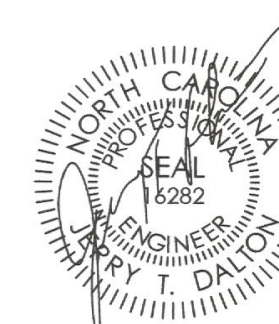
AREA RESERVED
FOR
STORMWATER BMP
SEWER TO CONNECT TO
SAM'S BRANCH OUTFALL
20' PERMANENT PUBLIC
UTILITY EASEMENT

50' RIPARIAN BUFFER
(MEASURED FROM TOP
OF BANK)

AREA RESERVED
FOR
STORMWATER BMP

50' RIPARIAN BUFFER
(MEASURED FROM TOP
OF BANK)

SCALE: 1" = 100'
0 50 100 200 300



TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

PRELIMINARY UTILITY PLAN

Job: 17014	Date: 4/3/17	Revision:
File: Master_Plan	Drawn: WJB	Sheet: 10 OF 12

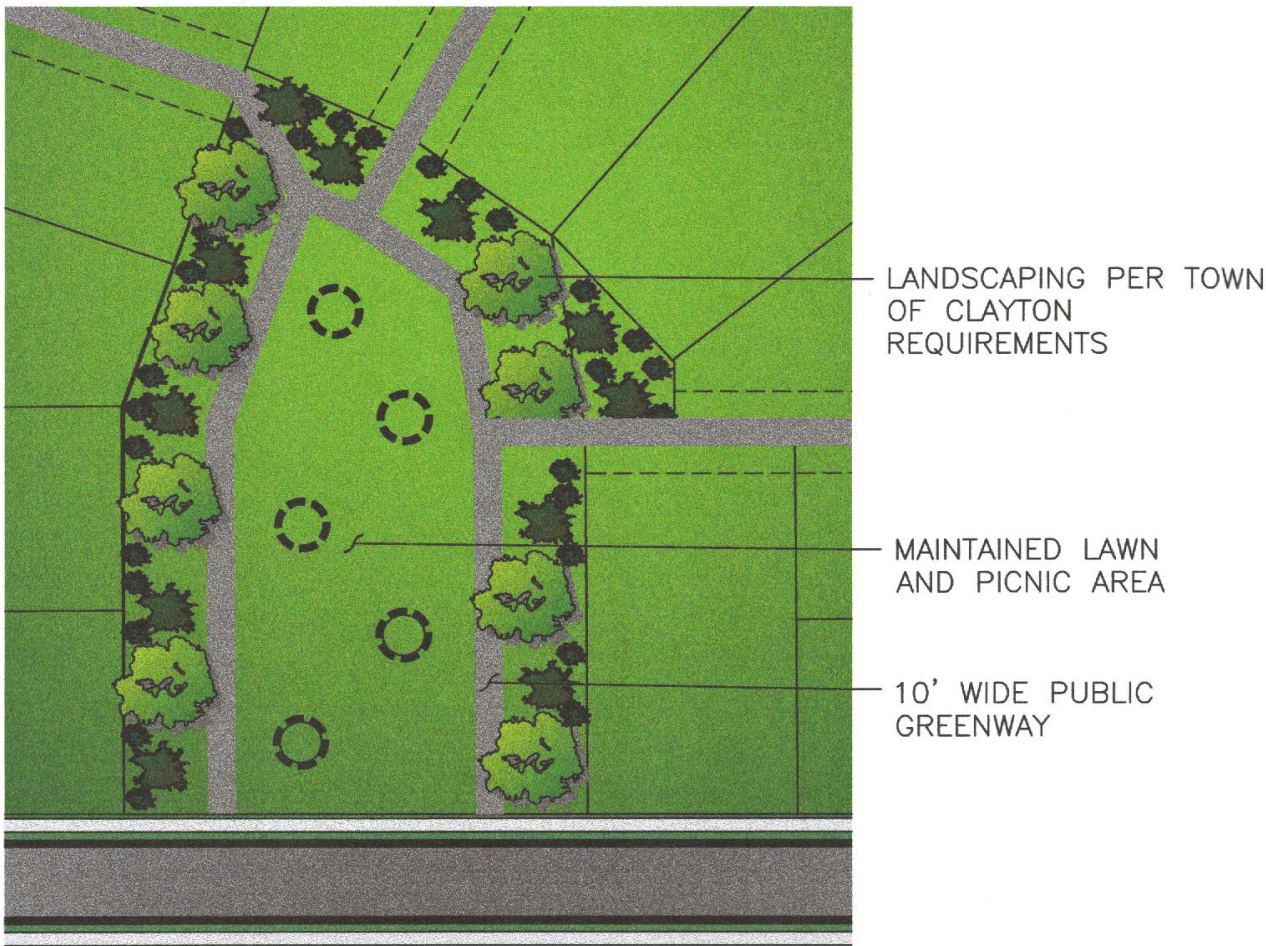
Amenity and Clubhouse

The development will provide several amenities throughout the project to enhance the lives of the residents. The centerpiece of the amenities is a community center / clubhouse to serve all residents. The cabana type clubhouse will feature a community pool with convenient vehicular and pedestrian access. Another featured amenity will be a mini-park centrally located and developed in Phase 2. In addition, sidewalks, green way connections and more open space areas for passive recreation will be located throughout the community. All of these areas will be maintained by the homeowners association. The clubhouse / pool area will be required to submit a site plan to the Town of Clayton for review and approval.

LOT STANDARDS

1. Minimum and maximum lot dimensions shall be as follows:
a. There is no minimum lot size established.
b. There is no minimum lot width established.
c. There is no minimum lot depth established.
2. Setbacks shall be as follows:

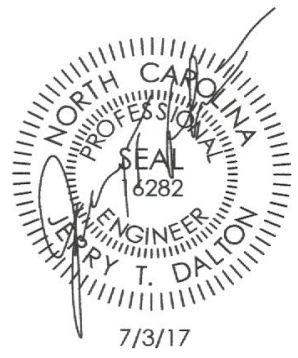
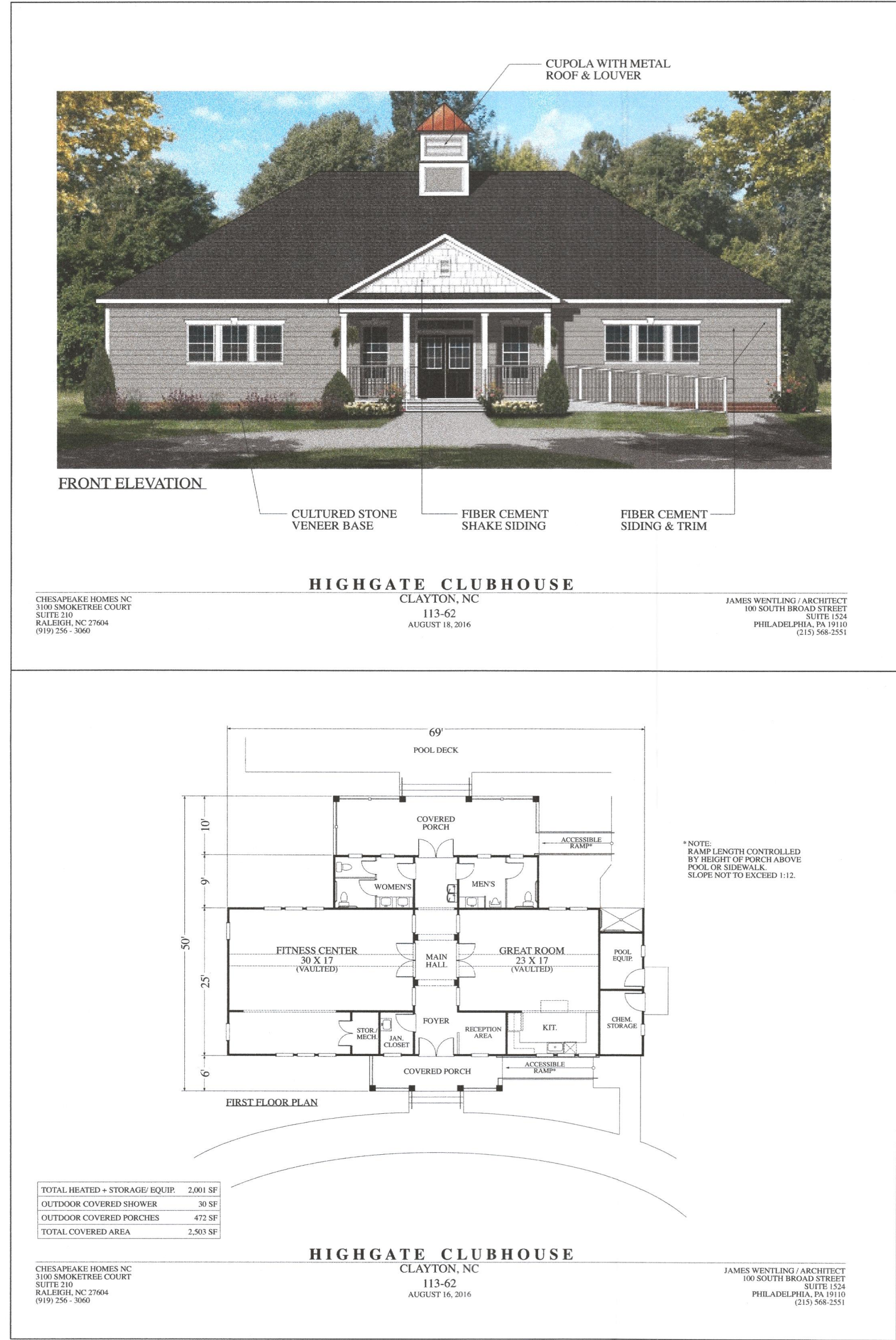
Front Setback - Minimum20'
Side Interior Lot Setback5' (10' Min. between blgs.)
Side Street Setback - Minimum10'
Rear Setback - Minimum15'
Height - Maximum45'



MINI-PARK CONCEPTUAL PLAN
SCALE: 1"=60'



CLUBHOUSE AREA CONCEPTUAL PLAN
SCALE: 1"=60'



TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD

AMENITIES AND CLUBHOUSE PLAN		
Job: 17014	Date: 4/3/17	Revision:
File: Master_Plan	Drawn: WJB	Sheet: 11 OF 12

Utilities and Stormwater Management

PUBLIC UTILITIES AND INFRASTRUCTURE

Required improvements shall be made as development occurs within each area of development. Infrastructure will be designed so that it will accommodate the entire community at total build-out. At the time of Plan preparation, the developer will meet with Town Staff to determine critical construction priorities for phased utility improvements as development occurs.

SANITARY SEWER

Per the Town of Clayton engineering staff, the Town has adequate capacity to accommodate the necessary sanitary sewer services for this project. The estimated waste water peak flow for the single-family area, the multi-family residential area and the commercial area are shown in figure 8.1. The entire development will connect to an existing public sanitary sewer system that is part of the Sam's Branch Interceptor in coordination of other area developments. Sewer main extensions and service connections to the Town's sewer systems will be approved, prior to construction, by the Engineering Department and in accordance with the general guidelines and regulations of the Town. It is the Town's policy to utilize gravity sewer extension to provide sewer services to serve the project.

WATER

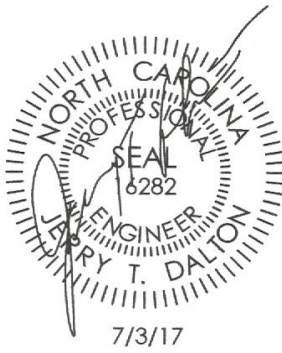
Public water is available to the site via a series of 8-inch and 12-inch water mains. A 12-inch water main is present on Covered Bridge Road and an 8-inch water main is present on Shotwell Road. Connections will be made and extended throughout the property to provide a system of inner-connected mains that supply residents and property owners an adequate potable water supply as well as maintain sufficient pressures to provide fire protection.

STORMWATER RUNOFF AND DRAINAGE

Storm water runoff will be collected in an adequately sized storm drainage system that runs throughout the development. Discharge will be into the respective tributaries of Sam's Branch maintaining existing drainage patterns. Plans are to construct wet detention ponds on the property to help meet the stormwater requirements. Additional BMP devices may be required with this development. A stormwater management plan will be designed that complies with all the nitrogen and stormwater runoff control requirements in the Town's ordinance and by all pertinent regulatory agencies. Devices and control measures may be physically located outside of the current phase under construction so as to meet the requirements of the approved stormwater plan.

Figure 8.1 - Estimate of total peak wastewater flow for Highgate Subdivision

Schedule of Sewer Usage												
Highgate Subdivision												
	Approx Total			7/1/2017		1/1/2018		7/1/2019		1/1/2020		Totals
Single Family	229 units		Requested:	23,115		17,755		22,445		13,400		76,715
4 bdrm (avg)			Daily Flow:	69	units	53	units	67	units	40		
Clubhouse / Recreation	2.06	Acres	Requested:					2,472				2,472
			Daily Flow:					2.06		acres		
			Total:	23,115		17,755		24,917		13,400		
Town of Clayton - Acceptable Values												
Single Family:		Total Anticipated flow requirements (gpd) ----->										
Flow/Unit (gal/day)	335 (4 bdrm)		79,187									
Clubhouse / Recreation												
1200 gal/day/acre	2.06 Acres											



TOWN OF CLAYTON PROJECT NUMBER: 2017-56-SD		
UTILITIES AND STORMWATER MANAGEMENT		
Job: 17014	Date: 4/3/17	Revision:
File: COVER	Drawn: WJB	Sheet: 12 OF 12

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Dalton Engineering and Associates, P.A.

Location/Date: 446 East Main Street Clayton, NC / 8/21/17

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC
2	Sandra Tolson-Lew	103 Covered Bridge Rd Clayton
3	DONALD J. LEW	103 Covered Bridge Rd Clayton
4	Debra Tull	1574 Shotwell Rd Clayton NC
5	Richard McLaughlin	271 Covered Bridge Rd CLAYTON
6		
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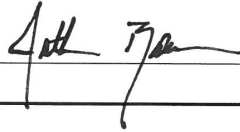
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 8/10/17

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

Printed Name: Jonathan Barnes

Signature: 

Date of Meeting: 8/21/17

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC

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

There were a total of five attendees at the Neighborhood Meeting for subject project, which included a Representative of the Owner / Developer. Items that were discussed during the Meeting included the reasoning behind the request for the Rezoning Application, the location of the 'new' 50' wide residential lots being proposed within Phases 2, 3 and 4, verification that there were no current plans for any of the acreage within subject project to be developed for a commercial use (the Neighbors were concerned that a commercial - related use, such as a convenient store, could be developed on / within the acreage designated as Phase 4), vehicle headlights illuminating the existing residential dwellings located on the opposite side of Covered Bridge Road (across from the project's entrance), and stormwater runoff from the project and how the runoff was proposed to be addressed. There have been no changes made to the revised Master Plan as a result of the Neighborhood Meeting.

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

01/06/2016

Page 6 of 17

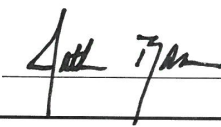
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Printed Name: Jonathan Barnes

Signature: 

Date of Meeting: 8/21/17

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC

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

Please add me to the notification list: Debra Tuttle 1574 Shotwell Rd Clayton
Water quality effect on neighbors Richard McLaughlin 271 Covered Bridge Rd Clayton

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

Dalton Engineering

and Associates, P.A.

August 10, 2017

David Wayne Creech
143 Covered Bridge Road
Clayton, NC 27520-7055
175000-61-2181

Dear Mr. Creech:

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: Monday, August 21, 2017 Meeting Time: 6:30 PM

Meeting Location: Dalton Engineering and Associates, P.A.
446 East Main Street
Clayton, NC 27520

Type of Application: Master Plan – Revision and Rezoning Application

Project/proposal property address: The project is located in the Southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road.

Description of project/proposal: The Developer of Highgate Subdivision has submitted a revised Master Plan to the Town due to an interest in incorporating an additional parcel of land into the development, as well as revising the previously-approved lot layout. A Rezoning Application has also been submitted to request the parcels be rezoned to Planned Development – Residential.

Upcoming public meetings for this application (Planning Board and/or Town Council):
Planning Board and Town Council

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.

446 East Main Street ▲ P.O. Box 426 ▲ Clayton, NC 27528 ▲ (919) 550-4740/Fax (919) 550-4741

If you have any questions prior to or after this meeting, you may contact our office at 919-550-4740. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Barnes", is written over the printed name.

Jonathan Barnes

Dalton Engineering and Associates, PA

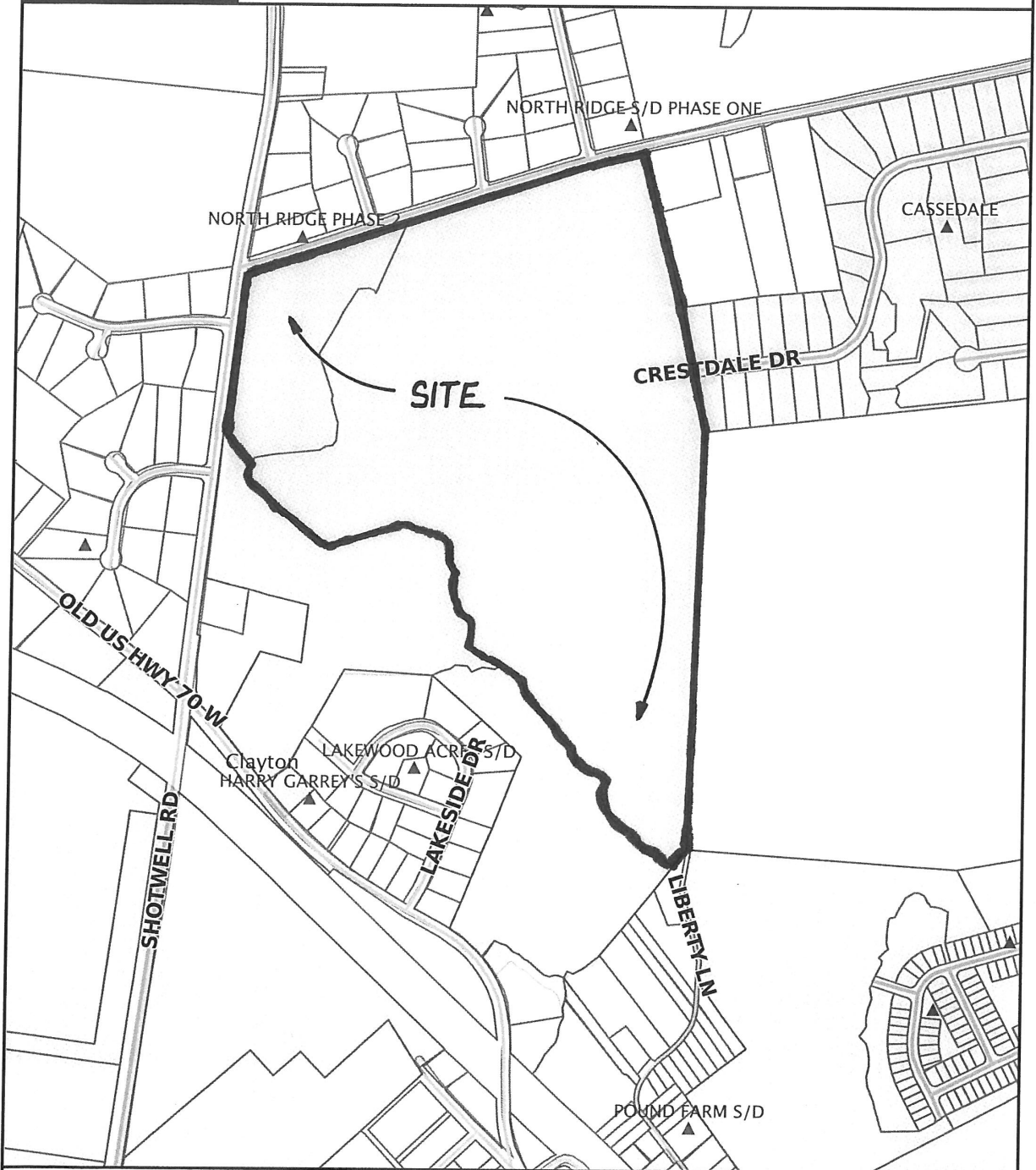
Cc: Town of Clayton Planning Dept.

HIGHGATE SUBDIVISION



*** DISCLAIMER ***

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



Scale: 1:7570 - 1 in. = 630.8 feet

(The scale is only accurate when printed portrait on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
August 9, 2017

Traffic Impact Analysis HighGate and Creech Developments

Clayton, NC

PREPARED FOR:



North Carolina Department of Transportation
Congestion Management – Eastern Region
750 N. Greenfield Parkway
Garner, NC 27529

PREPARED BY:

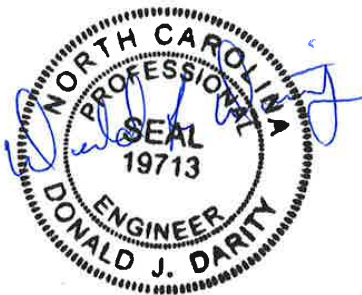


moffatt & nichol

F-0105

4700 Falls of Neuse, Suite 300
Raleigh, NC 27609

September 21, 2017



9-21-2017

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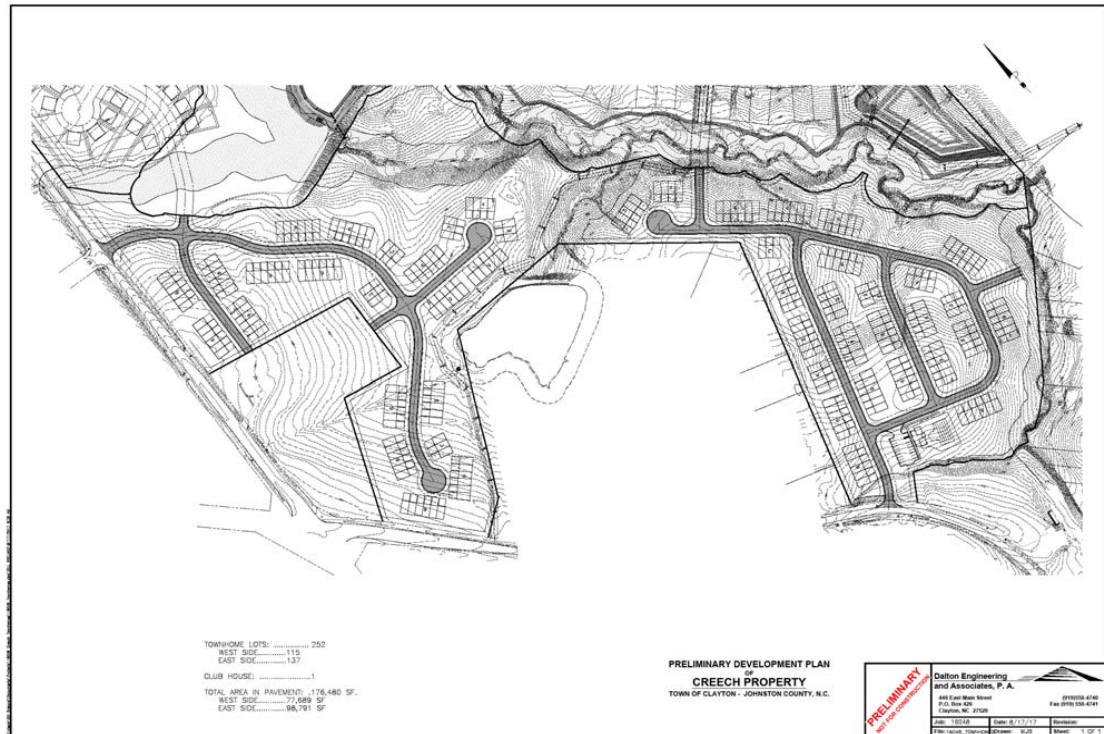
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Appendix B: Existing Signal Timings and Signal Plans
Appendix C: Existing HCM Outputs
Appendix D: Walton Acres Site Distribution
Appendix E: 2019 No Build HCM Outputs
Appendix F: 2019 Site Trip Generation and Distribution
Appendix G: 2019 Build HCM Outputs
Appendix H: 2021 No Build HCM Outputs
Appendix I: 2021 Site Generation and Distribution
Appendix J: 2021 Build HCM Outputs
Appendix K: 2021 Build with Improvements
Appendix L: Development Entrances HCM

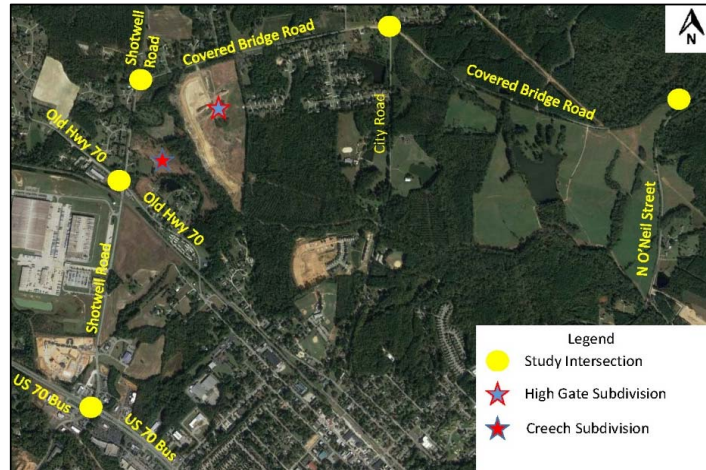
Figure 2: Creech Site Layout



1.2. Study Area

The developments are located adjacent to one another between Covered Bridge Road and Old US 70. The roadway that border the properties are Covered Bridge Road (SR 1700) to the north, Shotwell Road (SR 1553) to the west, and Old US 70 (SR 1004) to the south. In **Figure 3**, the study area is shown including the study intersections. The primary access to the Highgate subdivision is located on Covered Bridge Road across from Trotter's Run Court. The Creech development will have two vehicular accesses. One will be connected to Shotwell Road with the other being connected to Old US 70.

Figure 3: Study Area



The study intersections as required by the Town of Clayton are Shotwell Road at Covered Bridge Road, Shotwell Road at Old US 70, US 70 Business at Shotwell Road, Covered Bridge Road at City Road, and Covered Bridge Road at N. O'Neil Street. There are two existing signalized intersections, US 70 Business at Shotwell Road and Shotwell Road at Old US 70.

2. Methodology

Synchro 9 Build 911 will be used for the analysis of the intersections. Synchro is a macroscopic analysis and optimization software application and supplements the support of the Highway Capacity Manual (HCM). This study will use the Transportation Research Board's (TRB) HCM to analyze signal controlled intersections and unsignalized intersections. The TRB version of HCM software will be used instead of 2010 HCM due to the intersection of US 70 Business at Shotwell Road phasing that cannot be processed by Synchro with the 2010 HCM version. Level of Service (LOS) is the measurement to rank how well approaches and overall intersections function. LOS for intersections are based on control delay. HCM defines control delay as the increase in travel time due to traffic control device. **Table 1** and **Table 2** shows the levels of delay for signalized and unsignalized, respectively.

Table 1: LOS for Signalized Intersection

LOS	Control Delay (s/veh)
A	≤10
B	>10-20
C	>20-35
D	>35-55
E	>55-80
F	>80

Table 2: LOS for Unsignalized Intersection

LOS	Control Delay (s/veh)
A	≤10
B	>10-15
C	>15-25
D	>25-35
E	>35-50
F	>50

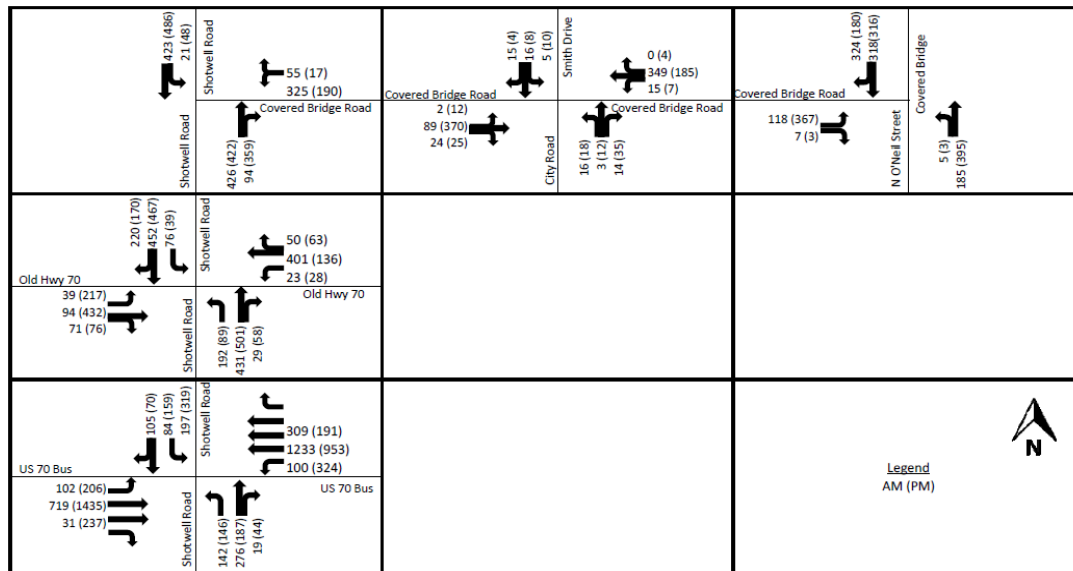
3. 2017 AM/PM Peak Hour Conditions

3.1. 2017 Peak Hour Traffic Volumes

Traffic counts were performed on 4/5/2017 while schools were in session for the study intersections. The new counts show an increase in volume compared to the previous TIA.

The intersection of Shotwell Drive at Covered Bridge Road was used as the master intersection for balancing. There is an imbalance between Old US 70 and US 70 Business on Shotwell Road. An imbalance was considered here, due to the large origin and destination locations between the two intersections. **Figure 4** shows the AM and PM balanced network. The traffic counts and the previous TIA Existing volume figures can be found in **Appendix A**.

Figure 4: Existing Balanced Volumes



3.2. Existing 2017 AM/PM Peak Hour Level of Service

Table 3 contains the existing level of service. As shown in **Table 3**, the intersections along Shotwell Road perform at LOS F for various movements. The westbound movement for Covered Bridge Road at Shotwell

Road in both the AM and PM peak hours operates at LOS F. The inability to find adequate gaps for westbound left turning vehicles on Covered Bridge Road due to the heavy northbound and southbound through movements on Shotwell Road is contributing to the heavy delays at this intersection.

Shotwell Road at Old Highway 70 also operates at LOS F during both peak hour periods. Heavy delays at this location could be attributed to westbound vehicles turning right off of US 70 Business onto Shotwell Road and continuing northward on Shotwell Road towards Knightdale.

The signal phasing at the intersection of US 70 Business at Shotwell Road prioritizes the westbound movement of US 70 Business in the AM peak hour. The overall operation at this intersection performs at a LOS D during the morning peak hour. During the PM peak hour, the intersection becomes saturated and thus all approaches perform at LOS E or worse including an overall performance of LOS F.

The intersection of Covered Bridge Road at City Road performs at an existing and acceptable LOS B and C in both the AM and PM peak hours, respectively.

During the PM peak hour, the eastbound left turn movement on Covered Bridge Road at North O'Neil Street performs at LOS F. This intersection is a Y-type intersection with Covered Bridge Road being the stem of the Y. There is an existing horizontal curve to the south along North O'Neil Street creating poor sight distance for left turning vehicles on Covered Bridge Road. The poor sight distance along with 367 left turning vehicles on Covered Bridge Road attributes to the heavy delays at this location. Existing signal timings and signal plan sheets can be found in **Appendix B**.

Table 3: Existing HCM Delay and LOS

Node	Intersection	Approach	AM		PM	
			Delay	LOS	Delay	LOS
1	Shotwell Road at Covered Bridge Road*	SB	0.7	A	1.7	A
		WB	270.4	F	205.6	F
2	Shotwell Road at Old Highway 70	SB	71.6	E	221.1	F
		WB	172.5	F	30.0	C
		NB	38.8	D	126.3	F
		EB	37.1	D	46.8	D
		Overall	80.9	F	119.5	F
3	Shotwell Road at US 70 Business	SB	85.7	F	172.7	F
		WB	36.3	D	112.2	F
		NB	116.0	F	125.7	F
		EB	34.4	C	65.9	E
		Overall	52.0	D	100.8	F
4	City Road at Covered Bridge Road*	SB	12.5	B	15.2	C
		NB	11.9	B	14.0	B
5	N O'Neil Street at Covered Bridge Road*	NB	0.3	A	0.1	A
		EB	18.9	C	173.0	F

*Stop Controlled Intersections

Appendix C contains existing HCM sheets for the study intersections.

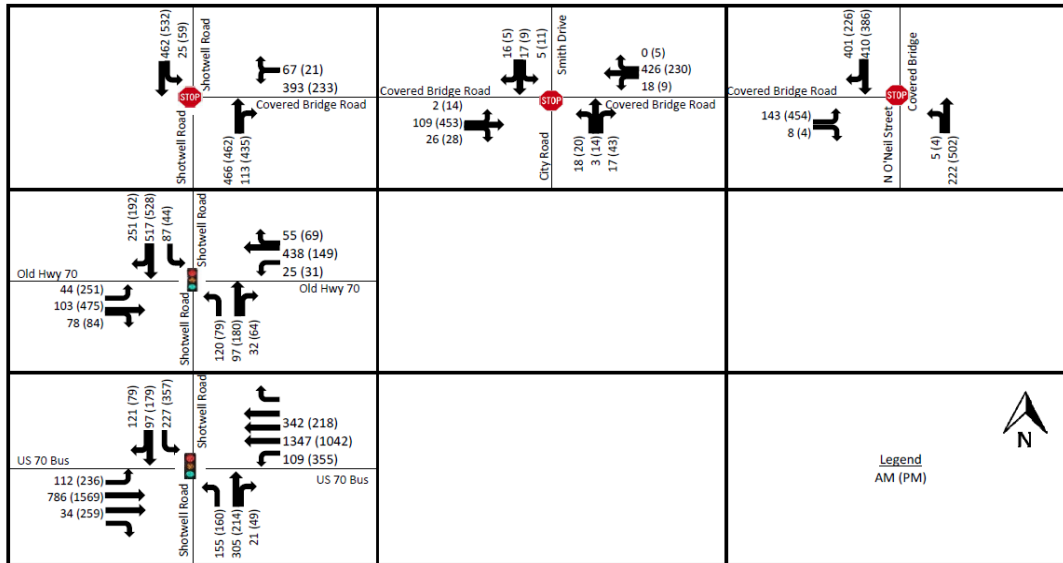
4. 2019 Background AM/PM Peak Hour Conditions

4.1. 2019 Background Peak Hour Traffic Volumes

Existing volumes were grown to 2019 Year with a 3% growth rate. This growth rate was agreed upon by NCDOT and the Town of Clayton.

Also, the Walton Acres traffic was taken into account for the future years. Walton Acres is a development that is located east of the Neuse River and North of Covered Bridge Road in Clayton, NC. **Figure 3** shows the No Build Volumes. **Appendix D** contains Walton Acres' site distribution volume sheets.

Figure 5: 2019 No Build Volumes



4.2. Background AM/PM Peak Hour Level of Service

NCDOT is not considering any improvements in the study area, so geometry in the model was not updated for the No Build scenario. As expected, the study intersections and approaches further degrade in 2019. In both AM and PM, the delay increases above 500 seconds for the westbound approach of Shotwell Road at Covered Bridge Road. The intersection has become oversaturated and cannot process the extra volume. In the AM, the LOS degrades to level F for the southbound approach of Shotwell Road at Old Highway 70. The existing signal at this location currently consists of protected left turns for all approaches. The protected left turn phasing does not allow any additional green time to be given towards the southbound through movement. In the PM, the eastbound movement on US 70 Business at Shotwell Road degrades to LOS F. This is expected with the increase of volume using US 70 Business. In the PM, the eastbound movement for N. O'Neil Street at Covered Bridge Road delay increases to greater than 500 seconds. The intersection has become oversaturated and cannot process the extra volume.

Table 4: 2019 No Build Delay and LOS

Node	Intersection	Approach	AM		PM	
			Delay	LOS	Delay	LOS
1	Shotwell Road at Covered Bridge Road*	SB	0.8	A	2.5	A
		WB	587.2	F	582.6	F
2	Shotwell Road at Old Highway 70	SB	134.4	F	355.6	F
		WB	260.1	F	33.1	C
		NB	47.4	D	218.9	F
		EB	42.4	D	71.7	E
		Overall	126.5	F	195.2	F
3	Shotwell Road at US 70 Business	SB	120.7	F	235.1	F
		WB	40.9	D	133.0	F
		NB	153.2	F	167.4	F
		EB	36.9	D	92.2	F
		Overall	64.4	E	131.6	F
4	City Road at Covered Bridge Road*	SB	14.1	B	18.4	C
		NB	13.2	B	16.9	C
5	N O'Neil Street at Covered Bridge Road*	NB	0.3	A	0.1	A
		EB	31.9	D	599.3	F

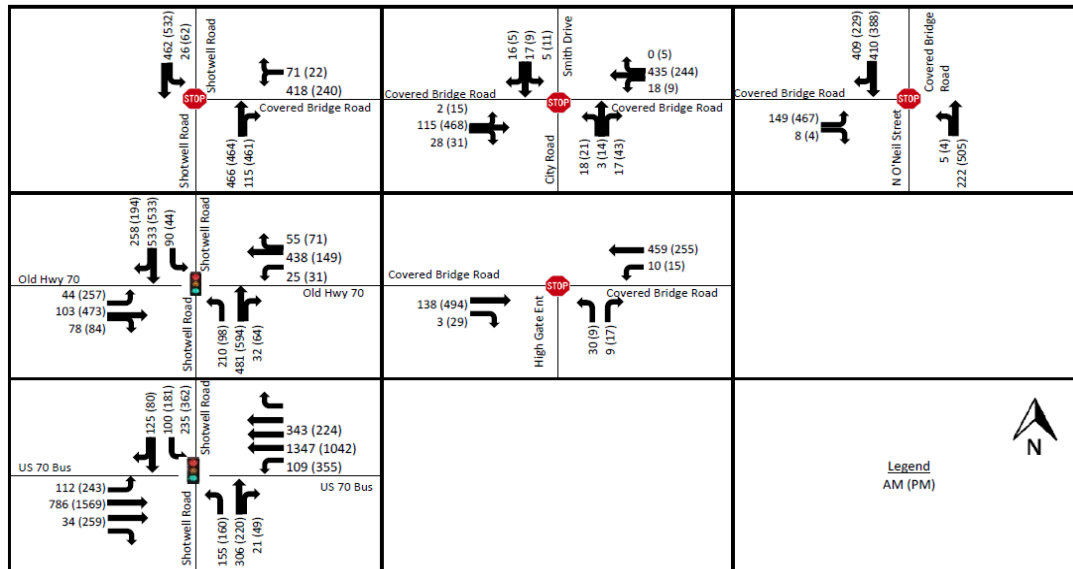
*Stop Controlled Intersections

Appendix E contains 2019 No Build HCM sheets for the study intersections.

5. 2019 Site Trip Generation and Distribution

In 2019, phase 1 of Highgate will be the only section to be built from both developments. The development includes a total of 69 single family units. In the AM, there will be 13 ingress trips and 39 egress trips. In the PM, there will be 43 ingress trips and 26 egress trips. **Appendix F** contains site trip generation, and site distribution.

Figure 6: 2019 Build Volumes



6. 2019 Build Peak Hour Conditions

6.1. Build AM/PM Peak Hour Level of Service

As shown in **Table 5**, delays are slightly increased with the development proposed by 2019. The westbound movement for Shotwell Road at Covered Bridge Road increases in delay by 40 seconds or more. This delay increase is lower as compared to existing volumes versus 2019 volumes. The same is true for PM eastbound North O'Neil Street at Covered Bridge Road.

Table 5: 2019 Build Delay and LOS

Node	Intersection	Approach	No Build Conditions				Build Conditions			
			AM		PM		AM		PM	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1	Shotwell Road at Covered Bridge Road*	SB	0.8	A	2.5	A	0.9	A	2.7	A
		WB	587.2	F	582.6	F	653.1	F	653.8	F
2	Shotwell Road at Old Highway 70	SB	134.4	F	355.6	F	148.6	F	366.5	F
		WB	260.1	F	33.1	C	260.1	F	33.7	C
		NB	47.4	D	218.9	F	47.4	D	237.3	F
		EB	42.4	D	71.7	E	42.4	D	69.7	E
		Overall	126.5	F	195.2	F	131.9	F	203.4	F
3	Shotwell Road at US 70 Business	SB	120.7	F	235.1	F	130.2	F	238.6	F
		WB	40.9	D	133.0	F	40.9	D	133.0	F
		NB	153.2	F	167.4	F	154.2	F	173.9	F
		EB	36.9	D	92.2	F	36.9	D	92.4	F
		Overall	64.4	E	131.6	F	65.9	E	132.8	F
4	City Road at Covered Bridge Road*	SB	14.1	B	18.4	C	14.3	B	19.1	C
		NB	13.2	B	16.9	C	13.4	B	17.6	C
5	N O'Neil Street at Covered Bridge Road*	NB	0.3	A	0.1	A	0.3	A	0.1	A
		EB	31.9	D	599.3	F	33.6	D	634.1	F

*Stop Controlled Intersections

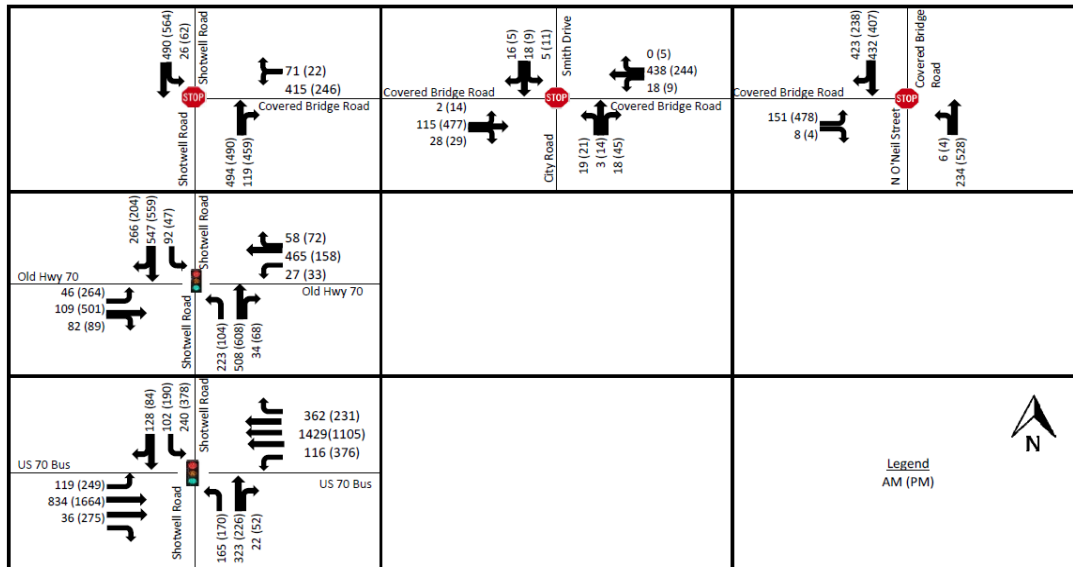
Appendix G contains 2019 Build HCM sheets for the study intersections.

7. 2021 Background AM/PM Peak Hour Conditions

7.1. 2019 Background Peak Hour Traffic Volumes

2019 volumes were grown to 2021 Year with a 3% growth rate. No other developments have been identified in the area.

Figure 7: 2021 No Build Volumes



7.2. Background AM/PM Peak Hour Level of Service

NCDOT is not considering any improvements in the study area, so geometry in the model was not updated for the No Build scenario. The level of service at the study intersections further degrades with the increase in volumes.

Table 6: 2021 No Build Delay and LOS

Node	Intersection	Approach	AM		PM	
			Delay	LOS	Delay	LOS
1	Shotwell Road at Covered Bridge Road*	SB	0.9	A	2.8	A
		WB	744.1	F	778.8	F
2	Shotwell Road at Old Highway 70	SB	176.5	F	408.6	F
		WB	285.4	F	35.2	D
		NB	60.2	E	259.9	F
		EB	39.7	D	80.9	F
		Overall	151.5	F	225.9	F
3	Shotwell Road at US 70 Business	SB	136.6	F	145.9	F
		WB	42.7	D	144.6	F
		NB	173.2	F	186.3	F
		EB	38.1	D	112.4	F
		Overall	70.1	E	134.1	F
4	City Road at Covered Bridge Road*	SB	14.8	B	19.7	C
		NB	13.8	B	17.8	C
5	N O'Neil Street at Covered Bridge Road*	NB	0.4	A	0.1	A
		EB	38.7	E	742.9	F

*Stop Controlled Intersections

Appendix H contains 2021 No Build HCM sheets for the study intersections.

8. 2021 Site Trip Generation and Distribution

In 2021, all developments are anticipated to be built out. The Creech Development will include 252 townhouse lots. The Highgate Phase I development will include an additional 189 single family units. The Highgate Phase II development will include an additional 40 single family units. **Appendix I** contains 2021 site trip generation, and site distribution.

Figure 8: HighGate Site Trip Distribution Percentage

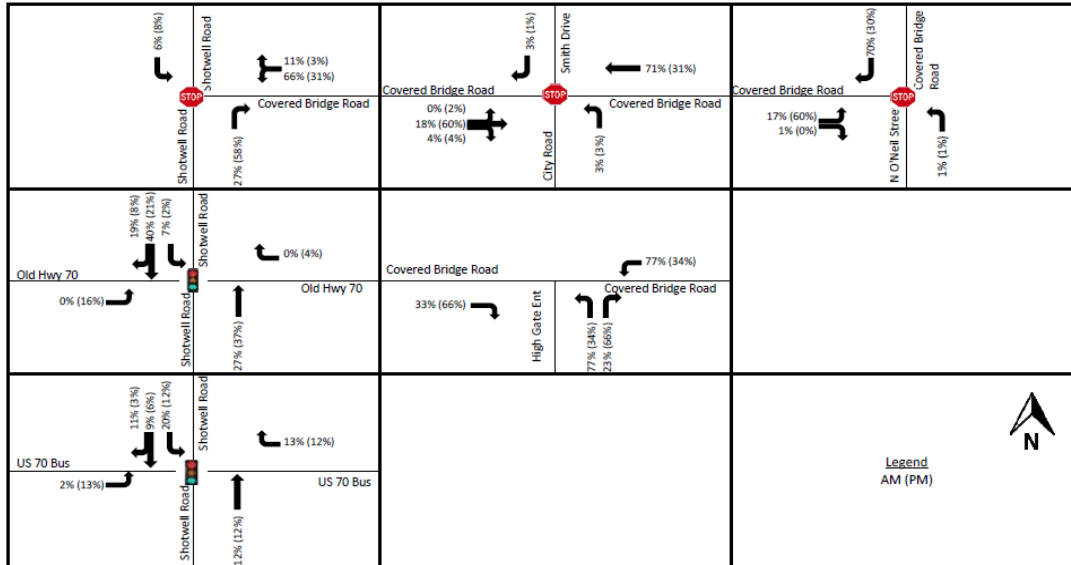


Figure 9: Creech Western Entrance Site Trip Distribution Percentage

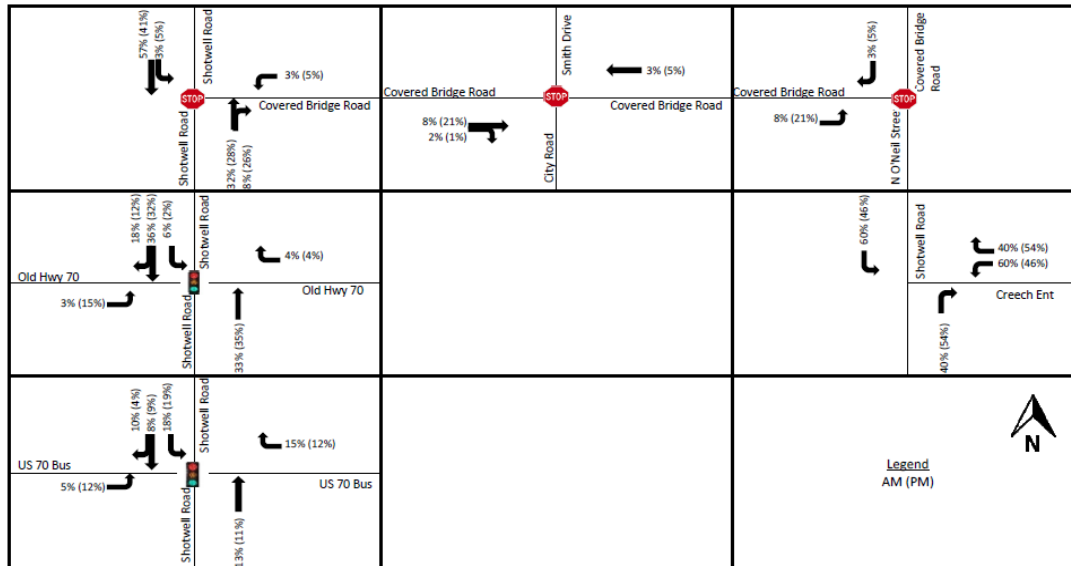


Figure 10: Creech Southern Entrance Site Trip Distribution Percentage

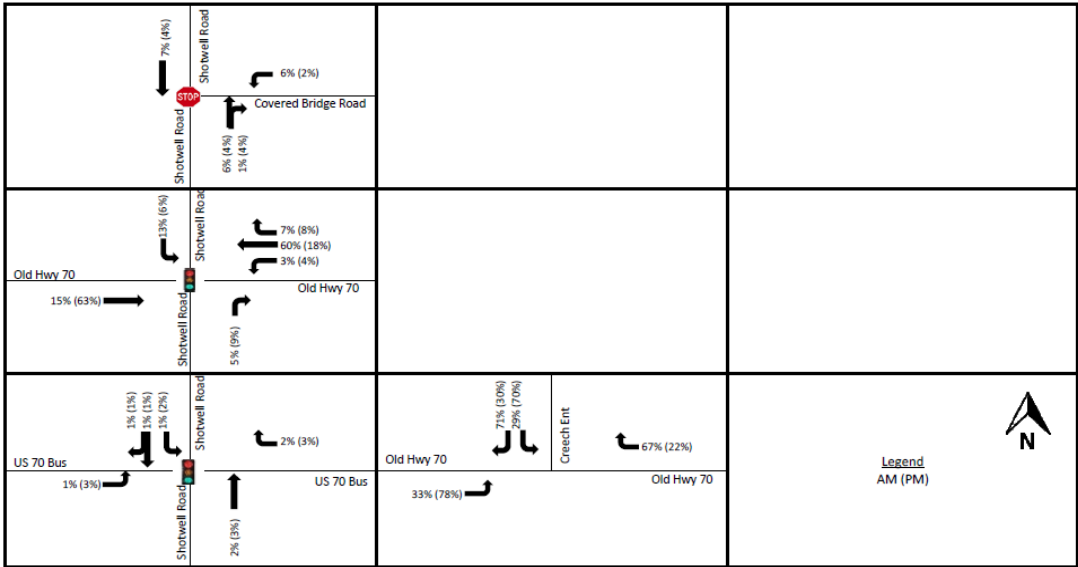
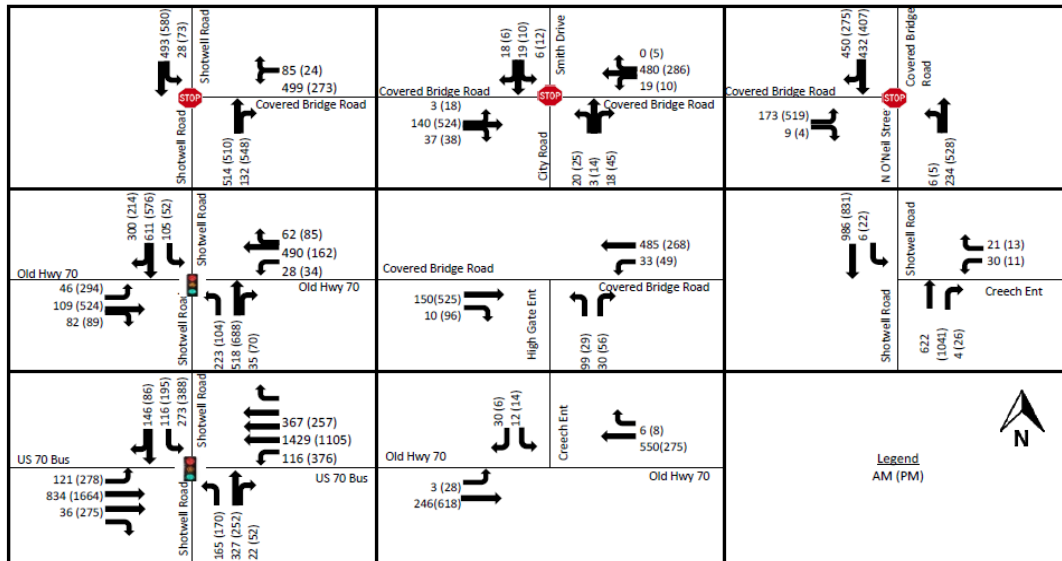


Figure 11: 2021 Build Volumes



9. 2021 Build Peak Hour Conditions

9.1. Build AM/PM Peak Hour Level of Service

As shown in **Table 7**, delays have increased with the proposed final development. The delay for the westbound movement of Covered Bridge Road at Shotwell Road increases significantly. The delay at Shotwell Road at Old Highway 70 increases by 37 seconds or less. The PM eastbound movement on North O'Neil Street at Covered Bridge Road increases to over 800 seconds.

Table 7: 2021 Build Delay and LOS

Node	Intersection	Approach	No Build Conditions				Build Conditions			
			AM		PM		AM		PM	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1	Shotwell Road at Covered Bridge Road*	SB	0.9	A	2.8	A	0.9	A	3.7	A
		WB	744.1	F	778.8	F	>800	F	>800	F
2	Shotwell Road at Old Highway 70	SB	176.5	F	408.6	F	252.3	F	446.0	F
		WB	285.4	F	35.2	D	311.3	F	36.4	D
		NB	60.2	E	259.9	F	64.8	E	341.4	F
		EB	39.7	D	80.9	F	38.8	D	97.2	F
		Overall	151.5	F	225.9	F	190.2	F	265.7	F
3	Shotwell Road at US 70 Business	SB	136.6	F	145.9	F	186.5	F	277.9	F
		WB	42.7	D	144.6	F	42.9	D	144.4	F
		NB	173.2	F	186.3	F	177.4	F	219.1	F
		EB	38.1	D	112.4	F	38.2	D	113.4	F
		Overall	70.1	E	134.1	F	78.6	E	155.4	F
4	City Road at Covered Bridge Road*	SB	14.8	B	19.7	C	15.7	C	22.6	C
		NB	13.8	B	17.8	C	15.0	B	21.5	C
5	N O'Neil Street at Covered Bridge Road*	NB	0.4	A	0.1	A	0.4	A	0.2	A
		EB	38.7	E	742.9	F	49.3	E	>800	F

*Stop Controlled Intersections

Appendix J contains 2021 Build HCM sheets for the study intersections.

10. 2019 Build Peak Hour Conditions with Improvements

10.1. Build with Improvements AM/PM Peak Hour Level of Service

As shown in **Table 8**, delays have been reduced by installing two new signals at Shotwell Road and Covered Bridge Road and at Covered Bridge Road and North O'Neil Street. Delays are also reduced by upgrading the existing signal at Shotwell Road and Old US 70. Installing a new signal at Shotwell Road and Covered Bridge Road allows more opportunity for westbound traffic on Covered Bridge Road to turn left. For the intersection of Shotwell Road at Old Highway 70, providing protected/permitted, Flashing Yellow Arrow left turn movements for the southbound, northbound, and eastbound approaches reduces the delays below the No Build scenario. The westbound was not included due to the close proximity to the railroad crossing and would affect the railroad preemption operations. Installing a new signal for North O'Neil Street at Covered Bridge Road increases the opportunity for the eastbound left turn movements on Covered Bridge Road to turn left.

Table 8: 2021 Build with Improvements Delay and LOS

Node	Intersection	Approach	No Build Conditions				Build with Improvements Conditions			
			AM		PM		AM		PM	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1	Shotwell Road at Covered Bridge Road**	SB	0.9	A	2.8	A	57.1	E	166.5	F
		WB	744.1	F	778.8	F	56.1	E	190.9	F
		NB	-	-	-	-	29.8	C	24.8	C
		Overall	-	-	-	-	46.7	D	95.4	F
2	Shotwell Road at Old Highway 70	SB	176.5	F	408.6	F	183.5	F	127.0	F
		WB	285.4	F	35.2	D	146.3	F	56.0	E
		NB	60.2	E	259.9	F	75.9	E	93.2	F
		EB	39.7	D	80.9	F	41.6	D	120.3	F
		Overall	151.5	F	225.9	F	130.3	F	107.9	F
3	Shotwell Road at US 70 Business	SB	136.6	F	145.9	F	186.5	F	277.9	F
		WB	42.7	D	144.6	F	42.9	D	144.4	F
		NB	173.2	F	186.3	F	177.4	F	219.1	F
		EB	38.1	D	112.4	F	38.2	D	113.4	F
		Overall	70.1	E	134.1	F	78.6	E	155.4	F
4	City Road at Covered Bridge Road*	SB	14.8	B	19.7	C	15.7	C	22.6	C
		NB	13.8	B	17.8	C	15.0	B	21.5	C
5	N O'Neil Street at Covered Bridge Road**	SB	-	-	-	-	19.8	B	34.5	C
		NB	0.4	A	0.1	A	6.0	A	20.1	C
		EB	38.7	E	742.9	F	34.2	C	42.7	D
		Overall	-	-	-	-	19.3	B	32.5	C

*Stop Controlled Intersections

**Stop Control Changed to Signalized for Improvement Scenario

Appendix K contains 2021 Build with Improvements HCM sheets for the study intersections.

11. Development Entrances

11.1. Development Entrances HCM

As **Table 9** shows, the HighGate entrance operates at LOS A.

Table 9: 2019 HighGate Entrance LOS

Intersection	Approach	2019 Build			
		AM		PM	
		Delay	LOS	Delay	LOS
HighGate Entrance	NB	13.5	B	0.7	A
	WB	0.2	A	14.1	B

As shown in **Table 10**, 2021 entrances do not impact the main roadway. The Creech western entrance delay is contained on the site. However, with the turn lane improvements on the main line delays are decreased for all approaches.

Table 10: 2021 Development Entrances LOS

Intersection	Approach	2021 Build				2021 Build with Improvements			
		AM		PM		AM		PM	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
HighGate Entrance	NB	18.5	C	17.4	C	18.4	A	17.4	C
	WB	0.8	A	1.4	A	0.5	A	1.4	A
Creech Western Entrance	SB	0.3	A	1.7	A	0.1	A	0.4	A
	WB	129.2	F	128.0	F	25.2	D	112.7	F
Creech Southern Entrance	SB	14.6	B	17.8	C	14.5	B	17.7	C
	EB	0.1	A	0.7	A	0.1	A	0.3	A

Appendix L contains Development Entrances' HCM sheets for the study intersections.

12. Conclusion and Recommendations

The Highgate Phase I development does not include a significant impact on the study intersections compared to the surrounding areas growth. As shown in Table 3 of the Existing 2017 LOS, the existing unsignalized intersections at Shotwell Road and Covered Bridge Road and at Covered Bridge Road and N. O'Neil Street are over capacity and operate at a LOS F during peak hour periods. The LOS continues to degrade for the 2019 No Build and 2021 No Build conditions. It is recommended that new traffic signals be installed at both intersections in order to alleviate the high levels of delay currently being experienced. These traffic signals are typically funded and installed with funding sources provided by NCDOT and/or the Town. It should be noted that funding sources for these type improvements are extremely limited and are prioritized on a Statewide basis. State funded improvements of this nature have been known to take six to eight years before funding becomes available. It is recommended that both development properties participate in a joint-use cost share to fund and install both signal installations prior to full build out in order to expedite the signal installations and reduce the overall delays.

The LOS operations at Shotwell Road and Covered Bridge Road will revert back to existing conditions with the installation of a new traffic signal.

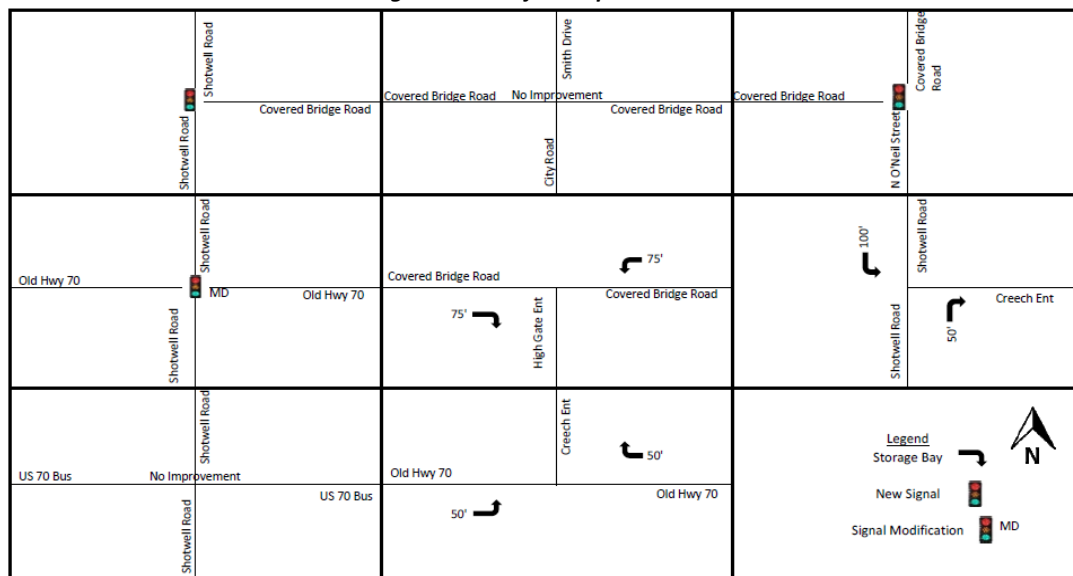
Additional immediate improvements may include revisions to the existing signal at the intersection of Shotwell Road at Old US 70. This improvement includes revising the existing protected only left turn

operations to protected-permitted, Flashing Yellow Arrow operations for the southbound, northbound, and eastbound left turn movements. Due to the relative availability of 4-section, Flashing Yellow Arrow signal heads from the Division 4 Traffic Services unit and minor installation changes, it is recommended that NCDOT-Division 4 complete the necessary changes at the signal of Shotwell Road and Old Highway 70. All other study intersections are anticipated to perform at acceptable levels of service for the Background and Build Out (2021) scenarios.

Improvements at the development entrances includes 75' full storage bays for both the westbound left turn lane and eastbound right turn lane on Covered Bridge Road at the HighGate Entrance. The Creech Entrance on Shotwell Road will require a 50' full storage bay for the northbound right turn lane, and a 100' full storage bay for the southbound left turn lane. The Creech Entrance on Old Highway 70 will require a 50' full storage bay for the eastbound left turn lane and a 50' full storage bay for the westbound right turn lane. The storage bay lengths were obtained from the graph for "Warrant for Left and Right Turn Lanes" in the NCDOT "Policy on Street and Driveway Access to NC Highways" dated July 2003. All taper lengths will be determined from the "Recommended Treatment for Turn Lanes" graph also found in the above mentioned driveway manual.

Please keep in mind that Moffatt & Nichol has qualified staff to prepare the new and upgraded traffic signal designs at all improvement locations. Our staff includes individuals that have prepared over one thousand traffic signal design plans along the east coast and has an excellent reputation with NCDOT-Division 4 staff as well as the review staff with the NCDOT-Signals Section, Signals Management Section and ITS Section. We can provide the general signal plan layout, electrical details and signal communication plans in a timely manner including the initiation of the Traffic Signal Agreement process and execution. It is recommended that all design plan preparations be funded by the development properties in order to expedite the design process and secure licensed signal contractors for the two new signal installations.

Figure 12: Project Improvements





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

DELIVERY VIA EMAIL

October 20, 2017

David L. DeYoung, AICP
Planning Director - Town of Clayton
PO Box 879
Clayton, NC 27528

COUNTY: Johnston

SUBJECT: **TIA Review of Proposed Highgate Subdivision on SR 1553 Shotwell Road
and SR 1700 Covered Bridge Road in Clayton**

Dear Mr. DeYoung,

Highway Division Four (Division) has reviewed the Traffic Impact Analysis (TIA) for the subject development and offers the following comments. These comments are in addition to any requirements that are included in the attached Traffic Impact Analysis Review Report performed by the Congestion Management Section of the Transportation Mobility and Safety Division of NCDOT. All requirements or recommendations included herein are based off of current Department policies. This review should not be mistaken for approval of the driveway permit, design/construction plans, or final plat. A driveway permit must be obtained prior to construction. All design aspects of any submitted plans shall comply with current NCDOT Standard Specifications for Roads and Structures and Policy on Street and Driveway Access to North Carolina Highways.

GENERAL COMMENTS

- Lane Closures for required improvement construction will only be permitted under restricted hours due to heavy traffic volumes in the vicinity of the proposed development. These restrictions will be determined during the driveway permitting application and approval.

RIGHT-OF-WAY DEDICATION & RESERVATION

- A 25' right-of-way reservation shall be a requirement of the driveway permit and recorded via plat for the proposed subdivision for the property frontage along SR 1700 and SR 1553.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS | DIV. 4 DIST. 3
2671 US 70 WEST
GOLDSBORO, NC 27530

Telephone: (919) 739-5300
Fax: (919) 731-2017
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

Location:
2671 US 70 WEST
GOLDSBORO, NC 26730

INTERSECTIONS / SITE ACCESSES AND ASSOCIATED IMPROVEMENTS

The following comments are in addition to individual intersection improvements recommended by the TIA and TIA Review Report and are considered necessary for consistency with local District and Division policy. If an intersection is not listed herein, then the Division concurs with the TIA Review Report recommendations.

SR 1553 Shotwell Road and SR 1700 Covered Bridge Road

- A northbound right turn lane on SR 1553 with a minimum storage of 250' and appropriate taper
- A southbound left turn lane on SR 1553 with a minimum storage of 100' and appropriate taper
- A westbound right turn lane on SR 1700 with a minimum storage of 200' and appropriate taper
- The above requirements are consistent with the requirements of the previously reviewed TIA for Creech Tract dated September 28, 2015

SR 1553 Shotwell Road and Creech Western Entrance Intersection

- A northbound right turn lane on SR 1553 with a minimum storage of 100' and appropriate taper

As previously stated, these conditions and recommendations are in addition to any requirements that have been provided by the Traffic Impact Analysis Review Report performed by the Congestion Management Unit. Any roadway improvements and right-of-way dedication necessary to accommodate the road construction shall be the responsibility of the owner/developers. These conditions are based on current traffic volumes and projected growth for the study area. Should the timelines presented for project build-out dates not be met and traffic conditions change due to growth in adjacent areas, these recommendations may not be applicable. Feel free to contact me if you have any additional questions or concerns.

Sincerely,

DocuSigned by:

6C10249A6B37469...

Jiles P. Harrell, PE
District Engineer

cc: Ronnie Keeter, PE - Division Engineer
Andy Brown, PE - Division Traffic Engineer
Solomon Mengesha – Congestion Management Unit
Jerry Dalton, PE – Dalton Engineering and Associates, P. A.
Don Darity, PE – Moffatt & Nichol, Inc.
Driveway Permit File



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY AND SAFETY DIVISION
TRAFFIC MANAGEMENT UNIT
CONGESTION MANAGEMENT SECTION

October 12, 2017

Traffic Impact Analysis Review Report
Highgate/Creech Subdivision

TIA Project: SC-2017-103
Division: 4
County: Johnston
Description: Highgate/Creech Subdivision on SR 1553 (Shotwell Rd) and SR 1700 (Covered Bridge Rd) in Clayton



James H. Dunlop 10/12/2017

James H. Dunlop, P. E.
Congestion Management Engineer

Solomon Mengesha
Congestion Management Project Design Engineer

MAILING ADDRESS:
1561 Mail Service Center
Raleigh, North Carolina 27699-1561

Telephone: 919-814-5000

LOCATION:
750 North Greenfield Parkway
Garner, North Carolina 27529

Website: WWW.NCDOT.ORG/DOH/Preconstruct/Traffic/Congestion/CM/

Highgate/Creech Subdivision

SC-2017-103

Johnston County

10/12/2017

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data presented in the sealed Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	08/22/2017	Date of Site Plan Prepared by Dalton Engineering & Associates, P. A.	08/17/2017
Date Latest Information Received	09/22/2017		
Date of Preliminary Review Letter Accepting TIA for Review	09/26/2017	Date of Sealed TIA Prepared by Moffatt & Nichol, Inc.	09/21/2017

Proposed Development

According to the TIA, the proposed Highgate/Creech Subdivision is to be located on SR 1553 (Shotwell Rd) and SR 1700 (Cover Bridge Rd) in Clayton, Johnston County. The TIA states the development is to be constructed in two phases.

Phase 1 is to be constructed by 2019, phase 2 by 2021 and consisted of the following.

Land Use	Land Use Code	Size
Phase 1		
Single Family Homes	210	69
Phase 2		
Townhouse	230	252
Single Family Homes	210	160

Trip Generation – Total Phase 1 & 2 Unadjusted Volumes During a Typical Weekday
Based on appropriate methodology outlined in the *ITE Trip Generation Manual, 9th Ed.*

	IN	OUT	TOTAL
AM Peak Hour	62	221	283
PM Peak Hour	232	128	360
Daily Trips			3,656

Requested Access Points

Driveway	Public Roadway	Access Type
Highgate Entrance	SR 1004 (Covered Bridge Rd)	All-Movements
Creech Western Entrance	SR 1553 (Shotwell Rd)	All-Movements
Creech Southern Entrance	SR 1004 (Old US Hwy 70)	All-Movements

TIP Projects in Study Area

None In Area

General Reference

For reference to various documents applicable to this review please reference the following link: <http://www.ncdot.org/doh/preconstruct/traffic/tepl/Topics/C-37/C-37.html>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section at (919) 773-2800.

Recommendations

LEGEND

- ① Improvement by Developer. Congestion Management concurs with recommendation.
- ② Improvement by Developer. Additional or modified recommendation.

General comments



General comments

The following comments and recommendations are based on the full buildout of the site.

SR 1553 (Shotwell Rd) and SR 1700 (Cover Bridge Rd) Intersection

Poor LOS and queuing are anticipated to persist after recommended developer mitigation on the WB approach.

New Signal ①

- **NB SR 1553 (Shotwell Rd)**
 - 100' Right-Turn Lane ②

SR 1700 (Covered Bridge Rd) and Highgate Entrance/Trotter's Run Ct Intersection

- **EB RS 1700 (Covered Bridge Rd)**
 - 75' Right-Turn Lane ①
- **WB RS 1700 (Covered Bridge Rd)**
 - 75' Left-Turn Lane ①
- **NB Highgate Entrance**
 - Two-lane cross-section: one ingress, one egress ①
 - Egress: Left/Thru/Right Lane ①
 - 150' Internal Protected Stem ②

SR 1700 (Covered Bridge Rd) and SR 1709 (City Rd)/Smith Dr. Intersection

No Improvements are recommended for site traffic

SR 1553 (Covered Bridge Rd) and N O'Neil St Intersection

New Signal ①

SR 1553 (Shotwell Rd) and Creech Western Entrance Intersection

- **NB SR 1553 (Shotwell Rd)**
 - 50' Right-Turn Lane ①
- **SB SR 1553 (Shotwell Rd)**
 - 100' Left-Turn Lane ①
- **WB Creech Western Entrance**
 - Two-lane cross-section: one ingress, one egress ①
 - Egress: Left/Right Lane ①
 - 150' Internal Protected Stem ②

SR 1553 (Shotwell Rd) and SR 1004 (Old US Hwy 70) Intersection

Poor LOS/excessive queuing is anticipated to persist after recommended developer mitigation at this location.

- **SB SR 1553 (Shotwell Rd)**
 - 100' Right-Turn Lane ②

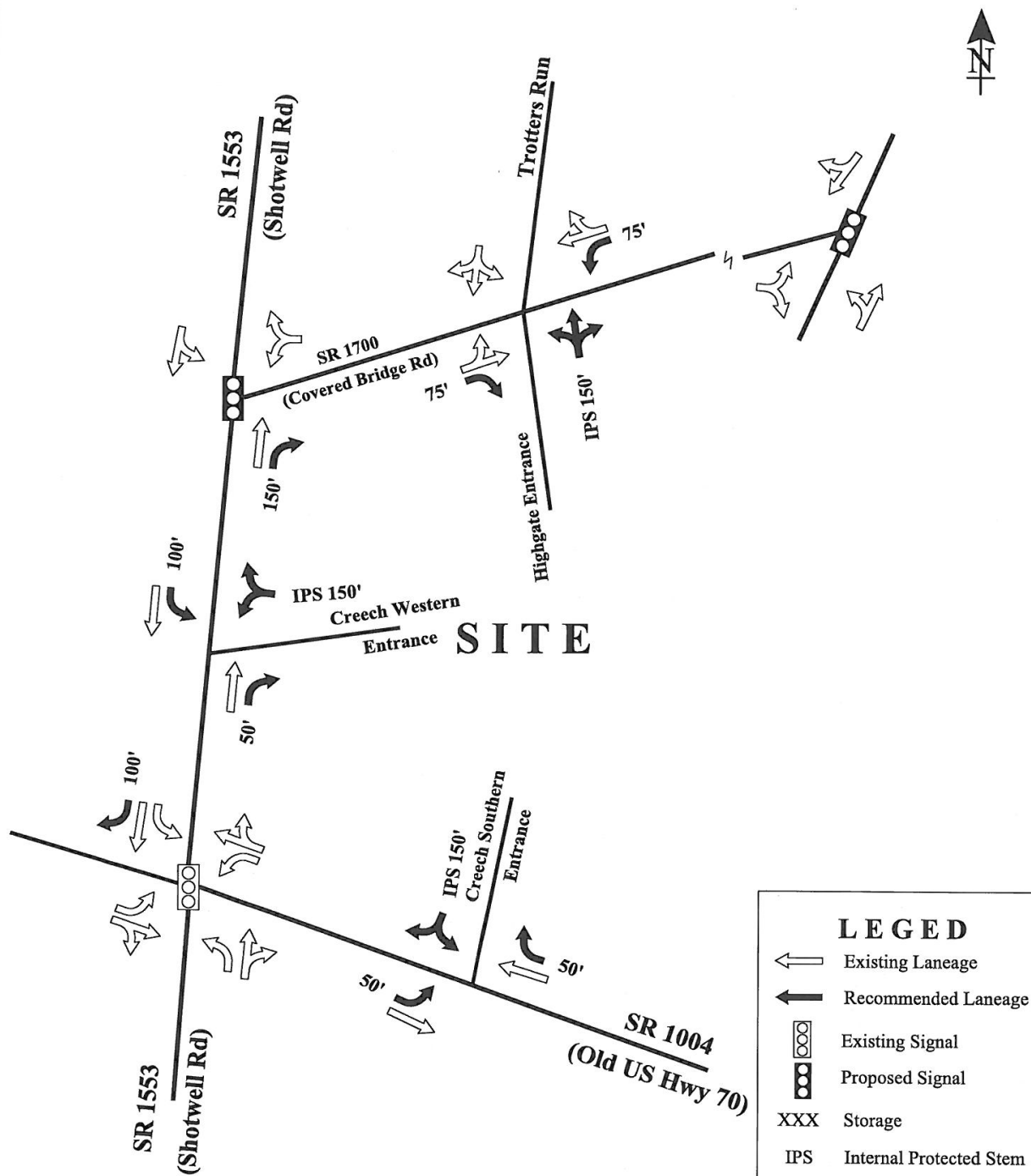
SR 1553 (Shotwell Rd) and US 70 Business Intersection

Poor LOS/excessive queuing is anticipated to persist at this location; however, no Improvements are recommended for site traffic

SR 1004 (Old US Hwy 70) and Creech Southern Entrance Intersection

- **EB SR 1004 (Old Hwy 70)**
 - 50' Left-Turn Lane ①
- **WB SR 1004 (US Hwy 70)**
 - 50' Right-Turn Lane ①
- **SB Creech Southern Entrance**
 - Two-lane cross-section: one ingress, one egress ①
 - Egress: Left/Right Lane ①
 - 100' Internal Protected Stem ②

Highgate/Creech Subdivision SC-2017-103



LEGED

- Existing Laneage
- Recommended Laneage
- Existing Signal
- Proposed Signal
- XXX Storage
- IPS Internal Protected Stem

SM 10/11/2017

Drawing Not to Scale



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

October 23, 2017

STAFF REPORT

Application Number: 2017-55-PDD
Project Name: Highgate Master Plan - Phase 4 addition,
Planned Development Rezoning

NC PIN / Tag #: Addition of 175000-50-9246 / 05g01012r to the Highgate master plan
Town Limits/ETJ: Town Limits
Overlay: None
Applicant: Dalton Engineering and Associates
Owner: Creech NC LLC / Everland Lee LLC
Location: the southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road.

Public Noticing:

- Neighborhood meeting held on August 21, 2017
- Sign posted prior to August 18, 2017
- Letters mailed prior to November 24, 2017
- Newspaper ad posted prior to November 22, 2017

REQUEST: Addition of 11± acres (Phase 4) to the existing Highgate master plan, and modification (of lot type locations) to the existing master plan. This planned development rezoning application is running concurrently with a master plan (preliminary plat) application (2017-56-SD), which sets the standards for the planned development.

SITE DATA:

Acreage: 11.34 acres, being added onto the already approved 88.04 acres.

Existing Use: Vacant

Phase 4 addition

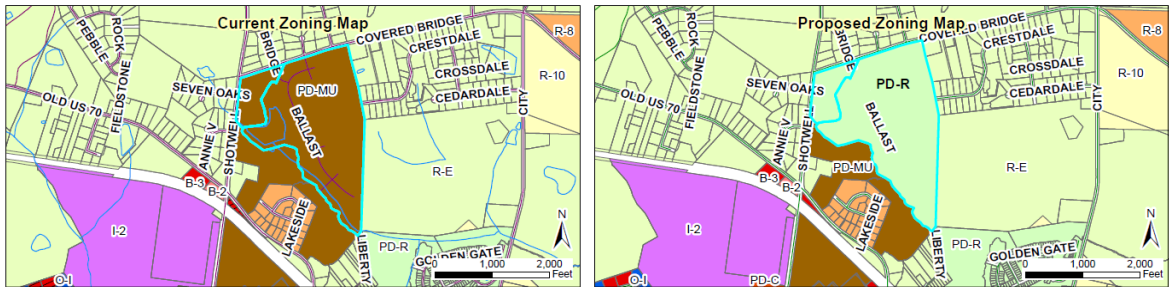
Currently approved,
Highgate phases 1-3



ADJACENT ZONING AND LAND USES:

Highgate phase 4 is surrounded by the existing Highgate master plan to the east, vacant land to the south, and single family residential on all other sides.

Direction	Zoning	Existing Use
North	Residential-Estate	Large lot, single family residential
South	Planned Development – Mixed Use (no current, valid entitlement)	Vacant
East	Planned Development – Mixed Use (existing Highgate master planned subdivision)	Single-family homes (Highgate master planned subdivision, currently under construction)
West	Residential-Estate	Large lot, single family residential



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone 11.34 acres of land from PD-MU to PD-MU, and add that land to the currently approved Highgate master planned subdivision. The rezoning is from a previously expired Planned Development-Mixed Use (PD-MU) to a new Planned Development – Residential (PD-R) entitlement.

This application is running concurrently with a preliminary plat application, acting as a master plan (2017-56-SD, Highgate Phase 4 addition). The master plan designates that the additional land of Phase 4 would be single family residential, and of a type currently existing in the Highgate master plan.

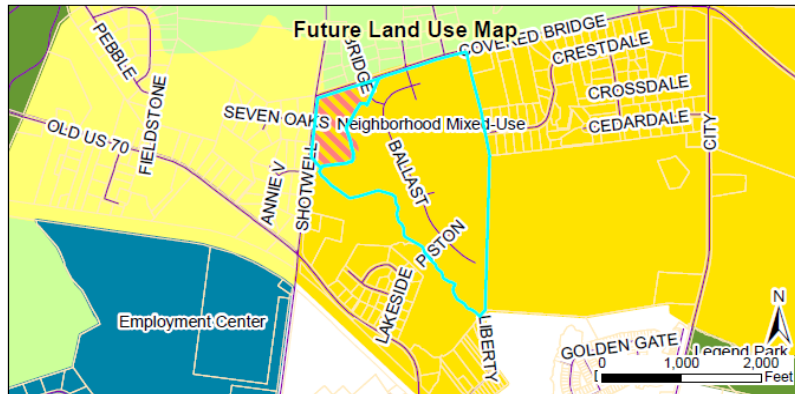
Compatibility with surrounding land uses and potential for adverse effects

The proposed use is a residential subdivision and is compatible with the surrounding land uses, which are primarily single family residential (served by private septic) or vacant.

Consistency with the Comprehensive Plan 2040

The Comprehensive Plan 2040 designates this property as “medium density residential” in the underlying residential future land use. The requested planned development is compatible with this category based on the

proposed density (2.51 dwellings/acre) and requested zoning change. Based on the Comprehensive Plan, medium-density residential allows of up to 5 dwellings/acre.



Capacity/adequacy of public facilities and services

The site is (or can easily be) served by the Sam's Branch sewer line, as well as public water. If capacity exists, it may be approved by Council as an increase in the current allocation to the Highgate master plan.

A Traffic Impact Analysis has been performed designating where off site improvements are needed. The improvements will be tied to development on both the Highgate property as well as two large, undeveloped parcels to the south. Shotwell Road and Covered Bridge Road are both owned by NCDOT.

As students are currently distributed, residents from the Highgate subdivision will attend school at Cooper Elementary, Riverwood Middle School, and Clayton High School. No new school sites are designated or reserved.

CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
 - This rezoning is running concurrently with a major subdivision request (2017-56-SD, Highgate Phase 4, acting as a master plan).
 - Since the time this application was filed, some lots have been platted – Phase 1 of the currently approved plan. At the time this rezoning was filed these lots were not yet carved out This rezoning will affect the original boundary of the properties, including any lots that have since been platted.
 - Dimensional standards for a planned development are set within the master plan.
-

APPROVAL CRITERIA:

The applicant has addressed the Rezoning Approval Criteria outlined in §155.705. The applicant's responses are incorporated as an attachment to the Staff Report.

ATTACHMENTS:

- 1) Application
- 2) Staff Report Map
- 3) Site Map
- 4) Neighborhood Meeting Materials



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

REZONING APPLICATION

Pursuant to Article 7, Section 155.704 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to amend the Official Zoning Map.

Application Fees: **Standard Rezoning Fee: \$500.00**
Rezoning to Planned Development District Fee: \$1,000.00 + \$5.00 acre
Advertisement Fee: \$100.00
All fees are due when the application is submitted.

Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: Highgate Subdivision Acreage of Property: 99.38 acres
County Tag Number: 05G01012Q, 05G01012R NC PIN: 165907-79-0962, 175000-50-9426
Address/Location: The Southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road
Existing Zoning District: PD - MU
Proposed Zoning District: PD - R

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.
Mailing Address: Post Office Box 426 Clayton, North Carolina 27528
Phone Number: (919) 550 - 4740 Fax: (919) 550 - 4741
Contact Person: Jerry T. Dalton
Email Address: jdalton@daltonengineering.com

FOR OFFICE USE ONLY

Date Received: APR 04 2017 Amount Paid: \$1600.00 File Number: 2017-55-PDD

version 1/6/2016

TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: Creech NC, L.L.C. / Everland - Lee, L.L.C.

Mailing Address: 448 Viking Drive Suite 220 Virginia Beach, VA 23452 / 104 State Avenue Suite 103 Clayton, NC 27520

Phone Number: (757) 463 - 5000 x 305 / (919) 971 - 5353 **Fax:** (757) 463 - 3358 / (919) 934 - 3100

Email Address: anthony@lmssi.com / lannycliftonbuilder@gmail.com

EXPLANATION OF PROJECT

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

The Developer of subject parcels is requesting the rezoning of the 99.38 acres to PD - R, with the Rezoning Application to run concurrent with the revised Major Subdivision / Master Plan Application for the proposed project.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			For staff use only:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>3/28/17</u>	☒	☐			
2. Review Fee (\$500 for standard rezoning <u>OR</u> \$1,000 + \$5.00/acre for Planned Developments) and Advertisement Fee (\$100)	☒				
3. Completed application	☒				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	☒	☐			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☒				
6. <i>If property to be rezoned is a portion of a parcel:</i>					
- Property legal description typed (10 pt. font or greater, and also submitted electronically in MS Word format.)	☐	☒			
- Plat showing property to be rezoned, matching legal description.	☐	☒			
7. Adjacent property owners list	☒	☐			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☒				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>			Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>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.</i>	☒				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
The Town of Clayton previously approved the rezoning of the subject parcels to a Planned Development use (PD - MU). The current Developer is seeking to develop the parcels for residential use only, and is requesting the parcels be rezoned to Planned Development - Residential (PD - R).
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The subject project would be developed as a single-family residential subdivision. Currently, there are similar uses (single-family residential subdivisions) located directly adjacent to the proposed project on the North side, the East side, and the West side of the project's acreage.
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The proposed change would allow the subject parcels to be developed for residential use only. Currently, there are similar uses (single-family residential subdivisions) located directly adjacent to the proposed project on the North side, the East side, and the West side of the project's acreage. There are no known commercial uses adjacent to the subject parcels.
4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
The capacity of public facilities in the area is adequate to support the proposed use of the anticipated development. A revision to the Traffic Impact Analysis will be submitted to the Town of Clayton and N.C.D.O.T. for review and comment. The Town of Clayton would provide sanitary sewer and water service for the project. The project contains stormwater management practices, such as stormwater detention facilities, and multiple recreation facilities are located throughout the development.
5. It has been determined that the legal purposes for which zoning exists are not violated.
The subject parcels are proposed to be zoned Planned Development - Residential and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.
6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
The subject parcels are proposed to be zoned Planned Development - Residential and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.
No adverse effects upon adjoining properties are expected.
7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
The development of the subject parcels would be beneficial to the Town of Clayton as well as the surrounding area.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested. 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.

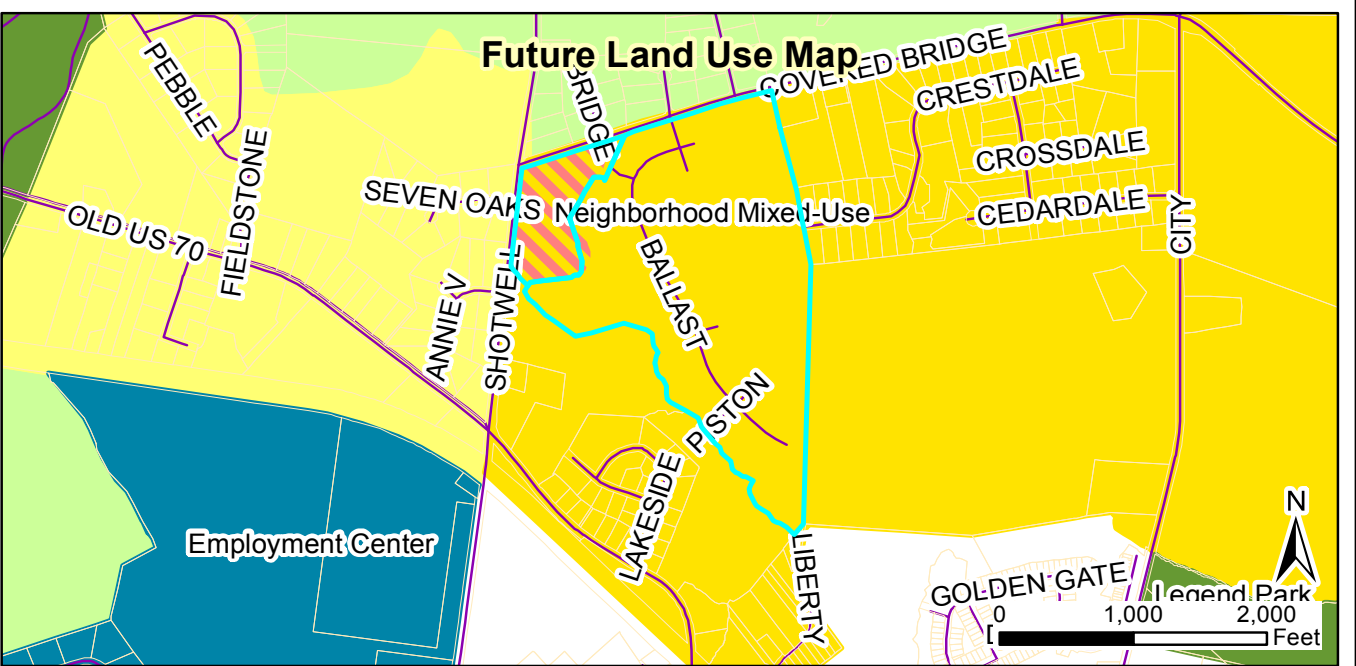
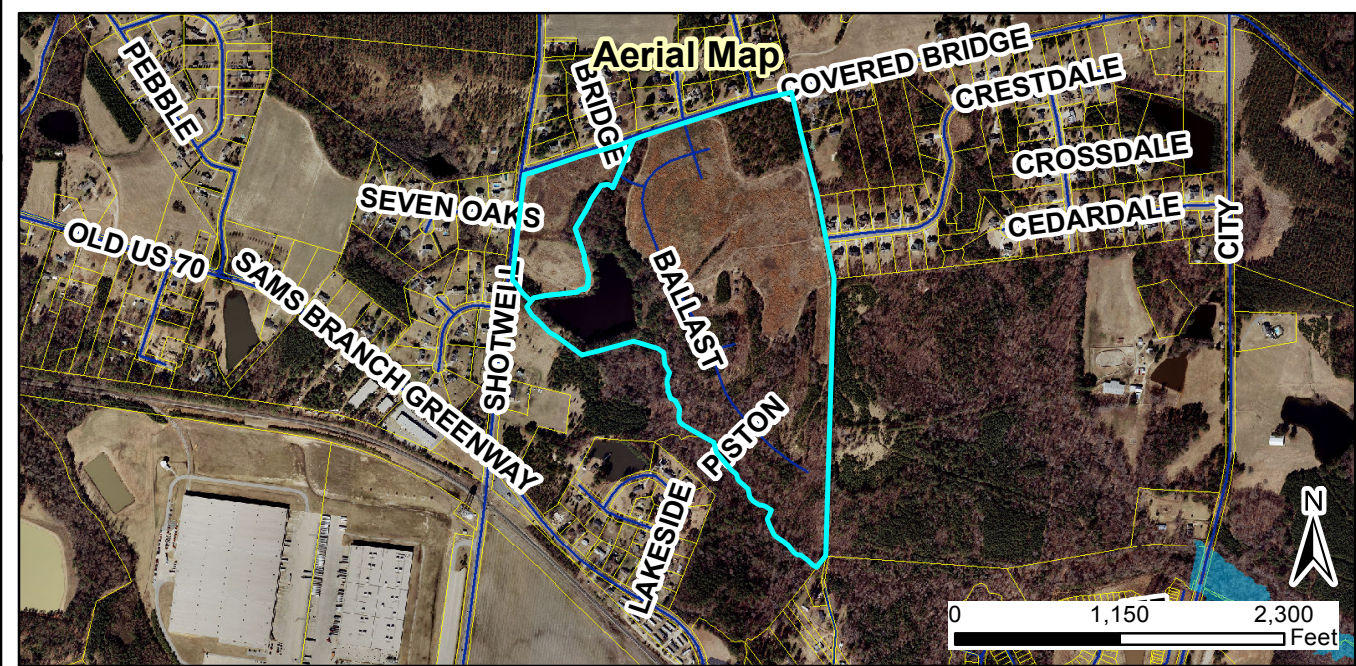
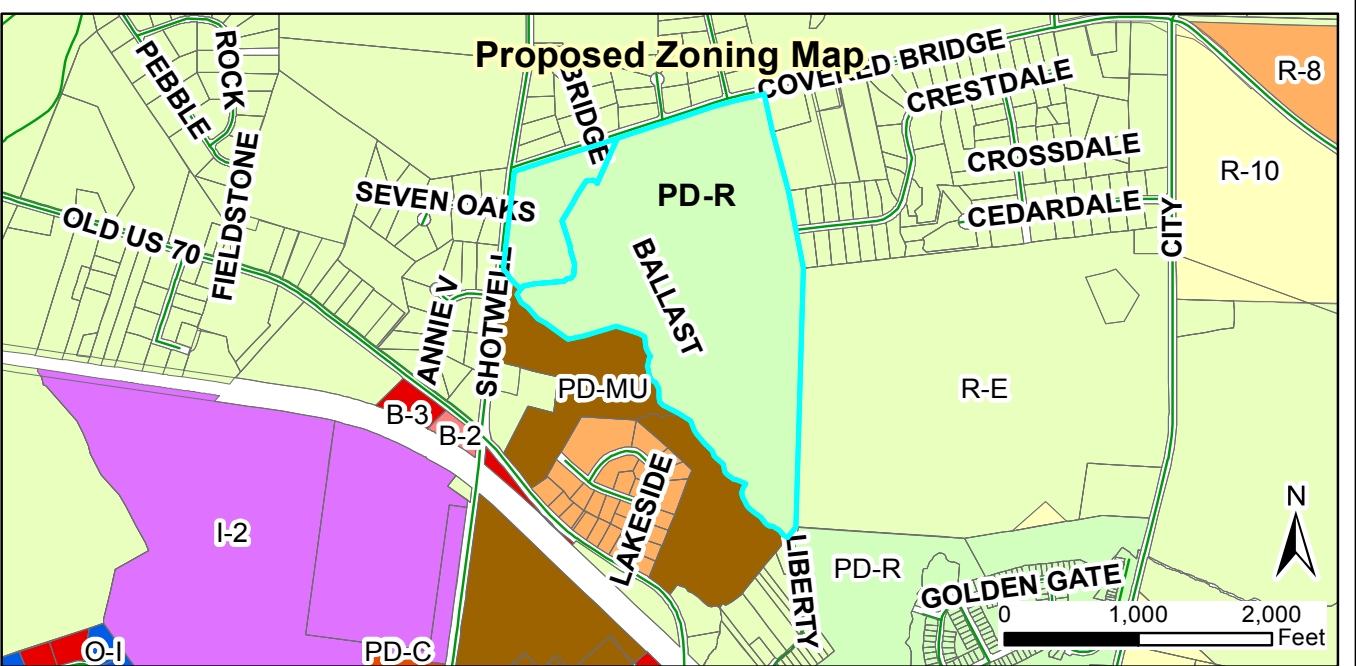
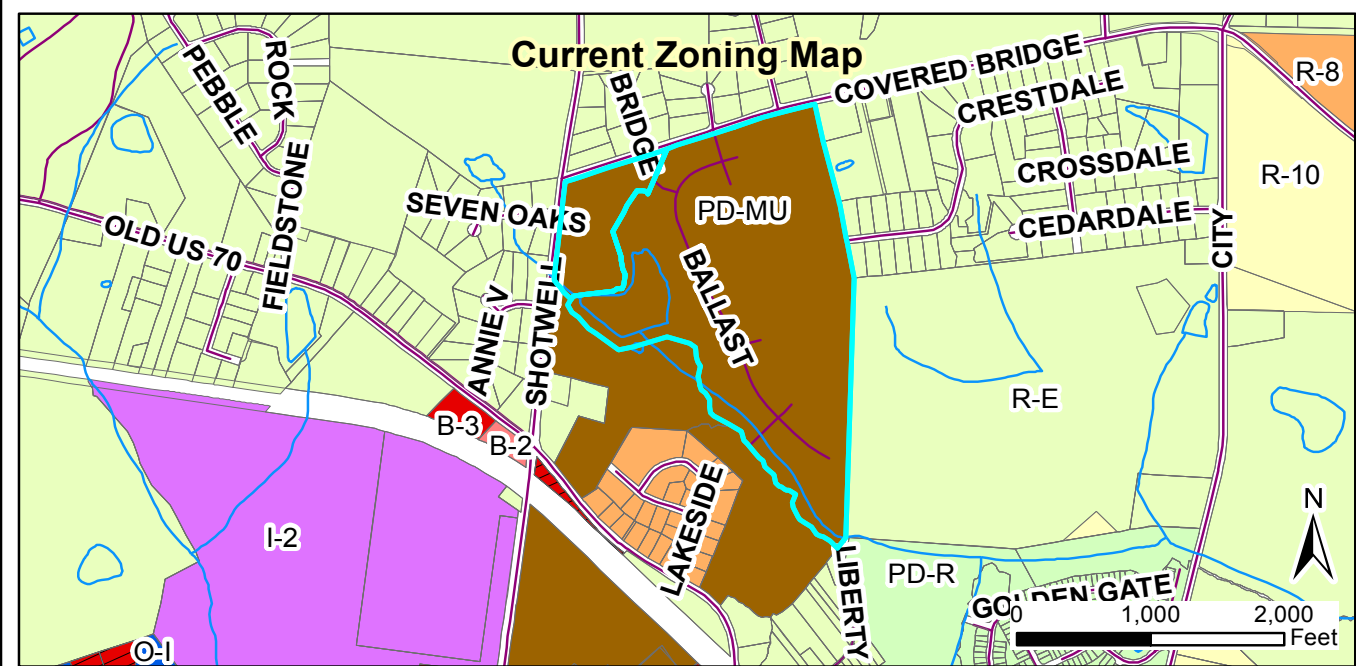
Jerry T. Dalton

Print Name


Signature of Applicant

4/3/17

Date



**Request: Highgate Planned Development - Phase 4
2017-55-PDD, to add land and modify a planned development.
2017-56-SD, update master plan and modify existing plan.**

Staff Report Map

Applicant: Dalton Engineering and Associates
Property Owners: Creech NC LLC / Everland-Lee LLC
Parcel ID: 165907-79-0962 and 175000-50-9426
Tag #: 05g01012q and 05g01012r

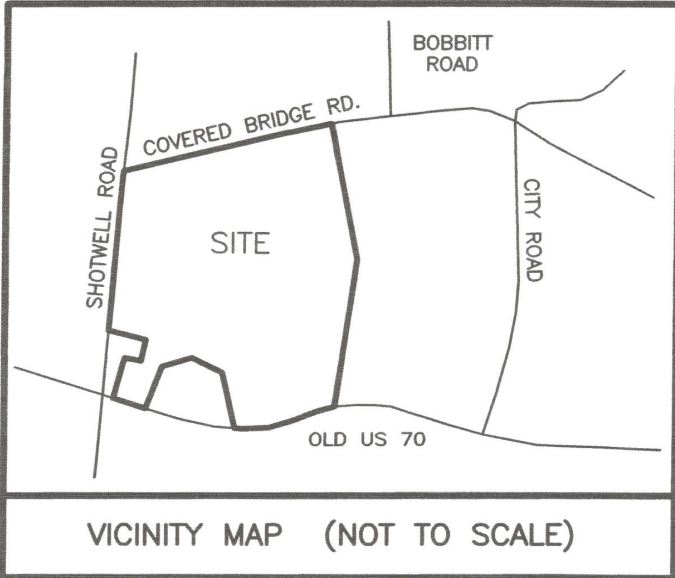


Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2017\2017-56-SD Highgate Subdivision - Phase 4 addition\Maps\Map - Highgate Phase 4 - 2017-56-SD and 2017-55-PDD.mxd

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

08/21/2017
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC AND PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS AND ALL SEWER AND WATER LINES TO THE TOWN OF CLAYTON.

6-15-2016 Ron Lee
DATE OWNER

PROPERTY SHOWN HEREON IS XXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720175000 K EFFECTIVE DATE: DECEMBER 5, 2005

THIS SURVEY:

- ☒ 1) CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ 2) IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ 3) IS ONE OF THE FOLLOWING:
- a) IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- b) IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
- c) IS A CONTROL SURVEY
- ☐ 4) IS OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION
- ☐ 5) FROM THE INFORMATION AVAILABLE, THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION OF THE PROVISIONS (1) THROUGH (4).

6-15-16 Ron Lee
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.

6-15-16 Ron Lee
DATE SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON 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 2116, PAGE 504 ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 2116, PAGE 504. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13th DAY OF JUNE, A.D., 2016



Ron Lee
SURVEYOR
L - 3990
LICENSE NUMBER

I, HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE UNIFIED DEVELOPMENT CODE OF CLAYTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

6-15-16 Beth Hanson
DATE PLANNING DIRECTOR

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	590.00	204.00	N48°51'04"W	202.98
C2	4980.00	414.24	N74°12'47"E	414.12

NUMBER	DIRECTION	DISTANCE
L1	S13°21'36"E	24.95'
L2	S13°21'36"E	5.05'
L3	N76°35'46"E	376.37'
L4	N81°28'00"E	377.59'
L5	S01°55'28"W	3.87'
L6	S36°56'29"W	107.02'
L7	S51°39'15"W	92.36'
L8	S61°13'34"W	49.52'
L9	N66°41'55"W	29.01'
L10	S27°35'20"W	34.60'
L11	N68°23'08"W	25.79'
L12	N86°49'30"W	19.61'
L13	S72°01'18"W	22.88'
L14	N72°38'17"W	28.21'
L15	N48°53'22"W	45.85'
L16	N46°42'47"W	51.00'
L17	N63°10'51"W	24.08'
L18	N46°08'19"W	30.18'
L19	N66°28'14"W	33.06'
L20	N40°34'34"W	24.67'
L21	N50°14'15"W	16.98'
L22	N71°39'41"W	26.78'
L23	N66°38'31"W	32.49'
L24	S35°34'04"W	94.64'
L25	S29°44'34"E	37.13'
L26	N20°32'59"E	135.00'
L27	N20°39'02"E	125.01'
L28	N20°32'10"E	124.75'
L29	N20°55'30"E	125.05'
L30	N20°33'11"E	289.93'
L31	N19°53'59"E	90.38'
L32	N03°51'11"E	10.03'
L33	S29°55'55"W	308.10'
L34	S30°00'14"W	62.33'
L35	S29°56'38"W	165.30'
L36	S46°46'29"E	3.17'
L37	N44°49'59"E	12.99'
L38	S57°18'59"W	132.84'
L39	N76°00'26"W	200.00'
L40	S34°14'04"W	137.25'
L41	N12°41'51"W	211.58'
L42	N76°35'46"E	40.55'
L43	S75°26'48"W	275.03'
L44	S72°12'15"W	512.55'
L45	S71°49'48"W	538.36'
L46	S39°16'18"E	165.86'
L47	S46°24'35"E	247.60'
L48	S47°18'21"E	279.64'
L49	S08°29'02"W	222.28'
L50	S55°42'26"E	190.52'
L51	S25°51'41"E	156.68'
L52	S25°23'43"W	223.41'
L53	S13°58'13"W	247.86'
L54	S69°20'35"E	159.94'
L55	S04°34'00"E	467.42'
L56	S42°49'03"E	165.07'
L58	S38°00'20"E	28.94'

NUMBER	DIRECTION	DISTANCE
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L60	N53°34'40"W	35.77'
L61	N42°52'54"W	46.78'
L62	N56°20'46"W	56.17'
L63	N81°12'22"W	26.74'
L64	N55°43'45"W	28.73'
L65	N36°15'40"W	66.80'
L66	N55°23'44"W	55.30'
L67	N52°35'27"W	46.55'
L68	N39°02'00"W	23.43'
L69	N25°37'05"W	83.77'
L70	N14°57'37"W	35.32'
L71	N21°35'34"E	37.96'
L72	N29°23'47"E	33.93'
L73	N60°40'50"W	58.81'
L74	N81°07'58"W	19.66'
L75	N74°11'53"W	15.83'
L76	N54°50'11"W	31.09'
L77	N63°17'33"W	19.97'
L78	N39°44'17"W	34.90'
L79	N14°02'53"W	64.79'
L80	N47°21'50"W	65.44'
L81	N44°30'14"W	24.51'
L82	N17°28'08"W	42.98'
L83	N48°46'46"W	44.14'
L84	N42°06'39"W	44.83'
L85	N38°11'25"W	88.24'
L86	N37°49'37"W	34.76'
L87	N16°08'33"W	71.40'
L88	N59°25'24"W	239.48'
L89	N46°44'58"W	37.60'
L90	N07°48'33"W	38.90'
L91	N02°03'53"E	58.09'
L92	N28°10'28"W	61.27'
L93	N57°14'46"W	36.98'
L94	N20°33'22"W	42.04'
L95	N09°37'28"W	8.57'
L96	N06°35'52"W	37.48'
L97	N13°23'14"W	17.09'
L98	N05°35'56"E	24.91'
L99	N13°55'19"E	36.48'
L100	N23°55'38"E	22.53'
L101	N30°47'32"W	35.92'
L102	N24°35'06"W	25.32'
L103	N07°53'55"W	26.18'
L104	N06°46'35"W	65.81'
L105	N52°55'23"W	50.29'
L106	N72°02'07"W	180.10'
L107	S73°24'59"W	251.83'
L108	S77°33'35"W	122.47'
L109	N52°42'14"W	212.46'
L110	N57°07'44"W	64.85'
L111	N41°21'46"W	115.49'
L112	N51°05'36"W	63.12'
L113	N28°27'04"W	65.76'
L114	N34°27'14"E	81.41'
L115	N80°31'45"E	87.59'
L116	N85°13'47"E	218.15'
L117	N55°36'50"E	30.87'
L118	N83°11'59"E	33.53'
L119	N36°07'33"E	28.11'
L120	N05°54'14"E	83.13'
L121	N15°46'57"W	44.75'
L122	N14°20'35"W	67.39'
L123	N09°05'36"E	25.74'
L124	N17°40'36"W	205.96'
L125	N30°54'21"E	163.56'
L126	N27°24'42"E	66.31'
L127	N33°05'16"E	129.46'
L128	N86°59'23"E	49.80'
L129	S68°14'20"E	27.25'
L130	S23°17'34"E	15.23'
L131	N24°23'49"E	374.53'

ADJOINING PROPERTY INFORMATION

NUMBER	DIRECTION	DISTANCE
L132	N57°20'40"E	123.00'
L133	N29°56'38"E	70.10'
L134	N29°56'38"E	268.50'
L135	N05°50'30"W	98.42'
L136	N23°05'16"E	117.94'
L137	N82°04'11"E	97.59'
L138	S88°46'22"E	199.59'
L139	S66°49'33"E	99.62'
L140	N60°06'12"E	92.62'
L141	N68°04'31"E	134.40'
L142	S86°25'29"E	89.64'
L143	S59°28'12"E	189.40'
L144	S35°07'57"E	155.97'
L145	S59°13'33"E	36.10'
L146	N30°57'18"E	2.78'
L147	S47°06'47"E	20.44'
L148	S30°57'18"W	18.49'
L149	N59°13'33"W	60.31'
L150	N35°07'57"W	155.92'
L151	N59°28'12"W	180.29'
L152	N86°25'29"W	80.32'
L153	S68°04'31"W	128.48'
L154	S60°06'12"W	101.21'
L155	N66°49'33"W	105.73'
L156	N88°46'22"W	194.11'
L157	S82°04'11"W	84.67'
L158	S23°05'16"W	101.47'
L159	S05°50'30"E	99.72'
L160	S29°56'38"W	177.81'
L161	S29°56'38"W	165.30'
L162	S43°28'12"W	12.85'
L163	S57°18'59"W	119.59'
L164	N38°00'20"W	20.09'

- 1-CAROL A. FIELD
DB 1872 PG 597
PB 19 PG 153
PIN 165907-68-5693
- 2-CAROL A. FIELD
DB 1872 PG 597
PB 19 PG 153
PIN 165907-68-7520
- 3-DILLION D. BLACKMON
BOBBIE LOU BLACKMON
DB 708 PG 576
PB 10 PG 145
PIN 165907-68-7491
- 4-ALFRED RAY MOORE
AGNES MOORE
DB 802 PG 716
PB 10 PG 145
PIN 165907-68-7288
- 5-HELEN S. JONES
DB 1286 PG 415
PB 10 PG 145
PIN 165907-68-6095
- 6-WILLIAM R. BRITT, JR.
BETTY B. BRITT
DB 4571 PG 259
PB 10 PG 145
PIN 165907-67-6943
- 7-KERRY SCOTT CHESNUT
BARBARA CHESNUT
DB 798 PG 411
PB 10 PG 145
PIN 165907-67-5892
- 8-NILOUS I. BANKS
DB 1745 PG 849
PB 10 PG 145
PIN 165907-67-5741
- 9-ZABIJULAH NAZARI
RAHIMA NAZARI
DB 3721 PG 145
PB 5 PG 3
PIN 165911-77-3010
- 10-MARTIN L. MOODY, JR.
DB 4760 PG 112
PB 5 PG 3
PIN 165911-77-3038
- 11-HECTOR M. PENA
DB 1468 PG 716
PB 5 PG 3
PIN 165911-77-3281
- 12-HECTOR PENA
DB 3767 PG 217
PIN 165912-77-5490
- 13-MICHAEL BEASLEY
DB 3082 PG 455
PB 5 PG 3
PIN 165912-77-6459
- 14-MICHAEL BEASLEY
DB 3082 PG 455
PB 5 PG 3
PIN 165912-77-6575
- 15-MICHAEL BEASLEY
DB 3082 PG 455
PB 5 PG 3
PIN 165908-77-7604
- 16-JOSE L. JUAREZ
DB 1939 PG 538
PB 5 PG 3
PIN 165908-77-7804
- 17-CASEY RANDALL BROWN
MEGHAN WAGNER BROWN
DB 4358 PG 960
PIN 175000-70-8270
- 18-RUPESH PRAJAPATI
CANDACE PRAJAPATI
DB 4552 PG 097
PIN 175000-70-8511

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) GRID TIE BY GPS
- 6) ZONING: PD-MU
- 7) PARENT TRACT DEED DB 2916 PG 504
- 8) NC PIN NO. 165907-69-6977
- 9) PARCEL NO. 05G01012A

REFERENCES:

DB 479 PG 314	PB 37 PG 371
DB 424 PG 097	PB 1 PG 205
DB 285 PG 106	PB 63 PG 405
DB 137 PG 416	PB 19 PG 153
DB 109 PG 133	PB 41 PG 115
DB 1857 PG 298	PB 39 PG 415
DB 1359 PG 740	PB 6 PG 111
DB 2627 PG 560	PB 60 PG 088
DB 1633 PG 034	PB 61 PG 476
DB 1474 PG 176	PB 5 PG 003
DB 1233 PG 399	PB 66 PG 294-295
DB 2830 PG 892	
DB 2400 PG 665	
DB 1141 PG 108	
DB 771 PG 699	
DB 1495 PG 394	
DB 1399 PG 049	
DB 1343 PG 101	
DB 1408 PG 718	
DB 2088 PG 960	
DB 2093 PG 146	
DB 1359 PG 030	
DB 1994 PG 034	
DB 1514 PG 751	
DB 1954 PG 848	
DB 1418 PG 433	
DB 634 PG 517	
DB 1872 PG 597	
DB 708 PG 576	
DB 802 PG 716	
DB 1286 PG 415	
DB 742 PG 290	
DB 798 PG 411	
DB 1745 PG 849	
DB 1409 PG 496	
DB 2561 PG 253	
DB 1468 PG 716	
DB 731 PG 631	
DB 1204 PG 705	
DB 1939 PG 538	
DB 1387 PG 514	
DB 2758 PG 965	
DB 4571 PG 259	
DB 3721 PG 145	
DB 3767 PG 217	
DB 4760 PG 112	
DB 3082 PG 455	
DB 4358 PG 960	
DB 4552 PG 097	

LINE	BEARING	DISTANCE
L165	N47°45'02"W	28.90'
L166	N42°37'06"W	55.25'
L167	N36°31'29"W	40.80'
L168	N36°29'33"W	37.52'
L169	N39°49'46"W	20.49'
L170	N53°09'13"W	8.12'
L171	N64°35'03"E	52.03'
L172	N76°03'38"E	37.22'
L173	N51°32'43"E	29.63'
L174	S86°46'35"E	56.26'
L175	S37°29'54"E	34.83'
L176	N66°43'01"E	55.84'
L177	S81°50'31"E	54.64'
L178	N61°23'44"E	30.78'

SUBDIVISION PLAT
FOR

EVERLAND-LEE, LLC.
CLAYTON TOWNSHIP, JOHNSTON COUNTY

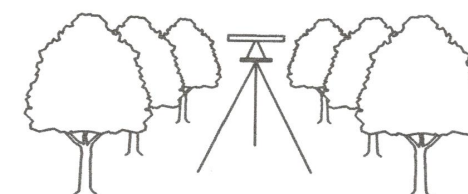
NORTH CAROLINA

MAY 26, 2016

SHEET 1 OF 2



TRUE LINE SURVEYING, P.C.



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

SURVEYED BY:	STEVE
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	5-25-05
JOB NO.	122.244

OWNER: EVERLAND-LEE, LLC.
1294 SHOTWELL ROAD
CLAYTON, N.C. 27520

LEGEND

- IFF
● IPS
● CWP
● PKNF
● PKNS
● RRS
● CC
● CP
● P/P
● OPW
● R/W
● S.F.
● AC
● DB
● PB
● BOM
● PG
● LF
● 1SS
● 1SSL
● 1SR
● 100
-- -- --
● IRON PIPE FOUND
● IRON PIPE SET
● CONCRETE MONUMENT FOUND
● PARKER-KALON NAIL FOUND
● PARKER-KALON NAIL SET
● RAILROAD SPIKE
● CONTROL CORNER
● COMPUTED POINT
● POWER POLE
● OVERHEAD POWER LINE
● RIGHT OF WAY
● SQUARE FEET
● ACRE
● DEED BOOK
● PLAT BOOK
● BOOK OF MAPS
● PAGE
● LINEAR FEET
● LOT HAS OFFSITE SEWER
● OFFSITE SEWER LOT
● RECOMBINATION LOT
● STREET ADDRESS
● LINES NOT SURVEYED

REVIEW OFFICER'S CERTIFICATE

Don B. Saldin REVIEW OFFICER OF JOHNSTON COUNTY, NC
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

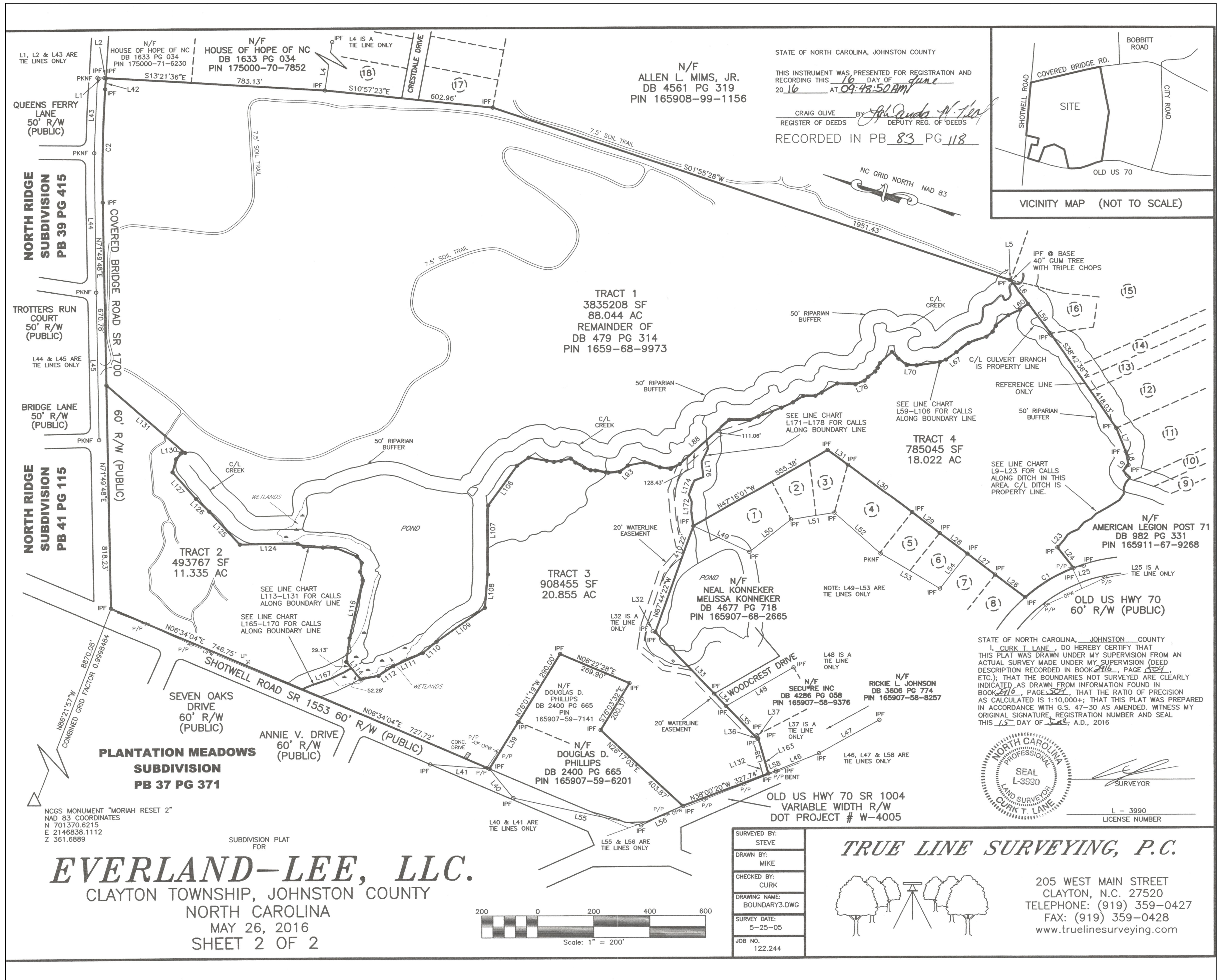
6-15-16 Don B. Saldin
DATE REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 16 DAY OF June 20 16 AT 09:48:50 AM

CRAIG OLIVE BY Paula M. Neal
REGISTER OF DEEDS DEPUTY REG. OF DEEDS

RECORDED IN PB 83 PG 117



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Dalton Engineering and Associates, P.A.

Location/Date: 446 East Main Street Clayton, NC / 8/21/17

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC
2	Sandra Johnson-Lew	103 Covered Bridge Rd Clayton
3	DONALD J. LEW	103 Covered Bridge Rd Clayton
4	Debra Tull	1574 Shotwell Rd Clayton NC
5	Richard McLaughlin	271 Covered Bridge Rd CLAYTON
6		
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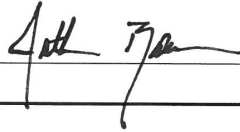
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 8/10/17

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

Printed Name: Jonathan Barnes

Signature: 

Date of Meeting: 8/21/17

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC

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

There were a total of five attendees at the Neighborhood Meeting for subject project, which included a Representative of the Owner / Developer. Items that were discussed during the Meeting included the reasoning behind the request for the Rezoning Application, the location of the 'new' 50' wide residential lots being proposed within Phases 2, 3 and 4, verification that there were no current plans for any of the acreage within subject project to be developed for a commercial use (the Neighbors were concerned that a commercial - related use, such as a convenient store, could be developed on / within the acreage designated as Phase 4), vehicle headlights illuminating the existing residential dwellings located on the opposite side of Covered Bridge Road (across from the project's entrance), and stormwater runoff from the project and how the runoff was proposed to be addressed. There have been no changes made to the revised Master Plan as a result of the Neighborhood Meeting.

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

01/06/2016

Page 6 of 17

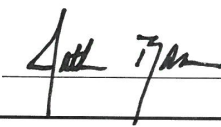
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Signature: 

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Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC

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

Please add me to the notification list: Debra Tuttle 1574 Shotwell Rd Clayton
Water quality effect on neighbors Richard McLaughlin 271 Covered Bridge Rd Clayton

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

Dalton Engineering

and Associates, P.A.

August 10, 2017

David Wayne Creech
143 Covered Bridge Road
Clayton, NC 27520-7055
175000-61-2181

Dear Mr. Creech:

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: Monday, August 21, 2017 Meeting Time: 6:30 PM

Meeting Location: Dalton Engineering and Associates, P.A.
446 East Main Street
Clayton, NC 27520

Type of Application: Master Plan – Revision and Rezoning Application

Project/proposal property address: The project is located in the Southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road.

Description of project/proposal: The Developer of Highgate Subdivision has submitted a revised Master Plan to the Town due to an interest in incorporating an additional parcel of land into the development, as well as revising the previously-approved lot layout. A Rezoning Application has also been submitted to request the parcels be rezoned to Planned Development – Residential.

Upcoming public meetings for this application (Planning Board and/or Town Council):
Planning Board and Town Council

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.

446 East Main Street ▲ P.O. Box 426 ▲ Clayton, NC 27528 ▲ (919) 550-4740/Fax (919) 550-4741

If you have any questions prior to or after this meeting, you may contact our office at 919-550-4740. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Barnes", is written over the printed name.

Jonathan Barnes

Dalton Engineering and Associates, PA

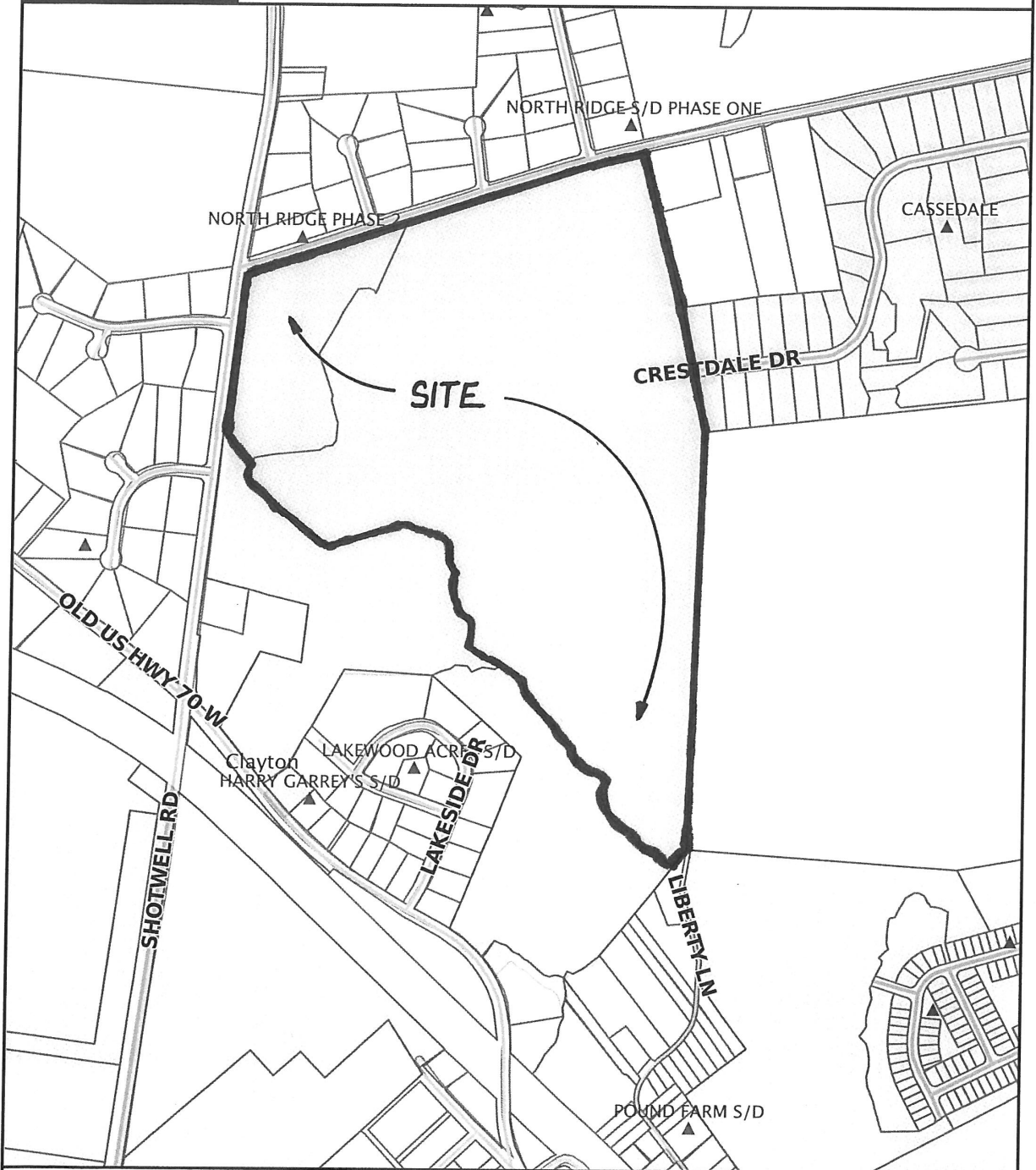
Cc: Town of Clayton Planning Dept.

HIGHGATE SUBDIVISION



*** DISCLAIMER ***

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



Scale: 1:7570 - 1 in. = 630.8 feet

(The scale is only accurate when printed portrait on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
August 9, 2017



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

October 23, 2017

STAFF REPORT

Application Number: 2017-146-SD

Project Name: Capps Tract Townhomes, Major Preliminary Plat

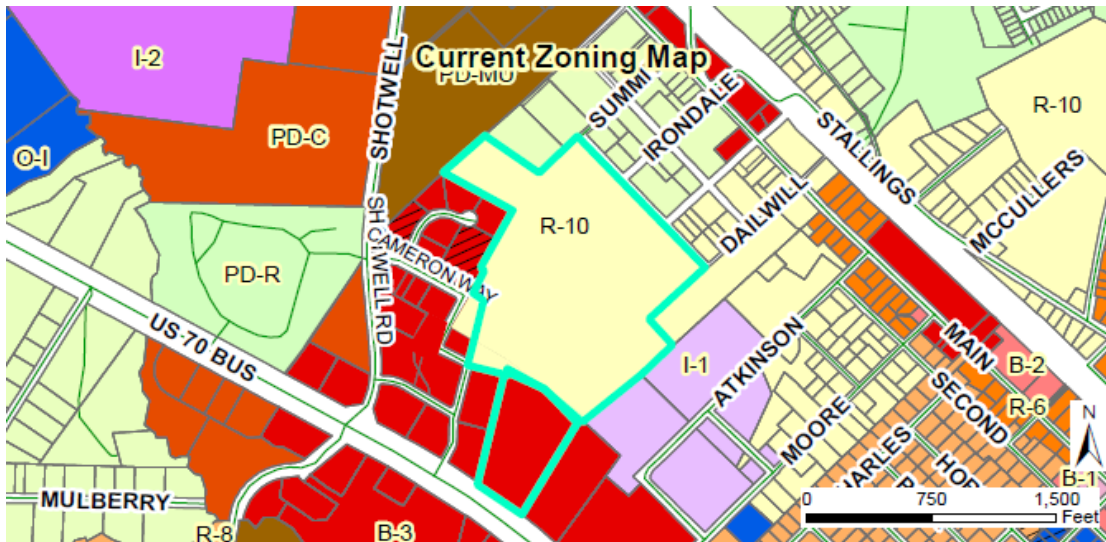
NC PIN / Tag #: All of 165911-65-2257, and portion of 165915-54-6707
Town Limits/ETJ: Partially town limits and partially ETJ
Overlay: Portion within the Thoroughfare Overlay District, but is not part of the subdivision plan
Applicant: Withers Ravenel, Inc.
Owner: Estate of Stella Puckett Capps
Location: The property is located behind the Comfort Inn and Suites, at the end of Enterprise Drive and Cameron Way.

Public Noticing:

- Neighborhood meeting October 4, 2017
- Site posted prior to October 1, 2017
- Letters mailed prior to November 24, 2017
- Newspaper ad posted prior to November 22, 2017

REQUEST: The applicant is requesting preliminary plat approval to develop 167 townhomes. A Special Use Permit (2017-145-SUP) request to allow townhomes in the R-10 zoning district is also running concurrently.





SITE DATA:

Acreage: 36.27 acres developed as townhomes
Existing Use: Agriculture and vacant woodlands

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Single family residential and vacant
South	Highway Business (B-3)	Hotel, and vacant
East	Light Industrial (I-1) and Residential-10 (R-10)	Single family residential, church, industrial warehouse, and vacant industrial land
West	Highway Business (B-3)	Commercial (gym, office park, and vacant)

DEVELOPMENT DATA:

Proposed Uses: 167 Townhome residential units

Buildings: Approx. 30 buildings, with each unit on its own lot; no clubhouse or community building is proposed

Dimensional Standards (proposed):

Max. building height:	45'
Min. lot width:	20'
Min. lot area:	1,600 sqft
Lot max. impervious:	85%
Max. lot coverage:	85%
Front setback:	8'
Side interior setback:	0'
Min. bldg separation:	14' (specified by applicant)
Side street setback:	10'
Rear setback:	5'
Front garage setback:	25' from back of sidewalk

Impervious Surface: 35% impervious for total site (R-10 allows 50% for conventional subdivision)

Required Parking: 2 spaces per unit

Proposed Parking: 2 spaces per unit

- Front-loaded units have one-car garage with one-car parking pad.
- Rear-loaded units have one-car garage with two-car parking pad.

Fire Protection: Town of Clayton

Access/Streets: Access via Enterprise Drive (connects to US 70 Bus.) and Cameron Way (connects to Shotwell Road)

Water/Sewer Provider: Town of Clayton

Electric Provider: Town of Clayton

STAFF ANALYSIS:**Overview**

The applicant is requesting preliminary subdivision plat approval for a 167± townhome neighborhood. Only a portion of the property is being used to develop townhomes. Another portion of the parcel (approx. 7 acres with frontage on US Hwy 70 Bus.) is being subdivided off because it is commercially zoned. The easternmost portion of

the parcel (approx. 7 acres) is separated from the townhome section by a riparian area, and is being retained in natural condition.

Of particular note, the developer has coordinated and collaborated with neighbors and the Town to create a plan for the realignment of Enterprise Drive that would not only activate vacant parcels, but also create better traffic flow. In addition, the developer is coordinating with a separate adjacent landowner who also has a development application in process, to create a roadway connection to the east to Moore Street. These alterations are of benefit to the proposed townhome development, surrounding properties, and lead to a better development pattern for that portion of town, in general. In particular, the roadway connection to Moore Street, if realized, would provide a direct connection for this new neighborhood to downtown Clayton and the central business district.

Consistency with Adopted Plans:

- **Comprehensive Plan**
The request is consistent with the Comprehensive Plan.
- **Unified Development Code**
The proposed development (townhomes) is permitted by a Special Use Permit, which requires that the applicant provide evidence that performance criteria are met by the proposed development. Some aspects of the development may not currently meet the intent of the Unified Development Code. Town staff is continuing to work with the applicant to address any potential deficiencies or conflicts.

Compatibility with Surrounding Land Uses

The site is surrounded by residential (mostly large lot homes, primarily utilizing septic systems), a commercial office park, a church, and a warehousing facility. A townhome development is a compatible use with this particular mix of surrounding land uses. The density of the townhome development is close to four units per acre, when the entire area is considered. When just looking at the area west of the creek and wetlands, the density of the townhomes are closer to eight units per acre. Either density can be compatible with the surrounding commercial services and uses.

Landscaping and Buffering

Based on the zoning district, no landscape buffering is required along adjacent neighbors, except where abutting Residential-Estate (R-E) properties (which would require a Class A buffer). Most of the areas adjacent to R-E zoned properties are not being disturbed, and the existing vegetation will function as the buffer. However, the development is proposing an enhanced buffer along two properties in the northwest corner, to help mitigate any impacts from the proposed development on the adjacent homeowners.

As part of the Special Use Permit, it is recommended that the development provide a landscape buffer along all property lines where residential units would back up to commercially-zoned parcels. This would ensure a more harmonious relationship between the residential properties and the adjacent properties.

Recreation and Open Space

According to the revised site plan submission following the review of the Technical Review Committee, no clubhouse or other amenity center is proposed. A tot lot (playground) is proposed in a remote area with no vehicular or pedestrian access, and unimproved, passive open space is proposed elsewhere throughout the development to serve the recreational needs of the 167 homes. A large portion of this open space appears to be fairly inaccessible, being located east of the jurisdictional stream and wetlands, on the opposite side of the homes. Staff recommends that this inaccessible open space not be considered by Council when determining if open space requirements are met for this development. There is no detail drawing or site plan for the playground area, so it

is difficult to determine if this development meets the minimum recreation requirements, or to justify the payment of the reduced fee-in-lieu for recreation. Generally speaking, a project of this size in Clayton usually provides an amenity for residents beyond what is currently proposed. Staff has provided commentary in the recommended conditions of approval to help guide the applicant toward meeting the minimum recreational requirements of the Code, if that is their intention. A townhome development does not necessarily have to provide recreational amenities in order to be approved.

Environmental

A stream runs through the middle of the parcel, and a large portion of the site is considered wetlands. A farm pond used to be on the site, and can be viewed on old aerial images of the site. The pond was recently drained (within the past two or three years), but the wetlands associated with the pond have not yet retreated to their pre-pond condition (if indeed they ever will). Regardless, the site has been designed with these constraints in mind, and although some impact to the wetlands may occur, it will be reviewed and permitted by the appropriate regulating agencies. Resource conservation areas (stream buffers, wetlands, 100-year flood zones) not being mitigated and to remain on site shall be preserved by a binding legal instrument recorded with the deed at time of platting.

Access/Streets

The realignment of Cameron Way and Enterprise Drive create an intersection that functions as the primary access for nearly 150 homes – every unit which does not front on Street “C”. The applicant has proposed that private Alley #2, located between Cameron Way and Street “C” can function as a separate fire access lane. Staff does not support using private alleys as primary fire access lanes, which are narrower than other access lanes. With a development of this size (greater than 75 units, but fewer than 250 units), a minimum of two fully functional access points are required, per §155.400(E)(2)(b). At this time, staff feels that the applicant has not adequately addressed access concerns. Staff has incorporated in to the recommended conditions of approval different ways by which the applicant can meet this public safety access requirement.

A stub-out is provided to the public right-of-way to the north, but only one connection is made. After this connection crosses the property line, it will remain in its current condition – an unimproved, dirt road (Summit Drive). In its current condition, this access cannot meet the requirements of the code for police/fire/EMS access. Another stub-out is shown to the east, which would connect with Atkinson Street and Moore Street. This connection relies on two other property owners, but would provide a significant connection to the main part of downtown Clayton. The developer has been receptive to connecting their project to the greater fabric of their surroundings, and has been strongly in favor of realizing the connection to Moore Street sooner rather than later.

Wastewater

A wastewater allocation has been submitted requesting 60,120 gpd to serve 167 homes. This amount of allocation requires approval by Town Council.

Traffic Impact Analysis

The Traffic Impact Analysis (TIA) was originally conducted using an estimate of 152 townhomes, anticipated to generate 890 trips per day. Morning peak hour trips are projected at 67, with 79 projected peak hour trips in the evening. Staff has incorporated a condition of approval that requires the update of these figures to reflect the actual number of townhomes currently proposed (167), although the impact will likely be insignificant.

Major access to and from the site as it currently stands would occur on Shotwell Road and US Hwy 70 Business. From US Hwy 70 Bus., access to Enterprise Drive is proposed to be a right-in/right-out condition, and NCDOT has

recommended minor changes to the striping proposed by the applicant's traffic consultants for the full-access intersection at Cameron Way and Shotwell Road.

The TIA recommended that the following off-site improvements be implemented by the developer of this subdivision, which were only slightly modified by NCDOT (see figure):

- Re-stripe the westbound approach at the intersection of Cameron Way and Shotwell Road.

If or when a fully-realized connection is constructed to the east to Atkinson Street and Moore Street, it will result in greater access to downtown Clayton, as well as dispersal of traffic to the east. The same will occur if or when Summit Street is fully constructed and creates a connection to Main Street to the north.



Garbage / Recycling

Roll-out trash service is anticipated. Sanitation vehicles are anticipated to use alleys (when available), and front-loaded homes will place their trash bins on the public street for pick up. Alleys must be constructed to support the weight of sanitation vehicles.

Architecture/Design

The twenty foot minimum lot width has the potential to create access issues for police/fire/EMS as well as sanitation trucks. For contrast, the minimum lot width in an R-10 open space subdivision for a single family detached home or a townhome with 3+ units are 50' and 25', respectively. In past experience, when roads have a driveway every 20', on-street parking is a challenge. The standard for an on-street parking space is 10' wide by 23' long, which means that when lots are 20' wide, there is no room for on-street parking on that side of the road without blocking driveways. The lack of "overflow" parking potential in a design with 20' lot widths has led to a redesign of the roads in this development. As a result, the plans display an altered street cross-section, with on-street parking present on the side with alley-loaded townhomes, and driveways and front-loaded townhomes on the opposite side of the street (with on-street parking severely limited on that side of the street). A parking detail (Sheet C4.0) has been provided to help illustrate the point. The modified street cross-section, along with a code-required minimum front setback for garages of 25' from the sidewalk, should provide a sufficient amount of parking such that access is not impeded. The details of this cross-section still need to be finalized between the applicant and the Planning and Engineering Departments, to ensure that all goals are met, including incorporation of sufficient room for public infrastructure.

Given the unique nature of the street cross-section, it is also strongly recommended that the on-street parking be formalized, with striping and landscaped islands for every 6 on-street spaces as well as at intersections. The alley-loaded units should have standard curb along their street frontages, to coordinate with the urban, stoop-home character of the street cross-section. Standard curb is also recommended by the Planning Department for areas where distance between driveways exceeds 30'. The exact details of the street cross-sections have yet to be

completely resolved between the developer and town staff, but should be substantially resolved by the time this application is heard by Town Council.

Waivers/Deviations/Variations from Code Requirements

Even though no particular waivers or variances are proposed from current Code requirements, this type of development sets its own development standards through the Special Use Process. Consequently, greater attention to design and performance must be paid. In particular, the very narrow lot widths (min. 20') require a greater attention to on-street parking. Even though the town requirement for parking is two spaces per residential unit, the town has run into issues in other recent developments where front garage setbacks did not accommodate all parking on site, causing access problems for service and public safety vehicles. In these developments, this problem was exacerbated by the narrow lot widths in this same development. Consequently, a custom street cross-section is recommended for the Capps townhomes, to accommodate sufficient overflow parking on-street, and to ensure sufficient access for sanitation and public safety vehicles. This may require a slightly wider public right-of-way to accommodate all competing interests. Town staff will work with the developer to create a harmonious street cross-section that accommodates all foreseeable conflicts.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval for 167 townhomes.
 - Additional consideration must be given to the interaction of the narrow lot widths, on-street parking, and public safety access, as well as the overall number of access points for the development.
 - It is unclear if the current plan meets the minimum standards for recreation and open space provision necessary to support a reduction in the recreation fee-in-lieu payment.
 - This approval is subject to approval of the associated Special Use Permit (2017-145-SUP).
 - Recreation fees are paid at time of platting.
 - Development fees are paid at building permit issuance.
-

FINDINGS:

The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS:

If approved, the following conditions of approval are recommended by staff:

1. These Conditions of Approval, and any others associated with the Special Use Permit (2017-145-SUP) shall be recorded upon the final plan set, which will be delivered to the Planning Department for review and final approval.
2. Annexation of the entire property is required prior to the recordation of a plat or connection to town utilities.

3. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.
4. All roads, trails, sidewalks, public infrastructure (water, sewer, electric, etc.) and/or greenways shall be built and stubbed to the property line.
5. Resource conservation areas as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.
6. Where alleys are used for garbage or sanitation service, their width and design shall be coordinated with the Engineering Department, and the alleys shall be designed and inspected to accommodate the weight of the appropriate vehicles.
7. The re-alignment of Cameron Way and Enterprise Drive shall be completed or financially guaranteed prior to the recordation of the first plat.
8. The alignment (horizontal and vertical) of Street "C" shall be reviewed and approved by the Engineering Department to ensure that a connection can be made to Atkinson Street. A linear extension of Atkinson Street is currently proposed to match the existing right-of-way, but other options may be considered as long as they meet Engineering Department specifications.
9. Site interior landscaping requirements (per §155.402(D)) must be met for all common and/or open space areas. Supplemental plantings may be required.
10. Access, public safety, and connectivity:
 - a. All required access points shall be constructed or guaranteed prior to platting of the lot that generates their requirement.
 - b. Private alleys shall not constitute a fire access lane. Only public roads built to accommodate fire apparatus may count toward meeting these requirements.
 - c. A secondary, public access point (other than the access at the intersection of Cameron Way and Enterprise Drive), shall be constructed or guaranteed prior to the platting of the 75th lot or unit. Recommended connections include:
 - i. Extending the Cameron Way cul-de-sac down to the south to intersect with Street "C",
 - ii. Paving Summit Drive (to the north) up to its intersection with Main Street, or
 - iii. Extending Street "A" to the north to connect to Irondale Drive, and paving that street up to its intersection with Main Street.
 - iv. Other potential connections will be reviewed by the Technical Review Committee to ensure that they meet the intent of the Code and public safety requirements.
11. Rear-loaded parking and garages:
 - a. Alley-loaded properties shall accommodate three parking spaces on the lot per unit, as shown in the parking detail drawing.
 - b. Alley-loaded properties shall have a minimum rear setback for garages of zero feet, regardless of whether they are attached or detached.

- c. Parking must allow for sufficient room to maneuver between the vehicle and the garage door, such that overhang into the alley does not occur.
- 12. Front-loaded parking and garages, per §155.301(I)(2)(b).
 - a. Front-loaded garages shall constitute no more than 50% of individual townhome unit.
 - b. Driveway shall be aligned with the garage, and shall not exceed the width of the garage entrance/door.
 - c. Garage doors shall be setback at least 25' from the back of sidewalk or property line.
 - d. Garage doors shall be recessed at least one foot behind the front wall plane, or a second story element over the garage doors must be provided that extends at least one foot beyond the front wall plane.
 - e. Front-loaded garages shall be prohibited on one-story townhome units.
 - f. Front-loaded units shall accommodate a minimum of two parking spaces on the lot per unit.
 - g. Driveways must allow for sufficient depth to maneuver between the vehicle and the garage door, such that overhang into public right-of-way does not occur.
- 13. Street cross-section and on-street parking:
 - a. Standard curb shall be utilized on the public street side of all alley-loaded lots, and on all lot frontages where there is more than 30' between driveways.
 - b. Sufficient public right-of-way shall be provided to accommodate all public infrastructure, including but not limited to streets, curb, sidewalks, street lighting, and utility areas for electric lines and areas for water meters.
 - c. Prior to platting, street cross-section(s) shall be approved by Planning and the Engineering Department. If resolution cannot be reached at the staff level, the special use permit, subdivision approval, and entitlement will be null and void, unless returned to Town Council for a hearing.
 - d. On streets where one side is alley-loaded and one-side is front-loaded:
 - i. On-street, parallel parking area, formalized with striping and landscaped bump-outs at intersections and in between buildings. Each landscape island containing a minimum of 150 sqft of landscaped area and one tree. Bump-outs at intersections shall contain the pedestrian walkways leading to striped crosswalks.
 - ii. Two travel lanes.
 - iii. Sidewalks on both sides of the street.
 - iv. Standard curb adjacent to the on-street parking (adjacent to alley-loaded units), and standard curb on the opposite side (adjacent to front-loaded units).
 - e. Where streets are shown as both sides being front-loaded, one side shall be reconfigured to be alley-loaded, and the characteristics of the above cross-section design implemented.
- 14. Landscaping:
 - a. A Class "C" landscape buffer or equivalent shall be provided along properties zoned Residential-Estate.

- b. A Class "A" landscape buffer or equivalent shall be provided where lots abut commercially-zoned properties.

15. Open Space and Recreation:

- a. Resource conservation areas shall not count toward required recreation and open space, per §155.500(A)(3).
- b. Any and all open space and common areas, playgrounds, facilities, greenways, parks, or other amenity areas shall be fully constructed, bonded, and/or other acceptable performance guarantee provided prior to platting.
- c. In order to qualify for the reduced recreation fee-in-lieu payment, a minimum of 12.5% of the net site shall be open space, with 25% of that developed as active recreation, per §155.203(l)(3) and (4).
- d. Passive Open Space Area #3 (identified as the ±4.8 acre area to the east of the wetlands and stream) shall not be counted toward meeting the minimum open space requirements of the development, as it is largely inaccessible, and does not meet the requirements of §155.203(l)(4)(d). In order for this area to be considered as usable open space, a walking trail system (or other access system) must be developed, including at least two separate bridge crossings of the stream and wetlands, in logical locations as approved by the Planning Director.
- e. Formalized pedestrian access (sidewalk or other approved material, signage, etc.) shall be provided to all amenity areas, including the primary passive open space areas.
- f. Parking shall be required at the primary active recreation area(s), at a rate appropriate for the use, as determined by the Planning Director. Depending on the location and configuration of the space, and the availability of on-street parking, the off-street parking requirement may be determined to be zero.
- g. A minor site plan approval shall be required for all non-residential, active recreation, or amenity areas, and must be approved prior to plat of the lot that generates its need. Alternatively, a detail drawing of the area(s) may be approved as part of this Preliminary Plat, to function as a Minor Site Plan approval.
- h. Access to active recreation and open space areas shall provide basic access, as appropriate to its intended use, as approved by the Planning and Engineering Departments.
- i. Areas of greater than 3:1 slope (33%) shall not be counted toward meeting open space requirements, unless they are naturally occurring and not the result of site grading.

ATTACHMENTS:

- 1) Application
- 2) Map
- 3) Site Plan (and supplemental design/detail sheets, if any)
- 4) Neighborhood Meeting Materials
- 5) Traffic Impact Analysis, summary excerpt and NCDOT commentary



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: ☐
☐ New Subdivision Master Plan
☐ Modification to Approved Preliminary Plat
Major: ☐ Minor: ☐
Name of Project: Capps Tract Townhomes Acreage of Property: 36.27 Ac.
Tag #: 05026073 (Portion) NC PIN: 165911-65-2257 (Portion); 165915-54-6707 (Portion)
Location: Eastern terminus of Cameron Way at Enterprise Drive
Number of Lots (existing): 1 (Proposed) 163 Min Lot Size: 1,200 SF
Zoning District: R-10 (Proposed) Electric Provider: Duke (near Svc. Bndy line-to be verified)
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: <u>SEP 01 2017</u>	Amount Paid: <u>\$1215</u>	File Number: <u>2017-146-90</u>
-----------------------------------	----------------------------	---------------------------------

01/06/2016
TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 17

PROPERTY OWNER INFORMATIONName: Capps, Stella Puckett EstateMailing Address: 6320 Wind Sock Court, Eastover, NC 28312

Phone Number: _____

Fax: _____

Email Address: _____

APPLICANT INFORMATIONApplicant: WithersRavenel, Inc.Mailing Address: 115 MacKenan Drive, Cary, NC 27511Phone Number: 919-469-3340Fax: 919-467-6008Contact Person: Don MizelleEmail Address: dmizelle@withersravenel.com**REQUIRED INFORMATION (to be submitted with the application)***The following items must accompany the 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 meeting was held with Town Staff. Date: <u>08/28/17</u>	☒				
2. Completed Application	☒				
3. Review Fee and Advertisement Fee	☒				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	☒	☐			
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	☒	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	☒				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☒	☐			
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).	☐	☒			
9. Adjacent Property Owners List	☒	☐			
10. Road Name Application <i>Included in this packet</i>	☒	☐			
11. Wastewater allocation request OR verification of wastewater allocation <i>Letter format, to the attention of the Town Manager.</i>	☒	☐			

01/06/2016

Page 2 of 17

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 has been designed in accordance with the applicable UDO requirements including streets, utilities, stormwater management, buffers, landscaping, etc. This project does not involve any requested variances from UDO requirements.

- (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 proposed development plans illustrate conformance not only with Town Ordinances but also with sound land planning practices.

The proposed use is often an appropriate transitional use between non-residential and single family uses - as is the case with the surrounding area.

A significant portion of the site will be dedicated as open space, providing common space for the enjoyment of future residents of this community.

Adequate buffers and screening between dissimilar land uses is provided and interconnectivity via public street extensions is proposed to provide access to surrounding uses and foster mobility within the neighborhood. All the above are representative of sound land use planning practices.

- (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 proposed development includes an improved configuration and realignment of the existing irregular geometry and intersection of Enterprise Drive and Cameron Way. The project also includes an extension of Cameron Way that will be stubbed to the eastern site boundary such that its continued extension by adjacent development will connect to Atkinson Street. Enterprise Drive will also be extended through the site and connect to the existing right-of-way stub of Summit Drive. The development will include connections to and extensions from the existing water and sewer infrastructure that are directly adjacent to the site, and designed in accordance with all applicable environmental standards. The infrastructure networks associated with this project will enhance the existing transportation and utility connectivity.

- (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 application for townhome development is consistent with the intent of the Town's Land Use Plan which calls for downtown residential development at higher densities in this area. The proposed development/use as shown on the attached development plan does not adversely impact any other Town adopted plans. The application also is proposed to be developed according to current Town standards which will meet or exceed the standards by which adjacent properties have been developed.

Project Name: Capps Tract Townhomes

Don Mizelle

Print Name


Signature of Applicant

09/01/17

Date

01/06/2016

Page 4 of 17



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

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: Capps Tract Address or PIN #: 05026073

AGENT/APPLICANT INFORMATION:

WithersRavenel, Inc. - Attn: Don Mizelle
(Name - type, print clearly) 115 MacKenan Drive
(Address)
Cary, NC 27511
(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):

Rezoning Subdivision Preliminary Plat
Special Use Site Plan

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:

Jerry Capps
(Name - type, print clearly) 3620 Wind Sock Court
(Address)
Eastover, NC 28312
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Cumberland

Sworn and subscribed before me Deborah Squires, a Notary Public for the above State and County, this the 22 day of May, 2017.

SEAL

Deborah Squires
Notary Public
My Commission
Expires:

September 15, 2021

version 10/15/2015



Page 10 of 10



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

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: Capps Tract

Address or PIN #: 05026073

AGENT/APPLICANT INFORMATION:

WithersRavenel, Inc. - Attn: Don Mizelle
(Name - type, print clearly)

115 MacKenan Drive

(Address)

Cary, NC 27511

(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):

Rezoning

Subdivision Preliminary Plat

Special Use

Site Plan

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:

SHERILL CAPPS
(Name - type, print clearly)

6621 WAKEHURST ROAD
(Address)

(Owner's Signature)

CHARLOTTE, NC 28226
(City, State, Zip)

STATE OF

North Carolina

COUNTY OF

Mecklenburg

Sworn and subscribed before me Bridget Speller-Purinton a Notary Public for the above State and County, this the 22nd day of May, 2017.

SEAL

BRIDGET SPELLER-PURINGTON
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires March 23, 2021

[Signature]
Notary Public
My Commission
Expires:

March 23, 2021



**TOWN OF CLAYTON
Planning Department**

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

OWNER'S CONSENT FORM

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

Project Name: Capps Tract Special Use Permit **Address or PIN #:** 05026073

AGENT/APPLICANT INFORMATION:

WithersRavenel, Inc. - Attn: Don Mizelle
(Name - type, print clearly)

115 MacKenan Drive
(Address)
Cary, NC 27511
(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):

Special Use Permit

Site Plan

Subdivision Preliminary Plat

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:

Michael L. Marvel
(Name - type, print clearly)

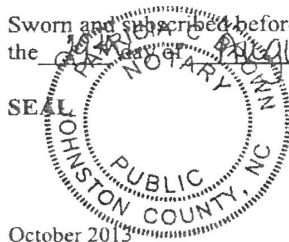
(Owner's Signature)

2127 Willow Hill Lane
(Address)
Clayton, NC 27520
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

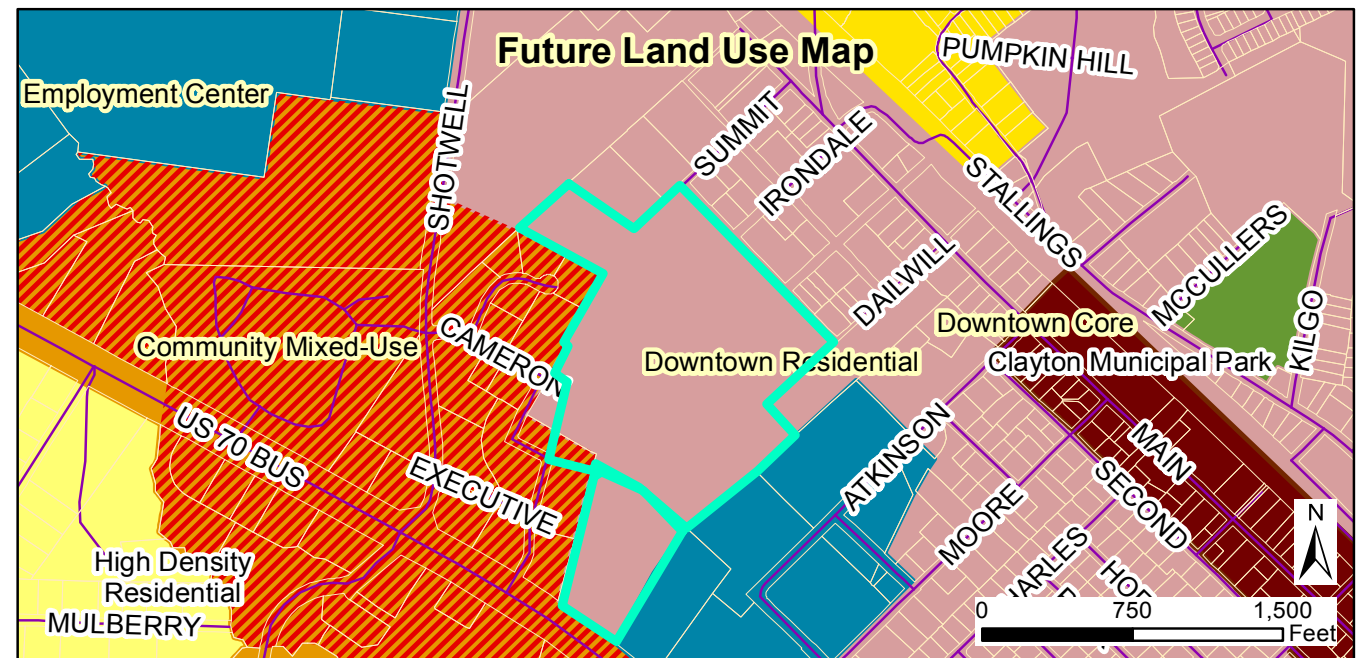
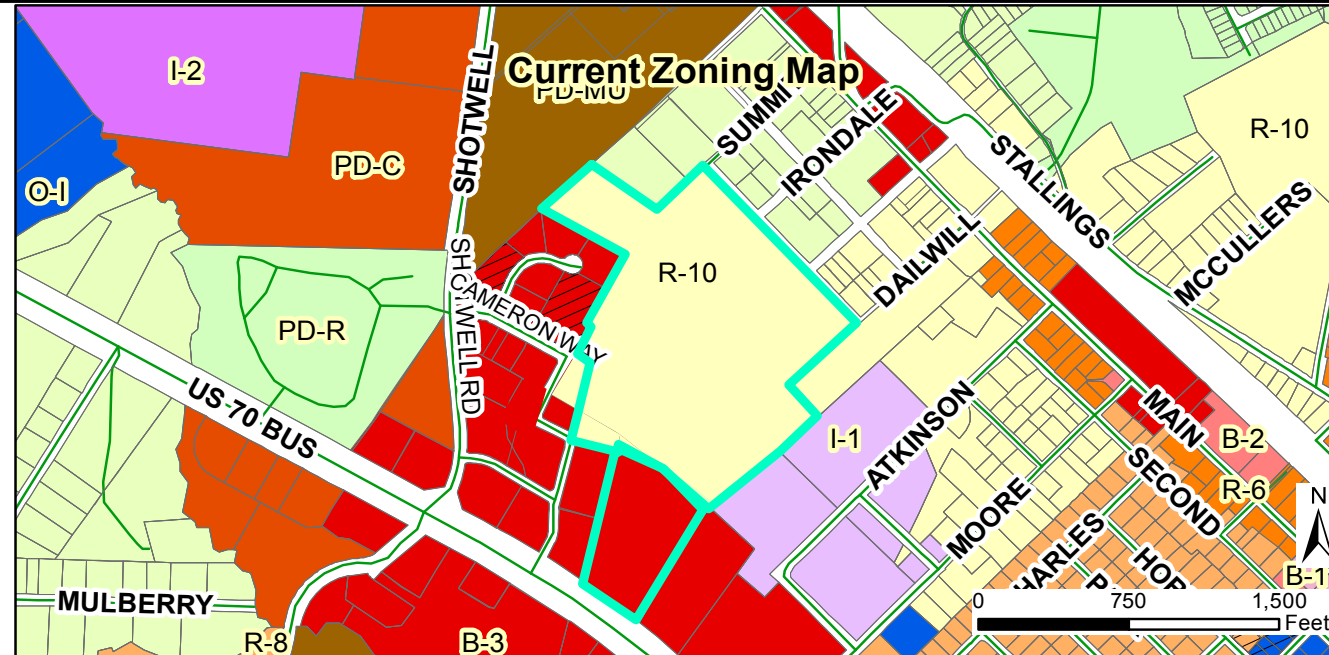
Sworn and subscribed before me Patricia Brown, a Notary Public for the above State and County, this the 10th day of August, 2017.

SEAL



Patricia Brown
Notary Public

My Commission Expires: 03/26/2019



Request:
2017-146-SD, Capps Tract Townhomes, 165± townhomes.
2017-145-SUP, to allow townhomes.

Applicant: Withers Ravenel
 Property Owners: Capps Estate
 Parcel ID: 165911-65-2257
 Tag #: 05026073

Staff Report Map



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2017\2017-146- SD Capps Tract townhomes\Map\Map1 - Capps townhomes 2017-146-SD and 2017-145-SUP.mxd

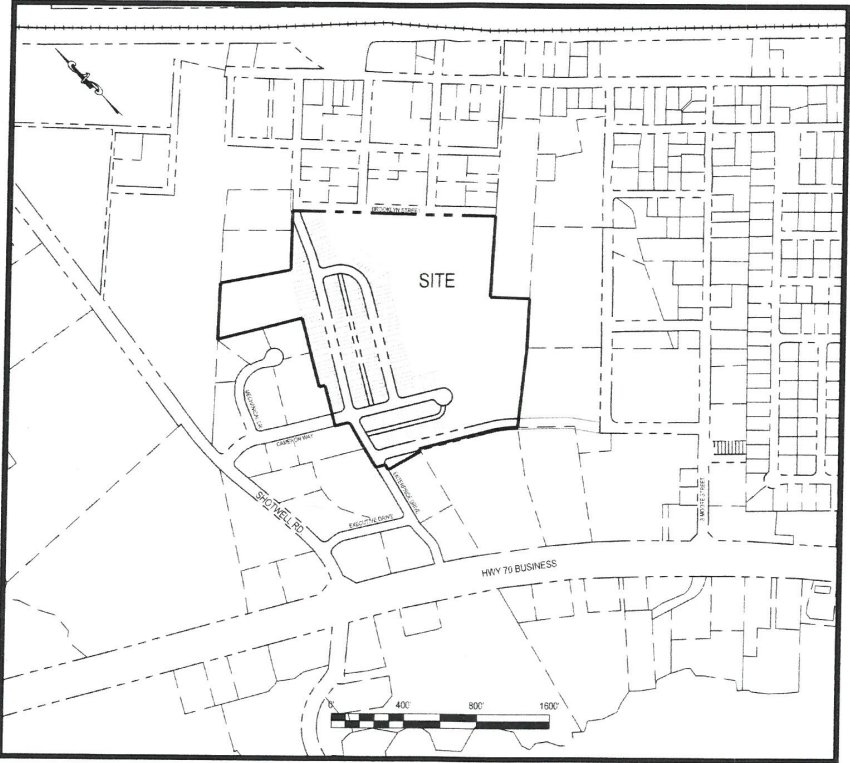
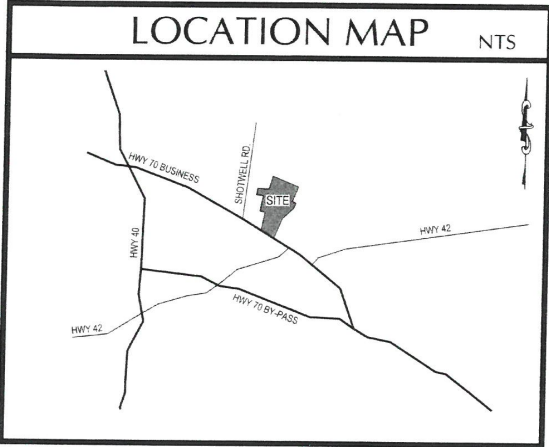
Legend

- Site
- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- * Watershed Protection Overlay

10/10/2017

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

SPECIAL USE & SUBDIVISION PLANS FOR
CAPPS TRACT
U.S. HIGHWAY 70
CLAYTON, NORTH CAROLINA
SEPTEMBER 1, 2017



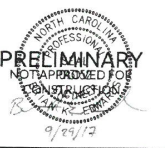
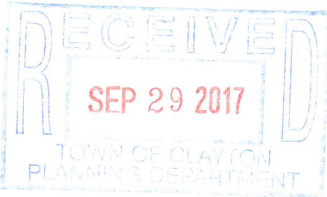
INDEX OF SHEETS	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	SURROUNDING AREA CONTEXT PLAN
C0.2	EXISTING CONDITIONS
C0.3	LAND SWAP EXHIBIT
C1.0	OVERALL SITE PLAN
C1.1	SITE PLAN (NORTH)
C1.2	SITE PLAN (SOUTH)
C1.3	OPEN SPACE PLAN
C1.4	PAVEMENT MARKING SIGNAGE
C1.5	FIRE TRUCK MOVEMENT
C2.0	OVERALL GRADING AND DRAINAGE PLAN
C2.1	GRADING AND DRAINAGE PLAN (NORTH)
C2.2	GRADING AND DRAINAGE PLAN (SOUTH)
C2.3	EROSION CONTROL PLAN
C3.0	OVERALL UTILITY PLAN
C3.1	UTILITY PLAN (NORTH)
C3.2	UTILITY PLAN (SOUTH)
C4.0	TYPICAL LOT/LOT PLAN
C4.1	MAIL KIOSK SITE PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN (NORTH)
L1.2	LANDSCAPE PLAN (SOUTH)
SL1.0	OVERALL LIGHTING PLAN
SL1.1	LIGHTING PLAN (NORTH)
SL1.2	LIGHTING PLAN (SOUTH)
A-1	CONCEPTUAL ARCHITECTURAL ELEVATIONS

OWNER	DEVELOPER
CAPPS, STELLA PUCKET ESTATE 3620 WIND SOCK COURT EASTOVER, NC 28312-9303	FORSYTH INVESTMENTS CO, LLC. 414 FORSYTH STREET RALEIGH, NC 27609 ATTN: GORDON POULSEN (919) 789-4447

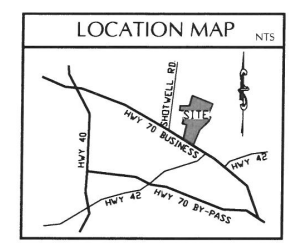
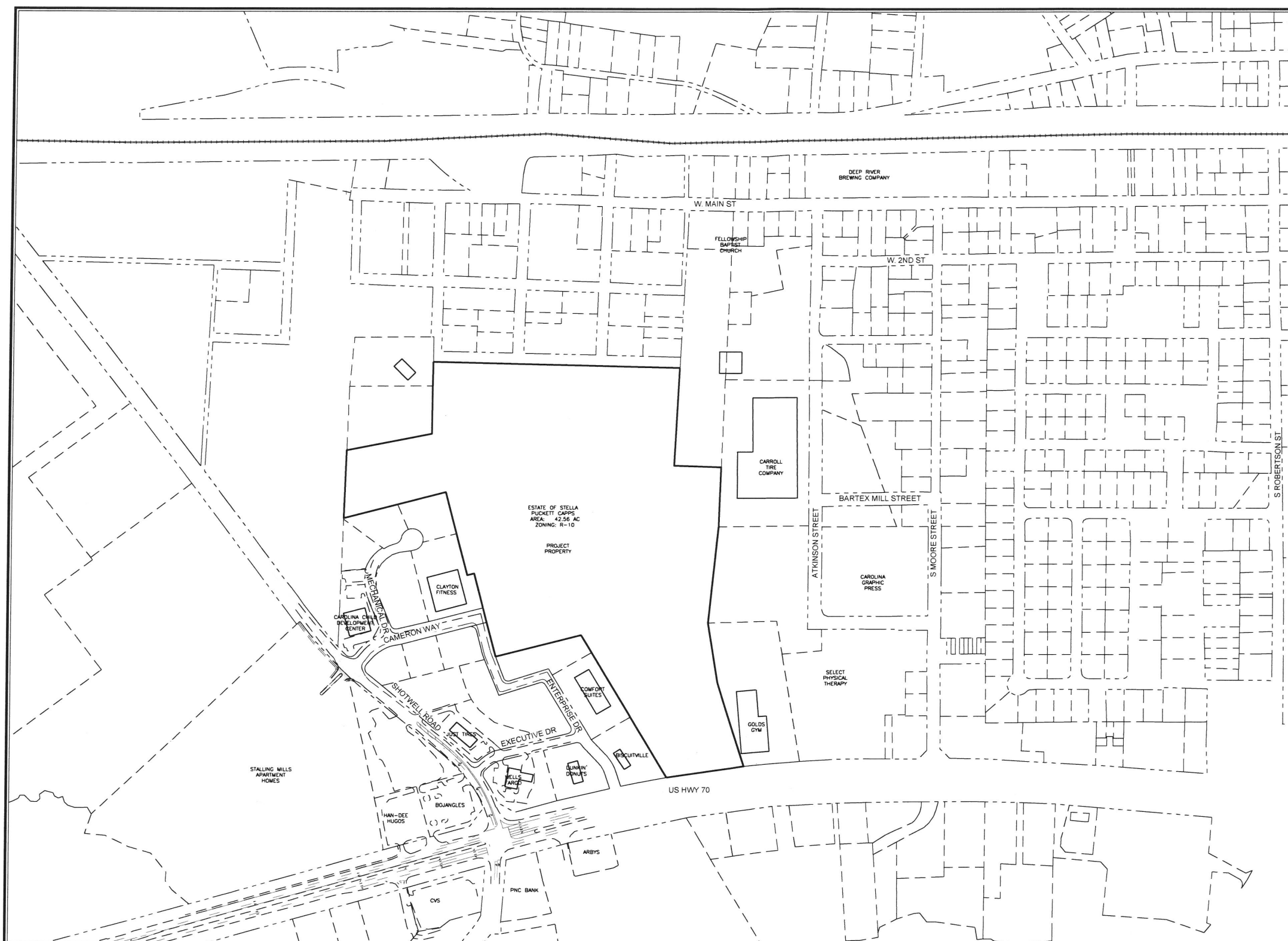
PREPARED BY:

 **WithersRavenel**
Engineers | Planners | Surveyors

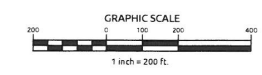
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com



SUBMITTAL FOR: CLAYTON - SPECIAL USE
CAPPS TRACT
PROJECT NO. 02170163
SUBMITTED: SEPTEMBER 1, 2017
RESUBMITTED: SEPTEMBER 29, 2017



NOTES:
1. THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING JOHNSTON COUNTY GIS DATA AND ARE THEREFORE APPROXIMATE IN NATURE. THIS PLAN IS PROVIDED FOR SURROUNDING AREA REFERENCE INFORMATION ONLY.



PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

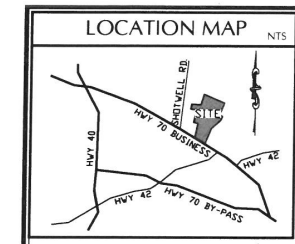
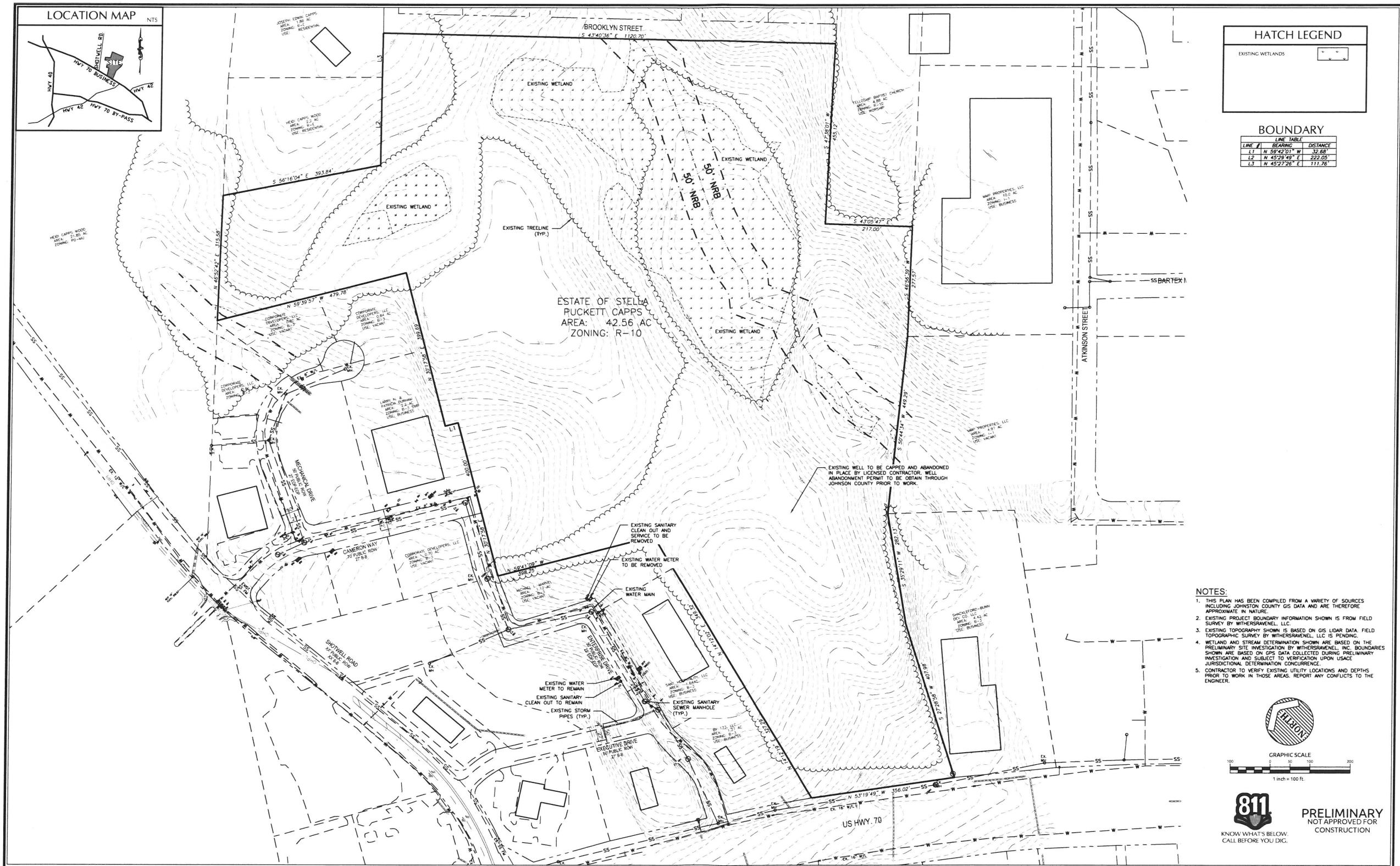
CAPPS TRACT

Clayton Johnston County North Carolina

SURROUNDING AREA CONTEXT PLAN

**WithersRavenel**
Engineers | Planners | Surveyors
115 Mackenran Drive | Cary, NC 27511 | T: 919.469.3340 | license #: C-0832 | www.withersravenel.com

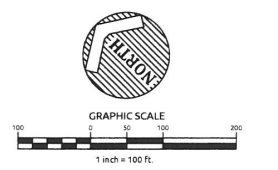
Sheet No.
C0.1



HATCH LEGEND		
EXISTING WETLANDS		

BOUNDARY		
LINE #	BEARING	DISTANCE
L1	N 59°42'01" W	32.68'
L2	N 45°23'49" E	222.05'
L3	N 45°22'26" E	111.76'

- NOTES:
1. THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING JOHNSTON COUNTY GIS DATA AND ARE THEREFORE APPROXIMATE IN NATURE.
 2. EXISTING PROJECT BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY WITHERSRAVENEL, LLC.
 3. EXISTING TOPOGRAPHY SHOWN IS BASED ON GIS LGRA DATA. FIELD TOPOGRAPHIC SURVEY BY WITHERSRAVENEL, LLC IS PENDING.
 4. WETLAND AND STREAM DETERMINATION SHOWN ARE BASED ON THE PRELIMINARY SITE INVESTIGATION BY WITHERSRAVENEL, INC. BOUNDARIES SHOWN ARE BASED ON GPS DATA COLLECTED DURING PRELIMINARY INVESTIGATION AND SUBJECT TO VERIFICATION UPON USAGE JURISDICTIONAL DETERMINATION CONCURRENCE.
 5. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO WORK IN THOSE AREAS. REPORT ANY CONFLICTS TO THE ENGINEER.



No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

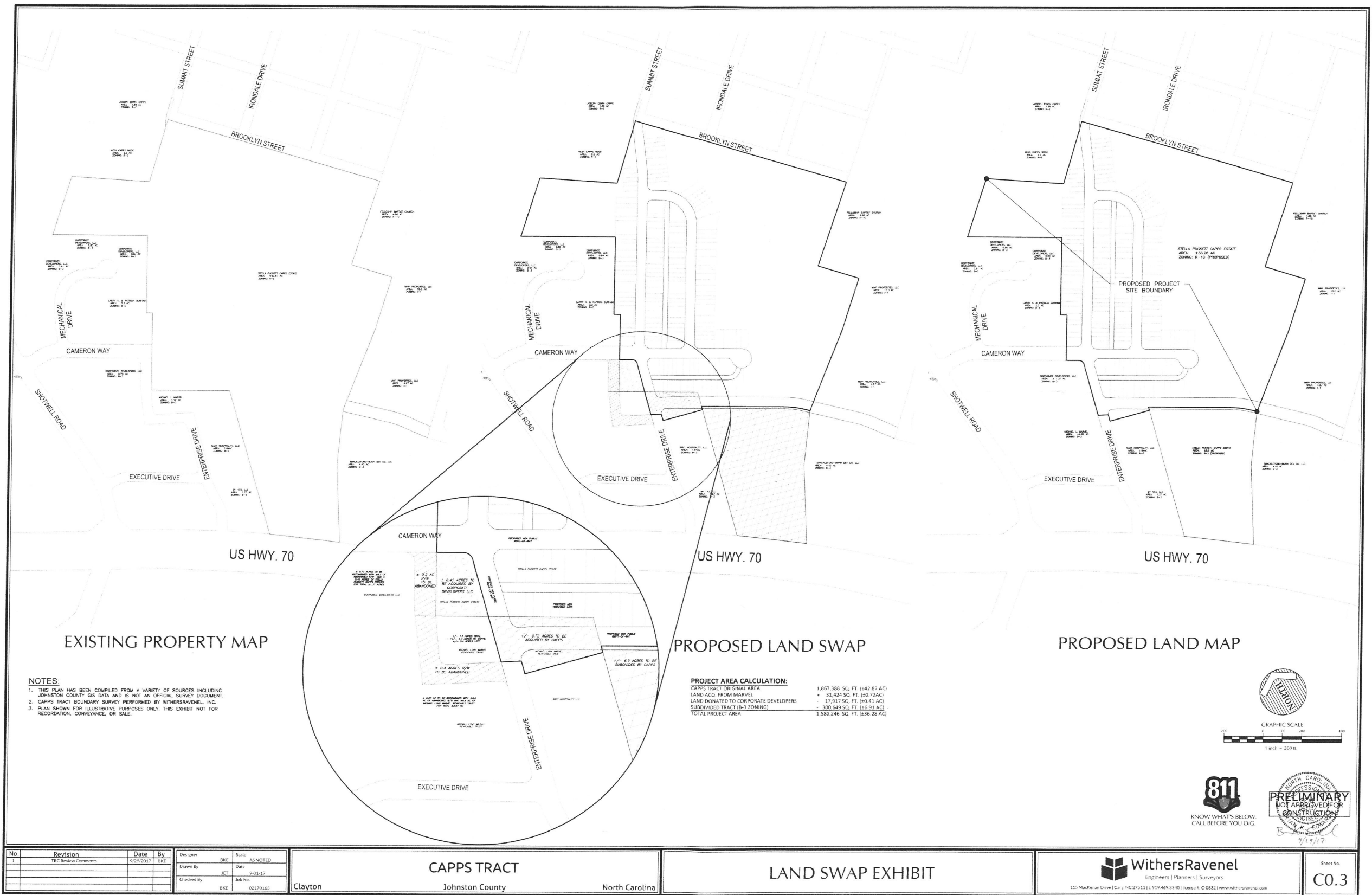
CAPPS TRACT
Johnston County
North Carolina

EXISTING CONDITIONS

Engineers | Planners | Surveyors
115 MacKinnon Drive | Cary, NC 27511 | 919.469.3340 | License # C-0832 | www.withersravenel.com

Sheet No.
C0.2

N:\1717-1806\170163-Capps Tract\170163\170163.dwg - Friday, September 29, 2017 10:42:20 AM - ETN:MSD, BMM



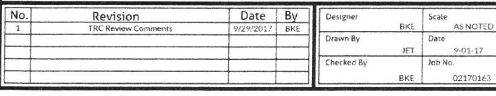
No.	Revision	Date	By
1	TBC Review Comments	9/29/2017	BKE

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170263

CAPPS TRACT		LAND SWAP EXHIBIT		WithersRavenel		Sheet No.
Johnston County		North Carolina		Engineers Planners Surveyors		C0.3
Clayton				115 MacKenzie Drive Cary, NC 27511 t: 919-469-3340 f: 919-469-3340 www.withersravenel.com		

NOTES:

1. EXISTING PROJECT BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY WITHERSBAVEN, LLC. EXISTING ADJACENT PARCELS SHOWN ARE FROM JOHNSON COUNTY GIS DATA AND ARE THEREFORE UNCORRECTED IN THIS MAP.
2. STREETS SHOWN WITH RIGHETS OF WAY SHALL BE PUBLIC. PROPOSED ALLEYS ARE TO BE PRIVATE AND SHALL BE MAINTAINED BY THE HOME OWNING ASSOCIATION. NO TOWN MAINTENANCE ON PRIVATE STREETS/ALLEYS.
3. THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS SUBJECT TO MODIFICATION DURING THE CONSTRUCTION AND/OR APPROVAL PROCESS.
4. HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE/COMMON AREAS AND THE ASSOCIATION SHALL MAINTAIN THESE AREAS.
5. 50 FOOT RIPARIAN BUFFER AND ALL RESOURCE CONSERVATION AREAS SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH THE 2010 IOWA DEPARTMENT OF NATURAL RESOURCES GUIDELINES.
6. GRASS PENDING SHALL BE REQUIRED ALONG THE PERIMETER OF THE 50 FOOT RIPARIAN BUFFER (AND ALL OTHER RESOURCE CONSERVATION AREAS) TO ENSURE IT IS NOT ENCRACHED UPON DURING CONSTRUCTION.
7. ALL PROPOSED PUBLIC PLACEMENT SHALL BE DEDICATED TO THE TOWN OF CLAYTON.
8. RESOURCE CONSERVATION AREAS ARE PERMITTED FOR THE DEVELOPMENTS OF ARTICLE 5 OF THE TOWN OF CLAYTON'S UNIFIED DEVELOPMENT CODE. THIS RESOURCE CONSERVATION AREA WILL BE MAINTAINED IN PERMANENT OPEN SPACE.
9. SITE SOLID WASTE MANAGEMENT HANDLED BY ROLL OFF SERVICE FOR AMENITY CENTER AND EVERY UNIT INCLUDING AS PARKING IS NOT ALLOWED TO EXCEED.
10. ANNEALING PETITION IS REQUIRED FOR PROPERTIES THAT WILL RECEIVE TOWN SERVICES.





KNOW WHAT'S BELOW:
CALL BEFORE YOU DIG.

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CONSTRUCTION



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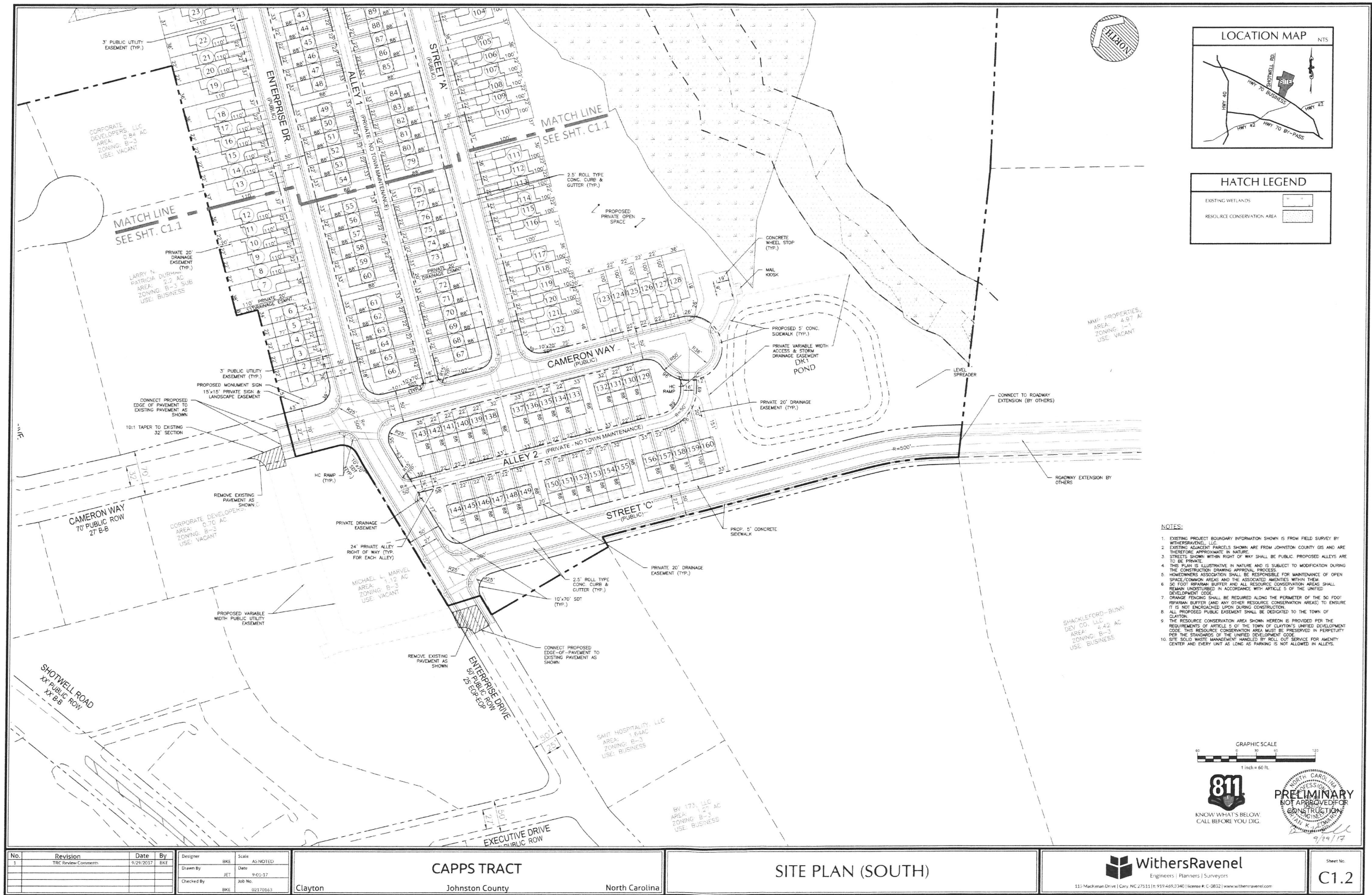
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Sheet

C1





No.	Revision	Date	By	Design	Scale
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				Drawn By	Date
				JET	9/20/17
				Checked By	Job No.
				BKE	02170163

CAPPS TRACT

Johnston County

North Carolina

SITE PLAN (SOUTH)

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811

KNOW WHAT'S BELOW.
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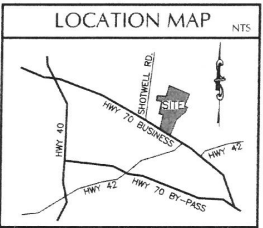
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NOT APPROVED FOR CONSTRUCTION

9/29/17

Sheet No.

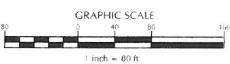
C1.2



OPEN SPACE DATA TABLE		
REQUIRED:	163 * 1,245 SQ. FT.	
(1,245 SFFR UNIT)	202,385 SQ. FT. (16.4 AC)	
IMPROVED OPEN SPACE (25%)	202,385 SQ. FT. * 0.25%	
(LISTED AS ACTIVE OPEN SPACE)	50,596 SQ. FT. (1.16 AC)	
PROVIDED:	282,094 SQ. FT. (6.47 AC)	
PRIVATE PASSIVE OPEN SPACE	56,757 SQ. FT. (1.26 AC)	
PRIVATE ACTIVE OPEN SPACE	225,337 SQ. FT. (5.21 AC)	
TOTAL	282,094 SQ. FT. (6.47 AC)	

HATCH LEGEND	
EXISTING WETLANDS	
RESOURCE CONSERVATION AREA	
OPEN SPACE AREA	

NOTE: IT IS INTENDED THAT OPEN SPACE LANDSCAPING REQUIREMENTS TO BE MET BY THE PROPOSED POTENTIAL TREE SAVE AREAS WITHIN PROXIMITY TO PROPOSED OPEN SPACES AS SHOWN ON THE PLAN. FIELD SAMPLE AREA SURVEY SHALL BE CONDUCTED TO ENSURE MINIMUM REQUIREMENTS CAN BE MET. SHOULD LANDSCAPE REQUIREMENTS NOT BE OBTAINABLE THROUGH THESE OPEN SPACES, LANDSCAPING SHALL BE PROVIDED TO MET REQUIREMENTS PER \$155.402/DI.



No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

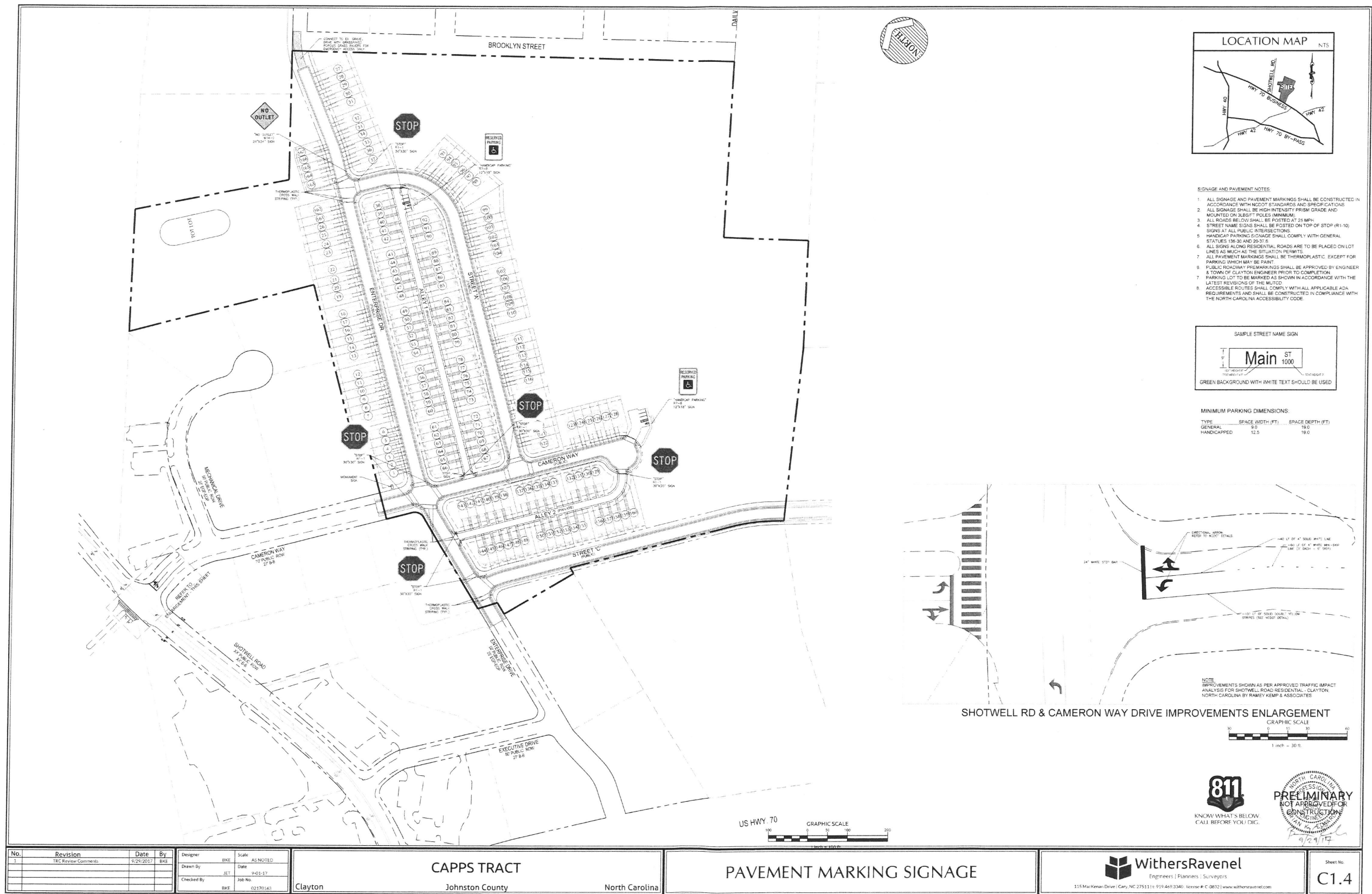
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Drawn By	JET	Date	9/23/17
Checked By	BKE	Job No.	02370160

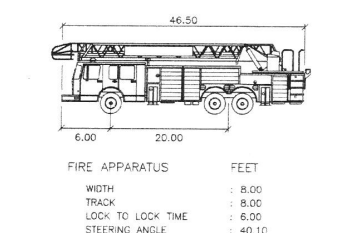
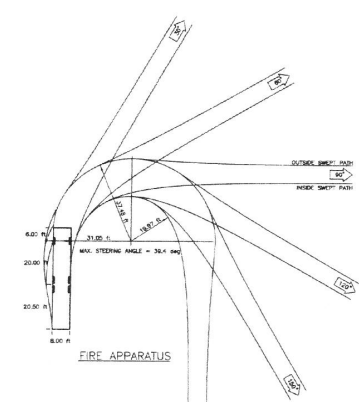
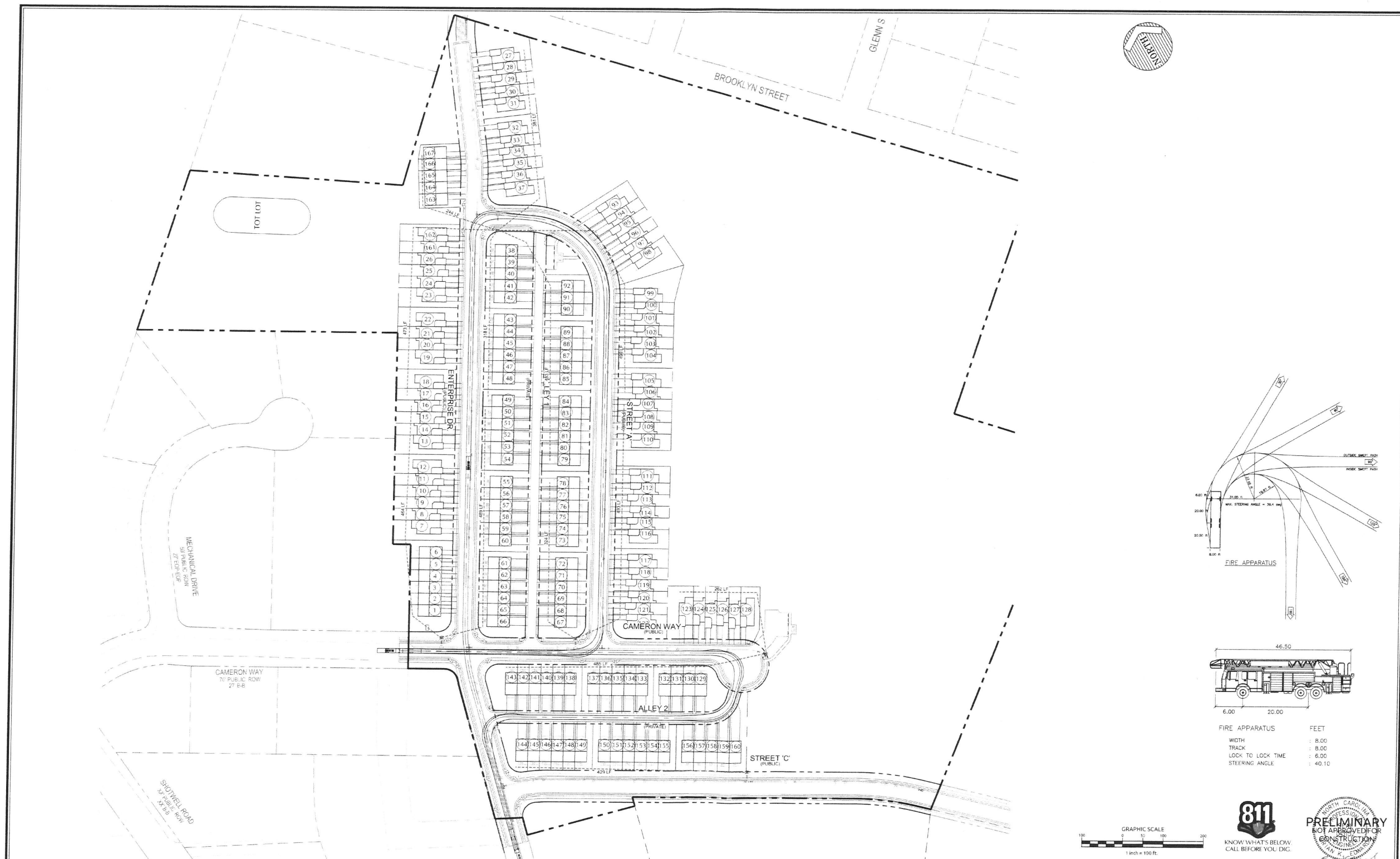
CAPPS TRACT
Johnston County
Clayton

OPEN SPACE PLAN
North Carolina

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C1.3





No.	Revision	Date	By	Design	Scale
1	TRC Review Comments	9/29/2017	BKE	BKE	AS NOTED
				Drawn By	Date
				JET	9-05-17
				Checked By	Job No.
				BKE	02170163

Clayton

CAPPS TRACT

Johnston County

North Carolina

FIRE TRUCK MOVEMENT

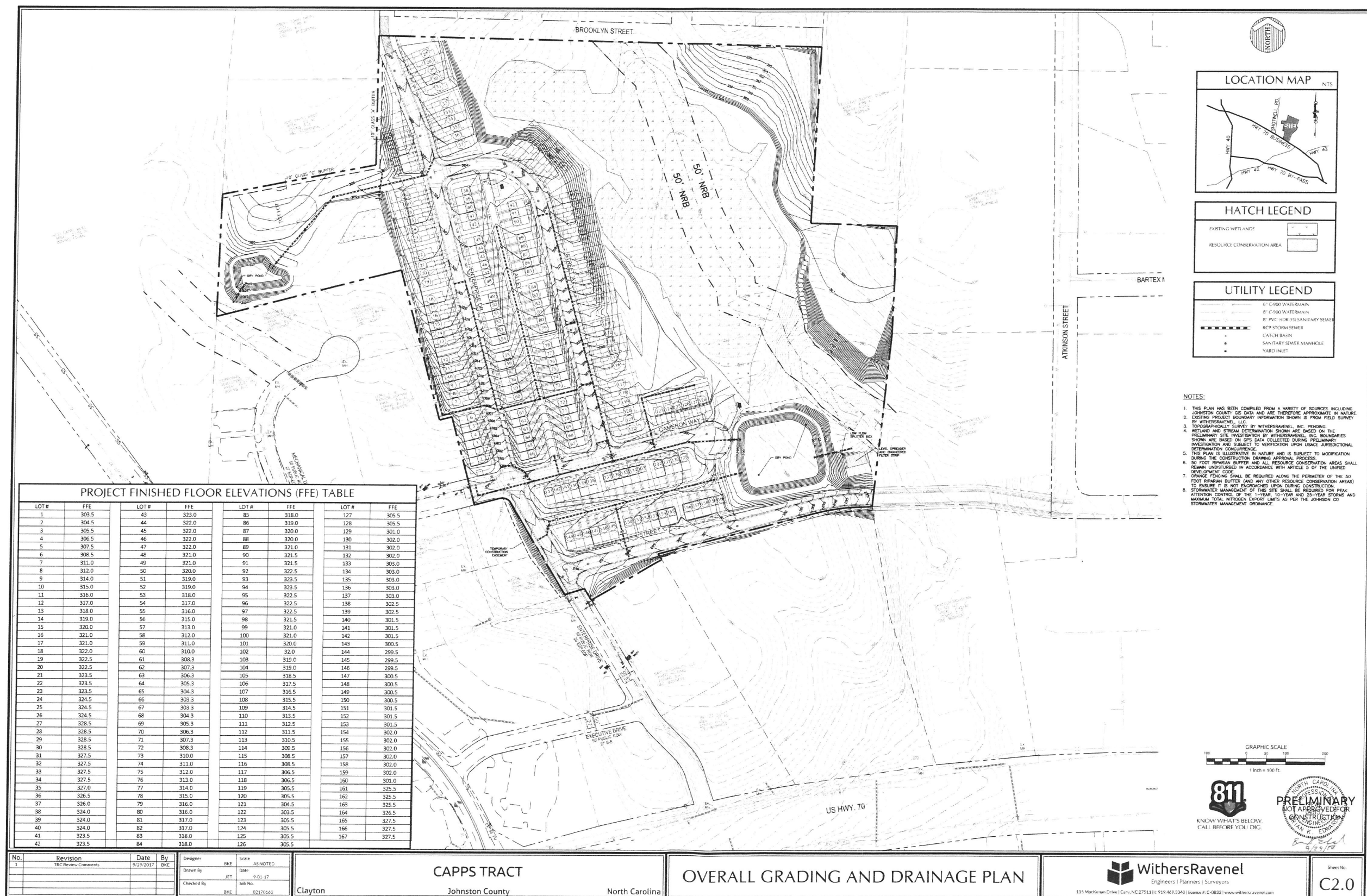
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Sheet No.

C1.5



PROJECT FINISHED FLOOR ELEVATIONS (FFE) TABLE									
LOT #	FFE	LOT #	FFE	LOT #	FFE	LOT #	FFE	LOT #	FFE
1	303.5	43	323.0	85	318.0	127	305.5		
2	304.5	44	322.0	86	319.0	128	305.5		
3	305.5	45	322.0	87	320.0	129	301.0		
4	306.5	46	322.0	88	320.0	130	302.0		
5	307.5	47	322.0	89	321.0	131	302.0		
6	308.5	48	321.0	90	321.5	132	302.0		
7	311.0	49	321.0	91	321.5	133	303.0		
8	312.0	50	320.0	92	322.5	134	303.0		
9	314.0	51	319.0	93	323.5	135	303.0		
10	315.0	52	319.0	94	323.5	136	303.0		
11	316.0	53	318.0	95	322.5	137	303.0		
12	317.0	54	317.0	96	322.5	138	302.5		
13	318.0	55	316.0	97	322.5	139	301.5		
14	319.0	56	315.0	98	321.5	140	301.5		
15	320.0	57	313.0	99	321.0	141	301.5		
16	321.0	58	312.0	100	321.0	142	301.5		
17	321.0	59	311.0	101	320.0	143	300.5		
18	322.0	60	310.0	102	32.0	144	299.5		
19	322.5	61	308.3	103	319.0	145	299.5		
20	322.5	62	307.3	104	318.0	146	299.5		
21	323.5	63	306.3	105	318.5	147	300.5		
22	323.5	64	305.3	106	317.5	148	300.5		
23	323.5	65	304.3	107	316.5	149	300.5		
24	324.5	66	303.3	108	315.5	150	300.5		
25	324.5	67	303.3	109	314.5	151	301.5		
26	324.5	68	304.3	110	313.5	152	301.5		
27	328.5	69	305.3	111	312.5	153	301.5		
28	328.5	70	306.3	112	311.5	154	302.0		
29	328.5	71	307.3	113	310.5	155	302.0		
30	328.5	72	308.3	114	309.5	156	302.0		
31	327.5	73	310.0	115	308.5	157	302.0		
32	327.5	74	311.0	116	308.5	158	302.0		
33	327.5	75	312.0	117	306.5	159	302.0		
34	327.5	76	313.0	118	306.5	160	301.0		
35	327.0	77	314.0	119	305.5	161	325.5		
36	326.5	78	315.0	120	305.5	162	325.5		
37	326.0	79	316.0	121	304.5	163	325.5		
38	324.0	80	316.0	122	303.5	164	326.5		
39	324.0	81	317.0	123	305.5	165	327.5		
40	324.0	82	317.0	124	305.5	166	327.5		
41	323.5	83	318.0	125	305.5	167	327.5		
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No.	Revision	Date	By
1	TBC Review Comments	9/29/2017	BKE

Designer:	BKE	Scale:	AS NOTED
Drawn By:	JET	Date:	9-01-17
Checked By:	BKE	Job No.:	02170163

CAPPS TRACT

Johnston County

North Carolina

OVERALL GRADING AND DRAINAGE PLAN

WithersRavenel

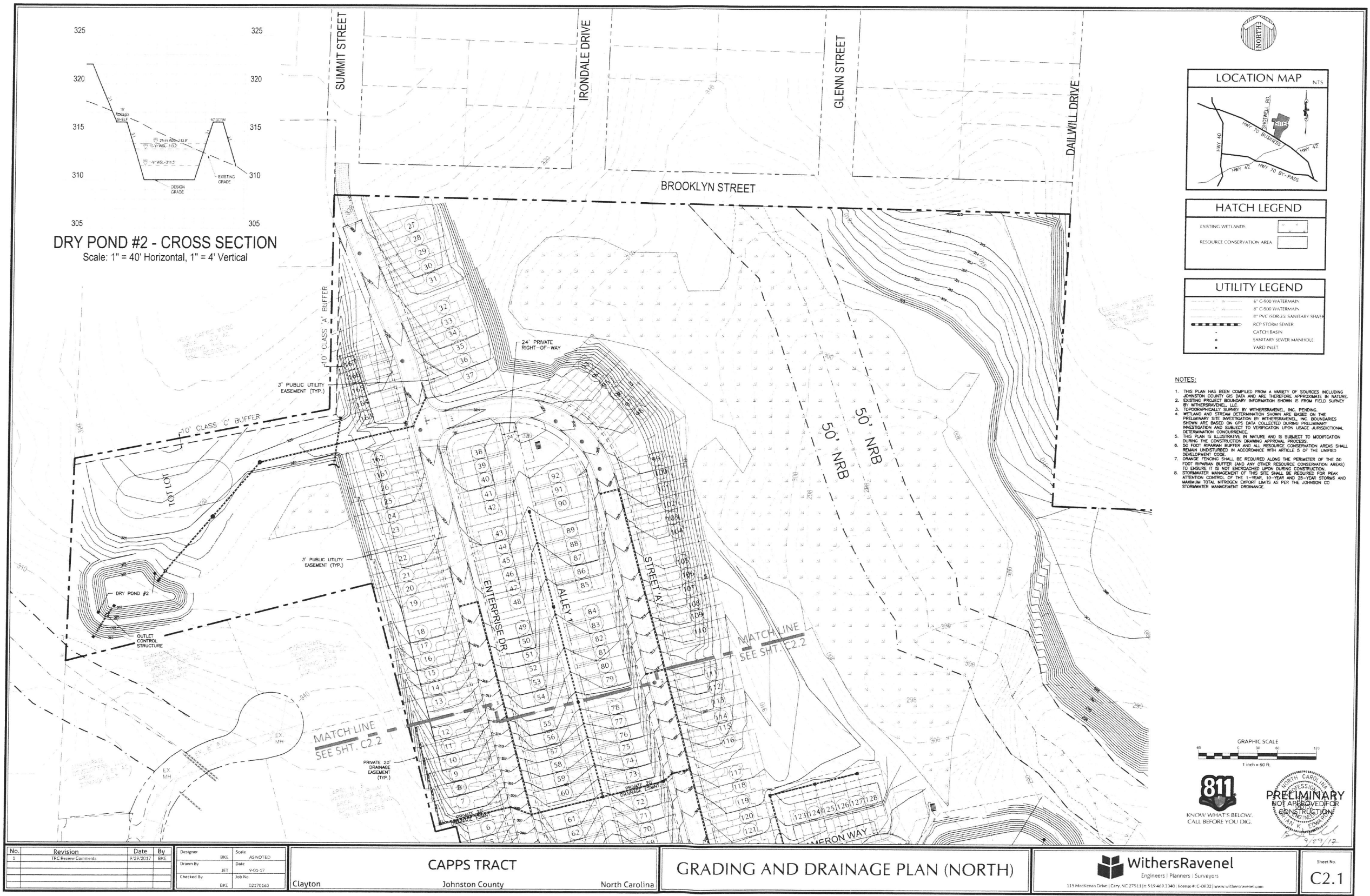
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No.	Revision	Date	By
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Drawn By	JET	Date	9-03-17
Checked By	BKE	Job No.	02170362

Capps Tract

Johnston County

North Carolina

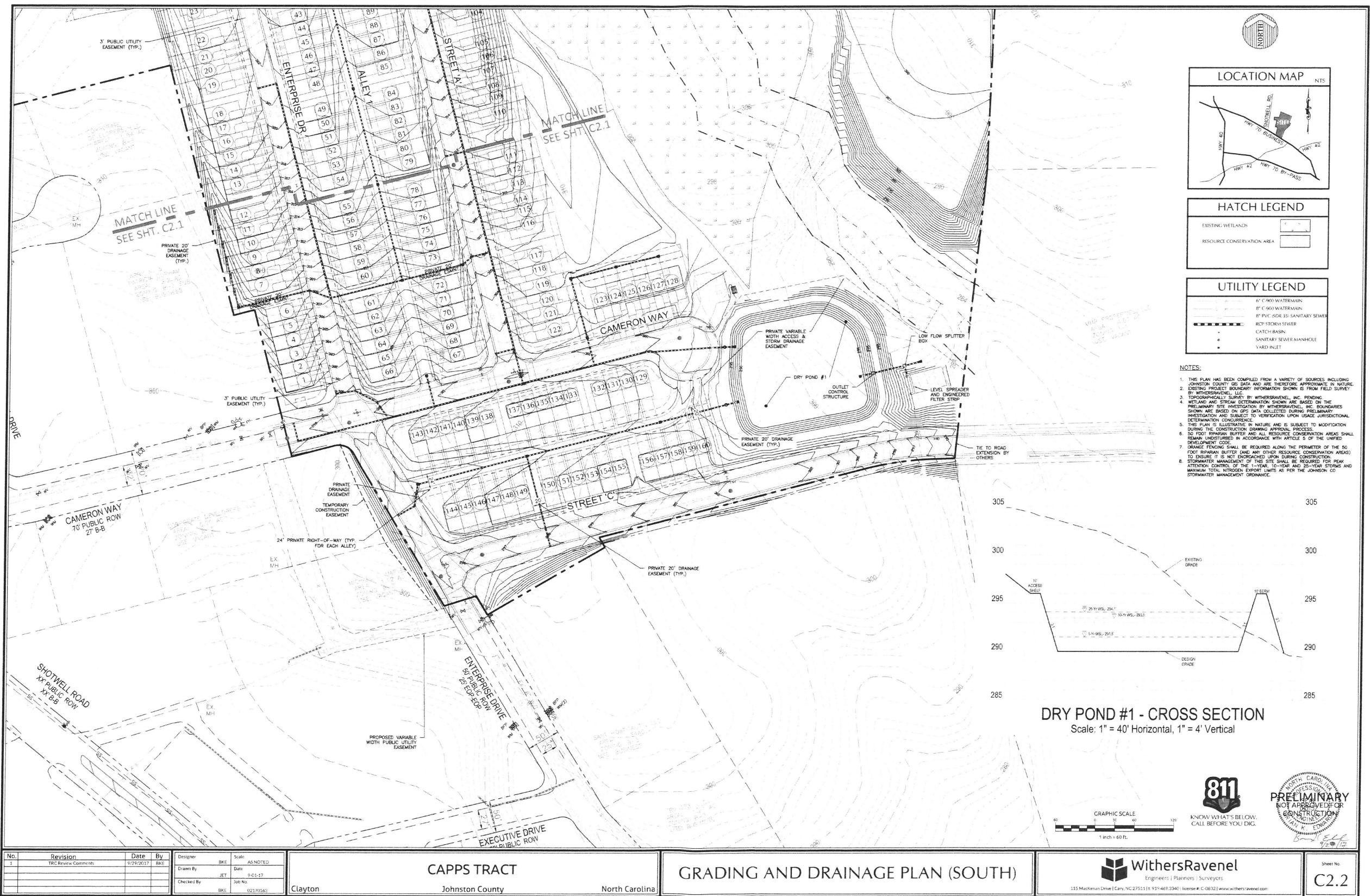
GRADING AND DRAINAGE PLAN (NORTH)

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C2.1

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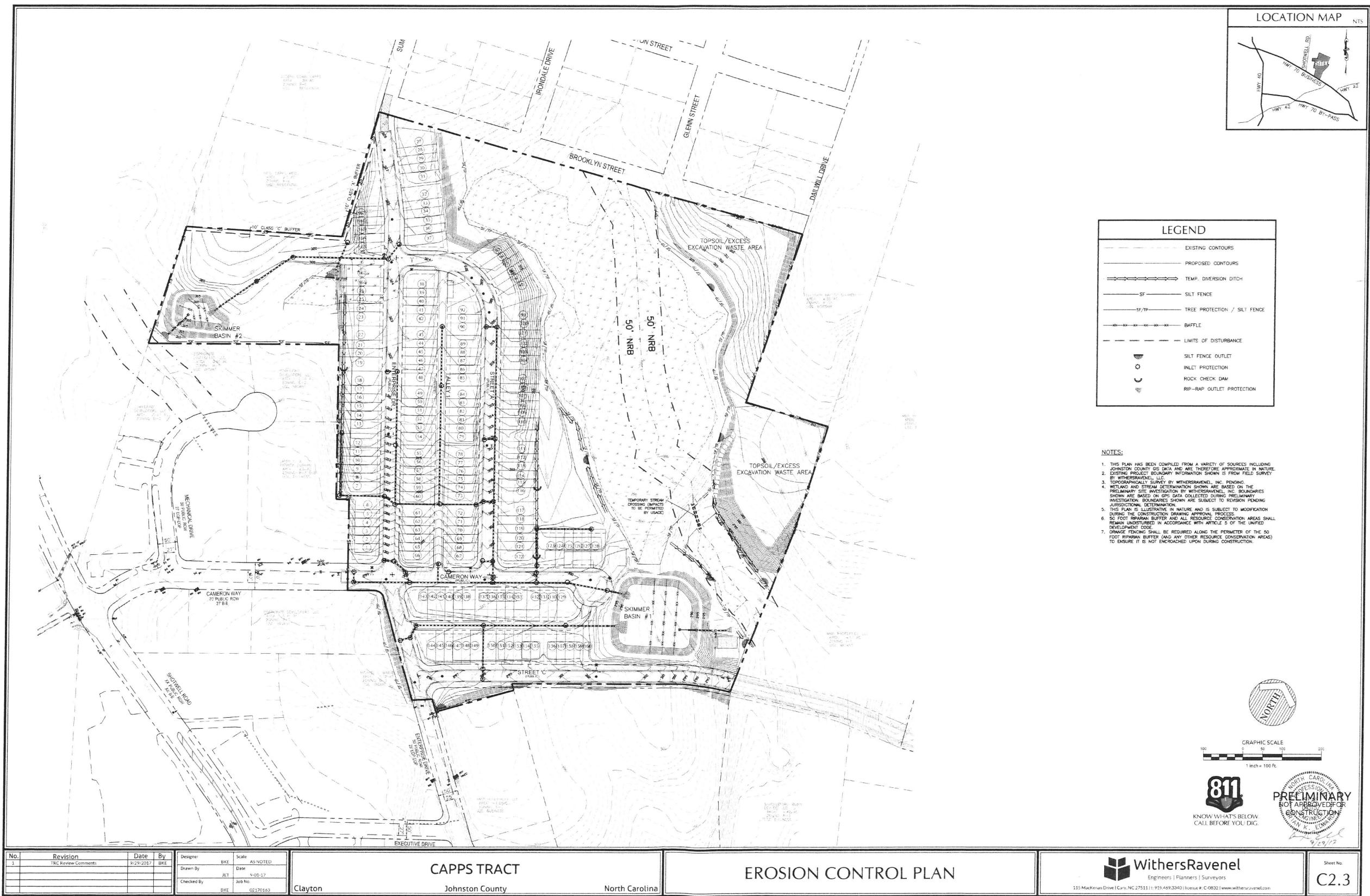
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Checked By	BKE	Job No.	02170160

Clayton	CAPPS TRACT	Johnston County	North Carolina
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GRADING AND DRAINAGE PLAN (SOUTH)

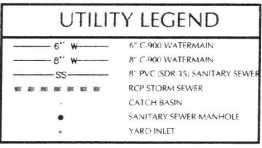
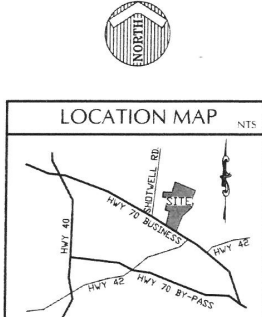
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Sheet No. C2.2



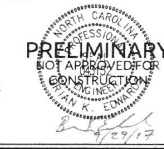
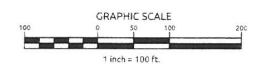


CONDUIT NOTE:
MINIMUM 12" VERTICAL SEPARATION FROM WATERLINE AT ALL CROSSINGS. MINIMUM 12" HORIZONTAL SEPARATION BETWEEN 4" CONDUITS. MINIMUM 18" COVER TO FINISH GRADE.



UTILITY DATA	
WATER	
6" PVC C900 (BLUE)	2,210 LF
8" PVC C900 (BLUE)	1,250 LF
SEWER	
12" PVC SDR-35 (GREEN)	3,360 LF
WASTEWATER ALLOCATION	
TOWNHOME LOTS (120 GPD / BEDROOM)	
167 UNITS x 3 BEDROOMS = 501 BEDROOMS	
501 BEDROOMS x 120 GPD = 60,120 GPD	
TOTAL = 60,120 GPD	

- NOTES:
1. WATER AND SEWER UTILITIES SHALL BE OWNED AND OPERATED BY TOWN OF CLAYTON.
 2. THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS SUBJECT TO MODIFICATION DURING THE CONSTRUCTION DRAWING APPROVAL PROCESS.
 3. ALL PVC USED FOR SANITARY SEWER TO BE SDR-35 (GREEN).
 4. ALL PVC USED FOR PUBLIC WATER TO BE C900 (BLUE).
 5. ALL 5' DIAMETER MANHOLES TO HAVE EXTENDED BASES.



No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	102170163

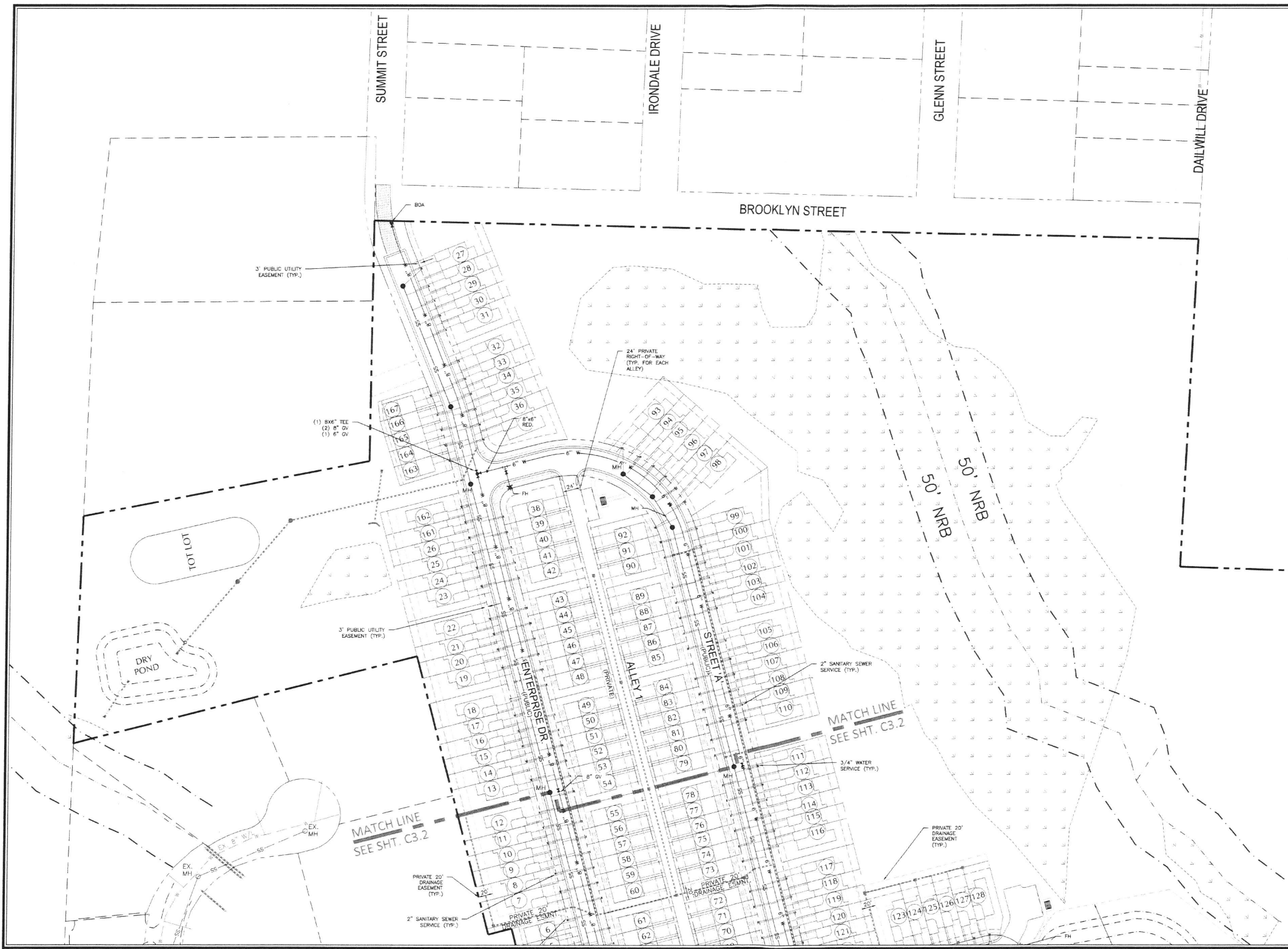
Clayton Johnston County North Carolina

CAPPS TRACT

OVERALL UTILITY PLAN

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LOCATION MAP
NTS

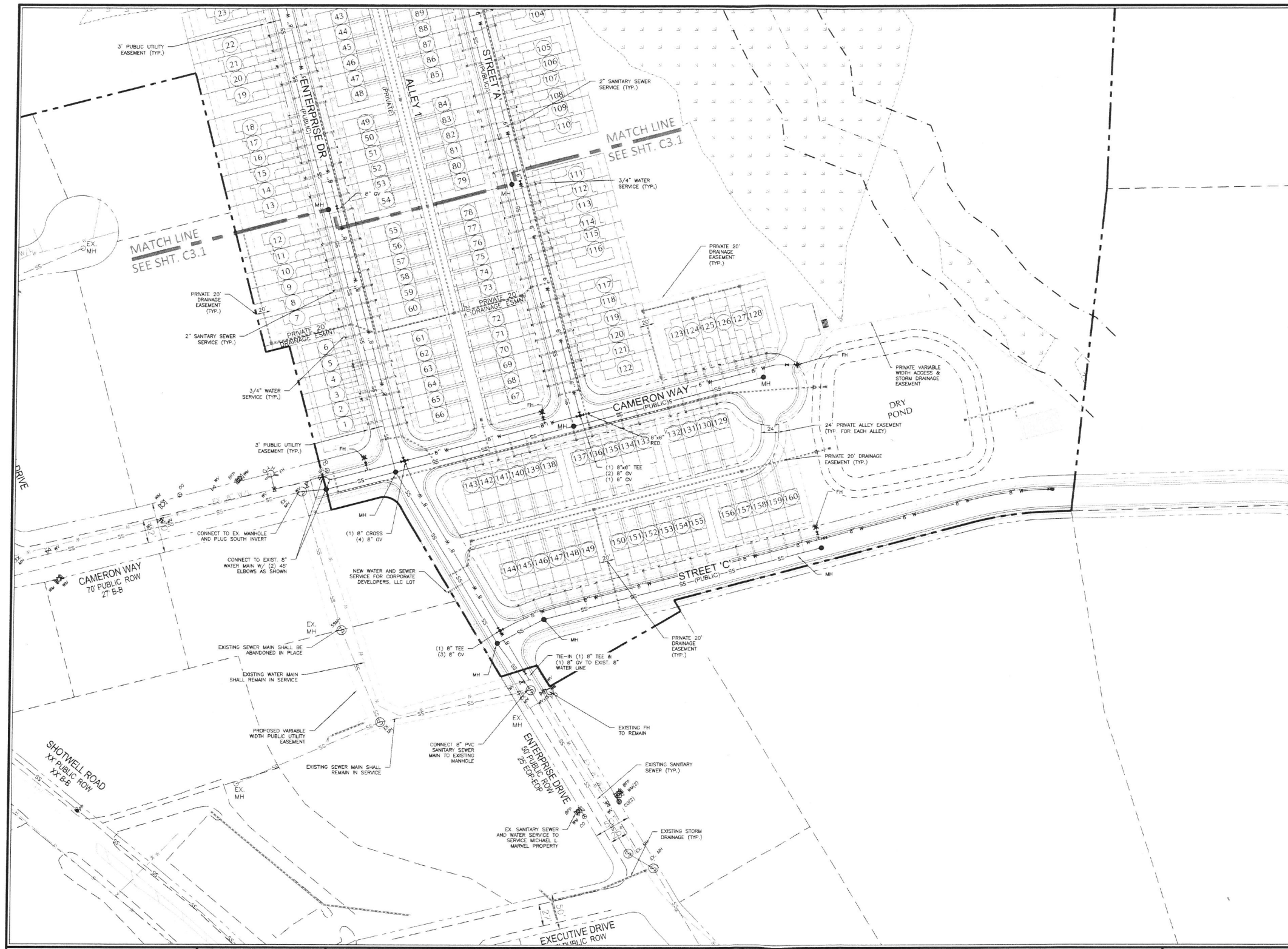
HATCH LEGEND
EXISTING WETLANDS

UTILITY LEGEND
6" C-900 WATERMAIN
8" C-900 WATERMAIN
SS 8" PVC (SDR-35) SANITARY SEWER
RCP STORM SEWER
CATCH BASIN
SANITARY SEWER MANHOLE
YARD INLET

NOTES:
1. WATER AND SEWER UTILITIES SHALL BE OWNED AND OPERATED BY TOWN OF CLAYTON.
2. THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS SUBJECT TO MODIFICATION DURING THE CONSTRUCTION DRAWING APPROVAL PROCESS.
3. ALL PVC USED FOR SANITARY SEWER TO BE SDR-35 (GREEN).
4. ALL PVC USED FOR PUBLIC WATER TO BE C900 (BLUE).
5. ALL 3" DIAMETER MANHOLES TO HAVE EXTENDED BASES.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

<table><tr><th>No.</th><th>Revision</th><th>Date</th><th>By</th></tr><tr><td>1</td><td>TRC Review Comments</td><td>9/26/2017</td><td>BKE</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				No.	Revision	Date	By	1	TRC Review Comments	9/26/2017	BKE									<table><tr><td>Designer</td><td>BKE</td><td>Scale</td><td>AS NOTED</td></tr><tr><td>Drawn By</td><td>JET</td><td>Date</td><td>9-21-17</td></tr><tr><td>Checked By</td><td>BKE</td><td>Job No.</td><td>02370362</td></tr></table>	Designer	BKE	Scale	AS NOTED	Drawn By	JET	Date	9-21-17	Checked By	BKE	Job No.	02370362	<table><tr><td colspan="3">CAPPS TRACT</td></tr><tr><td>Clayton</td><td>Johnston County</td><td>North Carolina</td></tr></table>	CAPPS TRACT			Clayton	Johnston County	North Carolina	<table><tr><td colspan="3">UTILITY PLAN (NORTH)</td></tr></table>	UTILITY PLAN (NORTH)			<table><tr><td colspan="3"> WithersRavenel Engineers Planners Surveyors 115 MacKinnon Drive Cary, NC 27511 (919) 469-3340 License # C-0832 www.withersravenel.com</td></tr></table>	 WithersRavenel Engineers Planners Surveyors 115 MacKinnon Drive Cary, NC 27511 (919) 469-3340 License # C-0832 www.withersravenel.com			<table><tr><td colspan="3">Sheet No. C3.1</td></tr></table>	Sheet No. C3.1		
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 WithersRavenel Engineers Planners Surveyors 115 MacKinnon Drive Cary, NC 27511 (919) 469-3340 License # C-0832 www.withersravenel.com																																																			
Sheet No. C3.1																																																			



LOCATION MAP
NTS

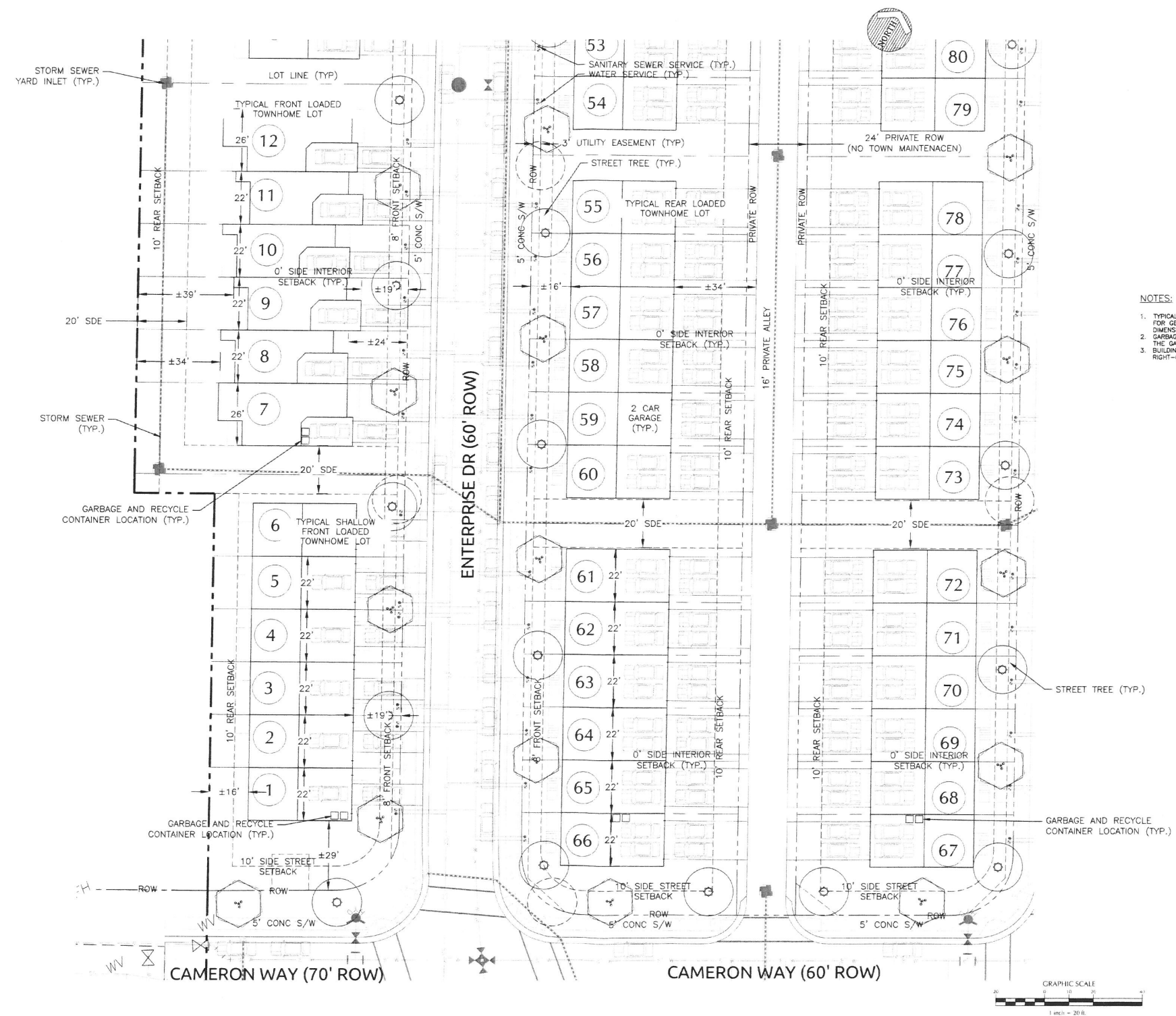
HATCH LEGEND
EXISTING WETLANDS

UTILITY LEGEND
6" W - 6" C-900 WATERMAIN
8" W - 8" C-900 WATERMAIN
SS - 8" PVC (SDR-35) SANITARY SEWER
SS - RCP STORM SEWER
- - - CATCH BASIN
- - - SANITARY SEWER MANHOLE
- - - YARD INLET

NOTES:

1. WATER AND SEWER UTILITIES SHALL BE OWNED AND OPERATED BY TOWN OF CLAYTON.
2. THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS SUBJECT TO MODIFICATION DURING THE CONSTRUCTION DRAWING APPROVAL PROCESS.
3. ALL PVC USED FOR SANITARY SEWER TO BE SDR-35 (GREEN).
4. ALL PVC USED FOR PUBLIC WATER TO BE C-900 (BLUE).
5. ALL 6" DIAMETER MANHOLES TO HAVE EXTENDED BASES.

<table><tr><th>No.</th><th>Revision</th><th>Date</th><th>By</th></tr><tr><td>1</td><td>TBC Review Comments</td><td>9/29/2017</td><td>BKE</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				No.	Revision	Date	By	1	TBC Review Comments	9/29/2017	BKE									<table><tr><td>Designer</td><td>BKE</td></tr><tr><td>Drawn By</td><td>JET</td></tr><tr><td>Checked By</td><td>BKE</td></tr></table>		Designer	BKE	Drawn By	JET	Checked By	BKE	<table><tr><td>Scale</td><td>AS NOTED</td></tr><tr><td>Date</td><td>9-01-17</td></tr><tr><td>Job No.</td><td>023.FD165</td></tr></table>		Scale	AS NOTED	Date	9-01-17	Job No.	023.FD165	CAPPS TRACT		UTILITY PLAN (SOUTH)		 WithersRavenel Engineers Planners Surveyors 115 MacKenzie Drive Cary, NC 27511 919.469.3340 license # C-0832 www.withersravenel.com		Sheet No. C3.1	
No.	Revision	Date	By																																								
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No.	Revision	Date	By
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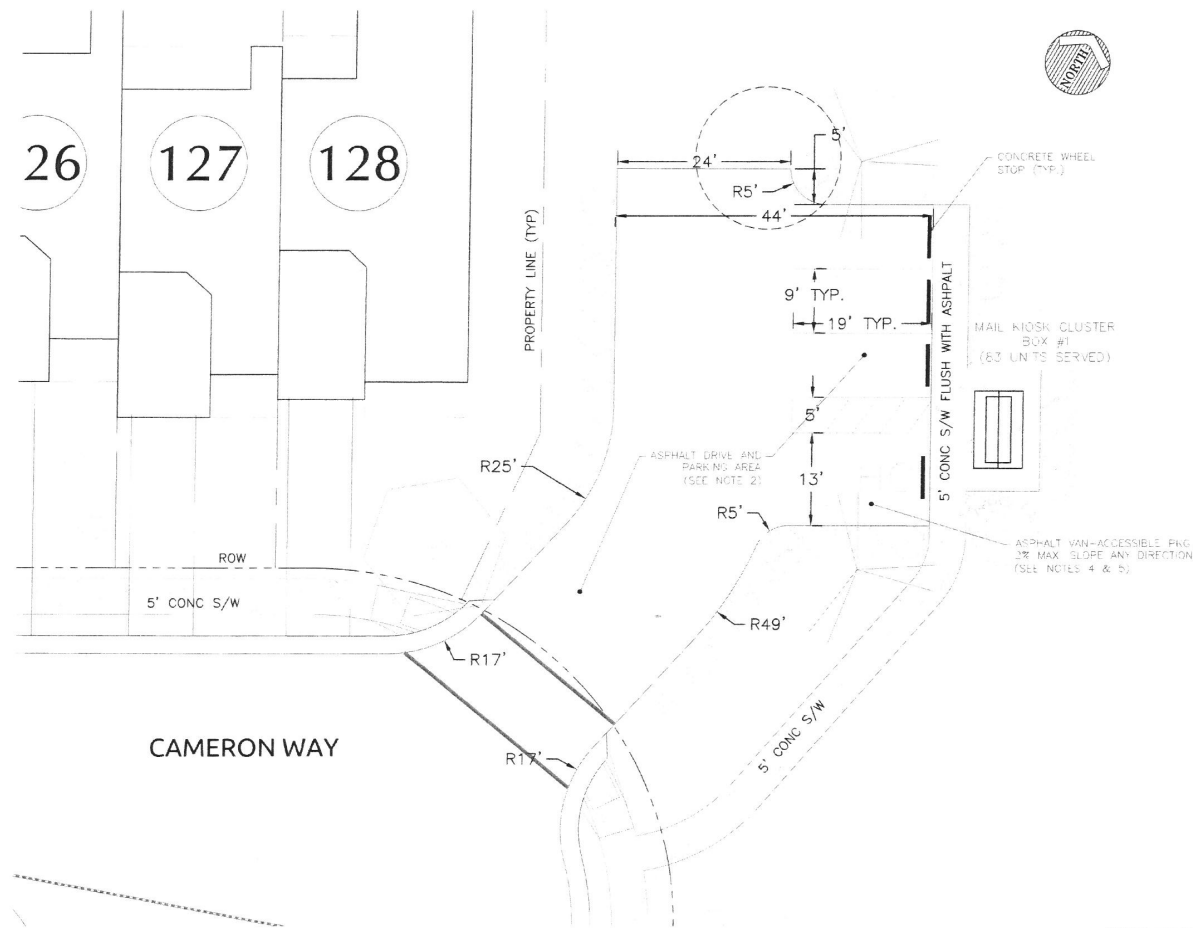
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Checked By	BKE	Job No.	07170163

CAPPS TRACT

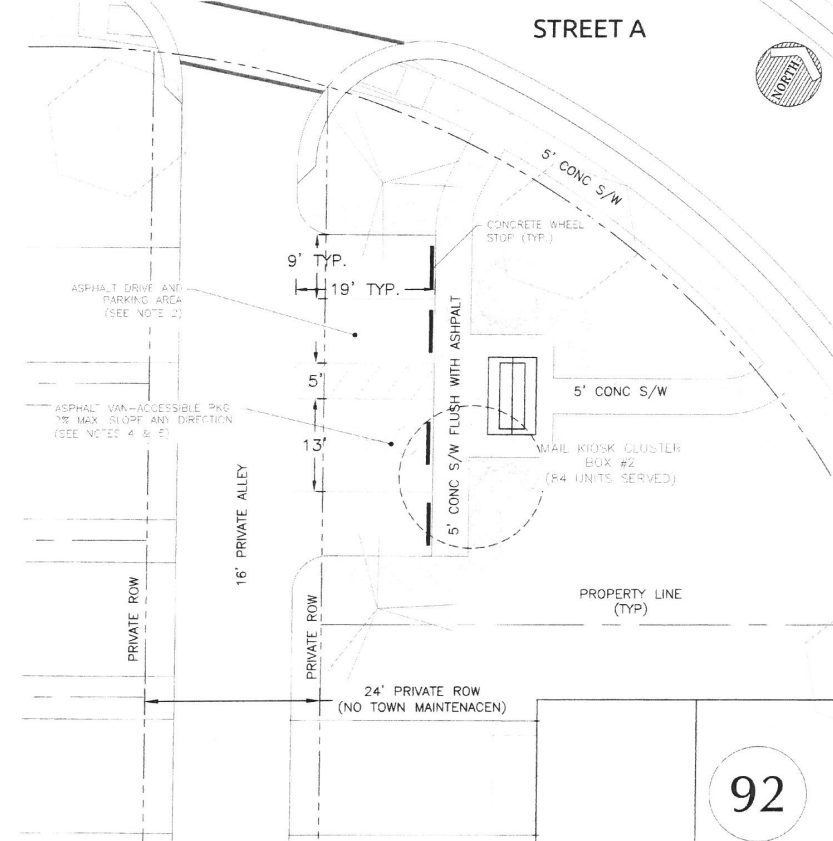
TYPICAL LOT PLOT PLAN

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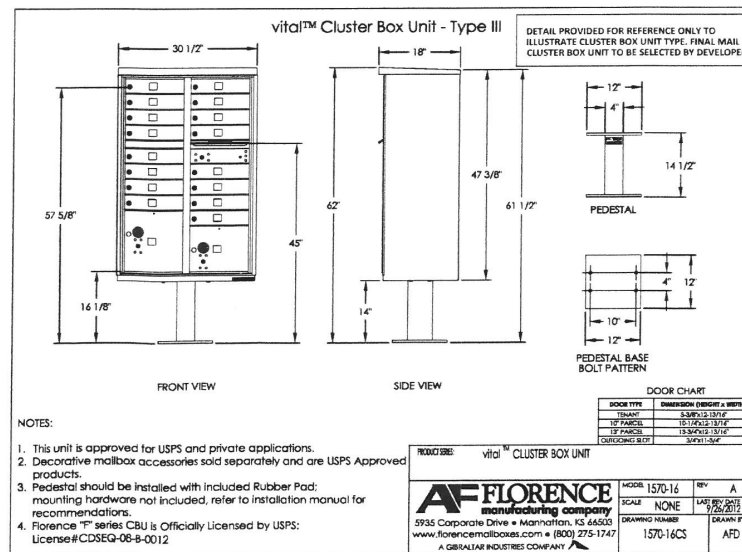
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C4.0



MAIL KIOSK #1 SITE PLAN
1"=10'



MAIL KIOSK #2 SITE PLAN
1"=10'



NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARD SPECIFICATIONS AND DETAILS.
2. MINIMUM ASPHALT DRIVEWAY AND PARKING LOT DESIGN SHALL BE 2" S 9.50 AND 8" A.B.C.
3. 2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT EVERY ASPHALT TO CONCRETE TRANSITION.
4. HANDICAP PARKING SPACES SHALL COMPLY WITH GENERAL STATUTES 136-30 AND 20-27.6.
5. PARKING LOT TO BE MARKED AS SHOWN IN ACCORDANCE WITH THE LATEST REVISIONS OF THE MUTCD.
6. ACCESSIBLE ROUTES SHALL COMPLY WITH ALL APPLICABLE ADA REQUIREMENTS AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE NORTH CAROLINA ACCESSIBILITY CODE.
7. RADIUS LABELS SHOWN ON THIS SHEET ARE TO EDGE OF ASPHALT. REFER TO L1.0 TO L1.2 FOR LANDSCAPING.

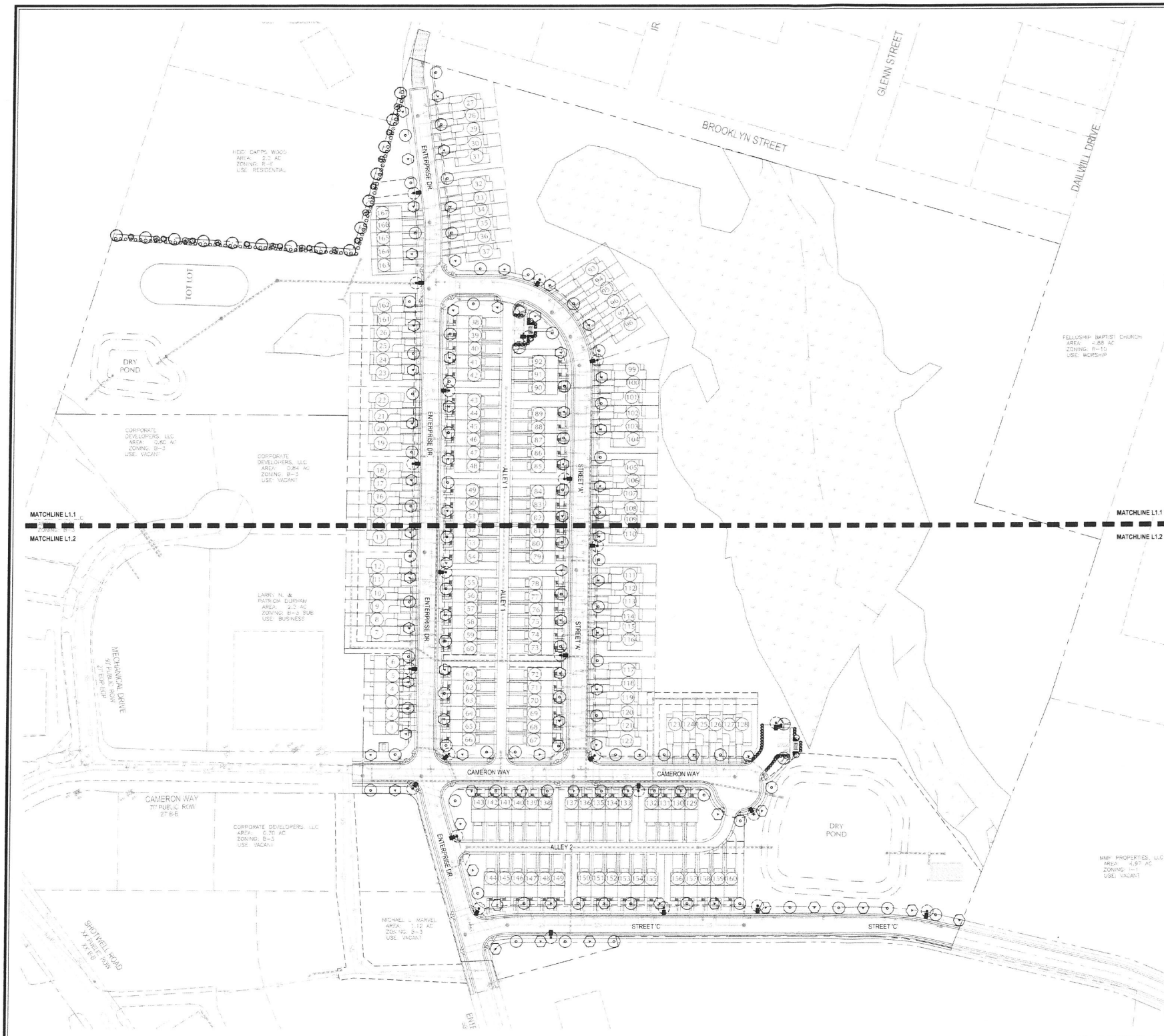
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				Drawn By: JET	Date: 9-01-17
				Checked By: BKE	Job No: 00170163

CAPPS TRACT
Johnston County
North Carolina

MAIL KIOSK SITE PLAN

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Sheet No:
C4.1



- GENERAL LANDSCAPING NOTES:**
1. CANOPY TREES SHALL HAVE A 2" CALIPER AND BE 8' TALL FOLLOWING INSTALLATION.
 2. UNDERSTORY TREES SHALL HAVE A 2" CALIPER AND BE 8' TALL FOLLOWING INSTALLATION.
 3. SHRUBS NOT USED FOR SCREENING SHALL BE A MINIMUM HEIGHT OF 12" FOLLOWING INSTALLATION.
 4. PLANT MATERIAL SHALL BE CHOSEN FROM THE LIST OF RECOMMENDED PLANT SPECIES CONTAINED IN THE CLAYTON GENERAL DESIGN GUIDELINES. PLANT MATERIAL THAT VARY FROM THIS LIST MAY BE USED WITH THE APPROVAL OF THE PLANNING DIRECTOR OR STAFF PROVIDED THEY MEET THE GENERAL SIZE REQUIREMENTS AND GROWTH HABITS OF THE EXISTING LIST OF RECOMMENDED PLANT SPECIES.
 5. SELECTED PLANTS SHOULD BE PREDOMINANTLY HARDY SPECIES THAT ARE NATIVE TO NORTH CAROLINA.
 6. PLANTING SHALL BE DONE HARDY FOR THE SPECIFIC LOCATION WHERE THEY ARE TO BE PLANTED. TREES AND SHRUBS SHALL BE SALT TOLERANT AND DROUGHT TOLERANT AND ABLE TO SURVIVE ON NATURAL RAINFALL ONCE ESTABLISHED WITH NO LOSS OF HEALTH.
 7. PLANTING AREAS SHALL HAVE UNCOMPACTED COARSE SAND THAT IS A MINIMUM OF 12" DEEP. SOILS SHALL BE APPROPRIATELY FREE OF GRAVEL, STONES, RUBBLE OR TRASH. ALL COMPACTED SOIL, CONTAMINATED SOIL OR ROAD BASE FILL SHALL BE REMOVED.
 8. THE CODE ENFORCEMENT OFFICER MAY NOT ISSUE A PERMANENT CERTIFICATE OF OCCUPANCY FOR AN APPROVED SITE PLAN OR PART THEREOF, UNTIL ALL SEEDING, TREES AND PLANT MATERIAL HAVE BEEN PLACED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND REQUIREMENTS OF THIS SECTION. A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR A PERIOD OF 30 DAYS UNDER CIRCUMSTANCES THAT WOULD AFFECT THE SEEDING AND PLANTING OF THE SITE. ON LANT, THE PROPER PLANTING SEASON IS REACHED TO COMPLETE THE LANDSCAPING REQUIREMENTS. AND MAY BE EXTENDED UP TO 30 DAYS UPON REQUEST TO THE CODE ENFORCEMENT OFFICER.
 9. BUFFER AREAS NOT RETAINED IN NATIVE HABITAT SHALL BE SEED OR SOODES WITH LAWN ESTABLISHED WITH GRASS. COVER OR MULCH WITH ORGANIC MULCH. NO TURF GRASS SHALL BE PLANTED WITHIN THE DEEP LINE OF TREES. INORGANIC GROUND COVER SHALL NOT EXCEED 20% OF THE TOTAL REQUIRED AREA OF THE BUFFER.
- MAINTAINING PLANTED AREAS**
1. THE RESPONSIBILITY FOR MAINTENANCE OF A PLANTED AREA SHALL REMAIN WITH THE OWNER. AS OR HER SUCCESSORS. HERE, ASSUMES OR ANY CONSENTING DRAINAGE MAINTENANCE IS REQUIRED IN ORDER TO ENSURE PROPER FUNCTIONING OF A PLANTED AREA.
 2. ALL PLANTINGS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING AND PEST MANAGEMENT. WEEDING, REMOVAL OF LITTER AND DEAD PLANT MATERIAL, AND NECESSARY PRUNING AND TRAINING.
 3. NECESSARY PRUNING AND TRAINING SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS. TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES PRUNING AND SHALL NOT BE INTERPRETED TO INCLUDE REMOVAL OF TREES THROUGH REMOVAL OF CROWN MATERIAL OR THE CENTRAL LEADER, OR ANY OTHER SIMILARLY SEVERE PROCEDURES SUCH AS COLLOPPING OR RATAILLING THAT CAUSE IRREPARABLE HARM TO THE NATURAL FORM OF THE TREE. EXCEPT WHERE SUCH PROCEDURES ARE NECESSARY TO MAINTAIN PUBLIC OVERHEAD UTILITIES, ANY SUCH ACTIVITY SHALL BE A VIOLATION OF THE TOWN OF CLAYTON UNIMPROVED DEVELOPMENT CODE (UDC). ADDITIONAL PLANT MATERIAL SHALL BE REQUIRED TO REPLACE OR SUPPLEMENT THE DAMAGED PLANT MATERIAL.
 4. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED. REPLACEMENT PLANTINGS SHALL BE PROVIDED FOR ANY REQUIRED PLANTS WHICH DIE OR ARE REMOVED FOR ANY REASON AND SHALL MEET ALL MINIMUM STANDARDS AND CONFORM TO THE REGULATIONS.
 5. NATURAL WATER COURSES SHALL BE MAINTAINED IN A NATURAL CONDITION.
 6. A WATER SOURCE SHALL BE SUPPLIED WITHIN 50' OF ANY PLANTING REQUIRING CONTINUING WATERING. UNDER IRRIGATION OR NON-IRRIGATION TOLERANT NATIVE VEGETATION IS INCORPORATED. AN IRRIGATION SYSTEM SHALL BE REQUIRED. IRRIGATION SYSTEMS SHALL MEET THE STANDARDS OF THE TOWN.
 7. LANDSCAPE STRUCTURAL FEATURES SUCH AS WALLS, FENCES, BEAMS OR WATER FEATURES SHALL BE MAINTAINED IN A STRUCTURALLY SAFE AND ATTRACTIVE CONDITION.
 8. WHERE THERE ARE OTHER USES, INCLUDING BICYCLE, PEDESTRIAN, BIKE OR OTHER TRAILS, THOSE SHALL BE MAINTAINED TO PROVIDE FOR THEIR SAFE USE.
 9. IN THE EVENT THAT ANY OWNER OF A PLANTED AREA FAILS TO MAINTAIN THE PLANTED AREA ACCORDING TO THE STANDARDS OF THE UDC, THE TOWN SHALL HAVE THE RIGHT TO RECOVER THE COST OF ENFORCEMENT, INCLUDING REASONABLE NOTICE AND A DEMAND THAT DEFICIENCY OF MAINTENANCE SHALL BE CHARGED TO THE PARTY HAVING THE PRIMARY RESPONSIBILITY FOR MAINTENANCE OF THE PLANTED AREA.

LANDSCAPE CALCULATIONS:

STREET LAND TREES:

1 CANOPY / 40 LF OF RIGHT OF WAY
MAX. 30' C/C

LANDSCAPE BUFFERS:

TYPE A (20' LF)

2 TREES / 100 LF
2 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE B (30' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE C (40' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

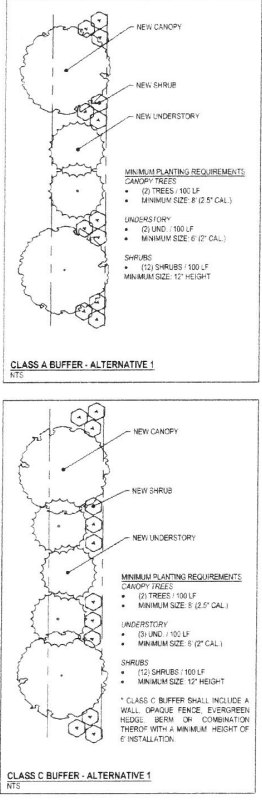
VIA TREES:

1 CANOPY / 12 SPACES
31 SPACES
VIA 2 (88' 0")
4 SPACES
1 TREE REQUIRED
2 TREES PROVIDED

VIA 3 (120' 0")

4 SPACES
1 TREE REQUIRED
2 TREES PROVIDED

PLANT SCHEDULE		BOTANICAL NAME		COMMON NAME		ROOT	SIZE	HEIGHT	NOTES
CANOPY TREES	75	ABA	Acer barbatum/um ABUTIF	Ashy Fringe Maple	B&S	2.5" CAL	8' MIN.		
	15	NYS	Nyssa sylvatica	Black Gum	B&S	2.5" CAL	8' MIN.		MATCHED
	74	PHY	Physalis oleracea	Chinese Tamarisk	B&S	2.5" CAL	8' MIN.		
	4	QUL	Quercus laurifolia	Laurel Oak	B&S	2.5" CAL	8' MIN.		
ORN. / UND. TREES	9	QLE	Quercus laevis/alis lyraifolia	Laurel/O Liveberry	B&S	2" CAL	6' MIN.		
	9	INE	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	B&S	2" CAL	6' MIN.		MATCHED
	4	LIC	Ligustrum lucidum 'Catalpa'	Catalpa Cedar Myrtle	B&S	2" CAL	6' MIN.		
	43	ABG	Abies x 'Grandifolia'	Glossy Abies	CONT		24" MIN.		MATCHED
(SHRUBS)	14	GUF	Gardenia jasminoides 'Tropicana'	Tropicana Gardenia	CONT		12" MIN.		MATCHED
	48	ICE	Ilex glabra 'Shannon'	Compound Inkberry	CONT		24" MIN.		MATCHED
	41	PHY	Physalis oleracea 'Tropicana'	Vaccinium x Hibernicum	CONT		24" MIN.		MATCHED
	4	FGE	Ficus religiosa palma palm 'Elijah Blue'	Bluish Blue Ficus	CONT		12" MIN.		MATCHED
GRASSES									



No.

Revision

Date

By

1

TRC Review Comments

9/29/2017

BKE

Designer

BKE

Scale

AS NOTED

Drawn By

JET

Date

9/01/17

Checked By

BKE

Job No.

02170165

Clayton

Johnston County

North Carolina

CAPPS TRACT

OVERALL LANDSCAPE PLAN

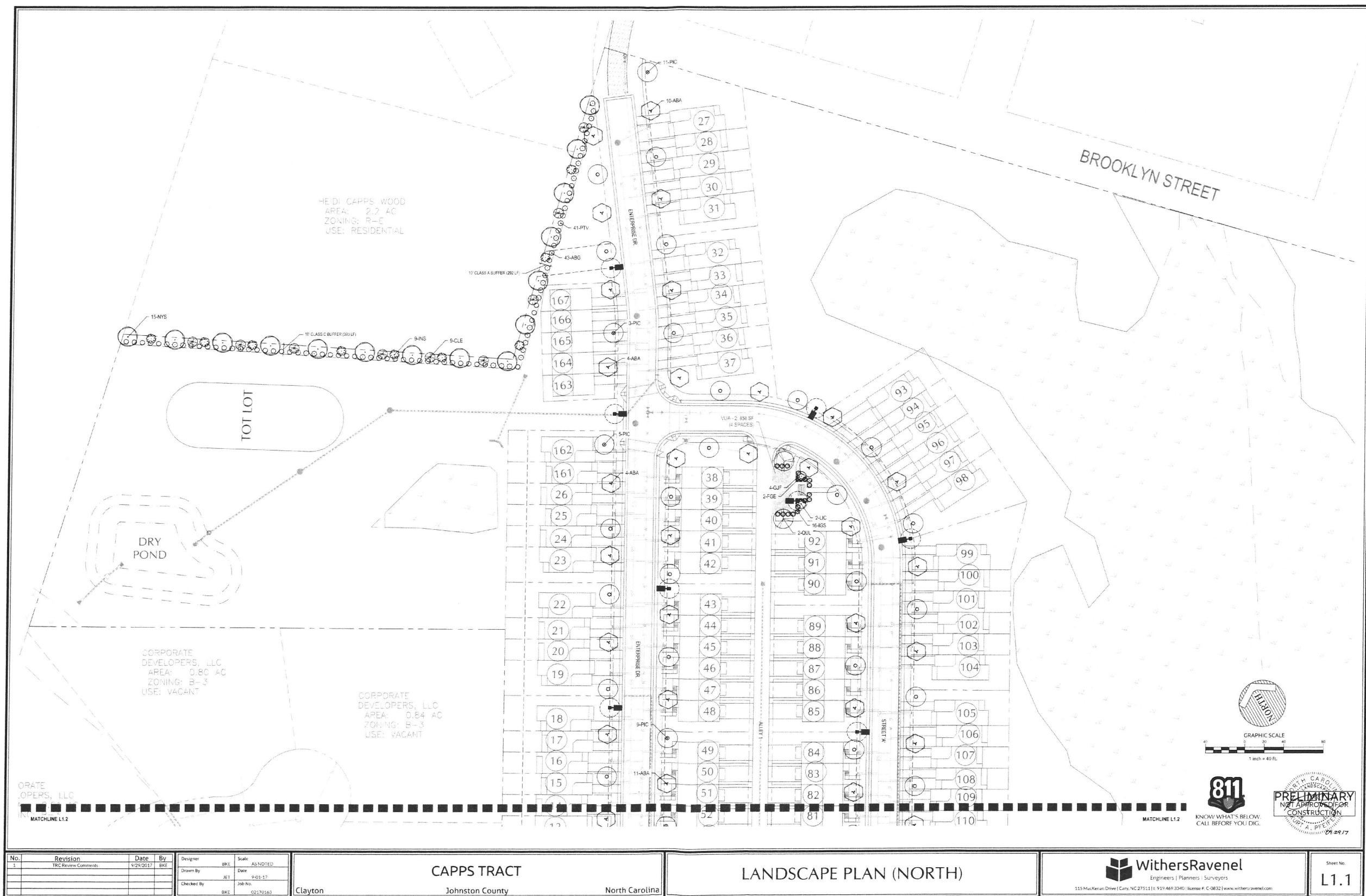
WithersRavenel

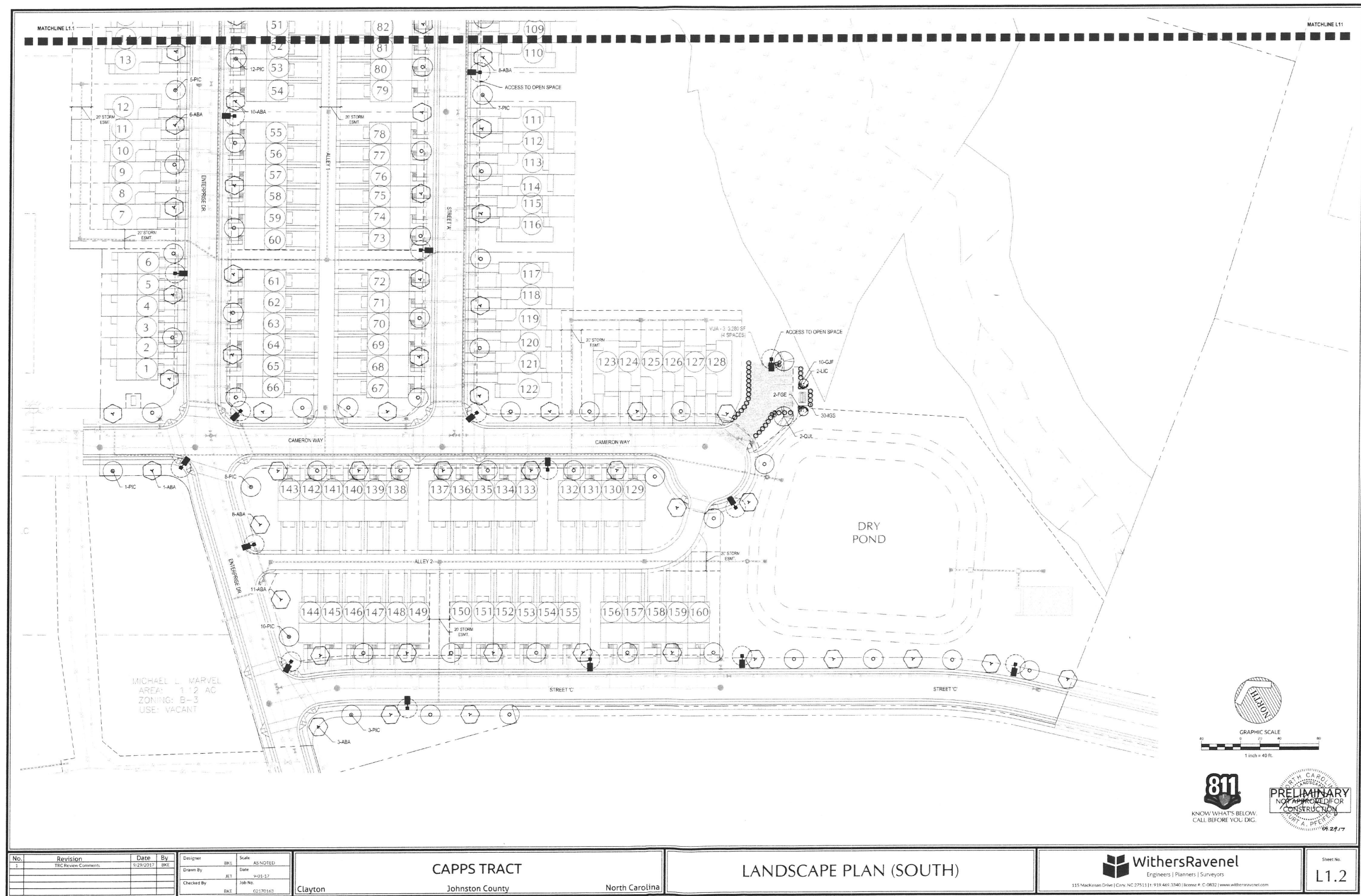
Engineers | Planners | Surveyors

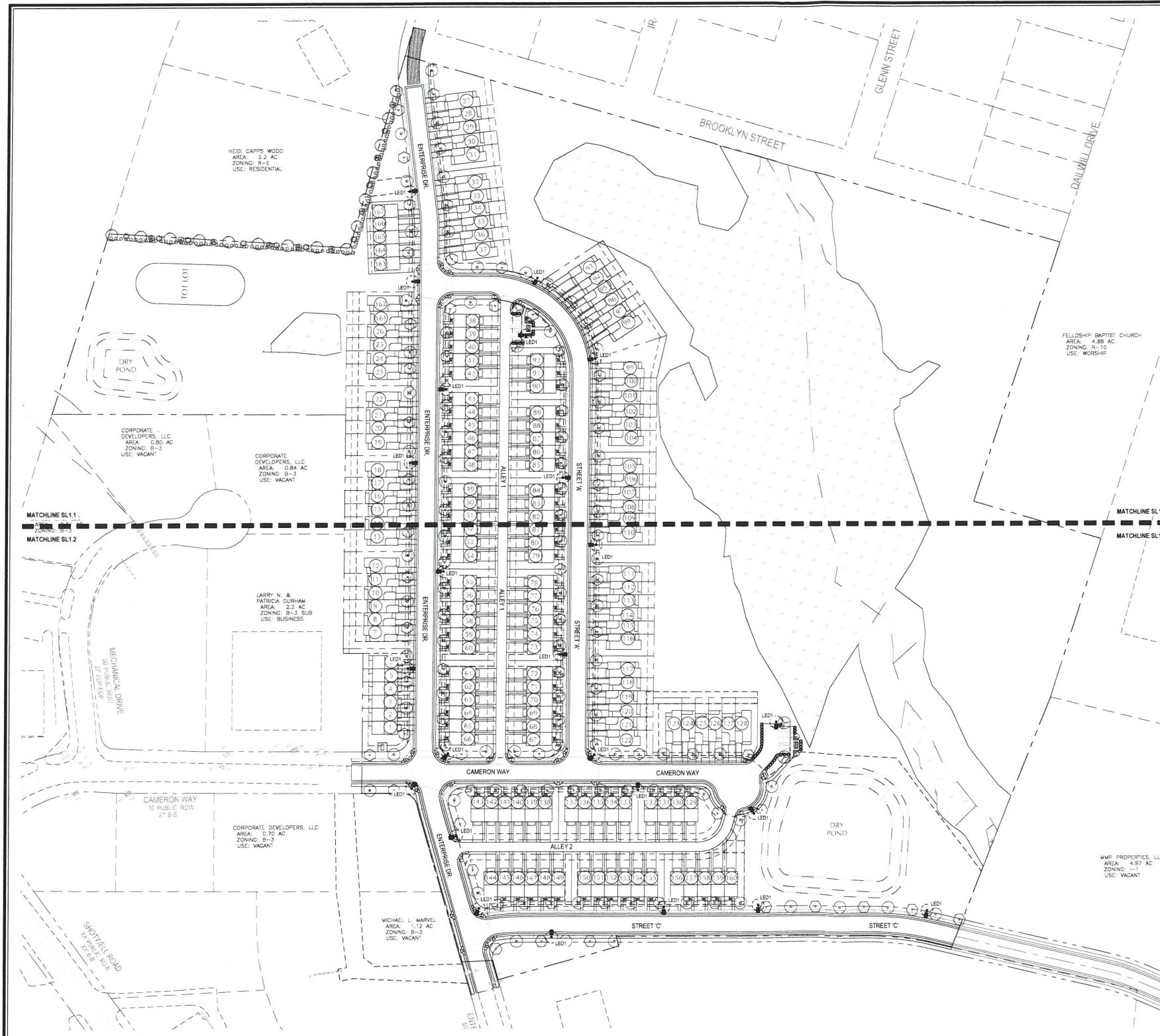
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Sheet No.

L1.0







PROPOSED LIGHT FIXTURES									
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LF	QTY	CUTOFF TYPE / OPTION	PROVIDED BY
LED1		100-WATT, ROADWAY LED, TYPE II SEE CUTSHEET BELOW FOR ORDERING INFORMATION	1	7,445	10 GRAY FIBERGLASS	0.85	24	FULL CUTOFF	N/A

LIGHTING NOTES:

- ALL EXTERIOR SITE LIGHTING SHALL BE DESIGNED TO PREVENT OFF-SITE GLARE.
- FIXTURE THAT IS SIMILAR TO THE BELOW CUTSHEET SHALL BE USED.

LED Roadway

This energy-efficient luminaire is a green solution and great fit for streets, roads, long narrow areas and parking lots. The LED Roadway delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles for new or existing jobs. Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

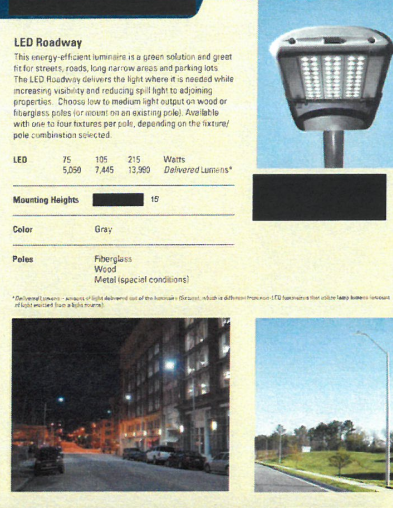
LED	75	105	215	Watts
	5,050	7,445	13,980	Delivered Lumens*

Mounting Heights: 15

Color: Gray

Poles: Fiberglass, Wood, Metal (special conditions)

*Delivered Lumens: amount of light delivered out of the luminaire (footcandle), which is different from the LED luminaire that color lamp lumens (footcandle) from the luminaire.



LED Roadway

Light Source: LED (white)

Wattage: 75 105 215

*Delivered Lumens: 5,050 7,445 13,980

**Replacement for: 100w HPS 150w HPS 250w HPS

Light Pattern: LED 75 IES Type II (Long Oval)
LED 105 IES Type III (Long Oval)
LED 215 IES Type III (Medium Oval)

IES Backlight-Uplight-Glare (BUG) rating:
LED 75 81-101-01 (zero light at and above 90°)
LED 105 83-101-02 (zero light at and above 90°)
LED 215 83-101-03 (zero light at and above 90°)

Note: IES rated and certified luminaire based on luminaire with LED luminaire.
Check luminaire and luminaire data sheet for luminaire, weight and pole.

Color Temperature: 4,300K
(Color Temperature is rated in Kelvin degrees and describes how warm or cool a light source is.
The higher the number, the cooler the light source.)

Warm-up and Restrike Time: Instant on (no warm-up or restrike time)

*Delivered Lumens: amount of light delivered out of the luminaire (footcandle), which is different from the LED luminaire that color lamp lumens (footcandle) from the luminaire.
**This is an approximate value and is not a guarantee. Actual conditions may be different.

Poles Available

Name	Color
Fiberglass	Gray
Fiberglass	Black (additional cost)
Wood	Green
Metal (special conditions)	Gray

* 1/2 inch diameter of luminaire with height of 15 feet.

Features

- High-efficiency LED
- Energy savings by lighting professionals selected
- Maintenances included
- Electricity included
- Warranty included
- One-hour monthly LED or other luminaire
- Turnkey operation
- Backed by over 40 years of experience
- Based on national installation numbers

Benefits

- Free up budget for other projects
- Many safety standards and lighting ordinances
- Extensive high and unobstructed repair bills
- Less expensive than standard service
- Warranty free
- Convenience and savings for you
- Provides hassle-free convenient installation and service
- A name you can trust today and tomorrow



1 inch = 80 ft.



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

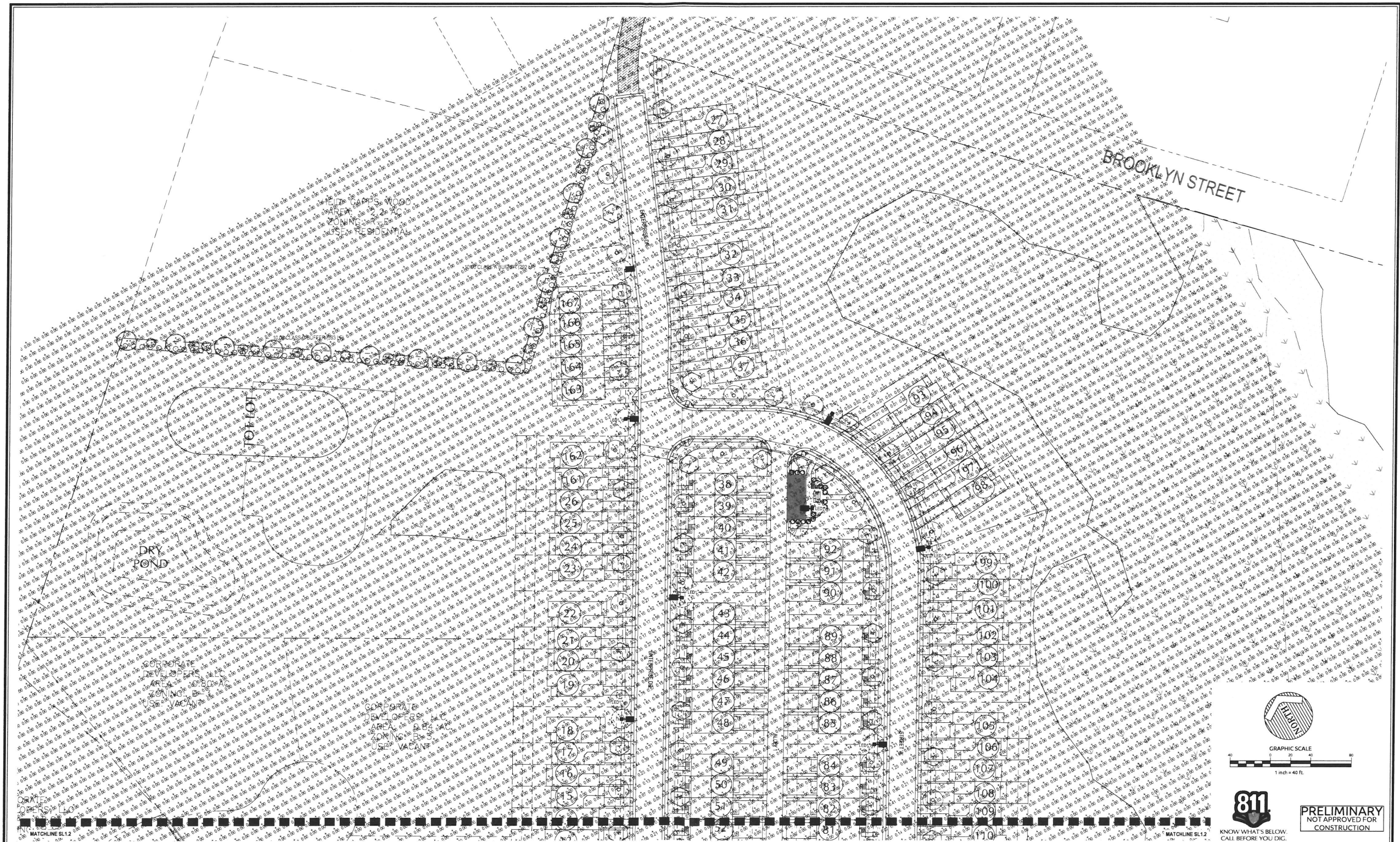
Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT
Johnston County
North Carolina

OVERALL LIGHTING PLAN

WithersRavenel
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Sheet No.
SL1.0



No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

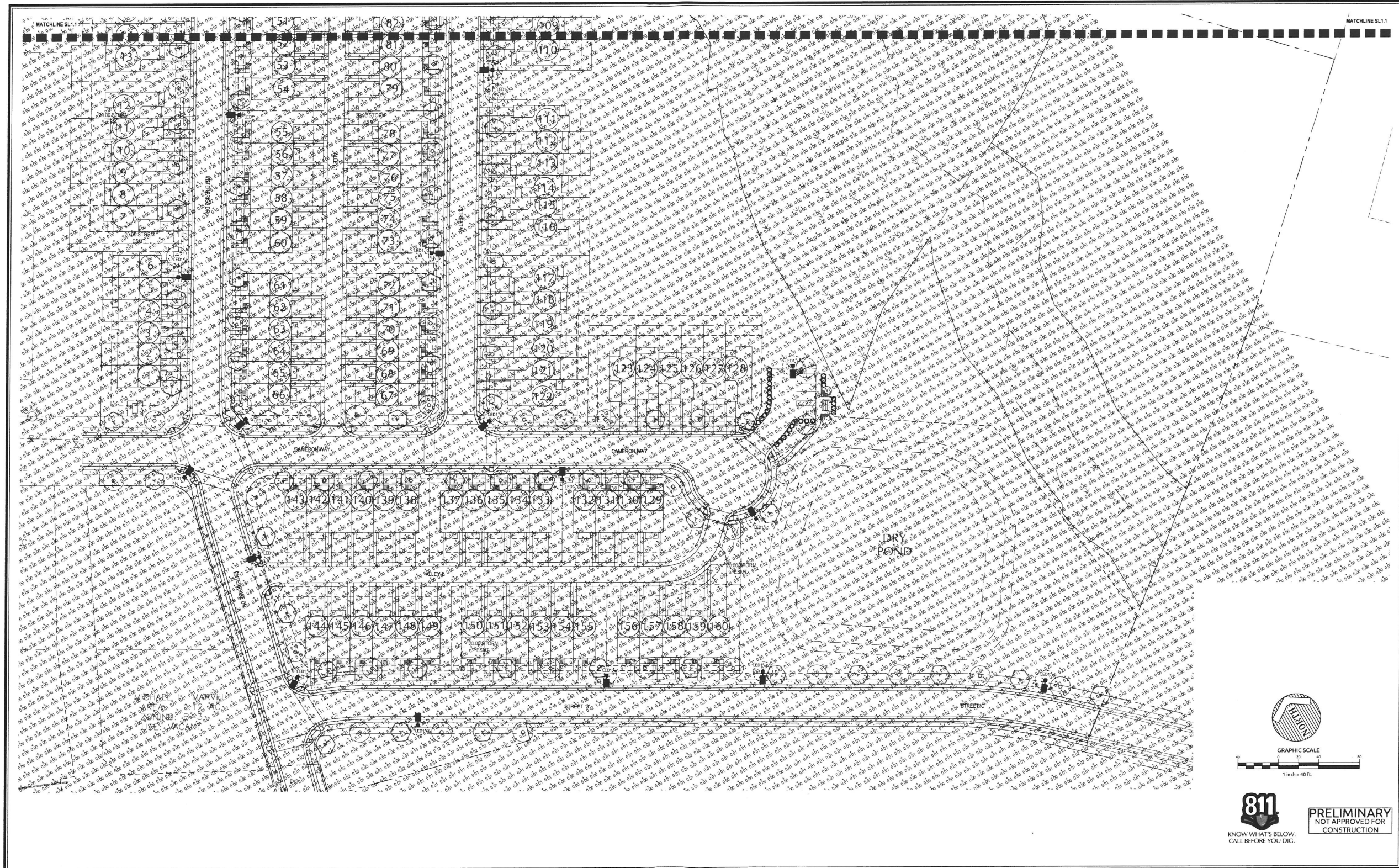
Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT
Johnston County
North Carolina

LIGHTING PLAN (NORTH)

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Sheet No.
SL1.1



No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT

Johnston County

North Carolina

Clayton

LIGHTING PLAN (SOUTH)

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Sheet No.
SL1.2



LEFT SIDE ELEVATION

FRONT ELEVATION

CONCEPTUAL FRONT-LOAD TOWNHOME BUILDING ELEVATION

1/8" = 1'-0"

REQUIRED ARCHITECTURAL ELEMENTS:

- AT LEAST THREE OF THE FOLLOWING ARCHITECTURAL FEATURES SHALL BE USED FOR EACH BUILDING:
1. ROOFLINE NOT IN SINGLE MASS, BROKEN UP HORIZONTALLY AND VERTICALLY BETWEEN UNITS;
 2. FRONT-LOADED UNITS WITH PROMINENT COVERED PORCH/STOOP AREA;
 3. PORCH;
 4. STOOPS AREAS;
 5. BALCONIES;
 6. GARAGE DOORS WITH WINDOWS, DECORATIVE DETAILS OR CARRIAGE STYLE ADORNMENTS;
 7. VARYING WINDOW SIZE AND/OR TYPE.

- AT LEAST THREE OF THE FOLLOWING DECORATIVE FEATURES SHALL BE USED ON EACH BUILDING:
- a. DECORATIVE SHAKE;
 - b. BOARD AND BATTEN;
 - c. DECORATIVE PORCH RAILING/POSTS;
 - d. SHUTTERS;
 - e. DECORATIVE/FUNCTIONAL AIR VENTS ON ROOF OR FOUNDATION;
 - f. RECESSED WINDOWS;
 - g. DECORATIVE WINDOWS;
 - h. DECORATIVE BRICK/STONE.

ARCHITECTURAL MATERIALS:

1. ROOFING: PITCHED SHINGLES PER DEVELOPER.
2. WINDOWS: MANUFACTURER PER DEVELOPER. WINDOWS THAT ARE NOT RECESSED MUST BE TRIMMED.
3. ENTRY DOOR: AS SELECTED BY DEVELOPER.
4. GARAGE DOORS: AS SELECTED BY DEVELOPER.
5. CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10' OF CHIMNEY.
6. SIDING: SIDING MATERIAL SHALL BE VARIED IN TYPE AND/OR COLOR ON 30% OF EACH FACADE ON EACH BUILDING. AT LEAST TWO OF THE FOLLOWING MATERIALS SHALL BE USED ON EACH BUILDING :

WOOD, VINYL, FIBER-CEMENT, METAL, MASONRY BRICK, MASONRY STONE, STONE VENEER, OR SYNTHETIC STONE.



RIGHT SIDE ELEVATION

FRONT ELEVATION

CONCEPTUAL REAR-LOAD TOWNHOME BUILDING ELEVATION

1/8" = 1'-0"

NOTES:

THE BUILDING ELEVATIONS SHOWN ON THIS PLAN ARE ILLUSTRATIVE AND GENERAL IN NATURE. THE INTENT OF THIS PLAN SHEET IS TO PROVIDE A GENERAL RENDERING OF THE ARCHITECTURAL STYLE FOR THIS DEVELOPMENT. FINAL ARCHITECTURAL PLANS MAY VARY WITH RESPECT TO SOME DETAILS.

PRELIMINARY PLAN
NOT APPROVED FOR CONSTRUCTION

CAPPS TRACT TOWNHOMES
CLAYTON, NC

CONCEPTUAL ARCHITECTURAL ELEVATIONS

Sheet No.

A-1

5/29/2017

NEIGHBORHOOD MEETING SUMMARY FORM

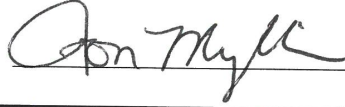
FILL OUT THE FOLLOWING:

Application: Capps Tract Townhomes

Date of Mailing: September 21, 2017

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

Printed Name: Don Mizelle

Signature: 

Date of Meeting: October 4, 2017 Time of Meeting: 6pm

Location of Meeting: The Clayton Center

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.*

Meeting began around 6pm at the Clayton Center. 4 people were in attendance along with the applicant and his consultants. WithersRavenel explained the details associated with the Special Use Permit and preliminary development site plan and the process associated with their review. A list of discussion topics, comments, questions, and action items is attached for review.

See attached

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Capps Tract

Application: Special Use Permit

Location/Date: _____

	NAME	ADDRESS
1	Jim & Shelia Ravy	219 Summit St Clayton, NC
2	Joe Capps	222 Summit St Clayton, NC
3	BRENT WOOD	230 Summit St Clayton NC
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Capps Tract Special Use Permit
Neighborhood Meeting Report – Discussion items

Q1: Mr Wood (neighbor) requested a landscaped berm be added along his lot frontage with the townhome project. Berm to address vehicular headlights and noise concerns and a fence to serve as a barricade to deter people from wandering onto his property.

A: Applicant discussed options that may work and discussed a joint berm to obtain height desired.

Action: Applicant will consider the request and continue dialogue with Mr. Wood.

Q2: Mr. & Mrs. Rary (neighbor) also requested a buffer between the townhome site and their property. They asked if a fence could be installed as well.

A: Applicant discussed the request and agreed to explore options.

Action: Applicant will consider the request and continue dialogue with the Rarys.

Q3: Concerns about through traffic from Enterprise Drive to Summit Street.

A: Applicant explained how the terminus design is planned and how the applicant has worked with the Town of Clayton to discourage through traffic while allowing for emergency access to the property via Summit Street.

Action: No further action

Q4: Questions about how Enterprise Drive would be reconfigured - logistics of such and by whom.

A: Applicant explained the process for the road reconfiguration and how that would be staged from a construction timing standpoint.

Action: No further action.

Q5: General questions regarding time frame for construction of the subdivision and the homes.

A: Applicant briefed the group on the preliminary construction schedule moving forward.

Action: No further action

Q6: General interest questions regarding open space areas as well as mail box kiosk function.

A: Applicant explained the provision of each on the development plan.

Action: No further action.

Applicant explained the TRC process and the schedule for Town review moving forward including future meetings with the Planning Board and Town Board.

ADJACENT PROPERTY OWNERS LIST

Project Name: **Capps Tract**

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
05026078, 05026076, 05026077	Williams, Frances	PO Box 233, Clayton, NC 27528
05026041	Fellowship Baptist Church	(204 Atkinson St. Clayton, NC 27520)
05026095T, 05026095D	MMP Properties LLC	PO Box 565, Benson, NC 27505
05026073D	Capps, Joseph Edwin	222 Summitt St, Clayton, NC 27520
05026073M	Durham, Larry N & Durham, Patricia P	1198 Peele Rd, Clayton NC 27520
05027001	Shackleford-Bunn Dev CO LLC	1025 Ridge Road, Clayton, NC 27520
05026073E, 05026073T, 05026073S, 05026073J	Corporate Developers LLC	115 Bennett Place, Clayton, NC 27527
05026073Q	Wood, Heidi Capps & Wood, Brent E	222 Summit St, Clayton, NC 27520
05G01014W	Rary, James Kenneth Jr & Rary, Shelia	219 Summit St, Clayton, NC 27520
05G02005T	BV 173 LLC	1414 Yanceyville St Ste 300, Greensboro, NC 27405
05G02005V, 05G02005Y	Michael Lynn Marvel Revocable Trust & Marvel, Michael Lynn Trust	2127 Willow Hill Ln, Clayton, NC 27520
05E99012D	Massey, John Wesley	8041 St. Andrews Dr, Laurinburg, NC 28352
05G02005A	Lee Brothers Rental	400 W. Main Street, Clayton, NC 27520
05E99002D	Allen, Mary & Shallington, Katherine Allen	PO Box 1633, Clayton, NC 27528
05G02005W	Sant Hospitality LLC	761 Enterprise Dr., Clayton, NC 27520



WithersRavenel

Our People. Your Success.

9/21/2017

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 Special Use Permit and Major Subdivision Plan 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: October 4, 2017

Meeting Time: 6:00p.m. – 7:00p.m.

Meeting Location: The Clayton Center (111 East 2nd Street) – The Wooten Room

Type of Application: Special Use Permit

Parcel/Pin #: 165911-65-2257

Description of project/proposal: Planned Townhome Development

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 townhome development.

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

If you have any questions prior to or after this meeting, you may contact us at 919-535-5237. You may also contact the Town of Clayton Planning Department at 919-553-5002.

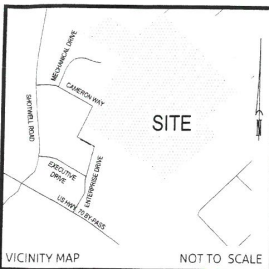
Sincerely,

Don Mizelle

WithersRavenel

Cc: Town of Clayton Planning Dept

115 MacKenan Drive | Cary, NC 27511
t: 919.469.3340 | f: 919.467.6008 | www.withersravenel.com | License No. C-0832
Cary | Greensboro | Pittsboro | Raleigh | Wilmington



LEGEND (UNLESS OTHERWISE NOTED)

CL - CENTER LINE
CMF - CONCRETE MONUMENT FOUND
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
RBF - REBAR FOUND

ADJOINER
BOUNDARY
R/W
TOWN OF CLAYTON
TOWN LIMITS

AREA 1 (CAPPS)
TO BE REZONED
FROM R-E TO R-10
(34.885 ACRES)

AREA 2 (CAPPS)
TO BE REZONED
FROM R-E TO B-3
(0.601 ACRES)

AREA 3 (MARVEL)
TO BE REZONED
FROM R-E TO B-3
(0.673 ACRES)

AREA 4 (CAPPS)
TO BE REZONED
FROM B-3 TO R-10
(0.159 ACRES)

LINE #	BEARING	DISTANCE
L1	N 59°42'01" W	32.68'
L2	N 45°29'49" E	222.05'
L3	N 45°27'28" E	111.76'

LINE #	BEARING	DISTANCE	AREA #
L4	N 30°17'38" E	200.06'	(AREA 2)
L5	S 59°52'09" E	106.74'	(AREA 2)
L6	S 18°25'28" W	73.63'	(AREA 2)
L7	S 14°12'26" W	133.38'	(AREA 2)
L8	S 59°41'09" E	239.37'	(AREA 3)
L9	S 14°12'26" W	50.61'	(AREA 3)
L10	S 14°12'26" W	43.59'	(AREA 3)
L11	N 75°42'54" W	230.00'	(AREA 3)
L12	N 14°12'26" E	160.65'	(AREA 3)
L13	N 59°41'09" E	158.89'	(AREA 2)
L14	S 50°36'52" E	302.64'	(AREA 4)
L15	N 59°52'09" W	284.83'	(AREA 4)

CERTIFICATE OF SURVEY & ACCURACY

I, MARSHALL G. WIGHT, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED. DESCRIPTIONS RECORDED IN REFERENCES HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS BROKEN LINES DRAWN FROM INFORMATION HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 300,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 27th DAY OF JUNE, A.D., 2017.

Marshall G. Wight
MARSHALL G. WIGHT, PROFESSIONAL LAND SURVEYOR L-5034

I, MARSHALL G. WIGHT, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AND EXISTING STREET.

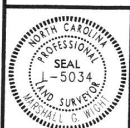
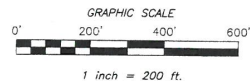
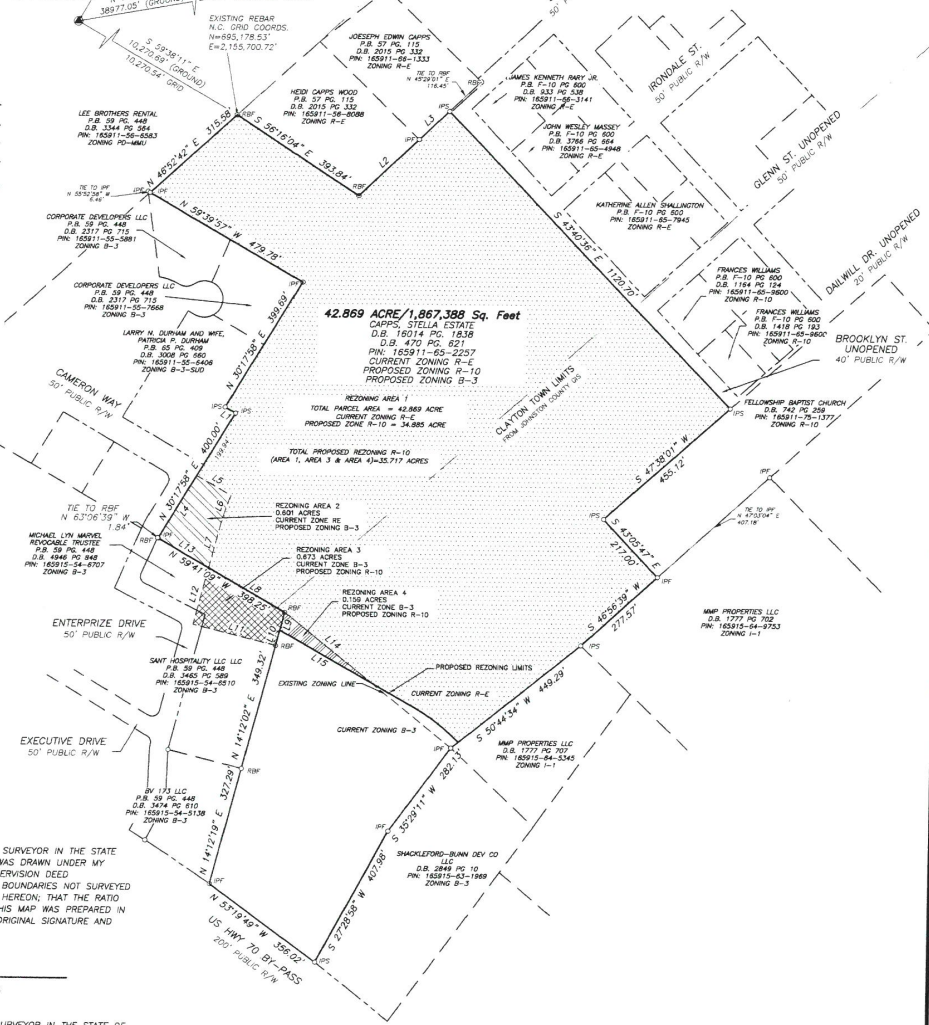
Marshall G. Wight
MARSHALL G. WIGHT, PROFESSIONAL LAND SURVEYOR L-5034

NOTES

- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARING NAD 83(2011), NAVD 88
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720165900 J, PANEL 1659, EFFECTIVE DATE DEC. 2, 2005.

Capps Tract Townhome Site Map

N.C.G.S. "MORAH RESET 2"
NAD 83 (2011)
N.C. GRID COORDS.
N=701,370.71
E=2,146,836.92
G.D.F. 0.99998797



REVISIONS	DATE 5-23-17
DESIGNED BY: WBG	SCALE: 1"=200'
DRAWN BY: MGW	SURVEYED BY: WBG
CHECKED BY: MC	DRAWN BY: MGW
CAD FILE: 80.17088	PROJECT NO: 02170163.00
PROJECT NO: 02170163.00	

BOUNDARY AND REZONING MAP FOR THE TOWN OF CLAYTON		
CAPPS TRACT TOWNHOMES		
PROPERTY OF		
CAPPS, STELLA PUCKETT ESTATE		
SHEET 1 OF 3		
TOWNSHIP: CLAYTON	COUNTY: JOHNSTON	STATE: NORTH CAROLINA
ZONE: R-E-B-3	P.L.N. 165911-65-2257	

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Traffic Impact Analysis Shotwell Road Residential Clayton, NC



RAMEY KEMP
— & —
ASSOCIATES
TRANSPORTATION ENGINEERS

TRAFFIC IMPACT ANALYSIS

FOR

Shotwell Road Residential

LOCATED

IN

CLAYTON, NC

Prepared For:
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JUNE 2017

RKA Project No. 17126

Prepared By: CAB

Reviewed By: JMM



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Appendix A:	Traffic Counts
Appendix B:	Signal Plans
Appendix C:	Adjacent Development Information
Appendix D:	Future Roadway Improvements
Appendix E:	Capacity Calculations – US Highway 70 Business and Shotwell Road
Appendix F:	Capacity Calculations – US Highway 70 Business and Enterprise Drive
Appendix G:	Capacity Calculations – Shotwell Road and Cameron Way
Appendix H:	Capacity Calculations – Shotwell Road and Old US Highway 70
Appendix I:	Capacity Calculations – Shotwell Road and Executive Drive

**TRAFFIC IMPACT ANALYSIS
SHOTWELL ROAD RESIDENTIAL
CLAYTON, NORTH CAROLINA**

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed residential development located northeast of the intersection of US Highway 70 Business and Shotwell Road in Clayton, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2019, is assumed to consist of 152 townhomes.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2017) Traffic Conditions
- Background (2019) Traffic Conditions
- Combined (2019) Traffic Conditions
- Alternate Scenario Combined (2019) Traffic Conditions – with cross connection to Atkinson Street

1.1. Site Location and Study Area

The development is proposed to be located east of Shotwell Road and north of US Highway 70 Business in Clayton, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Clayton (Town) and consists of the following existing intersections:



- US Highway 70 Business and Shotwell Road
- US Highway 70 Business and Enterprise Drive
- Shotwell Road and Cameron Way
- Shotwell Road and Old US Highway 70
- Shotwell Road and Executive Drive

1.2. Proposed Land Use and Site Access

The proposed development, anticipated to be completed in 2019, is assumed to consist of 152 townhomes.

Site access is proposed via a connection to the existing Enterprise Drive and a connection to the existing Cameron Way. As part of the development of this property, a multi-party land swap will be executed to extend Enterprise Drive north to directly connect with Cameron Way. The current connection alignment will be removed. The site plan allows for a future connection to the north of the site, if the northern parcel of land develops. An alternate scenario, dependent on the approval of the right-of-way, would allow for an additional connection to the east of the site via the extension of Atkinson Street. Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of residential development with some retail and industrial development.

1.4. Existing Roadways

US Highway 70 Business is a six-lane roadway running in an east-west direction with a posted speed limit of 45 miles per hour (mph) within the study area. Based on the most recent data (2015) from the NCDOT, US Highway 70 Business had an average annual daily traffic (AADT) volume of approximately 39,000 vehicles per day (vpd) west of its intersection with Shotwell Road.

Shotwell Road is a two-lane roadway running in a north-south direction with a posted speed limit of 45 mph north of its intersection with US Highway 70 Business and a posted speed limit of 35 mph south of its intersection with US Highway 70 Business. Based on the most recent data (2014) from the NCDOT, Shotwell Road had an average AADT volume of approximately 11,000 vpd north of its intersection with US Highway 70 Business.

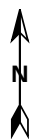
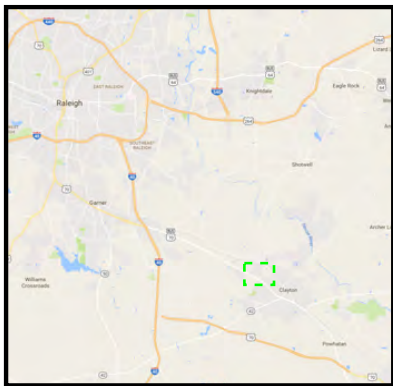
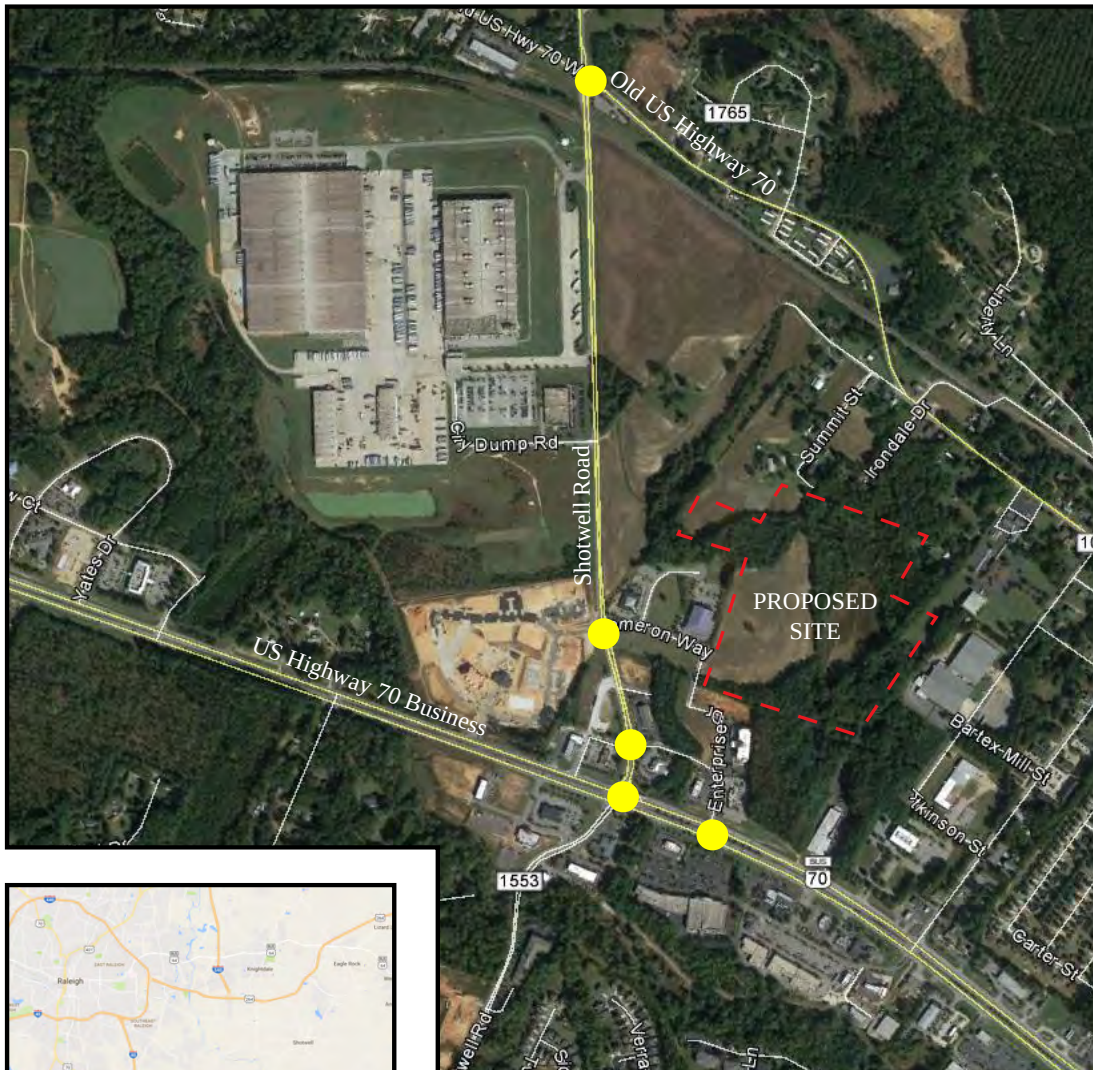
Enterprise Drive is a two-lane roadway running in a north-south direction with no posted speed limit within the study area. For the purpose of this study a speed limit of 25 mph was assumed. Based on the traffic counts from 2017, and assuming that the PM peak hour volume is roughly 10% of the average daily traffic, Enterprise Drive has an AADT volume of approximately 2,900 vpd north of its intersection with US Highway 70 Business.

Cameron Way is a two-lane roadway running in an east-west direction with no posted speed limit within the study area. For the purpose of this study, a speed limit of 25 mph was assumed. Based on the traffic counts from 2017, and assuming that the PM peak hour volume is roughly 10% of the average daily traffic, Cameron Way has an AADT volume of approximately 1,400 vpd east of its intersection with Shotwell Road.

Old US Highway 70 is a two-lane roadway running in an east-west direction with a posted speed limit of 45 mph within the study area. Based on the most recent data (2015) from the NCDOT, Old US Highway 70 had an AADT volume of approximately 5,300 vpd east of its intersection with Shotwell Road.

Executive Drive is a two-lane roadway running in an east-west direction with no posted speed limit within the study area. For the purpose of this study, a speed limit of 25 mph was assumed. Based on the traffic counts from 2017, and assuming that the PM peak hour volume is roughly 10% of the average daily traffic, Executive Drive has an AADT volume of approximately 740 vpd east of its intersection with Shotwell Road.

Existing lane configurations (number of traffic lanes on each intersection approach), lane widths, storage capacities, and other intersection and roadway information were collected through field reconnaissance by Ramey Kemp & Associates, Inc. (RKA). Refer to Figure 3 for an illustration of the existing lane configurations within the study area.



LEGEND

- Proposed Site Location
- Study Intersection
- Study Area



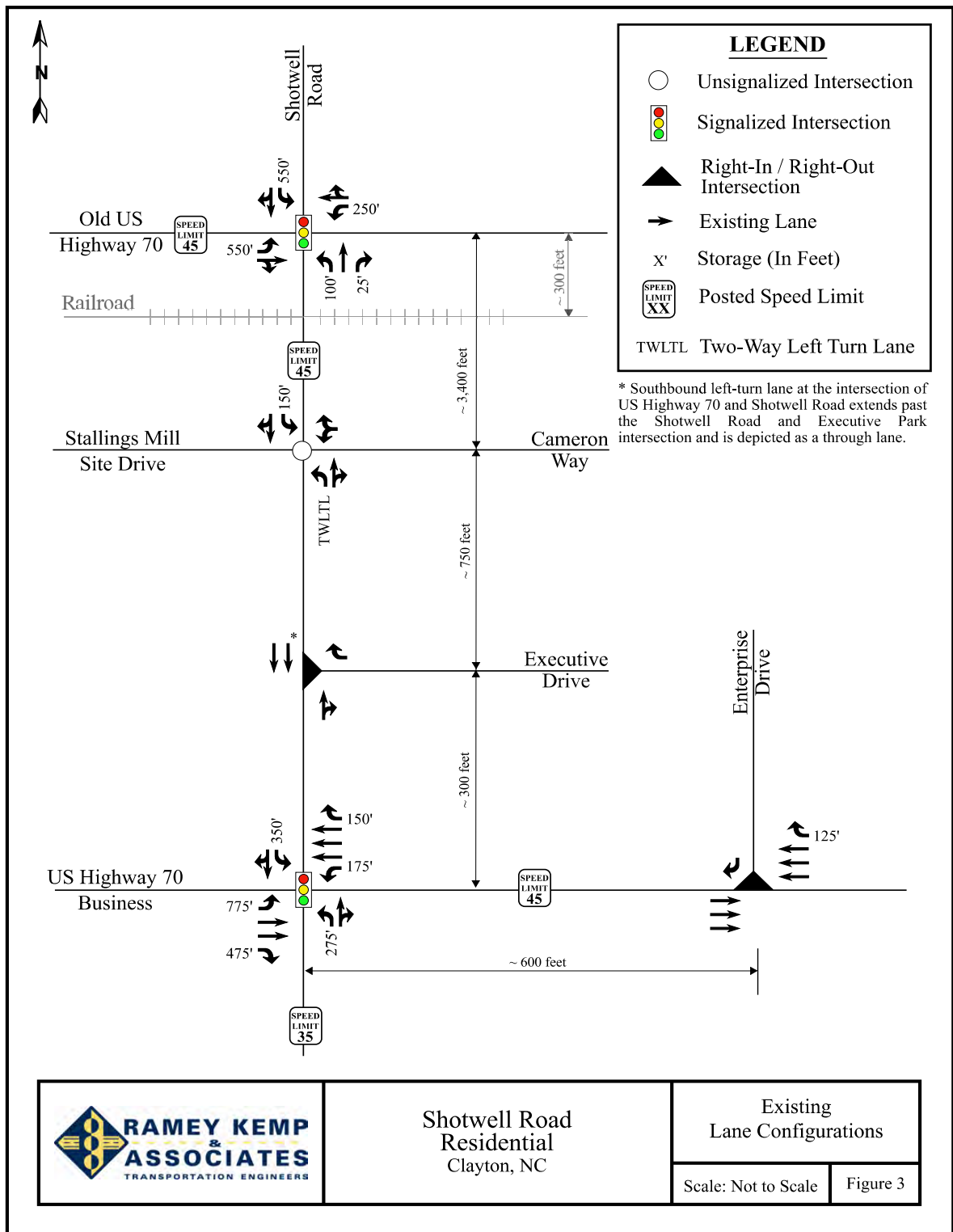
Shotwell Road
Residential
Clayton, NC

Site Location Map

Scale: Not to Scale

Figure 1





2. EXISTING (2017) PEAK HOUR CONDITIONS

2.1. Existing (2017) Peak Hour Traffic

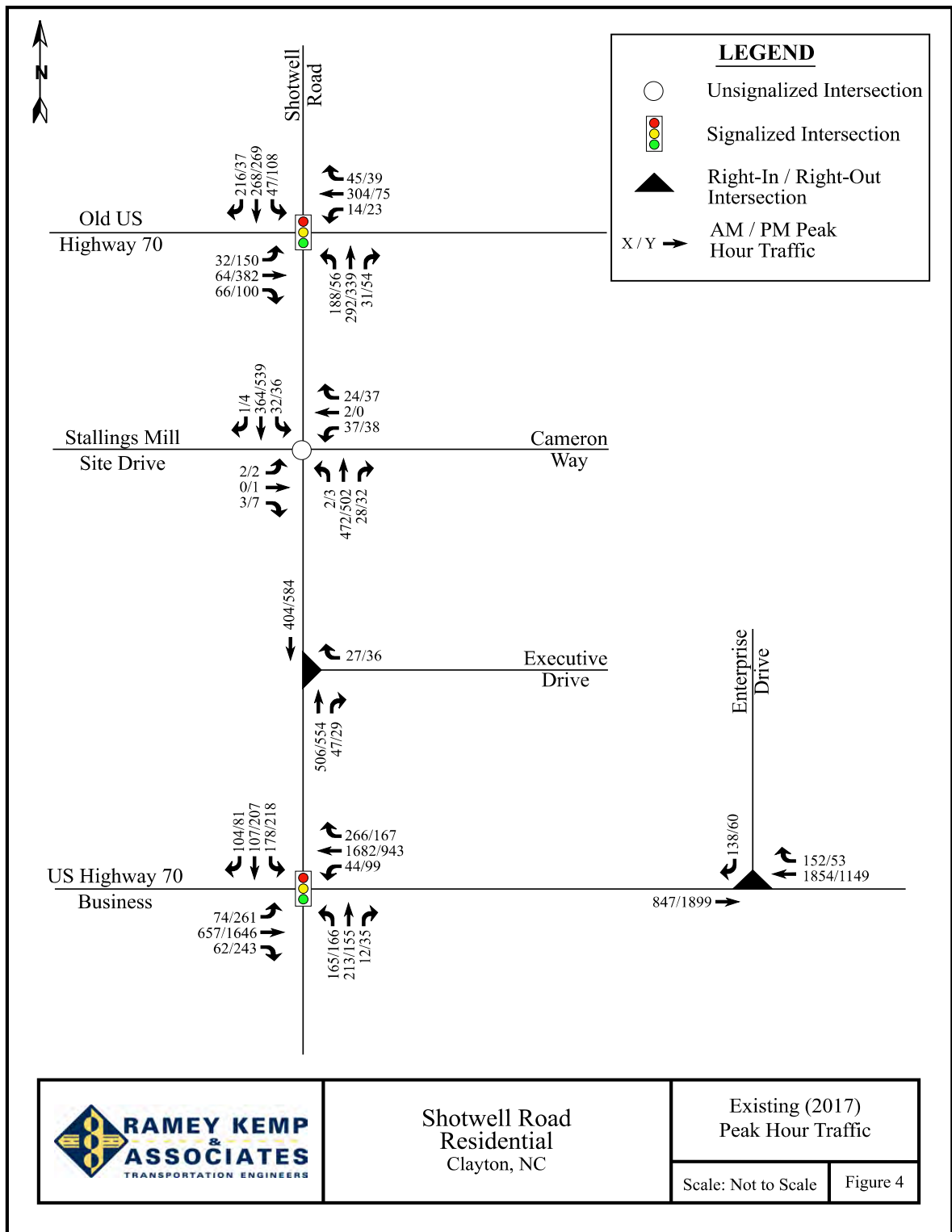
Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in May of 2017 by RKA during the typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- US Highway 70 Business and Shotwell Road
- US Highway 70 Business and Enterprise Drive
- Shotwell Road and Cameron Way
- Shotwell Road and Old US Highway 70
- Shotwell Road and Executive Drive

Traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for existing (2017) weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix A of this report.

2.2. Analysis of Existing (2017) Peak Hour Traffic

The existing (2017) weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. Signal information was obtained from NCDOT and is included in Appendix B. The results of the analysis are presented in Section 7 of this report.



3. BACKGROUND (2019) PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, background traffic projections are needed. Background traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. Background traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate projected (2019) weekday AM and PM peak hour traffic volumes. Refer to Figure 5 for projected (2019) peak hour traffic.

3.2. Adjacent Development Traffic

Through coordination with the Town and NCDOT, Stallings Mill Apartments, Creech Subdivision, and a Mexican restaurant were identified to be included as adjacent developments in this study.

Stallings Mill Apartments is located west of Shotwell Road, with a site drive proposed as the eastbound approach at the intersection of Shotwell Road and Cameron Way and is expected to be fully-built out by 2019 and consist of approximately 288 apartment units. It should be noted that part of the development was constructed and operational at the time of data collection; however, it was decided to include the total trips in order to maintain conservative results of this study.

Creech Subdivision is located southeast of the intersection of Shotwell Road and Covered Bridge Road in Clayton, North Carolina. A revised TIA was completed by Morton and Morton Design Services in July 2015. According to this TIA, the Creech Subdivision will consist of 180 single-family homes with a build-out year of 2021. Site Traffic from this development was distributed through the study area according to the approved trip generation and trip distribution from the Creech Subdivision TIA.

The Mexican restaurant is to be located in the southeast quadrant of Shotwell Road and Cameron Way. A TIA was not completed for this development; therefore, RKA calculated the approximate traffic impact of the restaurant through coordination with the Town. Refer to Appendix C for the calculations.

Adjacent development trips are shown in Figure 6. Adjacent development information can be found in Appendix C.

3.3. Future Roadway Improvements

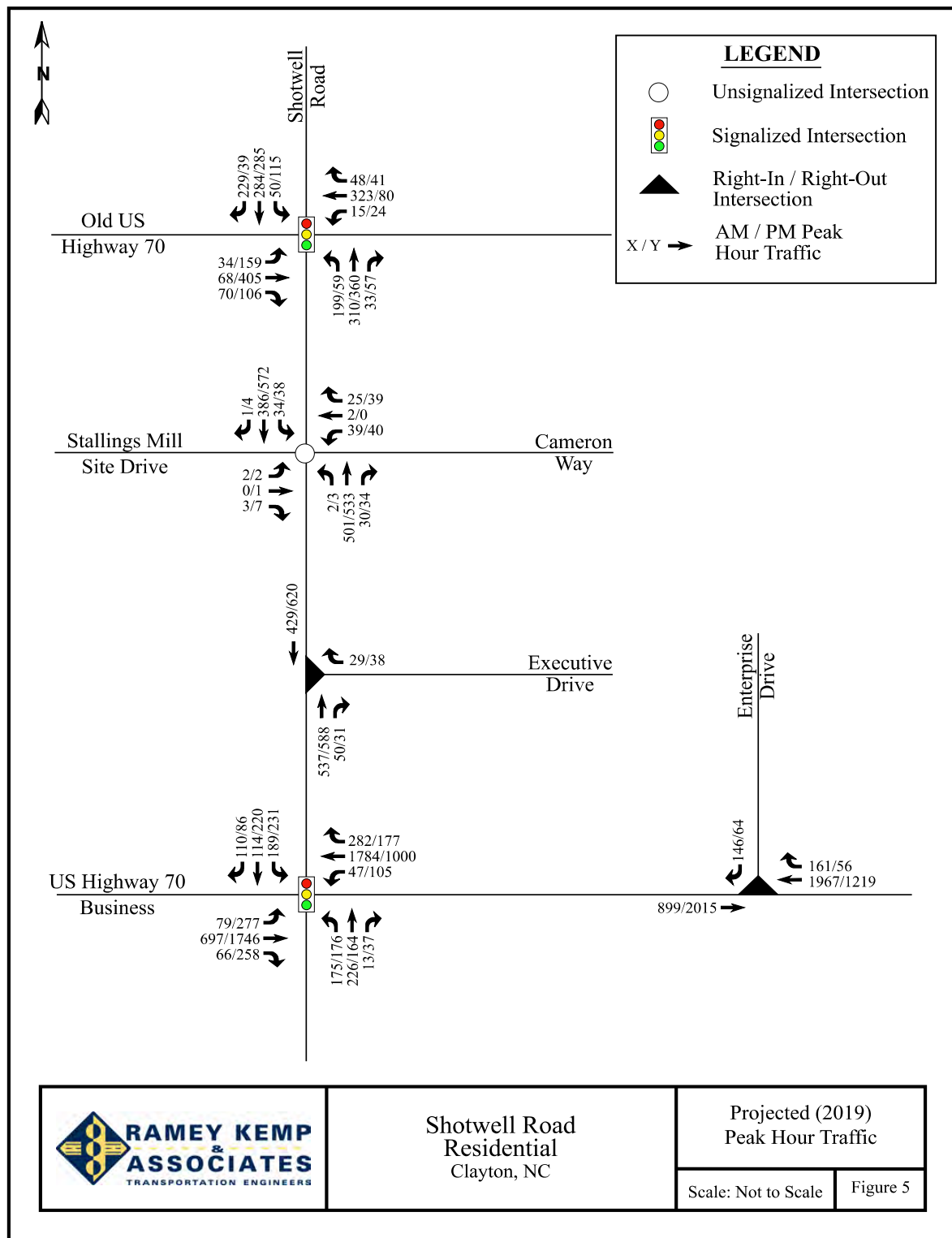
Based on coordination with the NCDOT and the Town, the median safety project along US Highway 70 Business and the addition of a northbound left-turn lane at the intersection of Shotwell Road and US Highway 70 Business by the Pine Hollow development will be included as future roadway improvements. The median safety project is expected to increase the westbound left-turn storage length at the intersection of US Highway 70 Business and Shotwell Road. A preliminary concept for these improvements was provided by NCDOT and can be found in Appendix D.

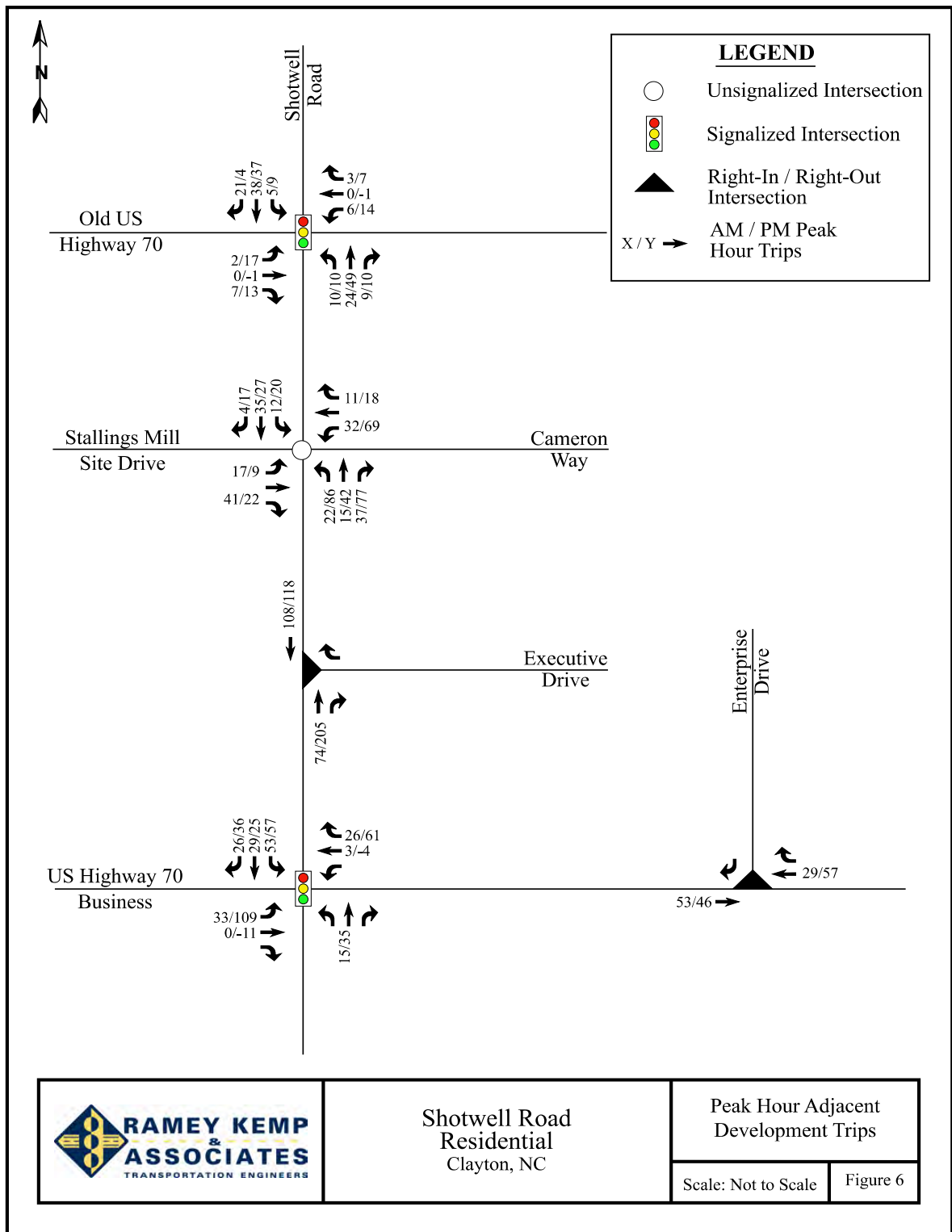
3.4. Background (2019) Peak Hour Traffic Volumes

The background (2019) traffic volumes were determined by projecting the existing (2017) peak hour traffic to the year 2019, and adding the adjacent development trips. Refer to Figure 7 for an illustration of the background (2019) peak hour traffic volumes at the study intersections.

3.5. Analysis of Background (2019) Peak Hour Traffic Conditions

The background (2019) AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.



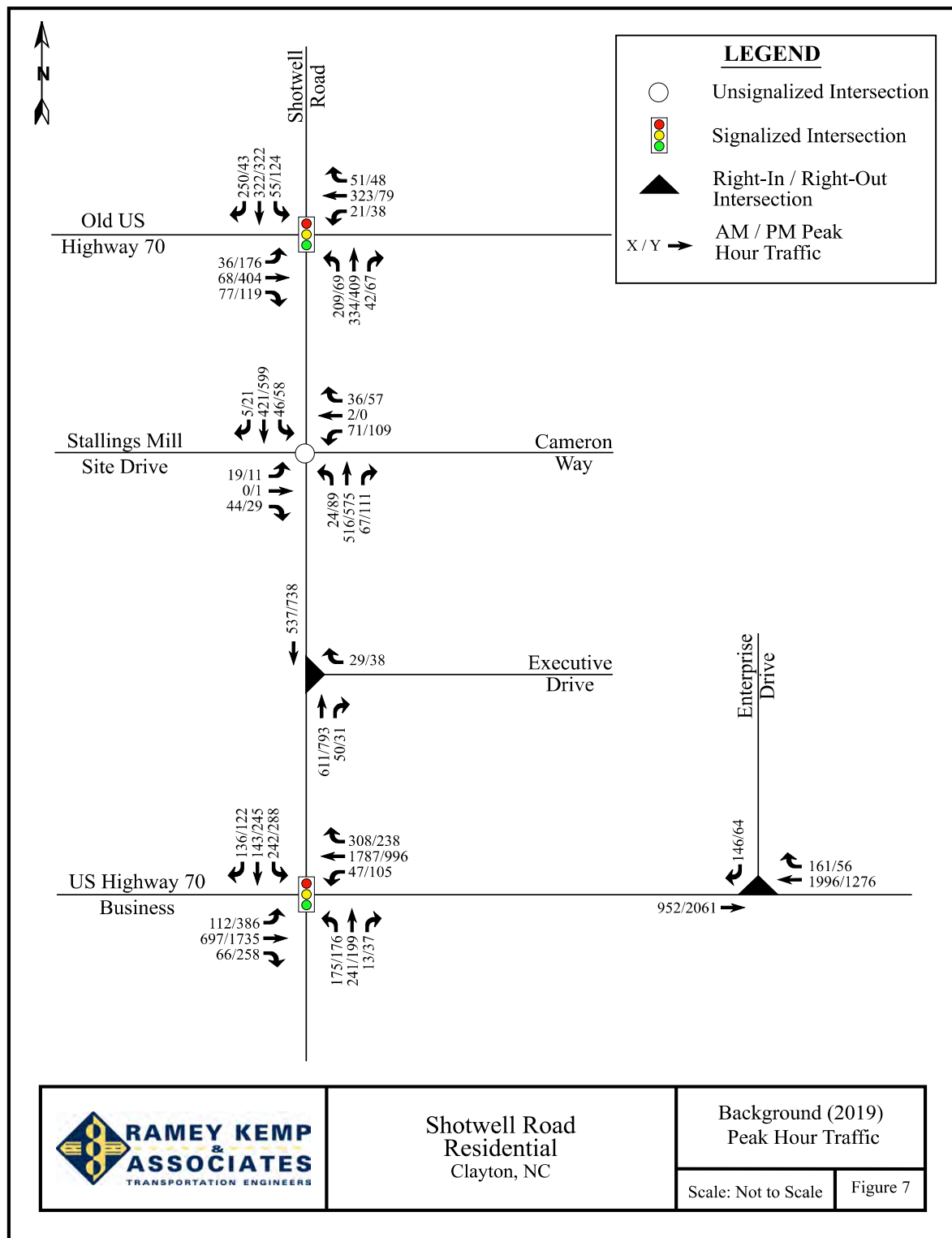


Shotwell Road
Residential
Clayton, NC

Peak Hour Adjacent
Development Trips

Scale: Not to Scale

Figure 6



4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development is assumed to consist of 152 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 9th Edition. Table 1 provides a summary of the trip generation potential for the site.

Table 1: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Residential Condo / Townhouse (230)	152 dwelling units	890	11	56	53	26

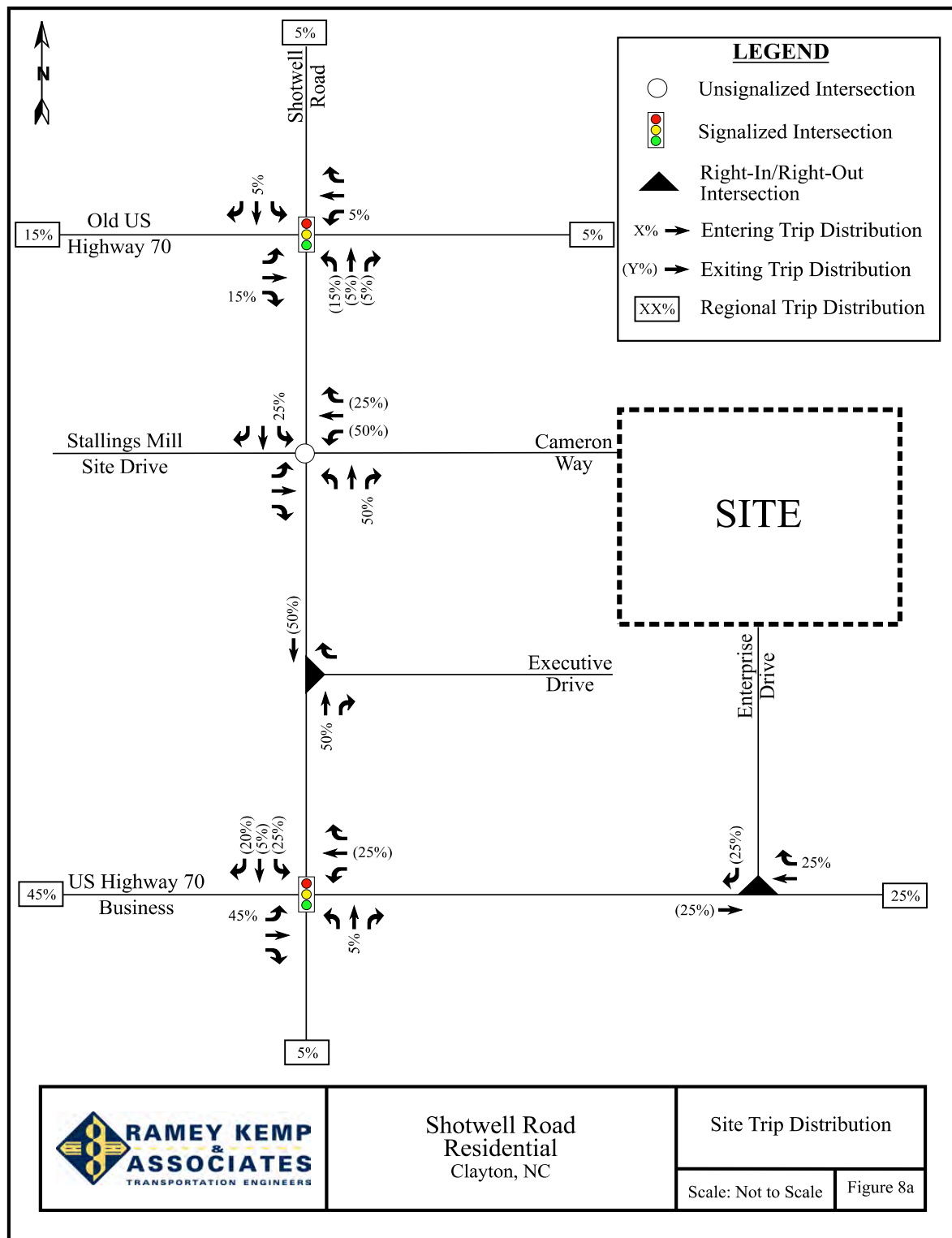
It is estimated that the proposed development will generate approximately 890 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 67 trips (11 entering and 56 exiting) will occur during the AM peak hour and 79 (53 entering and 26 exiting) will occur during the PM peak hour.

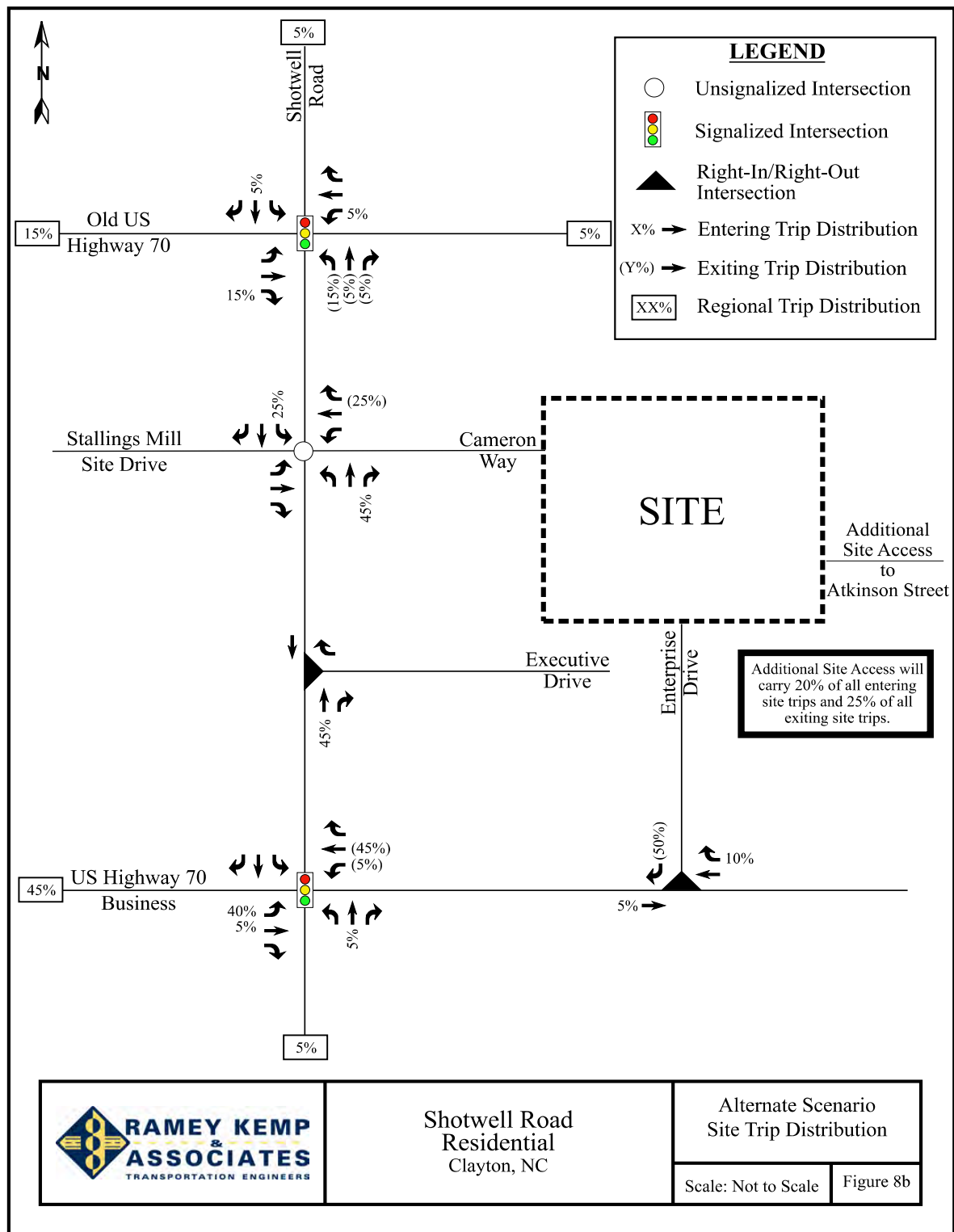
4.2. Site Trip Distribution and Assignment

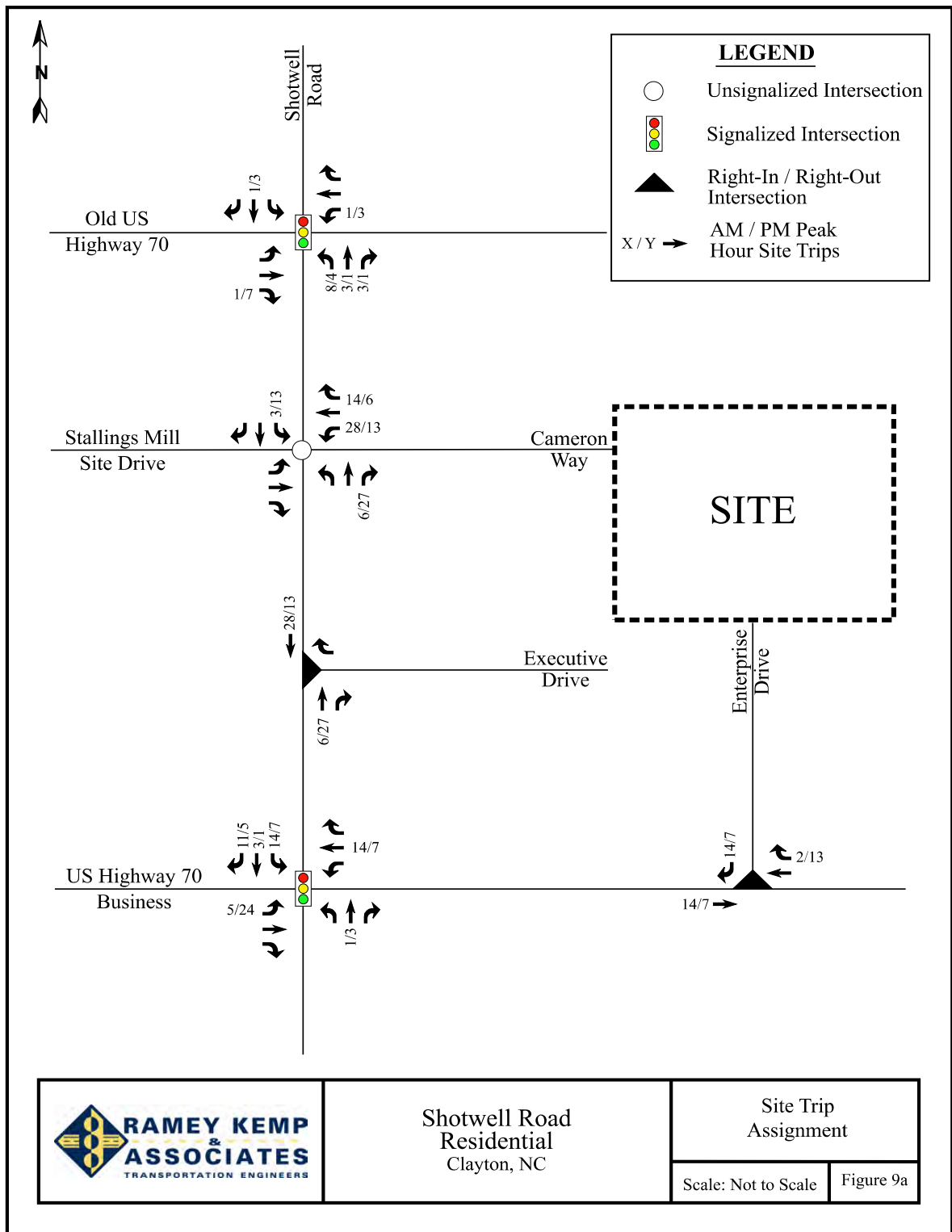
Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. It is estimated that trips will be distributed as follows:

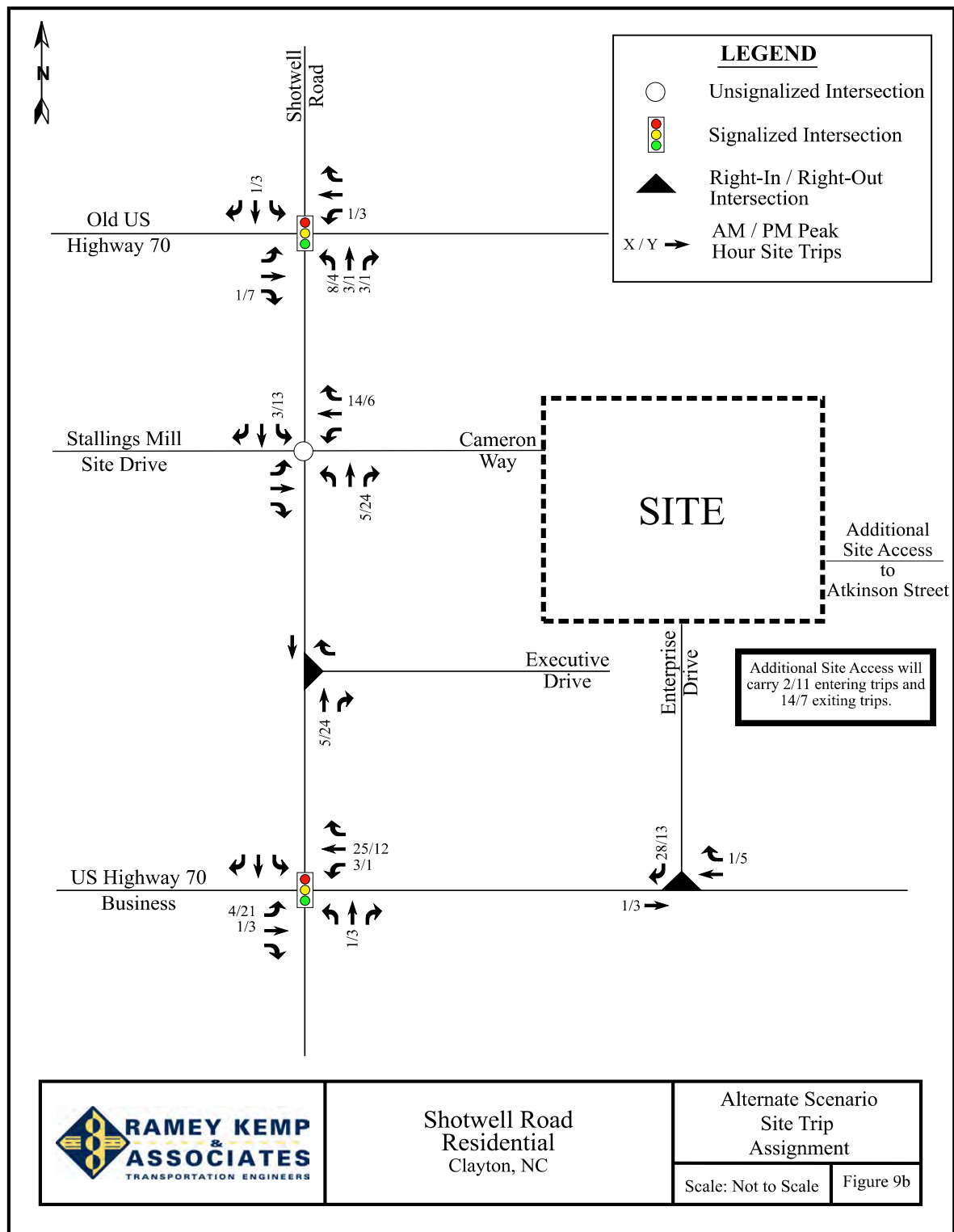
- 45% to/from the west via US Highway 70 Business
- 25% to/from the east via US Highway 70 Business
- 15% to/from the west via Old US Highway 70
- 5% to/from the east via Old US Highway 70
- 5% to/from the north via Shotwell Road
- 5% to/from the south via Shotwell Road

The site trip distribution is shown in Figure 8a. Refer to Figure 9a for the site trip assignment. The alternate scenario site trip distribution is shown in Figure 8b. Refer to Figure 9b for the alternate scenario site trip assignment.









Shotwell Road
Residential
Clayton, NC

Alternate Scenario
Site Trip
Assignment

Scale: Not to Scale

Figure 9b

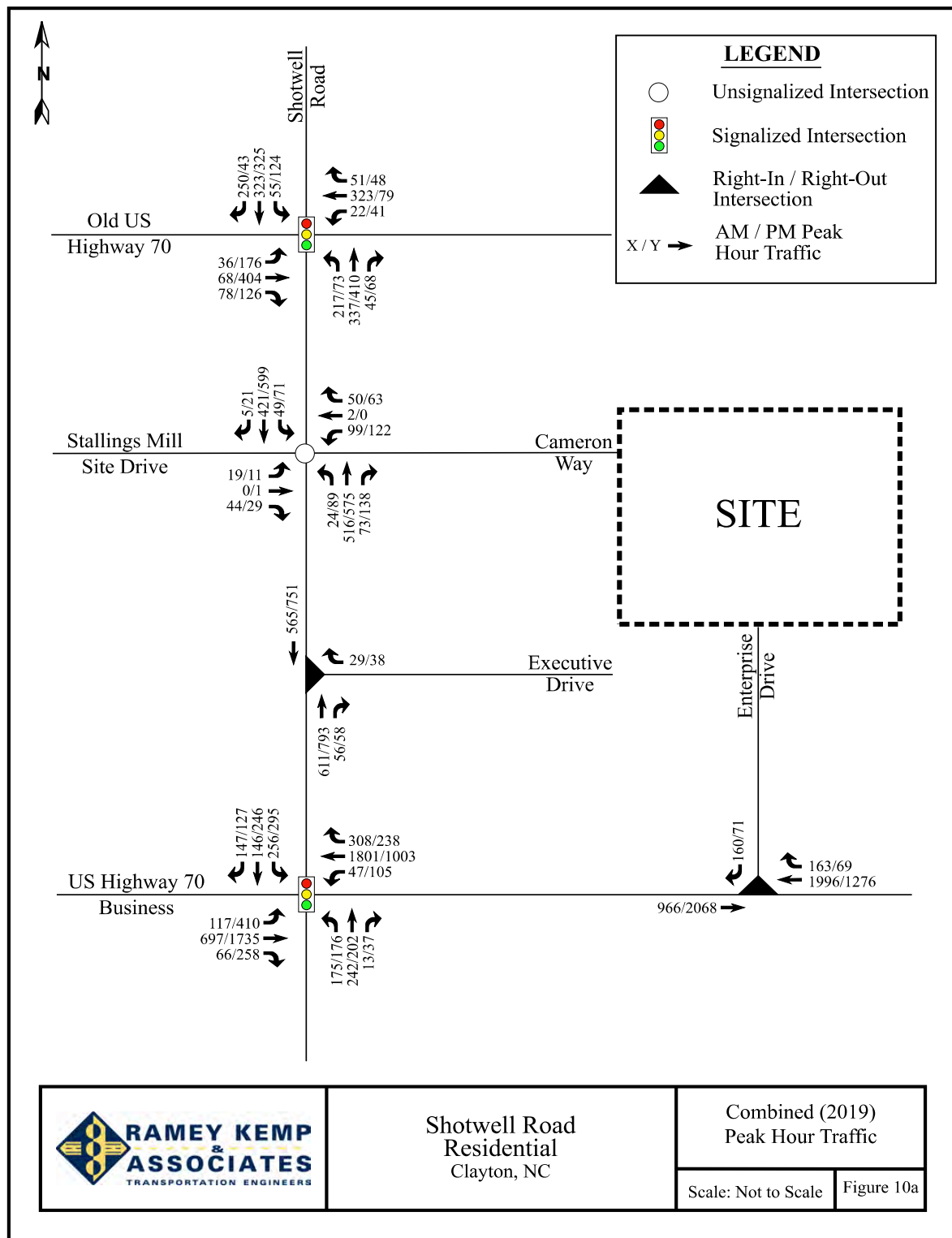
5. COMBINED (2019) TRAFFIC CONDITIONS

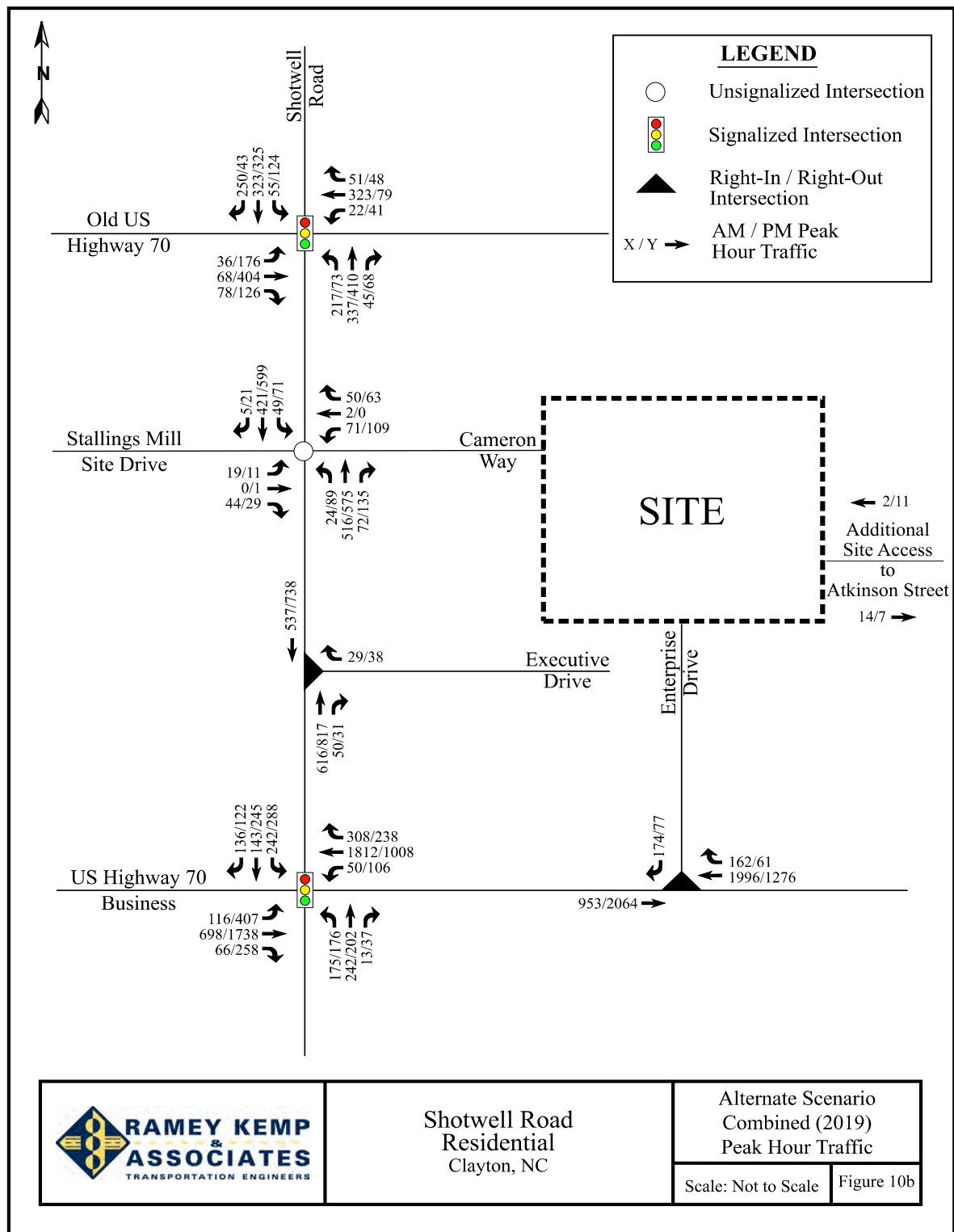
5.1. Combined (2019) Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the background (2019) traffic volumes to determine the combined (2019) traffic volumes. Refer to Figure 10a for an illustration of the combined (2019) peak hour traffic volumes with the proposed site fully developed and Figure 10b for an illustration of the alternate scenario combined (2019) peak hour traffic volumes with the proposed site fully developed.

5.2. Analysis of Combined (2019) Peak Hour Traffic

Study intersections were analyzed with the combined (2019) traffic volumes using the same methodology previously discussed for existing and background traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.





6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *2010 Highway Capacity Manual* (HCM) published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 9.1), was used to complete the analyses for most of the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions, and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 2 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Table 2: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the Town’s LDO and NCDOT Congestion Management Guidelines.

7. CAPACITY ANALYSIS

7.1. US Highway 70 Business and Shotwell Road

The existing signalized intersection of US Highway 70 Business and Shotwell Road was analyzed under existing (2017), background (2019), combined (2019), and alternate scenario combined (2019) traffic conditions with the lane configurations and traffic control shown in Table 3. Refer to Table 3 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports.

Table 3: Analysis Summary of US Highway 70 Business and Shotwell Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2017) Conditions	EB WB NB SB	1 LT, 2 TH, 1 RT 1 LT, 3 TH, 1 RT 1 LT, 1 TH-RT 1 LT, 1 TH-RT	C D F F	D (46)	E D F F	E (76)
Background (2019) Conditions	EB WB NB SB	1 LT, 2 TH, 1 RT 1 LT, 3 TH, 1 RT 2 LT , 1 TH-RT 1 LT, 1 TH-RT	C D F F	E (62)	F D F F	F (120)
Combined (2019) Conditions	EB WB NB SB	1 LT, 2 TH, 1 RT 1 LT, 3 TH, 1 RT 2 LT , 1 TH-RT 1 LT, 1 TH-RT	C D F F	E (67)	F D F F	F (126)
Alternate Scenario Combined (2019) Conditions	EB WB NB SB	1 LT, 2 TH, 1 RT 1 LT, 3 TH, 1 RT 2 LT , 1 TH-RT 1 LT, 1 TH-RT	C D F F	E (63)	F D F F	F (124)

Improvements to lane configurations by the Pine Hollow development are shown in bold.

Capacity analysis of existing (2017) traffic conditions indicates the intersection of US Highway 70 Business and Shotwell Road is expected to operate at an overall LOS D during the weekday AM peak hour and LOS E during the weekday PM peak hour. Under background (2019), combined (2019), and alternate scenario combined (2019) traffic conditions, the intersection is expected to operate at an overall LOS E during the weekday AM peak hour and overall LOS F during the weekday PM peak hour.

It should be noted that the overall delay at the intersection is expected to increase by only five (5) seconds between background and combined traffic conditions during the weekday AM peak hour and six (6) seconds of delay during the weekday PM peak hour. Under the alternate scenario, the overall delay is expected to increase by one (1) second between background and combined traffic conditions during the weekday AM and PM peak hours. The traffic generated by the proposed development is anticipated to account for 1% of the overall traffic at this intersection.

Although not recommended as part of this development, the overall delay at the intersection may be reduced by increasing the split time for the southbound approach.

7.2. US Highway 70 Business and Enterprise Drive

The existing unsignalized intersection of US Highway 70 Business and Enterprise Drive was analyzed under existing (2017), background (2019), combined (2019), and alternate scenario combined (2019) traffic conditions with the lane configurations and traffic control shown in Table 4. Refer to Table 4 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports.

Table 4: Analysis Summary of US Highway 70 Business and Enterprise Drive

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2017) Conditions	EB WB SB	3 TH 3 TH, 1 RT 1 RT	-- -- F ¹	N/A	-- -- C ¹	N/A
Background (2019) Conditions	EB WB SB	3 TH 3 TH, 1 RT 1 RT	-- -- F ¹	N/A	-- -- C ¹	N/A
Combined (2019) Conditions	EB WB SB	3 TH 3 TH, 1 RT 1 RT	-- -- F ¹	N/A	-- -- C ¹	N/A
Alternate Scenario Combined (2019) Conditions	EB WB SB	3 TH 3 TH, 1 RT 1 RT	-- -- F ¹	N/A	-- -- C ¹	N/A

1. Level of service for minor-street approach.

Capacity analysis of existing (2017), background (2019), combined (2019), and alternate scenario combined (2019) traffic conditions indicates the southbound minor-street approach is expected to operate at LOS F during the weekday AM peak hour and LOS C during the weekday PM peak hour with delays typical for a minor approach of a heavily traveled mainline. From background (2019) to combined (2019) conditions, during the weekday AM peak hour, the delay for the southbound approach increases by approximately 20 seconds and the queue increases by one vehicle.

7.3. Shotwell Road and Cameron Way / Stallings Mill Site Drive

The existing unsignalized intersection of Shotwell Road and Cameron Way / Stallings Mill Site Drive was analyzed under existing (2017), background (2019), combined (2019), and alternate scenario combined (2019) traffic conditions with the lane configurations and traffic control shown in Table 5. Refer to Table 5 for a summary of the analysis results. Refer to Appendix G for the Synchro capacity analysis reports.

Table 5: Analysis Summary of Shotwell Road and Cameron Way / Stallings Mill Site Drive

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2017) Conditions	EB WB NB SB	1 LT, 1 TH-RT 1 LT-TH-RT 1 LT, 1 TH-RT 1 LT, 1 TH-RT	C ² C ² A ¹ A ¹	N/A	C ² D ² A ¹ A ¹	N/A
Background (2019) Conditions	EB WB NB SB	1 LT, 1 TH-RT 1 LT-TH-RT 1 LT, 1 TH-RT 1 LT, 1 TH-RT	C ² F ² A ¹ A ¹	N/A	E ² F ² A ¹ A ¹	N/A
Combined (2019) Conditions	EB WB NB SB	1 LT, 1 TH-RT 1 LT-TH-RT 1 LT, 1 TH-RT 1 LT, 1 TH-RT	C ² F ² A ¹ A ¹	N/A	E ² F ² A ¹ A ¹	N/A
Alternate Scenario Combined (2019) Conditions	EB WB NB SB	1 LT, 1 TH-RT 1 LT-TH-RT 1 LT, 1 TH-RT 1 LT, 1 TH-RT	C ² F ² A ¹ A ¹	N/A	E ² F ² A ¹ A ¹	N/A
Combined (2019) Conditions with Improvements	EB WB NB SB	1 LT, 1 TH-RT 1 LT, 1 TH-RT 1 LT, 1 TH-RT 1 LT, 1 TH-RT	C ² F ² A ¹ A ¹	N/A	E ² F ² A ¹ A ¹	N/A

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Striping improvements by developer denoted in bold.

Capacity analysis of existing (2017) traffic conditions indicates that all minor-street approaches and major-street left-turn movements are expected to operate at LOS C or better during the weekday AM peak hour and LOS D or better during the weekday PM peak hour. Under background (2019), combined (2019), alternate scenario combined (2019), and

combined (2019) with improvements traffic conditions, the eastbound minor-street approach is expected to operate at LOS C and the westbound minor-street approach is expected to operate at LOS F during the weekday AM peak hour. The eastbound minor-street approach is expected to operate at LOS E and the westbound minor-street approach is expected to operate at LOS F during the weekday PM peak hour under background (2019), combined (2019), alternate scenario combined (2019), and combined (2019) with improvements traffic conditions.

The delay and queuing observed on the westbound approach is due to it being an unsignalized approach at a mainline (Shotwell Road) with heavy through volumes. Striping the Cameron Way approach as one ingress lane and two egress lanes – an exclusive left-turn lane and a shared through/right-turn lane – may reduce delay and relieve queuing as right-turning vehicles would not be impeded by vehicles waiting to turn left. While the traffic at this intersection meets the peak hour warrant during the weekday PM peak hour from the 2009 *Manual on Uniform Traffic Control Devices* (MUTCD), it is unlikely traffic volumes will satisfy the MUTCD 8-hour and 4-hour signal warrants, which NCDOT favors for the installation of a traffic signal.

7.4. Shotwell Road and Old US Highway 70

The existing signalized intersection of Shotwell Road and Old US Highway 70 was analyzed under existing (2017), background (2019), combined (2019), and alternate scenario combined (2019) traffic conditions with the lane configurations and traffic control shown in Table 6. Refer to Table 6 for a summary of the analysis results. Refer to Appendix H for the Synchro capacity analysis reports.

Table 6: Analysis Summary of Shotwell Road and Old US Highway 70

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2017) Conditions	EB	1 LT, 1 TH-RT	C	E (57)	D	D (41)
	WB	1 LT, 1 TH-RT	D		C	
	NB	1 LT, 1 TH, 1 RT	D		D	
	SB	1 LT, 1 TH-RT	F		D	
Background (2019) Conditions	EB	1 LT, 1 TH-RT	C	F (88)	D	E (56)
	WB	1 LT, 1 TH-RT	D		D	
	NB	1 LT, 1 TH, 1 RT	D		E	
	SB	1 LT, 1 TH-RT	F		D	
Combined (2019) Conditions	EB	1 LT, 1 TH-RT	C	F (88)	D	E (57)
	WB	1 LT, 1 TH-RT	D		D	
	NB	1 LT, 1 TH, 1 RT	D		F	
	SB	1 LT, 1 TH-RT	F		D	
Alternate Scenario Combined (2019) Conditions	EB	1 LT, 1 TH-RT	C	F (88)	D	E (57)
	WB	1 LT, 1 TH-RT	D		D	
	NB	1 LT, 1 TH, 1 RT	D		F	
	SB	1 LT, 1 TH-RT	F		D	

Capacity analysis of existing (2017) traffic conditions indicates the intersection of Old US Highway 70 and Shotwell Road operates at an overall LOS E during the weekday AM peak hour and LOS D during the weekday PM peak hour. Under background (2019), combined (2019), and alternate scenario combined (2019) traffic conditions, the intersection is expected to operate at an overall LOS F during the weekday AM peak hour and overall LOS E during the weekday PM peak hour.

The intersection is not expected to experience an increase in overall delay between background (2019) and combined (2019) traffic conditions during the weekday AM peak hour and is expected to only experience an increase of one (1) second of delay during the weekday PM peak hour. It should be noted that the signal plans provided by NCDOT for the analysis indicate that mainline phases 2 and 6 are along Old US Highway 70. However, due to development in the overall area, the northbound and southbound approaches of Shotwell Road carry more peak-hour volume than Old US Highway 70. A field review of signal operations may be beneficial to ensure the northbound and southbound approach phases are receiving adequate time.

7.5. Shotwell Road and Executive Drive

The existing unsignalized intersection of Shotwell Road and Executive Drive was analyzed under existing (2017), background (2019), combined (2019), and alternate scenario combined (2019) traffic conditions with the lane configurations and traffic control shown in Table 7. Refer to Table 7 for a summary of the analysis results. Refer to Appendix I for the Synchro capacity analysis reports.

Table 7: Analysis Summary of Shotwell Road and Executive Drive

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2017) Conditions	WB NB SB	1 RT 1 TH-RT 2 TH	B ¹ -- --	N/A	B ¹ -- --	N/A
Background (2019) Conditions	WB NB SB	1 RT 1 TH-RT 2 TH	B ¹ -- --	N/A	C ¹ -- --	N/A
Combined (2019) Conditions	WB NB SB	1 RT 1 TH-RT 2 TH	B ¹ -- --	N/A	C ¹ -- --	N/A
Alternate Scenario Combined (2019) Conditions	WB NB SB	1 RT 1 TH-RT 2 TH	B ¹ -- --	N/A	C ¹ -- --	N/A

1. Level of service for minor-street approach.

Capacity analysis results indicate the westbound minor-street approach is expected to operate at acceptable levels-of-service for all analysis scenarios.

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed Shotwell Road Residential development, located north of US Highway 70 Business and east of Shotwell Road in Clayton, North Carolina. The proposed development is expected to consist of 152 townhomes and be built out in 2019.

Site access is proposed via a connection to the existing Enterprise Drive and a connection to the existing Cameron Way. As part of the development of this property, a multi-party land swap will be executed to extend Enterprise Drive north to directly connect with Cameron Way. The current connection alignment will be removed. The site plan allows for a future connection to the north of the site, if the northern parcel of land develops. An alternate scenario, dependent on the approval of the right of way, would allow for an additional connection to the east of the site via Atkinson Street.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2017) Traffic Conditions
- Background (2019) Traffic Conditions
- Combined (2019) Traffic Conditions
- Alternate Scenario Combined (2019) Traffic Conditions

Trip Generation

It is estimated that the proposed development will generate approximately 890 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 67 trips (11 entering and 56 exiting) will occur during the AM peak hour and 79 (53 entering and 26 exiting) will occur during the PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the Town's UDO and NCDOT Congestion Management Guidelines.

Capacity Analysis Summary

Currently, the signalized intersections in the study area are operating at overall levels-of-service D and E during the AM and PM peak hours. Field review of the traffic along Shotwell Road revealed southbound queueing on Shotwell Road from US Highway 70 Business to north of Cameron Way under existing conditions. Due to this mainline queueing, vehicles on the minor approaches at the unsignalized intersections studied have fewer gaps in which to enter the flow of traffic.

Under background (2019) traffic conditions, which include approved future developments in the area, the signalized intersections are anticipated to operate at overall levels-of-service E and F during the AM and PM peak hours. The minor approaches to unsignalized intersections are expected to operate at degraded levels-of-service, but this is typical for congested areas.

Once built-out, traffic from the proposed site is anticipated to account for approximately 1% or less of the overall traffic at the US Highway 70 Business and Old US Highway 70 intersections with Shotwell Road. Marginal impacts to delays and queue lengths are expected as a result of the development traffic.

An alternate access scenario was also analyzed. This scenario accounts to the extension of Atkinson Street from S. Moore Street to the stub-out the development is constructing. This connection will allow traffic within the development and the immediately surrounding area to circumvent the signal at US Highway 70 Business and Shotwell Road to gain access to either eastbound or westbound US Highway 70 Business. This diversion will decrease the amount of development traffic on Shotwell Road and could help reduce delays and queueing. The construction of the Atkinson Street extension will greatly improve overall connectivity in this area.

9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 11 for an illustration of the recommended lane configurations.

Background Improvements by the NCDOT Median Safety Project

US Highway 70 Business and Shotwell Road

- Extend westbound left-turn lane to approximately 350 feet of storage with appropriate taper.

Background Improvements by the Pine Hollow Development

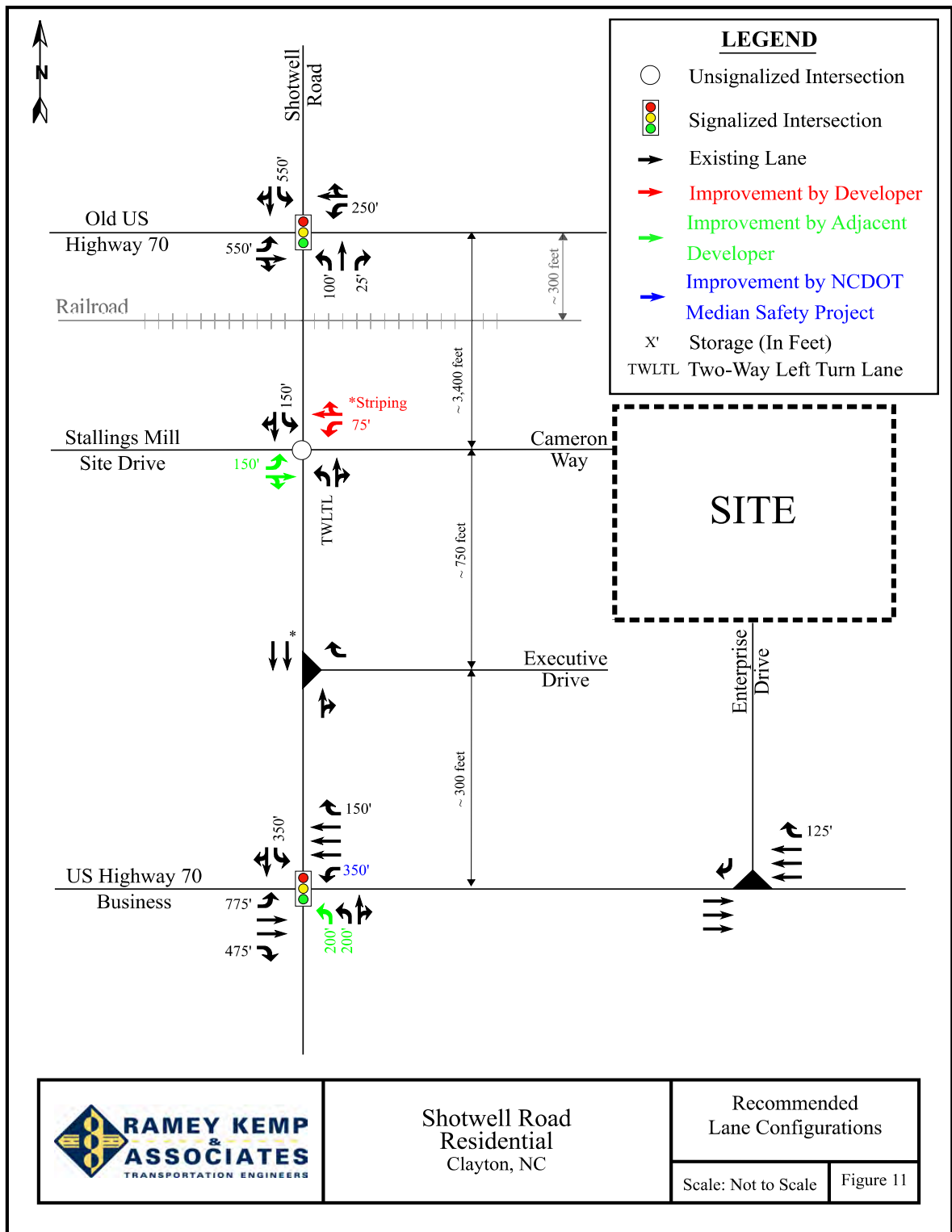
US Highway 70 Business and Shotwell Road

- Construct an additional northbound left-turn lane with at least 200 feet of storage and appropriate taper.
- Develop a signal modification plan to accommodate the new lane geometrics.

Recommended Improvements by Developer

Shotwell Road and Cameron Way/Stallings Mill Site Drive

- Stripe the westbound approach to accommodate one ingress lane and two egress lanes - a shared through/right turn-lane and an exclusive left-turn lane - with at least 75 feet of storage and appropriate taper.





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

DEPARTMENT OF TRANSPORTATION

TRANSPORTATION MOBILITY AND SAFETY DIVISION
TRAFFIC MANAGEMENT UNIT
CONGESTION MANAGEMENT SECTION

July 20, 2017

Traffic Impact Analysis Review Report
Shotwell Rd Residential Development

TIA Project: SC-2017-081
Division: 4
County: Johnston
Description: Shotwell Road Residential Development on US 70
Business at SR 1553 (Shotwell Rd) in Clayton



James H. Dunlop
20 JULY 2017

James H. Dunlop, P. E.
Congestion Management Engineer

Solomon Mengesha
Congestion Management Project Design Engineer

MAILING ADDRESS:
1561 Mail Service Center
Raleigh, North Carolina 27699-1561

Telephone: 919-814-5000

LOCATION:
750 North Greenfield Parkway
Garner, North Carolina 27529

Website: WWW.NCDOT.ORG/DOH/Preconstruct/Traffic/Congestion/CM/

Shotwell Rd Residential Development

SC-2017-081

Johnston County

07/20/2017

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data presented in the sealed Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS		07/06/2017	
Date of Site Plan Prepared by WithersRavenel Engineering, Inc.	04/17/2017	Date of Sealed TIA Prepared by Ramey Kemp & Associates, Inc	06/26/2017

Proposed Development

According to the TIA, the proposed Shotwell Residential Development is to be located on US 70 Business at SR 1553 (Shotwell Rd) in Clayton, Johnston County. The TIA states the development is to be constructed by 2019 and is to consist of the following:

Land Use	Land Use Code	Size
Residential Condominium/Townhomes	230	152 Dwelling Units

Trip Generation - Unadjusted Volumes During a Typical Weekday

Based on appropriate methodology outlined in the *ITE Trip Generation Manual, 9th Ed.*

	IN	OUT	TOTAL
AM Peak Hour	11	56	67
PM Peak Hour	53	26	79
Daily Trips			890

Requested Access Points

Driveway	Public Roadway	Access Type
1-Via Enterprise Dr.	US 70 Business	Right-in/Right-out
2-Via Cameron Way	SR 1553 (Shotwell Rd)	All-Movements

TIP Projects in Study Area

None In Area

General Reference

For reference to various documents applicable to this review please reference the following link: <http://www.ncdot.org/doh/preconstruct/traffic/tepl/Topics/C-37/C-37.html>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section at (919) 773-2800.

Recommendations

LEGEND

- ① Improvement by Developer. Congestion Management concurs with recommendation.
- ② Improvement by Developer. Additional or modified recommendation.

General comments

TIA Mentioned that an alternate scenario was analyzed, and depending on the approval of the right-of-way would allow for an additional connection to Atkinson Street. This scenario might in the future help to reduce the traffic load on Cameron Way at Shotwell Rd intersection. The following recommendations and comments are based on the scenario without this additional alternative.

US 70 Business and SR 1553 (Shotwell Rd) Intersection

No improvements are recommended for site traffic.

US 70 Business and Enterprise Dr. (Site Access) Intersection

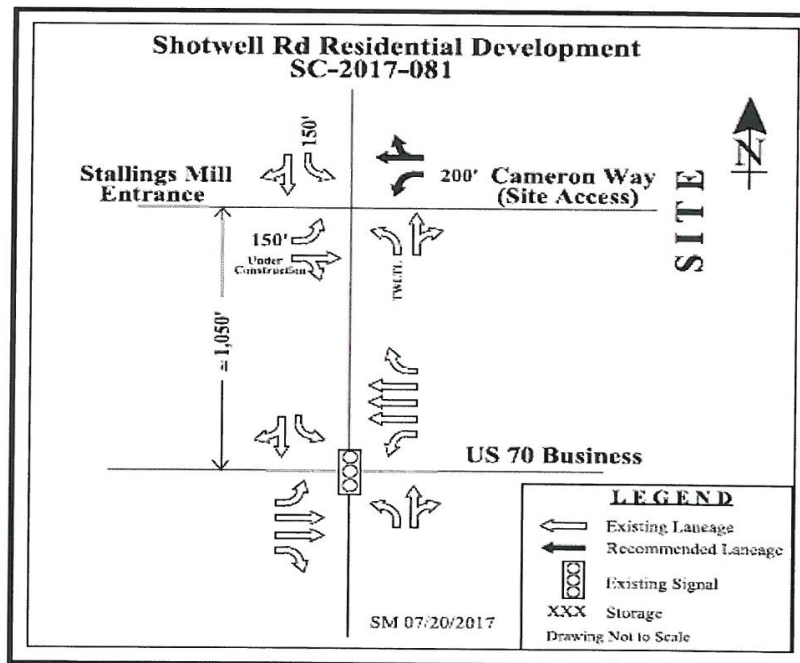
No improvements are recommended for site traffic.

SR 1553 (Shotwell Rd) and Cameron Way (Site Access)/Stallings Mill Site Driveway Intersection

- **WB Cameron Way (Site Driveway)**
 - 200' Left-Turn Lane ②
 - Restripe the existing lane to Thru/Right Lane ①

SR 1553 (Shotwell Rd) and SR 1004 Old US 70 Intersection

No improvements are recommended for site traffic.





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

DELIVERY VIA EMAIL

August 4, 2017

David L. DeYoung, AICP
Planning Director - Town of Clayton
PO Box 879
Clayton, NC 27528

COUNTY: Johnston

SUBJECT: **TIA Review of Proposed Shotwell Road Residential Subdivision on SR 1553**

Dear Mr. DeYoung,

Highway Division Four (Division) has reviewed the Traffic Impact Analysis (TIA) for the subject development and offers the following comments. These comments are in addition to any requirements that are included in the attached Traffic Impact Analysis Review Report performed by the Congestion Management Section of the Transportation Mobility and Safety Division of NCDOT. All requirements or recommendations included herein are based off of current Department policies. This review should not be mistaken for approval of the driveway permit, design/construction plans, or final plat. A driveway permit must be obtained prior to construction. All design aspects of any submitted plans shall comply with current NCDOT Standard Specifications for Roads and Structures and Policy on Street and Driveway Access to North Carolina Highways.

GENERAL COMMENTS

- Lane Closures for required improvement construction will only be permitted under restricted hours due to heavy traffic volumes in the vicinity of the proposed development. These restrictions will be determined during the driveway permitting application and approval.

INTERSECTIONS / SITE ACCESSES AND ASSOCIATED IMPROVEMENTS

The following comments are in addition to individual intersection improvements recommended by the TIA and TIA Review Report and are considered necessary for consistency with local District and Division policy. If an intersection is not listed herein, then the Division concurs with the TIA Review Report recommendations.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS | DIV. 4 DIST. 3
2671 US 70 WEST
GOLDSBORO, NC 27530

Telephone: (919) 739-5300
Fax: (919) 731-2017
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

Location:
2671 US 70 WEST
GOLDSBORO, NC 26730

SR 1553 Shotwell Road and Cameron Way/Stallings Mill Site Driveway Intersection

- Provide for a protected stem on Cameron Way to Mechanical Boulevard

As previously stated, these conditions and recommendations are in addition to any requirements that have been provided by the Traffic Impact Analysis Review Report performed by the Congestion Management Unit. Any roadway improvements and right-of-way dedication necessary to accommodate the road construction shall be the responsibility of the owner/developers. These conditions are based on current traffic volumes and projected growth for the study area. Should the timelines presented for project build-out dates not be met and traffic conditions change due to growth in adjacent areas, these recommendations may not be applicable. Feel free to contact me if you have any additional questions or concerns.

Sincerely,

DocuSigned by:

6C10249A6B37469...

Jiles P. Harrell, PE
District Engineer

cc: Tim Little, PE - Division Engineer
Andy Brown, PE - Division Traffic Engineer
Joshua Reinke, PE – Ramey Kemp and Associates
Driveway Permit File



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

October 23, 2017

STAFF REPORT

Application Number: 2017-145-SUP Project Name: Capps Tract Townhomes, Special Use Permit

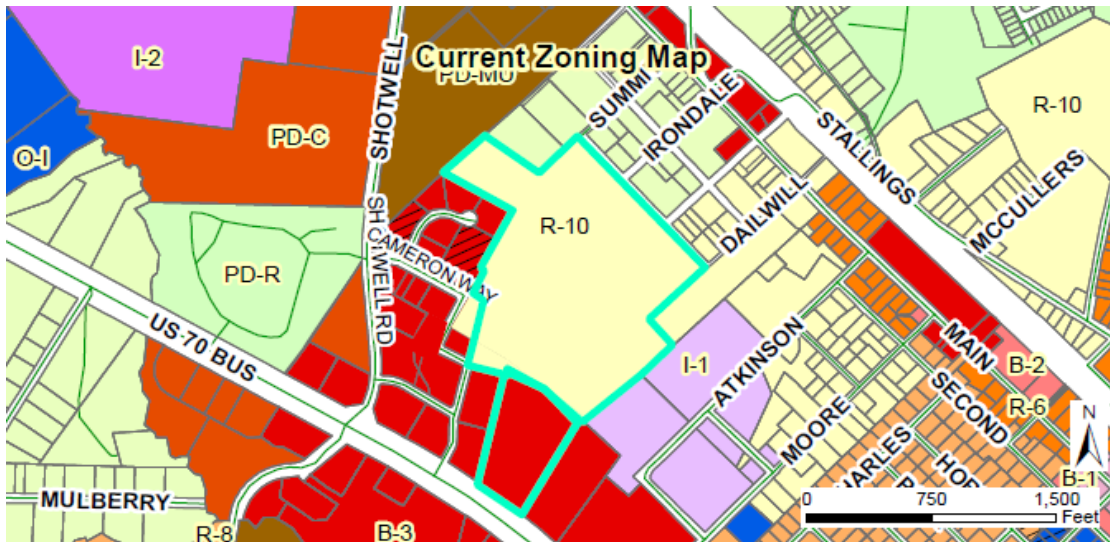
NC PIN / Tag #: All of 165911-65-2257, and portion of 165915-54-6707
Town Limits/ETJ: Partially town limits and partially ETJ
Overlay: Portion within the Thoroughfare Overlay District, but is not part of the subdivision plan
Applicant: Withers Ravenel, Inc.
Owner: Estate of Stella Puckett Capps
Location: The property is located behind the Comfort Inn and Suites, at the end of Enterprise Drive and Cameron Way.

Public Noticing:

- Neighborhood meeting October 4, 2017
- Site posted prior to October 1, 2017
- Letters mailed prior to November 24, 2017
- Newspaper ad posted prior to November 22, 2017

REQUEST: The applicant is requesting a Special Use Permit to allow 167 townhomes in the Residential-10 (R-10) zoning district. A Preliminary Plat application (2017-146-SD) is also running concurrently.





SITE DATA:

Acreage: 36.27 acres developed as townhomes
Existing Use: Agriculture and vacant woodlands

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Single family residential and vacant
South	Highway Business (B-3)	Hotel, and vacant
East	Light Industrial (I-1) and Residential-10 (R-10)	Single family residential, church, industrial warehouse, and vacant industrial land
West	Highway Business (B-3)	Commercial (gym, office park, and vacant)

DEVELOPMENT DATA:

Proposed Uses: 167 Townhome residential units

Buildings: Approx. 30 buildings, with each unit on its own lot; no clubhouse or community building is proposed

Dimensional Standards (proposed):

Max. building height:	45'
Min. lot width:	20'
Min. lot area:	1,600 sqft
Lot max. impervious:	85%
Max. lot coverage:	85%
Front setback:	8'
Side interior setback:	0'
Min. bldg separation:	14' (specified by applicant)
Side street setback:	10'
Rear setback:	5'
Front garage setback:	25' from back of sidewalk

Impervious Surface: 35% impervious for total site (R-10 allows 50% for conventional subdivision)

Required Parking: 2 spaces per unit

Proposed Parking: 2 spaces per unit

- Front-loaded units have one-car garage with one-car parking pad.
- Rear-loaded units have one-car garage with two-car parking pad.

Fire Protection: Town of Clayton

Access/Streets: Access via Enterprise Drive (connects to US 70 Bus.) and Cameron Way (connects to Shotwell Road)

Water/Sewer Provider: Town of Clayton

Electric Provider: Town of Clayton

STAFF ANALYSIS:**Overview**

The applicant is requesting a Special Use Permit to allow townhomes in the R-10 zoning district. Only a portion of the property is being used to develop townhomes. Another portion of the parcel (approx. 7 acres with frontage on US Hwy 70 Bus.) is being subdivided off because it is commercially zoned. The easternmost portion of the parcel

(approx. 7 acres) is separated from the townhome section by a riparian area, and is being retained in natural condition.

Associated Site Plan

Pursuant to §155.711(D)(1), concurrent with a request for a special use permit, an applicant shall submit a site plan for review and approval. This site plan is processed as any other site plan (in this case as a Preliminary Plat application: 2017-146-SD) with a final decision made by the applicable reviewing body. The details of the site/subdivision plan are outlined partially herein, and in their entirety in the staff report for the associated Preliminary Plat application 2017-146-SD.

Consistency with Adopted Plans:

- **Comprehensive Plan**
The request is consistent with the Comprehensive Plan.
- **Unified Development Code**
The proposed development (townhomes) is permitted by a Special Use Permit, which requires that the applicant provide evidence that performance criteria are met by the proposed development. Some aspects of the development may not currently meet the intent of the Unified Development Code. Town staff is continuing to work with the applicant to address any potential deficiencies or conflicts.

Compatibility with Surrounding Land Uses

The site is surrounded by residential (mostly large lot homes, primarily utilizing septic systems), a commercial office park, a church, and a warehousing facility. A townhome development is a compatible use with this particular mix of surrounding land uses. The density of the townhome development is close to four units per acre, when the entire area is considered. When just looking at the area west of the creek and wetlands, the density of the townhomes are closer to eight units per acre. Either density can be compatible with the surrounding commercial services and uses. A density of up to 10 units per acre is permitted for townhomes in the R-10 zoning district, pending approval of the Special Use Permit.

Landscaping and Buffering

Based on the zoning district, no landscape buffering is required along adjacent neighbors, except where abutting Residential-Estate (R-E) properties (which would require a Class A buffer). Most of the areas adjacent to R-E zoned properties are not being disturbed, and the existing vegetation will function as the buffer. However, the development is proposing an enhanced buffer along two properties in the northwest corner, to help mitigate any impacts from the proposed development on the adjacent homeowners.

As part of the Special Use Permit, it is recommended that the development provide a landscape buffer along all property lines where residential units would back up to commercially-zoned parcels. This would ensure a more harmonious relationship between the residential properties and the adjacent properties.

Recreation and Open Space

According to the revised site plan submission following the review of the Technical Review Committee, no clubhouse or other amenity center is proposed. A tot lot (playground) is proposed in a remote area with no vehicular or pedestrian access, and unimproved, passive open space is proposed elsewhere throughout the development to serve the recreational needs of the 167 homes. A large portion of this open space appears to be fairly inaccessible, being located east of the jurisdictional stream and wetlands, on the opposite side of the homes. Staff recommends that this inaccessible open space not be considered by Council when determining if open space requirements are met for this development. There is no detail drawing or site plan for the playground area, so it

is difficult to determine if this development meets the minimum recreation requirements, or to justify the payment of the reduced fee-in-lieu for recreation. Generally speaking, a project of this size in Clayton usually provides an amenity for residents beyond what is currently proposed. Staff has provided commentary in the recommended conditions of approval to help guide the applicant toward meeting the minimum recreational requirements of the Code, if that is their intention. A townhome development does not necessarily have to provide recreational amenities in order to be approved.

Environmental

A stream runs through the middle of the parcel, and a large portion of the site is considered wetlands. A farm pond used to be on the site, and can be viewed on old aerial images of the site. The pond was recently drained (within the past two or three years), but the wetlands associated with the pond have not yet retreated to their pre-pond condition (if indeed they ever will). Regardless, the site has been designed with these constraints in mind, and although some impact to the wetlands may occur, it will be reviewed and permitted by the appropriate regulating agencies. Resource conservation areas (stream buffers, wetlands, 100-year flood zones) not being mitigated and to remain on site shall be preserved by a binding legal instrument recorded with the deed at time of platting.

Access/Streets

The realignment of Cameron Way and Enterprise Drive create an intersection that functions as the primary access for nearly 150 homes – every unit which does not front on Street “C”. The applicant has proposed that private Alley #2, located between Cameron Way and Street “C” can function as a separate fire access lane. Staff does not support using private alleys as primary fire access lanes, which are narrower than other access lanes. With a development of this size (greater than 75 units, but fewer than 250 units), a minimum of two fully functional access points are required, per §155.400(E)(2)(b). At this time, staff feels that the applicant has not adequately addressed access concerns. Staff has incorporated in to the recommended conditions of approval different ways by which the applicant can meet this public safety access requirement.

A stub-out is provided to the public right-of-way to the north, but only one connection is made. After this connection crosses the property line, it will remain in its current condition – an unimproved, dirt road (Summit Drive). In its current condition, this access cannot meet the requirements of the code for police/fire/EMS access. Another stub-out is shown to the east, which would connect with Atkinson Street and Moore Street. This connection relies on two other property owners, but would provide a significant connection to the main part of downtown Clayton. The developer has been receptive to connecting their project to the greater fabric of their surroundings, and has been strongly in favor of realizing the connection to Moore Street sooner rather than later.

Traffic Impact Analysis



The Traffic Impact Analysis (TIA) was originally conducted using an estimate of 152 townhomes, anticipated to generate 890 trips per day. Morning peak hour trips are projected at 67, with 79 projected peak hour trips in the evening. Staff has incorporated a condition of approval that requires the update of these figures to reflect the actual number of townhomes currently proposed (167), although the impact will likely be insignificant.

Major access to and from the site as it currently stands would occur on Shotwell Road and US Hwy 70 Business. From US Hwy 70 Bus., access to Enterprise Drive is proposed to be a right-in/right-out condition, and NCDOT has recommended minor changes to the striping proposed by the applicant's traffic consultants for the full-access intersection at Cameron Way and Shotwell Road.

The TIA recommended that the following off-site improvements be implemented by the developer of this subdivision, which were only slightly modified by NCDOT (see figure):

- Re-stripe the westbound approach at the intersection of Cameron Way and Shotwell Road.

If or when a fully-realized connection is constructed to the east to Atkinson Street and Moore Street, it will result in greater access to downtown Clayton, as well as dispersal of traffic to the east. The same will occur if or when Summit Street is fully constructed and creates a connection to Main Street to the north.

Garbage / Recycling

Roll-out trash service is anticipated. Sanitation vehicles are anticipated to use alleys (when available), and front-loaded homes will place their trash bins on the public street for pick up. Alleys must be constructed to support the weight of sanitation vehicles.

Architecture/Design

The twenty foot minimum lot width has the potential to create access issues for police/fire/EMS as well as sanitation trucks. For contrast, the minimum lot width in an R-10 open space subdivision for a single family detached home or a townhome with 3+ units are 50' and 25', respectively. In past experience, when roads have a driveway every 20', on-street parking is a challenge. The standard for an on-street parking space is 10' wide by 23' long, which means that when lots are 20' wide, there is no room for on-street parking on that side of the road without blocking driveways. The lack of "overflow" parking potential in a design with 20' lot widths has led to a redesign of the roads in this development. As a result, the plans display an altered street cross-section, with on-street parking present on the side with alley-loaded townhomes, and driveways and front-loaded townhomes on the opposite side of the street (with on-street parking severely limited on that side of the street). A parking detail (Sheet C4.0) has been provided to help illustrate the point. The modified street cross-section, along with a code-required minimum front setback for garages of 25' from the sidewalk, should provide a sufficient amount of parking such that access is not impeded. The details of this cross-section still need to be finalized between the applicant and the Planning and Engineering Departments, to ensure that all goals are met, including incorporation of sufficient room for public infrastructure.

Given the unique nature of the street cross-section, it is also strongly recommended that the on-street parking be formalized, with striping and landscaped islands for every 6 on-street spaces as well as at intersections. The alley-loaded units should have standard curb along their street frontages, to coordinate with the urban, stoop-home character of the street cross-section. Standard curb is also recommended by the Planning Department for areas where distance between driveways exceeds 20'. The exact details of the street cross-sections have yet to be completely resolved between the developer and town staff, but should be substantially resolved by the time this application is heard by Town Council.

Waivers/Deviations/Variations from Code Requirements

Even though no particular waivers or variances are proposed from current Code requirements, this type of development sets its own development standards through the Special Use Process. Consequently, greater attention to design and performance must be paid. In particular, the very narrow lot widths (min. 20') require a greater attention to on-street parking. Even though the town requirement for parking is two spaces per residential unit, the town has run into issues in other recent developments where front garage setbacks did not accommodate all parking on site, causing access problems for service and public safety vehicles. In these developments, this problem was exacerbated by the narrow lot widths in this same development. Consequently, a custom street cross-section is recommended for the Capps townhomes, to accommodate sufficient overflow parking on-street, and to ensure sufficient access for sanitation and public safety vehicles. This may require a slightly wider public right-of-way to accommodate all competing interests. Town staff will work with the developer to create a harmonious street cross-section that accommodates all foreseeable conflicts.

CONSIDERATIONS:

- The applicant is requesting a Special Use Permit to allow townhomes in the R-10 zoning district.
 - Additional consideration must be given to the interaction of the narrow lot widths, on-street parking, and public safety access, as well as the overall number of access points for the development.
 - It is unclear if the current plan meets the minimum standards for recreation and open space provision necessary to support a reduction in the recreation fee-in-lieu payment.
 - This approval is contingent upon the approval of the associated Preliminary Plat (2017-146-SD).
-

FINDINGS:

When considering a Special Use Permit application, The Town Council shall consider specific Findings of Fact. A Special Use which fails to meet any of these Findings shall be deemed adverse to the public interest and shall not be approved. The applicant has addressed the Findings expressly established by Chapter 155.711 (I) of the UDC. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS:

If approved, the following conditions of approval are recommended by staff:

1. These Conditions of Approval, and any others associated with the Special Use Permit (2017-145-SUP) shall be recorded upon the final plan set, which will be delivered to the Planning Department for review and final approval.
2. Annexation of the entire property is required prior to the recordation of a plat or connection to town utilities.
3. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.

4. All roads, trails, sidewalks, public infrastructure (water, sewer, electric, etc.) and/or greenways shall be built and stubbed to the property line.
5. Resource conservation areas as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.
6. Where alleys are used for garbage or sanitation service, their width and design shall be coordinated with the Engineering Department, and the alleys shall be designed and inspected to accommodate the weight of the appropriate vehicles.
7. The re-alignment of Cameron Way and Enterprise Drive shall be completed or financially guaranteed prior to the recordation of the first plat.
8. The alignment (horizontal and vertical) of Street "C" shall be reviewed and approved by the Engineering Department to ensure that a connection can be made to Atkinson Street. A linear extension of Atkinson Street is currently proposed to match the existing right-of-way, but other options may be considered as long as they meet Engineering Department specifications.
9. Site interior landscaping requirements (per §155.402(D)) must be met for all common and/or open space areas. Supplemental plantings may be required.
10. Access, public safety, and connectivity:
 - a. All required access points shall be constructed or guaranteed prior to platting of the lot that generates their requirement.
 - b. Private alleys shall not constitute a fire access lane. Only public roads built to accommodate fire apparatus may count toward meeting these requirements.
 - c. A secondary, public access point (other than the access at the intersection of Cameron Way and Enterprise Drive), shall be constructed or guaranteed prior to the platting of the 75th lot or unit. Recommended connections include:
 - i. Extending the Cameron Way cul-de-sac down to the south to intersect with Street "C",
 - ii. Paving Summit Drive (to the north) up to its intersection with Main Street, or
 - iii. Extending Street "A" to the north to connect to Irondale Drive, and paving that street up to its intersection with Main Street.
 - iv. Other potential connections will be reviewed by the Technical Review Committee to ensure that they meet the intent of the Code and public safety requirements.
11. Rear-loaded parking and garages:
 - a. Alley-loaded properties shall accommodate three parking spaces on the lot per unit, as shown in the parking detail drawing.
 - b. Alley-loaded properties shall have a minimum rear setback for garages of zero feet, regardless of whether they are attached or detached.
 - c. Parking must allow for sufficient room to maneuver between the vehicle and the garage door, such that overhang into the alley does not occur.
12. Front-loaded parking and garages, per §155.301(I)(2)(b).

- a. Front-loaded garages shall constitute no more than 50% of individual townhome unit.
- b. Driveway shall be aligned with the garage, and shall not exceed the width of the garage entrance/door.
- c. Garage doors shall be setback at least 25' from the back of sidewalk or property line.
- d. Garage doors shall be recessed at least one foot behind the front wall plane, or a second story element over the garage doors must be provided that extends at least one foot beyond the front wall plane.
- e. Front-loaded garages shall be prohibited on one-story townhome units.
- f. Front-loaded units shall accommodate a minimum of two parking spaces on the lot per unit.
- g. Driveways must allow for sufficient depth to maneuver between the vehicle and the garage door, such that overhang into public right-of-way does not occur.

13. Street cross-section and on-street parking:

- a. Standard curb shall be utilized on the public street side of all alley-loaded lots, and on all lot frontages where there is more than 30' between driveways.
- b. Sufficient public right-of-way shall be provided to accommodate all public infrastructure, including but not limited to streets, curb, sidewalks, street lighting, and utility areas for electric lines and areas for water meters.
- c. Prior to platting, street cross-section(s) shall be approved by Planning and the Engineering Department. If resolution cannot be reached at the staff level, the special use permit, subdivision approval, and entitlement will be null and void, unless returned to Town Council for a hearing.
- d. On streets where one side is alley-loaded and one-side is front-loaded:
 - i. On-street, parallel parking area, formalized with striping and landscaped bump-outs at intersections and in between buildings. Each landscape island containing a minimum of 150 sqft of landscaped area and one tree. Bump-outs at intersections shall contain the pedestrian walkways leading to striped crosswalks.
 - ii. Two travel lanes.
 - iii. Sidewalks on both sides of the street.
 - iv. Standard curb adjacent to the on-street parking (adjacent to alley-loaded units), and standard curb on the opposite side (adjacent to front-loaded units).
- e. Where streets are shown as both sides being front-loaded, one side shall be reconfigured to be alley-loaded, and the characteristics of the above cross-section design implemented.

14. Landscaping:

- a. A Class "C" landscape buffer or equivalent shall be provided along properties zoned Residential-Estate.
- b. A Class "A" landscape buffer or equivalent shall be provided where lots abut commercially-zoned properties.

15. Open Space and Recreation:

- a. Resource conservation areas shall not count toward required recreation and open space, per §155.500(A)(3).
- b. Any and all open space and common areas, playgrounds, facilities, greenways, parks, or other amenity areas shall be fully constructed, bonded, and/or other acceptable performance guarantee provided prior to platting.
- c. In order to qualify for the reduced recreation fee-in-lieu payment, a minimum of 12.5% of the net site shall be open space, with 25% of that developed as active recreation, per §155.203(I)(3) and (4).
- d. Passive Open Space Area #3 (identified as the ±4.8 acre area to the east of the wetlands and stream) shall not be counted toward meeting the minimum open space requirements of the development, as it is largely inaccessible, and does not meet the requirements of §155.203(I)(4)(d). In order for this area to be considered as usable open space, a walking trail system (or other access system) must be developed, including at least two separate bridge crossings of the stream and wetlands, in logical locations as approved by the Planning Director.
- e. Formalized pedestrian access (sidewalk or other approved material, signage, etc.) shall be provided to all amenity areas, including the primary passive open space areas.
- f. Parking shall be required at the primary active recreation area(s), at a rate appropriate for the use, as determined by the Planning Director. Depending on the location and configuration of the space, and the availability of on-street parking, the off-street parking requirement may be determined to be zero.
- g. A minor site plan approval shall be required for all non-residential, active recreation, or amenity areas, and must be approved prior to plat of the lot that generates its need. Alternatively, a detail drawing of the area(s) may be approved as part of this Preliminary Plat, to function as a Minor Site Plan approval.
- h. Access to active recreation and open space areas shall provide basic access, as appropriate to its intended use, as approved by the Planning and Engineering Departments.
- i. Areas of greater than 3:1 slope (33%) shall not be counted toward meeting open space requirements, unless they are naturally occurring and not the result of site grading.

ATTACHMENTS:

- 1) Application
- 2) Map
- 3) Site Plan (and supplemental design/detail sheets, if any)
- 4) Neighborhood Meeting Materials
- 5) Traffic Impact Analysis, summary excerpt and NCDOT commentary **(see TIA materials attached to the associated preliminary plat application (2017-146-SD), which is being reviewed simultaneously)**



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

SPECIAL USE APPLICATION

Pursuant to Article 7, Section 155.711 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but have the potential to create incompatibilities with adjacent uses.

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

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

APPLICATION TYPE

☒ New Special Use Permit

☐ Major Modification to an approved SUP

Permit Modified: _____

SITE INFORMATION

Name of Project: Capps Tract Townhomes Acreage of Property: 35.40
Parcel ID Number: p/o 05026073 Tax ID: p/o 4684012
Deed Book: DB 16014/DB 470 Deed Page(s): Pg 1838/ Pg612
Address/Location: X: 2156265.4327436 Y: 695040.09389218

Existing Use: vacant Proposed Use: Residential Townhomes
Is project within a Planned Development? ☒ No ☐ Yes
Planned Development District (if applicable): n/a
Is project within an Overlay District: ☒ No ☐ Yes
Overlay District (if applicable): n/a

OFFICE USE ONLY

Date Received: SEP 01 2017 Amount Paid: \$ 500- Permit Number: 2017-145-SUP

version 01/06/2016

Page 1 of 9

PROPERTY OWNER INFORMATION

Name: Stella Puckett Capps Estate c/o Jerry Capps

Mailing Address: 3620 Wind Sock Court, Eastover, NC 28312

Phone Number: n/a Fax: n/a

Email Address: n/a

APPLICANT INFORMATION

Applicant: WithersRavenel

Mailing Address: 115 MacKenan Drive, Cary, NC 27511

Phone Number: 919-535-5237 Fax: 919-467-6008

Contact Person: Don Mizelle

Email Address: dmizelle@withersravenel.com

REQUIRED INFORMATION (to be submitted with the application)

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

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>8/28/2017</u>	☒	☐			
2. Review Fee (\$400) and Application Fee (\$100)	☒	☐			
3. Completed application (9 copies)	☒	☐			
4. Owner's Consent Form (9 copies)	☒	☐			
5. Adjacent property owners list (9 copies)	☒	☐			
6. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☒	☐			
7. Signed and sealed traffic impact analysis (2 copies)	☒	☐			
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	☒	☐			
9. Neighborhood meeting notice letter (9 copies) <i>See sample letter and meeting requirements included in this packet</i>	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
10. Set of stamped, addressed envelopes using the adjacent property owners list	May be provided at time of submittal OR no later than 25 days prior to the Town Council meeting.				
11. Neighborhood meeting summary form (9 copies) <i>Form is included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

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

REQUIRED FINDINGS OF FACT

Section 155.711(I) of the Unified Land Development Code requires applications for a Special Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

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

The residential nature of the proposed use will have limited impact on the primarily commercial and other non-residential uses adjacent to the site. The proposed design also incorporates pedestrian infrastructure to encourage walkability to and from the adjacent uses. Where the site adjoins existing residential parcels, appropriate landscaping and buffers are provided to transition from townhome to single family uses. The attached site development plan has been designed in accordance with the Town of Clayton's Code of Ordinances which, when applied to the site, ensures the public health, safety and welfare are protected.

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

The attached development plans illustrate conformance not only with Town Ordinances but also with sound land planning practices. The proposed use is often an appropriate transitional use between non-residential and single family uses - as is the case with the surrounding area. A significant portion of the site will be dedicated as open space, providing common space for the enjoyment of future residents of this community. Adequate buffers and screening between dissimilar land uses is provided and interconnectivity via public street extensions is proposed to provide access to surrounding uses and foster mobility within the neighborhood. All the above are representative of sound land use planning practices.

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

The Townhome use as illustrated on the attached site development plan, has been designed to meet the Town's Code of Ordinances which in part serve to protect the general welfare of adjoining properties. The majority of the development site is adjoined by non-residential uses which are not typically detrimentally impacted by adjoining residential uses such as the one proposed. The adjoining residential properties (developed and vacant) are predominately buffered from the proposed use by preserved natural areas as shown on the attached site development plan. The development of this site for residential townhomes could improve access to public streets, public utilities, and other surrounding uses for adjacent properties, which could improve the value of such properties. Sound land planning practices have been utilized in the site design to mitigate any perceived impacts to the value of adjoining properties.

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

The application for townhome development is consistent with the intent of the Town's Land Use Plan which calls for downtown residential development at higher densities in this area. The proposed development/use as shown on the attached development plan does not adversely impact any other Town adopted plans. The application also is proposed to be developed according to current Town standards which will meet or exceed the standards by which adjacent properties have been developed.

EXPLANATION OF PROJECT

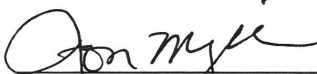
Please provide detailed information concerning all requests. Attach additional sheets if necessary.

The request is to construct Residential Townhomes on a parcel that is zoned Residential-10 (R-10). According to the Town of Clayton's Code of Ordinances a special use permit is required for such a use. A set of preliminary site development plans accompanies this request and provides the detailed information concerning how the site is proposed to develop including but not limited to the following: lot and road network, buffers and landscaping, planned site amenities, water and sewer service, stormwater design, etc.

APPLICANT AFFIDAVIT

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

Don Mizelle
Print Name


Signature of Applicant

9/1/2017
Date



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

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: Capps Tract Special Use Permit **Address or PIN #:** 05026073

AGENT/APPLICANT INFORMATION:

WithersRavenel, Inc. - Attn: Don Mizelle
(Name - type, print clearly)

115 MacKenan Drive
(Address)
Cary, NC 27511
(City, State, Zip)

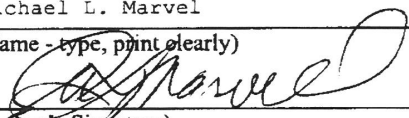
I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Special Use Permit Site Plan
Subdivision Preliminary Plat

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:

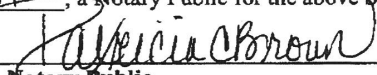
Michael L. Marvel
(Name - type, print clearly)

(Owner's Signature)

2127 Willow Hill Lane
(Address)
Clayton, NC 27520
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me the 14th day of August, 2017, Patricia Brown, a Notary Public for the above State and County, this




Notary Public

My Commission Expires: 03/26/2019



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

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Project Name: Capps Tract Address or PIN #: 05026073

AGENT/APPLICANT INFORMATION:

WithersRavenel, Inc. - Attn: Don Mizelle
(Name - type, print clearly)

115 MacKenan Drive
(Address)
Cary, NC 27511
(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):

Rezoning

Subdivision Preliminary Plat

Special Use

Site Plan

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:

SHERILL CAPPS
(Name - type, print clearly)

6621 WAKEHURST ROAD
(Address)

Sherill Capps
(Owner's Signature)

CHARLOTTE, NC 28226
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Mecklenburg

Sworn and subscribed before me Bridget Speller-Purinton a Notary Public for the above State and County, this
the 22nd day of May, 2017.

SEAL

BRIDGET SPELLER-PURINGTON
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires March 23, 2021

Bridget Speller-Purinton
Notary Public
My Commission
Expires:

March 23, 2021



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

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: Capps Tract Address or PIN #: 05026073

AGENT/APPLICANT INFORMATION:

WithersRavenel, Inc. - Attn: Don Mizelle
(Name - type, print clearly)

115 MacKenan Drive
(Address)
Cary, NC 27511
(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*):

Rezoning

Subdivision Preliminary Plat

Special Use

Site Plan

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:

Jerry Capps

(Name - type, print clearly)

3620 Wind Sock Court
(Address)

(Owner's Signature)

Eastover, NC 28312
(City, State, Zip)

STATE OF

North Carolina

COUNTY OF

Cumberland

Sworn and subscribed before me Deborah Squires, a Notary Public for the above State and County, this the 22 day of May, 2017.

SEAL

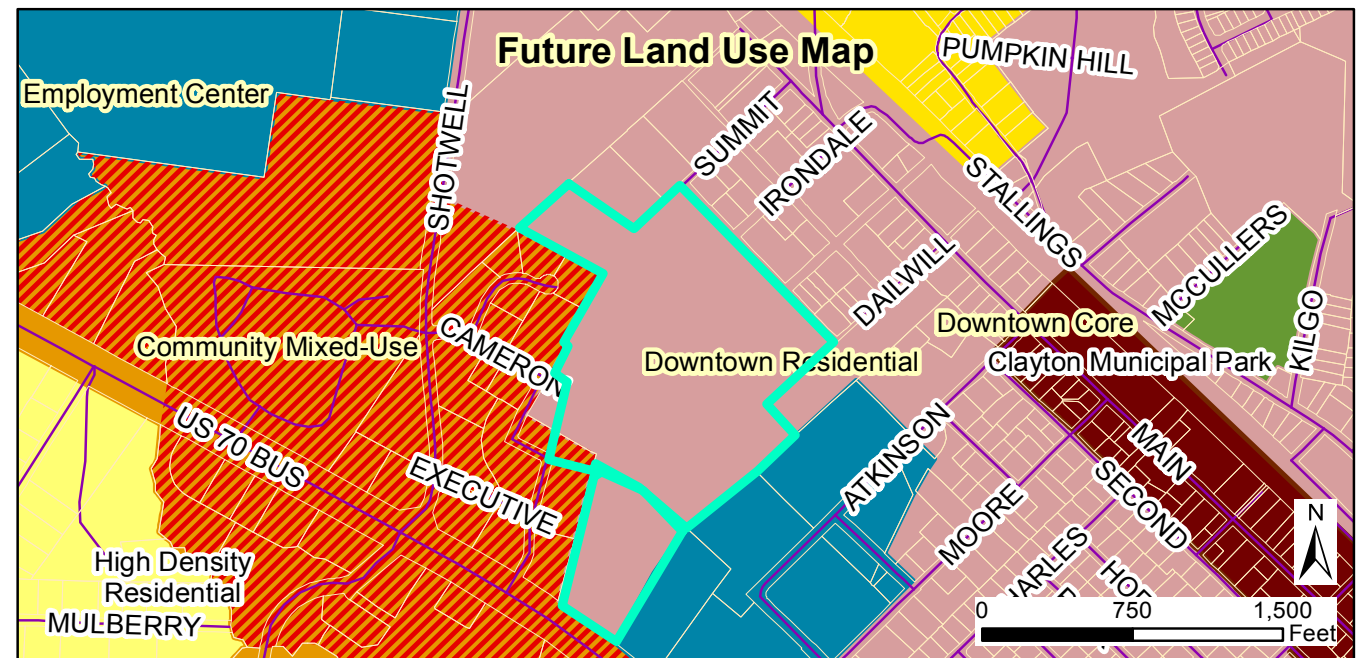
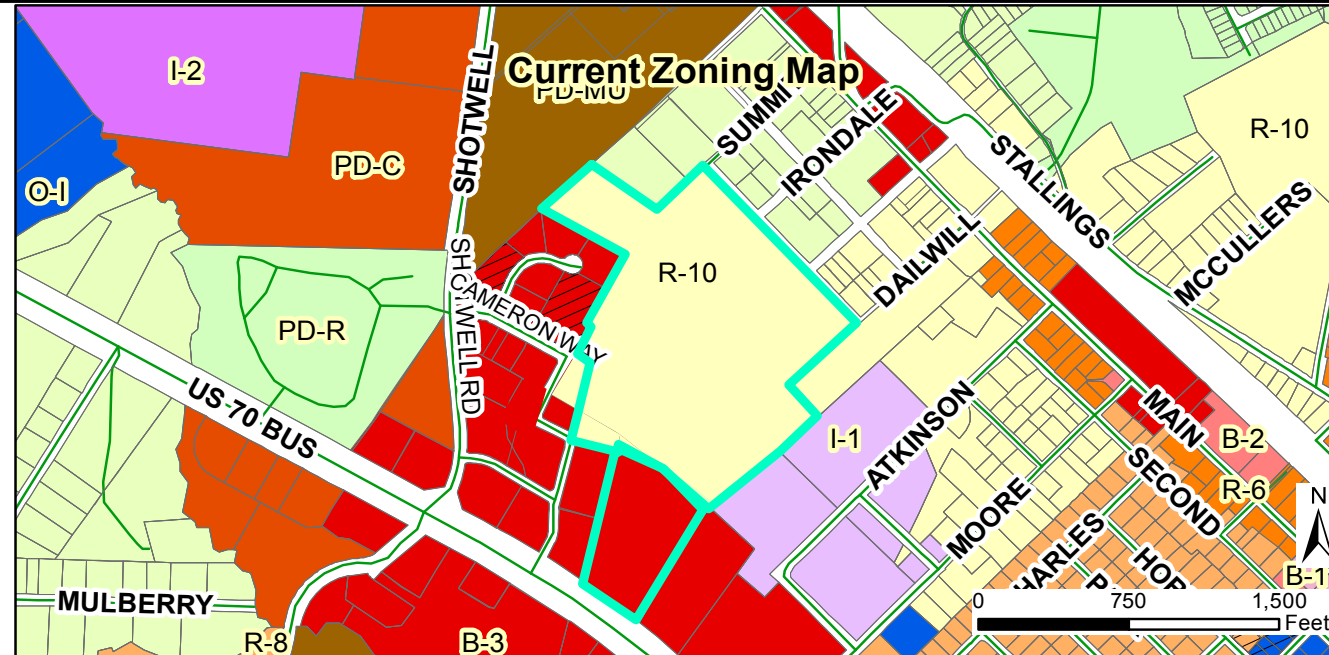
Deborah Squires
Notary Public
My Commission
Expires:

September 15, 2021



version 10/15/2015

Page 10 of 10



Request:
2017-146-SD, Capps Tract Townhomes, 165± townhomes.
2017-145-SUP, to allow townhomes.

Applicant: Withers Ravenel
 Property Owners: Capps Estate
 Parcel ID: 165911-65-2257
 Tag #: 05026073

Staff Report Map



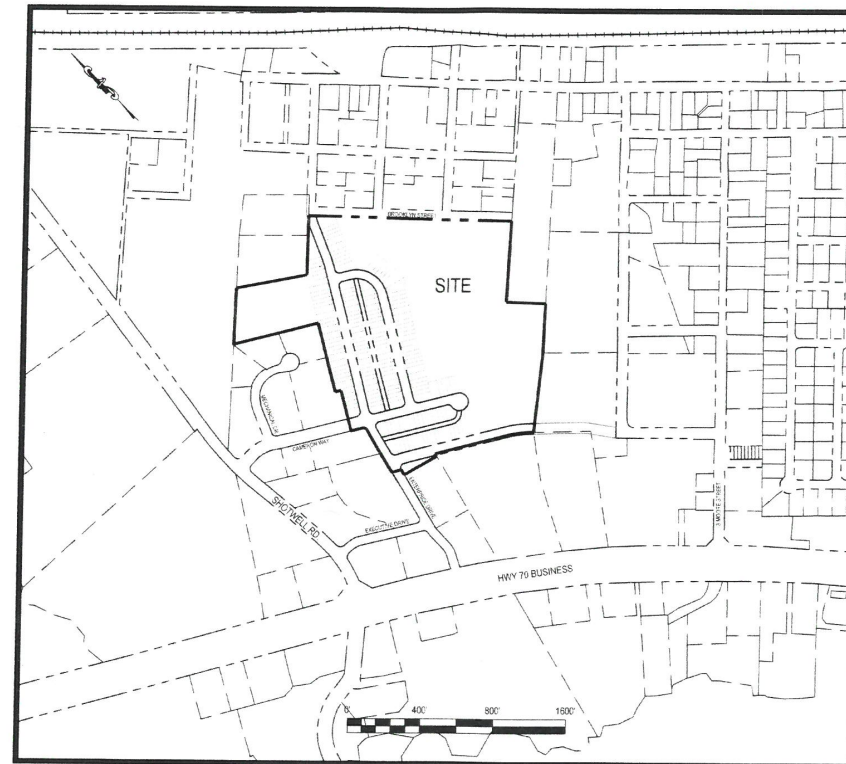
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Legend

- Site
- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- *** Watershed Protection Overlay

10/10/2017
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

SUBMITTAL FOR:
CAPPS TRACT - CLAYTON - SPECIAL USE
& SUBDIVISION PLANS
WR PROJECT NO.:02170163
SUBMITTED: SEPTEMBER 1, 2017
RESUBMITTED: SEPTEMBER 29, 2017



INDEX OF SHEETS	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	SURROUNDING AREA CONTEXT PLAN
C0.2	EXISTING CONDITIONS
C0.3	LAND SWAP EXHIBIT
C1.0	OVERALL SITE PLAN
C1.1	SITE PLAN (NORTH)
C1.2	SITE PLAN (SOUTH)
C1.3	OPEN SPACE PLAN
C1.4	PAVEMENT MARKING SIGNAGE
C1.5	FIRE TRUCK MOVEMENT
C2.0	OVERALL GRADING AND DRAINAGE PLAN
C2.1	GRADING AND DRAINAGE PLAN (NORTH)
C2.2	GRADING AND DRAINAGE PLAN (SOUTH)
C2.3	EROSION CONTROL PLAN
C3.0	OVERALL UTILITY PLAN
C3.1	UTILITY PLAN (NORTH)
C3.2	UTILITY PLAN (SOUTH)
C4.0	TYPICAL LOT FLOT PLAN
C4.1	MAIL BOX SITE PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN (NORTH)
L1.2	LANDSCAPE PLAN (SOUTH)
SL1.0	OVERALL LIGHTING PLAN
SL1.1	LIGHTING PLAN (NORTH)
SL1.2	LIGHTING PLAN (SOUTH)
A-1	CONCEPTUAL ARCHITECTURAL ELEVATIONS

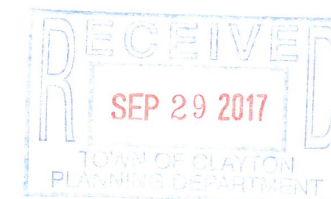
OWNER	DEVELOPER
CAPPS, STELLA PUCKET ESTATE 3620 WIND SOCK COURT EASTOVER, NC 28312-9303	FORSYTH INVESTMENTS CO, LLC. 414 FORSYTH STREET RALEIGH, NC 27609 ATTN: GORDON POULSEN (919) 789-4447

PREPARED BY:



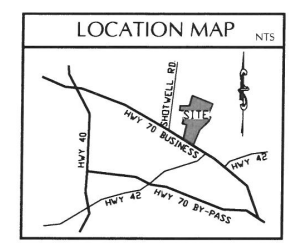
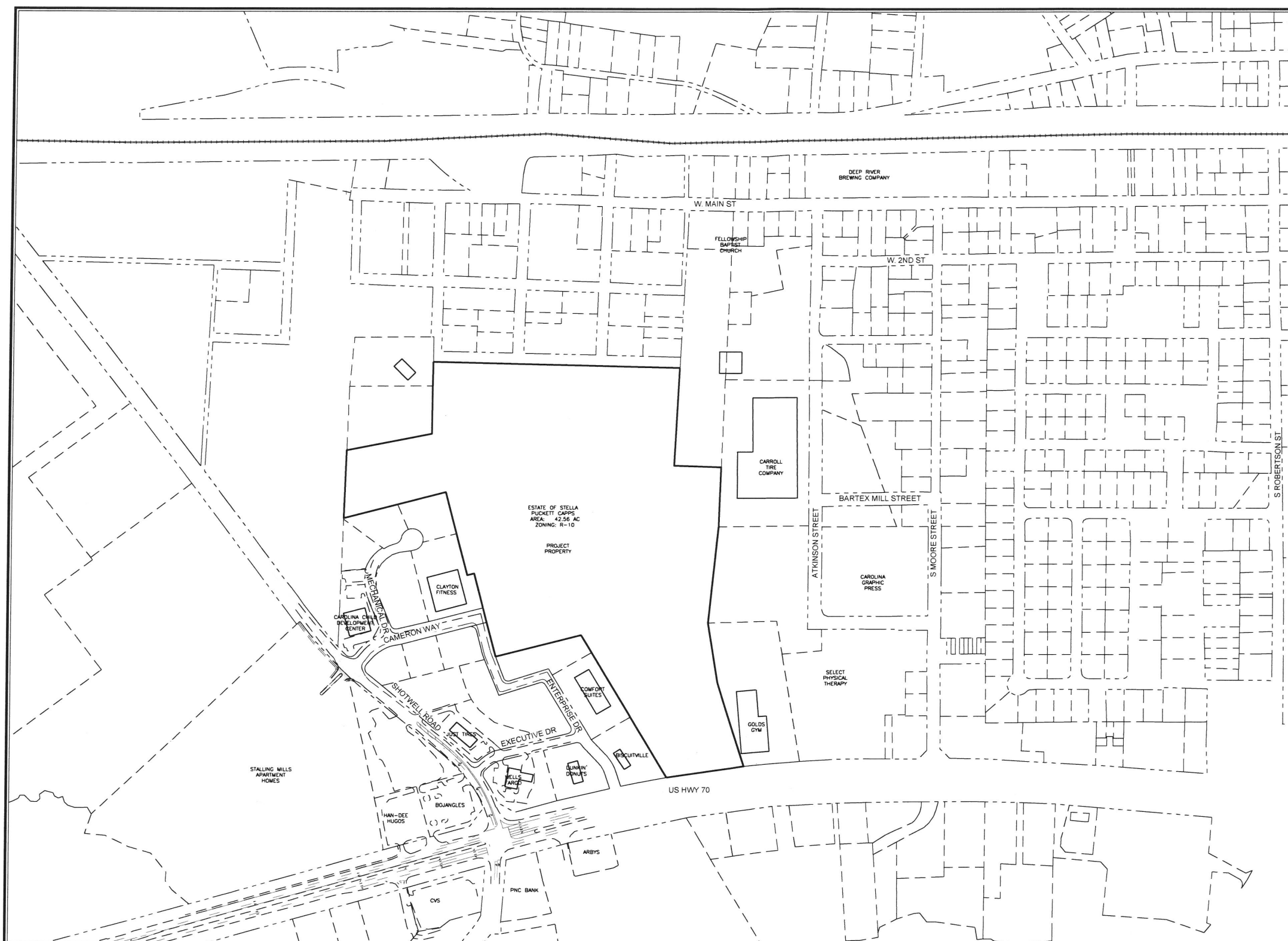
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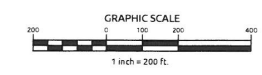


KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.





NOTES:
 1. THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING JOHNSTON COUNTY GIS DATA AND ARE THEREFORE APPROXIMATE IN NATURE. THIS PLAN IS PROVIDED FOR SURROUNDING AREA REFERENCE INFORMATION ONLY.



PRELIMINARY
 NOT APPROVED FOR
 CONSTRUCTION

No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT

Johnston County

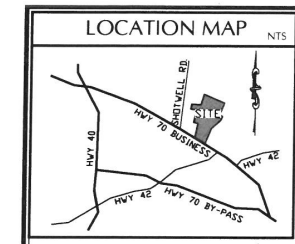
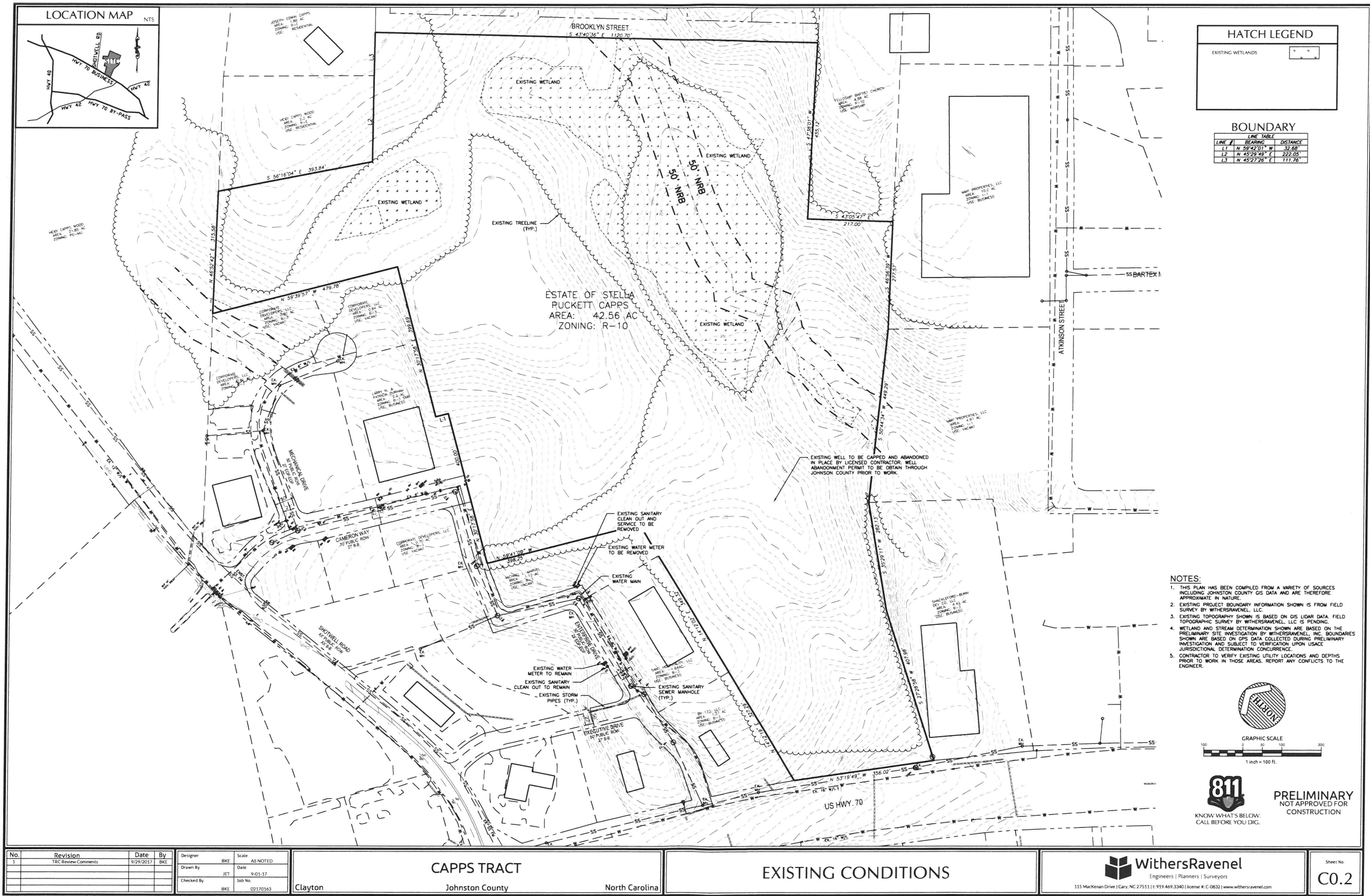
Clayton

North Carolina

SURROUNDING AREA CONTEXT PLAN

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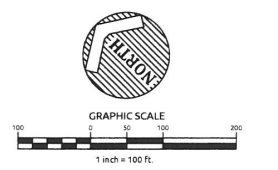
Sheet No.
C0.1



HATCH LEGEND		
EXISTING WETLANDS		

BOUNDARY		
LINE #	BEARING	DISTANCE
L1	N 59°42'01" W	32.68'
L2	N 45°22'49" E	222.05'
L3	N 45°22'26" E	111.76'

- NOTES:
1. THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING JOHNSTON COUNTY GIS DATA AND ARE THEREFORE APPROXIMATE IN NATURE.
 2. EXISTING PROJECT BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY WITHERSRAVENEL, LLC.
 3. EXISTING TOPOGRAPHY SHOWN IS BASED ON GIS LGRA DATA. FIELD TOPOGRAPHIC SURVEY BY WITHERSRAVENEL, LLC IS PENDING.
 4. WETLAND AND STREAM DETERMINATION SHOWN ARE BASED ON THE PRELIMINARY SITE INVESTIGATION BY WITHERSRAVENEL, INC. BOUNDARIES SHOWN ARE BASED ON GPS DATA COLLECTED DURING PRELIMINARY INVESTIGATION AND SUBJECT TO VERIFICATION UPON USAGE JURISDICTIONAL DETERMINATION CONCURRENCE.
 5. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO WORK IN THOSE AREAS. REPORT ANY CONFLICTS TO THE ENGINEER.



No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

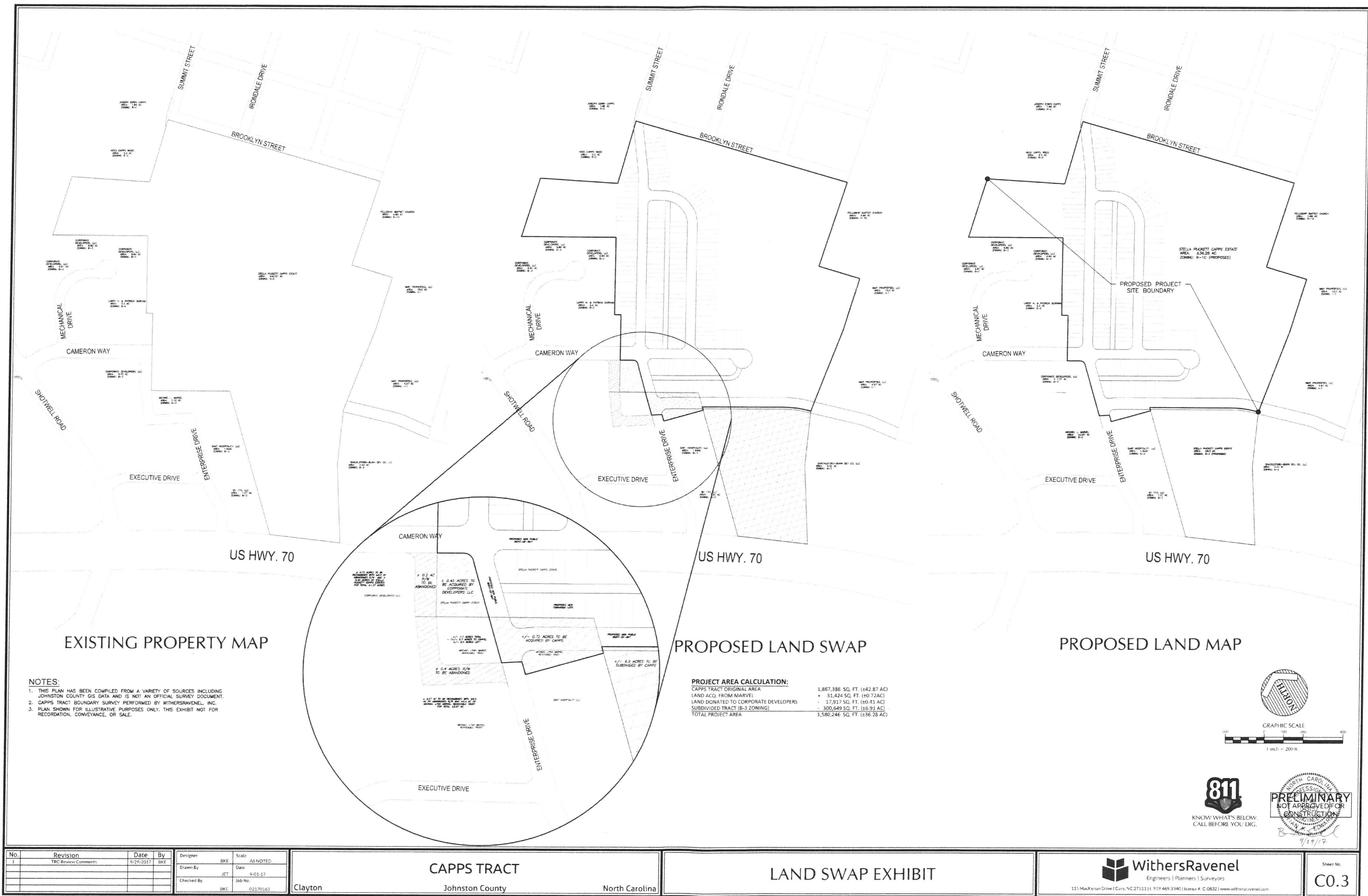
Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT
Johnston County
North Carolina

EXISTING CONDITIONS

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Sheet No.
C0.2



[illegible]

EXISTING WETLANDS

RESOURCE CONSERVATION AREA



TYPICAL PUBLIC STREET SECTION

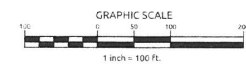
CAPPS TRACT

Clayton Johnston County North Carolina

Johnston County

North Carolina

US HWY. 70

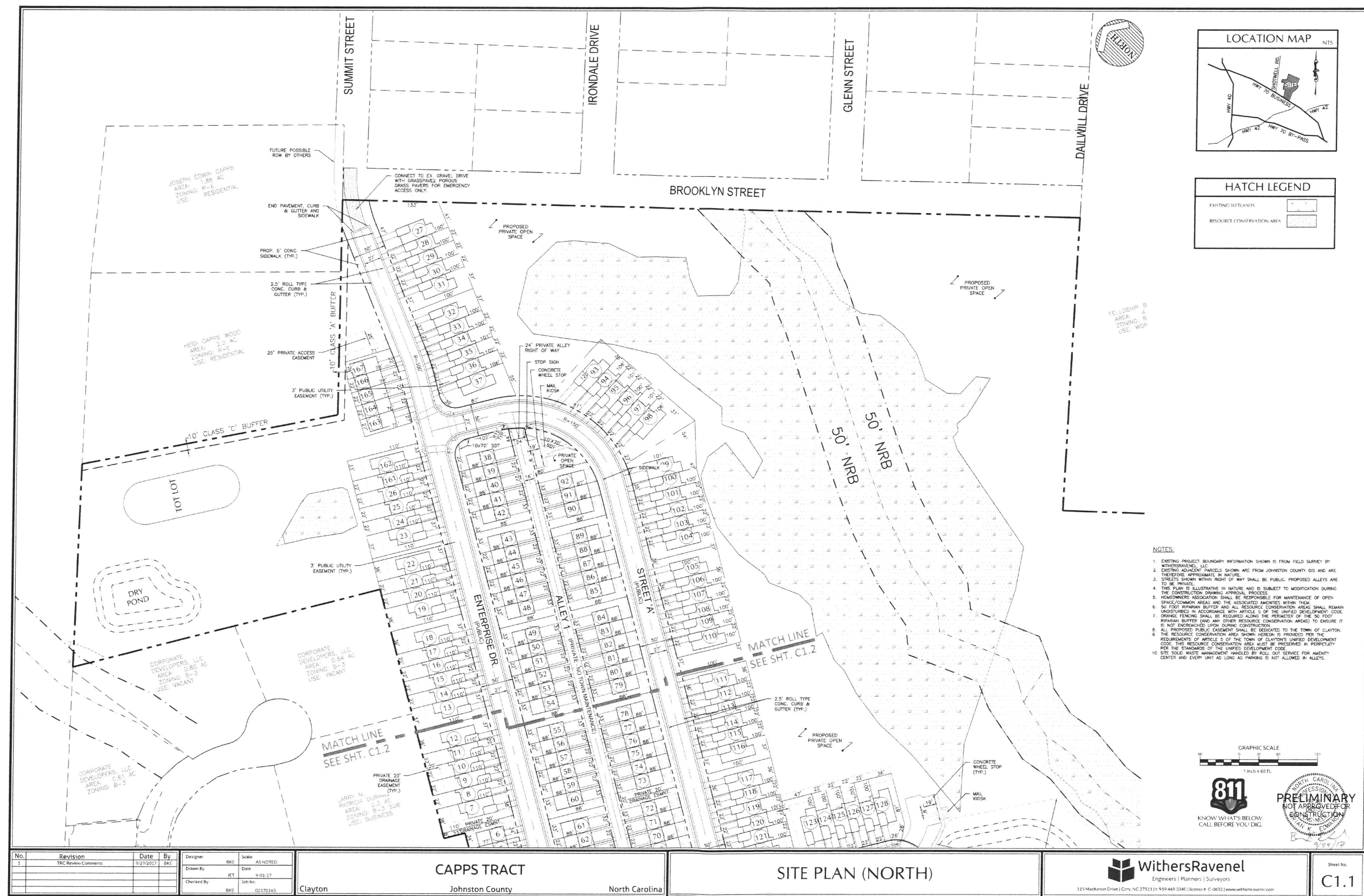


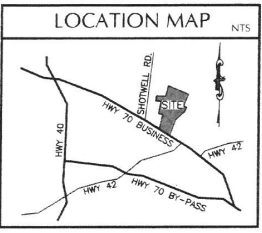
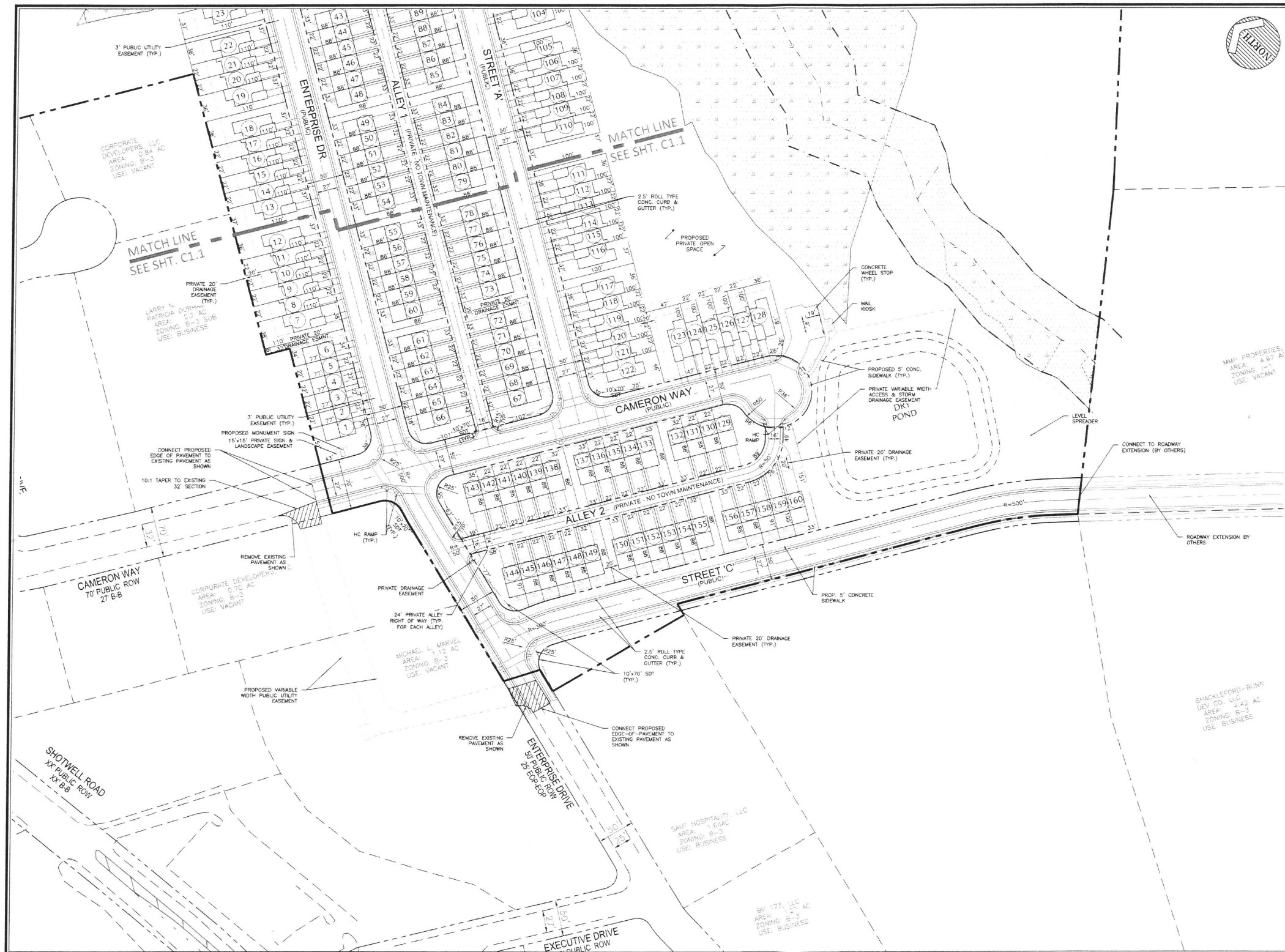
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Sheet No. _____

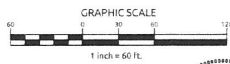
C1.0





HATCH LEGEND	
EXISTING WETLANDS	[Hatched pattern]
RESOURCE CONSERVATION AREA	[Stippled pattern]

- NOTES:
- EXISTING PROJECT BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY WITHERSRAVENEL, LLC.
 - EXISTING ADJACENT PARCELS SHOWN ARE FROM JOHNSTON COUNTY GIS AND ARE THEREFORE APPROXIMATE IN NATURE.
 - STREETS SHOWN WITHIN RIGHT OF WAY SHALL BE PUBLIC. PROPOSED ALLEYS ARE TO BE PRIVATE.
 - THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS SUBJECT TO MODIFICATION DURING THE CONSTRUCTION DRAWING APPROVAL PROCESS.
 - HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE/COMMON AREAS AND THE ASSOCIATED ADJACENT AREAS WITHIN THEM.
 - 50 FOOT RIPARIAN BUFFER AND ALL RESOURCE CONSERVATION AREAS SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH ARTICLE 5 OF THE UNITED DEVELOPMENT CODE.
 - ORANGE FENCING SHALL BE REQUIRED ALONG THE PERIMETER OF THE 50 FOOT RIPARIAN BUFFER (AND ANY OTHER RESOURCE CONSERVATION AREAS) TO ENSURE IT IS NOT ENCROACHED UPON DURING CONSTRUCTION.
 - ALL PROPOSED PUBLIC UTILITY SHALL BE DEDICATED TO THE TOWN OF CLAYTON.
 - THE RESOURCE CONSERVATION AREA SHOWN HEREON IS PROVIDED FOR THE REQUIREMENTS OF ARTICLE 5 OF THE TOWN OF CLAYTON'S UNITED DEVELOPMENT CODE. THIS RESOURCE CONSERVATION AREA MUST BE PRESERVED IN PERPETUITY PER THE STANDARDS OF THE UNITED DEVELOPMENT CODE.
 - SITE SOLID WASTE MANAGEMENT HANDLED BY ROLL-OUT SERVICE FOR AGENCY CENTER AND EVERY UNIT AS LONG AS PARKING IS NOT ALLOWED IN ALLEYS.



No.	Revision	Date	By
1	TBC Review Comments	9/29/2017	BKE

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9/20/17
Checked By	BKE	Job No.	02170163

CAPPS TRACT

Johnston County

North Carolina

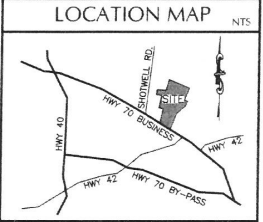
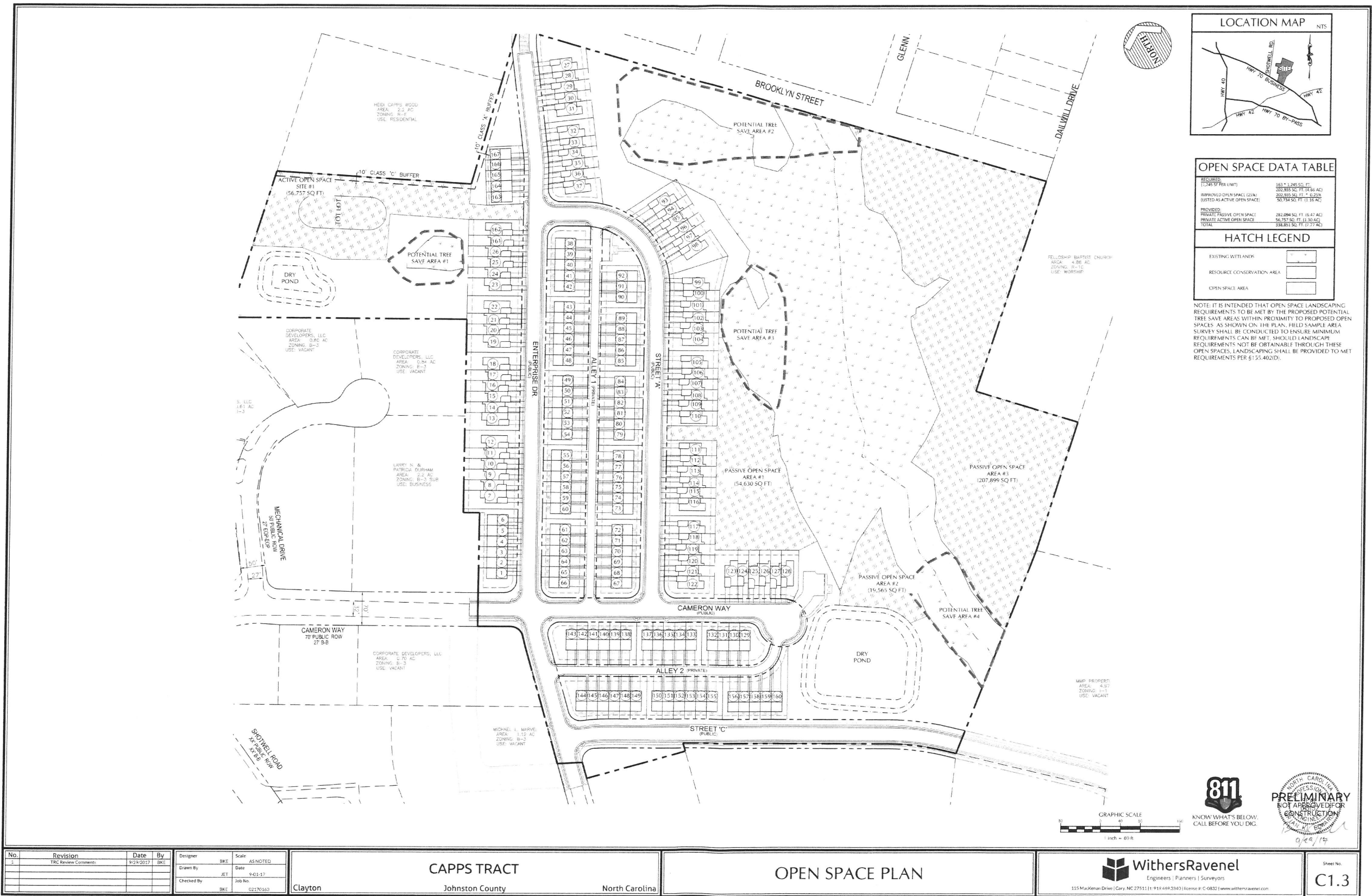
SITE PLAN (SOUTH)

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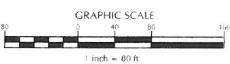
Sheet No.
C1.2



OPEN SPACE DATA TABLE		
REQUIRED:	163 * 1,245 SQ. FT.	
(1,245 SQ. FT. UNIT)	202,385 SQ. FT. (16.4 AC)	
IMPROVED OPEN SPACE (20% LISTED AS ACTIVE OPEN SPACE)	202,385 SQ. FT. * 0.250%	
PROVIDED:	282,094 SQ. FT. (16.47 AC)	
PRIVATE PASSIVE OPEN SPACE	56,757 SQ. FT. (1.30 AC)	
PRIVATE ACTIVE OPEN SPACE	225,337 SQ. FT. (17.77 AC)	
TOTAL	282,094 SQ. FT. (16.47 AC)	

HATCH LEGEND	
EXISTING WETLANDS	
RESOURCE CONSERVATION AREA	
OPEN SPACE AREA	

NOTE: IT IS INTENDED THAT OPEN SPACE LANDSCAPING REQUIREMENTS TO BE MET BY THE PROPOSED POTENTIAL TREE SAVE AREAS WITHIN PROXIMITY TO PROPOSED OPEN SPACES AS SHOWN ON THE PLAN. FIELD SAMPLE AREA SURVEY SHALL BE CONDUCTED TO ENSURE MINIMUM REQUIREMENTS CAN BE MET. SHOULD LANDSCAPE REQUIREMENTS NOT BE OBTAINABLE THROUGH THESE OPEN SPACES, LANDSCAPING SHALL BE PROVIDED TO MET REQUIREMENTS PER \$155.402/DI.



No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE
2			
3			
4			

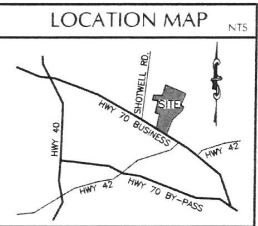
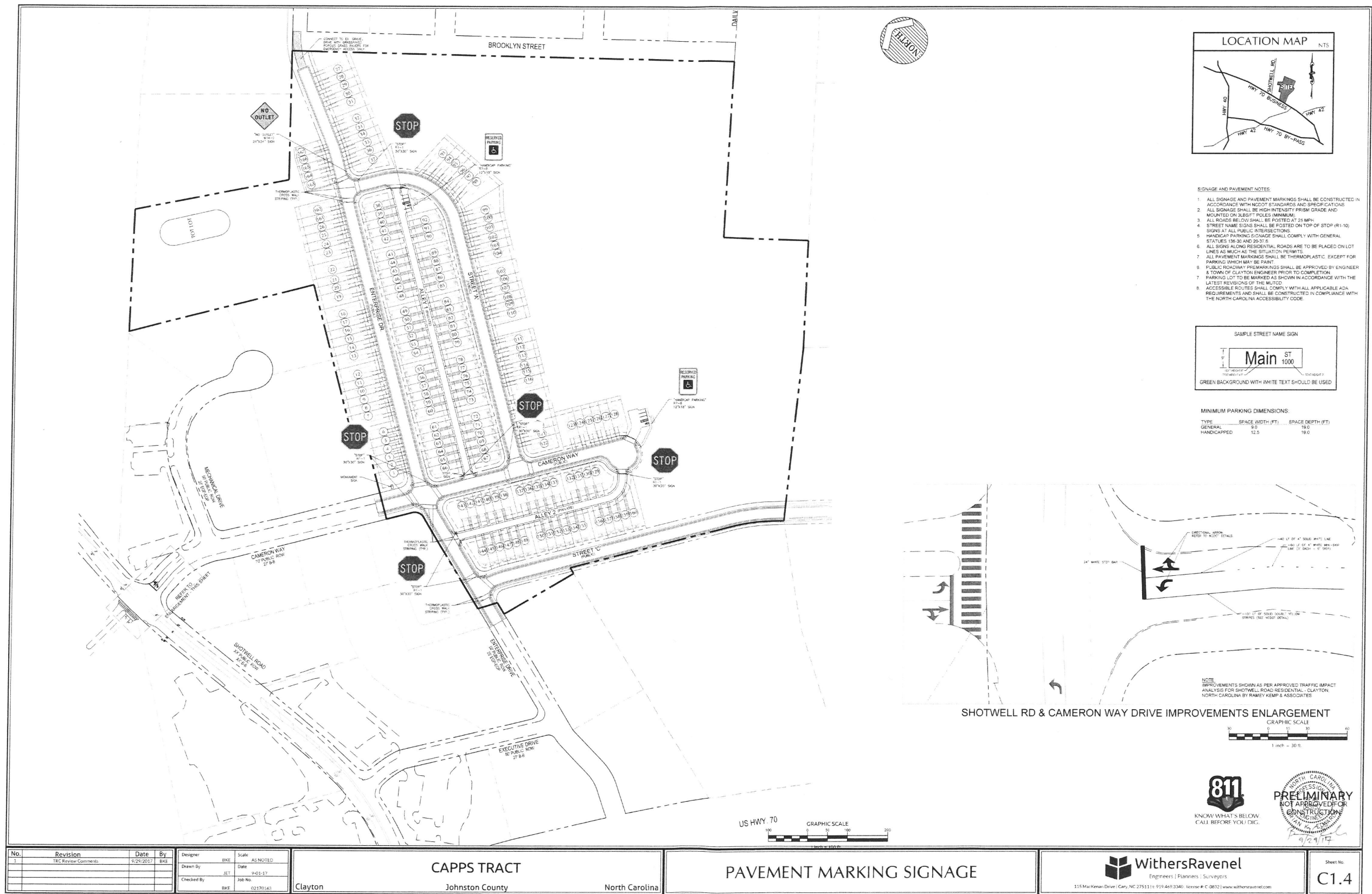
Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9/23/17
Checked By	BKE	Job No.	02370160

CAPPS TRACT
Johnston County
North Carolina

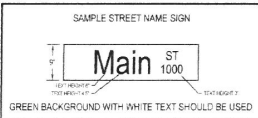
OPEN SPACE PLAN

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Sheet No.
C1.3

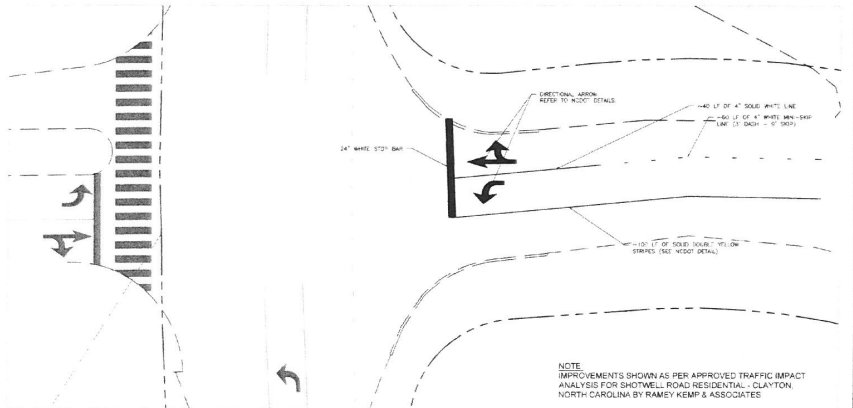


- SIGNAGE AND PAVEMENT NOTES:**
1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NC DOT STANDARDS AND SPECIFICATIONS.
 2. ALL SIGNAGE SHALL BE HIGH INTENSITY PRISM GRADE AND MOUNTED ON 3.5" DIA. POLES MINIMUM.
 3. ALL ROADS BELOW SHALL BE POSTED AT 25 MPH.
 4. STREET NAME SIGNS SHALL BE POSTED ON TOP OF STOP (R1-10) SIGNS AT ALL PUBLIC INTERSECTIONS.
 5. HANDICAP PARKING SIGNAGE SHALL COMPLY WITH GENERAL STATUTES 136-30 AND 20-37.6.
 6. ALL SIGNS ALONG RESIDENTIAL ROADS ARE TO BE PLACED ON LOT LINES AS MUCH AS THE SITUATION PERMITS.
 7. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC EXCEPT FOR PARKING WHICH MAY BE PAINT.
 8. PUBLIC ROADWAY PREMARKINGS SHALL BE APPROVED BY ENGINEER & TOWN OF CLAYTON ENGINEER PRIOR TO COMPLETION.
 9. PARKING LOT TO BE MARKED AS SHOWN IN ACCORDANCE WITH THE LATEST REVISIONS OF THE MUTCD.
 10. ACCESSIBLE ROUTES SHALL COMPLY WITH ALL APPLICABLE ADA REQUIREMENTS AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE NORTH CAROLINA ACCESSIBILITY CODE.



MINIMUM PARKING DIMENSIONS:

TYPE	SPACE WIDTH (FT)	SPACE DEPTH (FT)
GENERAL	9.0	18.0
HANDICAPPED	12.5	19.0



SHOTWELL RD & CAMERON WAY DRIVE IMPROVEMENTS ENLARGEMENT

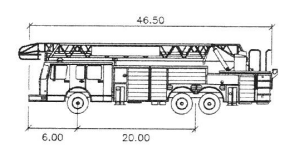
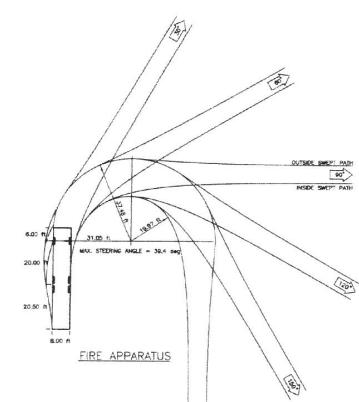
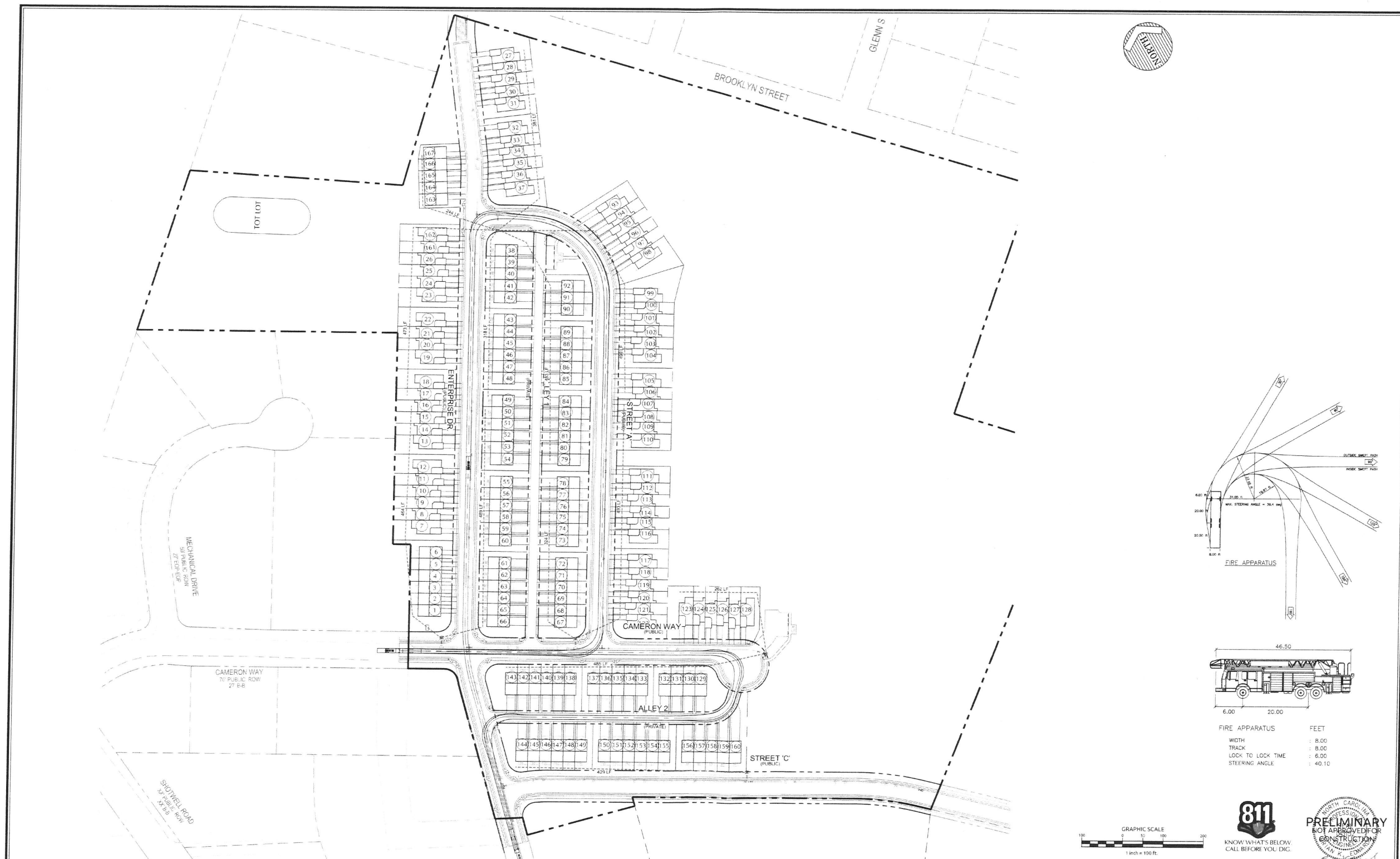
No.	Revision	Date	By	Design	Scale
1	TRC Review Comments	9/29/2017	BKE	BKE	AS NOTED
				Drawn By: JET	Date: 9-01-17
				Checked By: BKE	Job No: 02170163

CAPPS TRACT
Johnston County
North Carolina

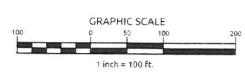
PAVEMENT MARKING SIGNAGE

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Sheet No:
C1.4



FIRE APPARATUS	FEET
WIDTH	: 8.00
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 40.10



No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-05-17
Checked By	BKE	Job No.	02170163

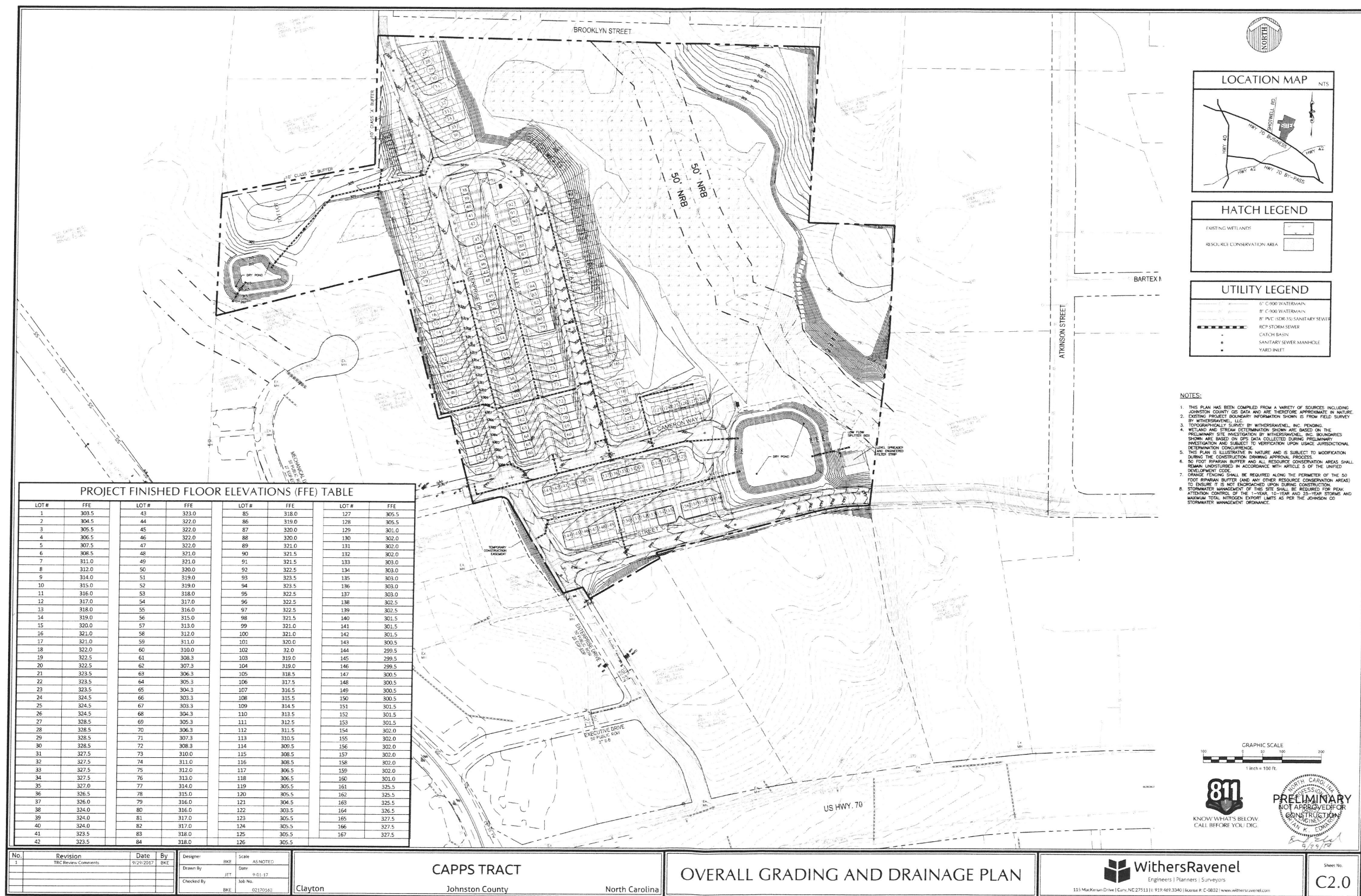
CAPPS TRACT
Johnston County
North Carolina

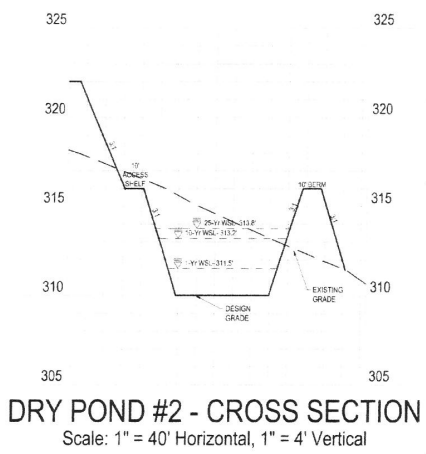
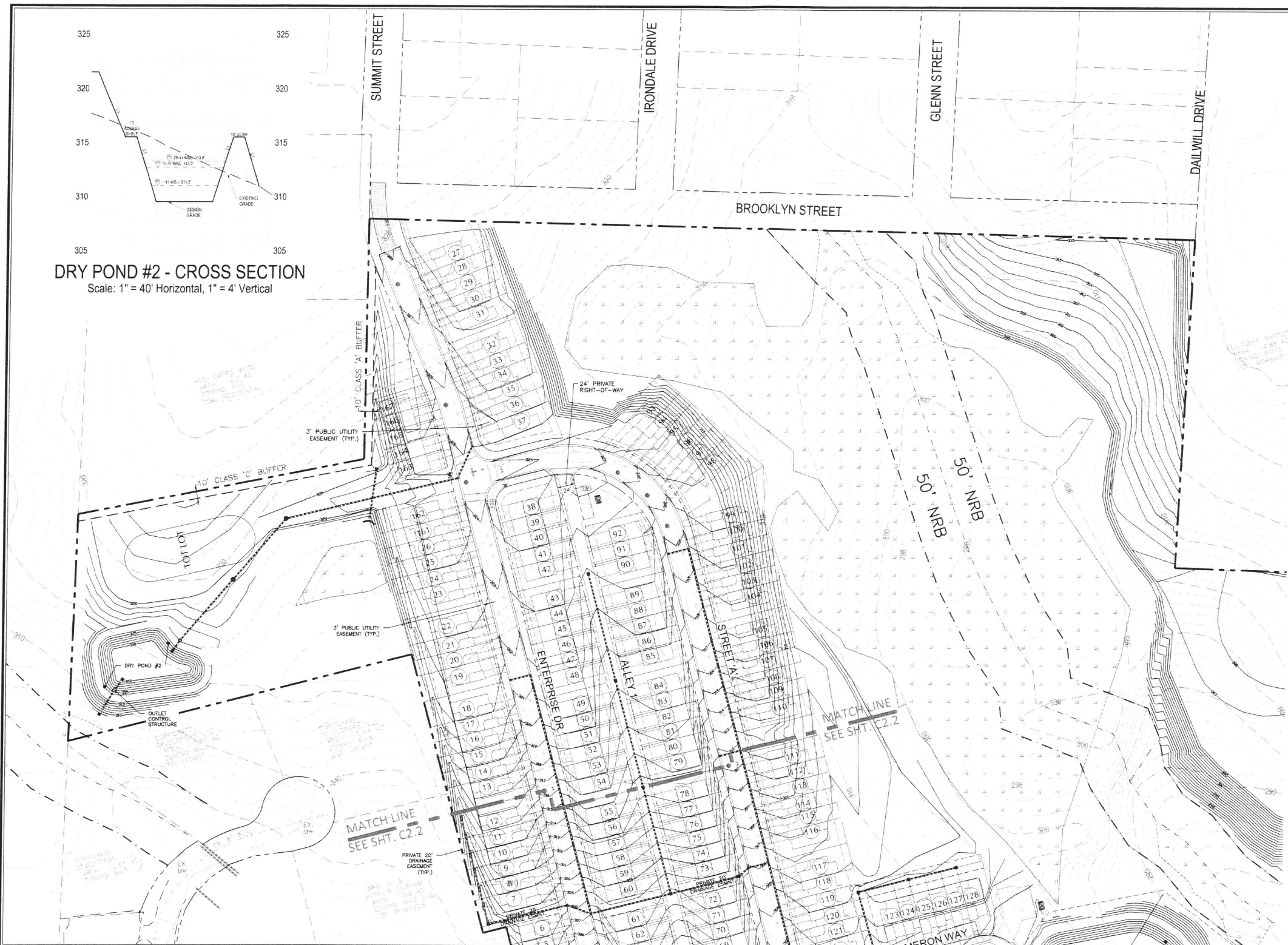
FIRE TRUCK MOVEMENT

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Sheet No:
C1.5

K:\1717-0163\17170163.dwg - Capps Tract - Turnaround L&D - Preliminary - Block 1.5 - Fire Truck Movement - Drawing - Friday, September 29, 2017 10:48:09 AM - CHAMBERLAIN, BRIAN





NORTH

LOCATION MAP

HATCH LEGEND

EXISTING WETLANDS	
RESOURCE CONSERVATION AREA	

UTILITY LEGEND

	6" C-500 WATERMAIN
	8" C-500 WATERMAIN
	6" PVC (SDR-35) SANITARY SEWER
	RCP STORM SEWER
	CATCH BASIN
	SANITARY SEWER MANHOLE
	YARD INLET

- NOTES:
1. THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING JOHNSTON COUNTY GIS DATA AND ARE THEREFORE APPROXIMATE IN NATURE.
 2. EXISTING PROJECT BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY WITHERSRAVENEL, LLC.
 3. TOPOGRAPHICAL SURVEY BY WITHERSRAVENEL, INC. PENDING.
 4. WETLAND AND STREAM DETERMINATION SHOWN ARE BASED ON THE PRELIMINARY SITE INVESTIGATION BY WITHERSRAVENEL, INC. BOUNDARIES SHOWN ARE BASED ON GPS DATA COLLECTED DURING PRELIMINARY INVESTIGATION AND SUBJECT TO VERIFICATION UPON LICENSE JURISDICTIONAL DETERMINATION CONCURRENCE.
 5. THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS SUBJECT TO MODIFICATION DURING THE CONSTRUCTION DRAWING APPROVAL PROCESS.
 6. 50 FOOT RIPARIAN BUFFER AND ALL RESOURCE CONSERVATION AREAS SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH ARTICLE 5 OF THE UNIFIED DEVELOPMENT CODE.
 7. DRAINAGE FENCING SHALL BE REQUIRED ALONG THE PERIMETER OF THE 50 FOOT RIPARIAN BUFFER (AND ANY OTHER RESOURCE CONSERVATION AREAS) TO ENSURE IT IS NOT ENCROACHED UPON DURING CONSTRUCTION.
 8. STORMWATER MANAGEMENT OF THIS SITE SHALL BE REQUIRED FOR PEAK ATTENTION CONTROL OF THE 1-YEAR, 10-YEAR AND 25-YEAR STORMS AND MAXIMUM TOTAL NITROGEN EXPORT LIMITS AS PER THE JOHNSTON CO. STORMWATER MANAGEMENT ORDINANCE.

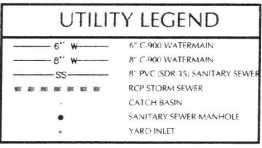
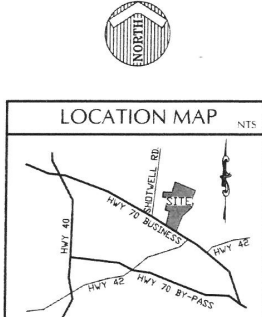
GRAPHIC SCALE

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No.	Revision	Date	By																																		
1	TRC Review Comments	9/26/2017	BKE																																		
Designer	BKE	Scale	AS NOTED																																		
Drawn By	JET	Date	9-03-17																																		
Checked By	BKE	Job No.	02170362																																		



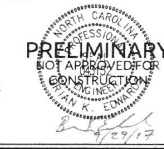
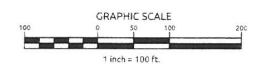


CONDUIT NOTE:
MINIMUM 12" VERTICAL SEPARATION FROM WATERLINE AT ALL CROSSINGS. MINIMUM 12" HORIZONTAL SEPARATION BETWEEN 4" CONDUITS. MINIMUM 18" COVER TO FINISH GRADE.



UTILITY DATA	
WATER	
6" PVC C900 (BLUE)	2,210 LF
8" PVC C900 (BLUE)	1,250 LF
SEWER	
12" PVC SDR-35 (GREEN)	3,360 LF
WASTEWATER ALLOCATION	
TOWNHOME LOTS (120 GPD / BEDROOM)	
167 UNITS x 3 BEDROOMS = 501 BEDROOMS	
501 BEDROOMS x 120 GPD = 60,120 GPD	
TOTAL = 60,120 GPD	

- NOTES:
1. WATER AND SEWER UTILITIES SHALL BE OWNED AND OPERATED BY TOWN OF CLAYTON.
 2. THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS SUBJECT TO MODIFICATION DURING THE CONSTRUCTION DRAWING APPROVAL PROCESS.
 3. ALL PVC USED FOR SANITARY SEWER TO BE SDR-35 (GREEN).
 4. ALL PVC USED FOR PUBLIC WATER TO BE C900 (BLUE).
 5. ALL 5' DIAMETER MANHOLES TO HAVE EXTENDED BASES.



No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	102170163

CAPPS TRACT

Clayton Johnston County North Carolina

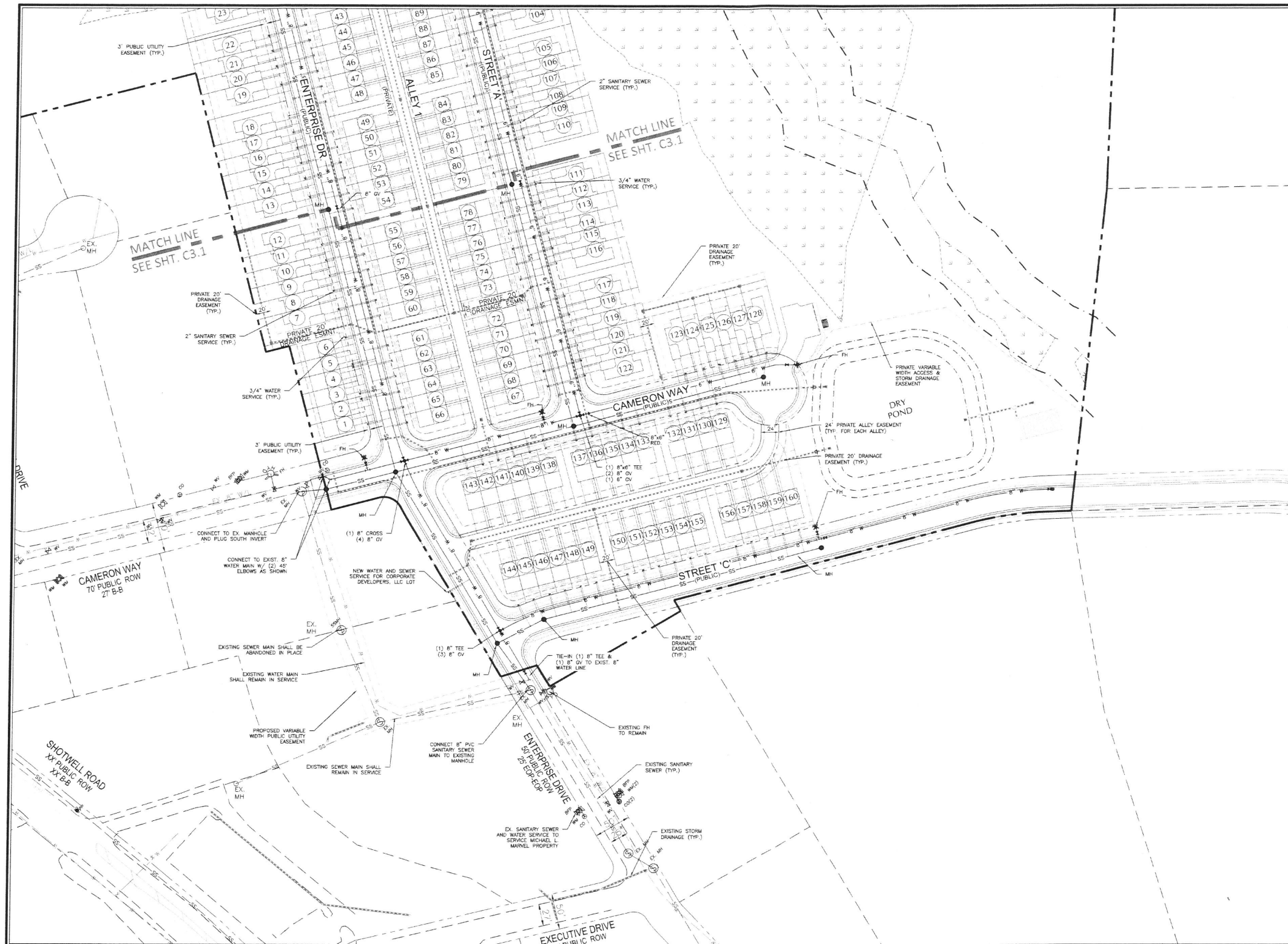
OVERALL UTILITY PLAN

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Sheet No.
C3.0



LOCATION MAP
NTS

HATCH LEGEND
EXISTING WETLANDS

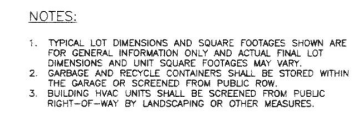
UTILITY LEGEND
6" W 6" C-900 WATERMAIN
8" W 8" C-900 WATERMAIN
SS 8" PVC (SDR-35) SANITARY SEWER
RCP STORM SEWER
CATCH BASIN
SANITARY SEWER MANHOLE
YARD INLET

NOTES:
1. WATER AND SEWER UTILITIES SHALL BE OWNED AND OPERATED BY TOWN OF CLAYTON.
2. THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS SUBJECT TO MODIFICATION DURING THE CONSTRUCTION DRAWING APPROVAL PROCESS.
3. ALL PVC USED FOR SANITARY SEWER TO BE SDR-35 (GREEN).
4. ALL PVC USED FOR PUBLIC WATER TO BE C-900 (BLUE).
5. ALL 6" DIAMETER MANHOLES TO HAVE EXTENDED BASES.

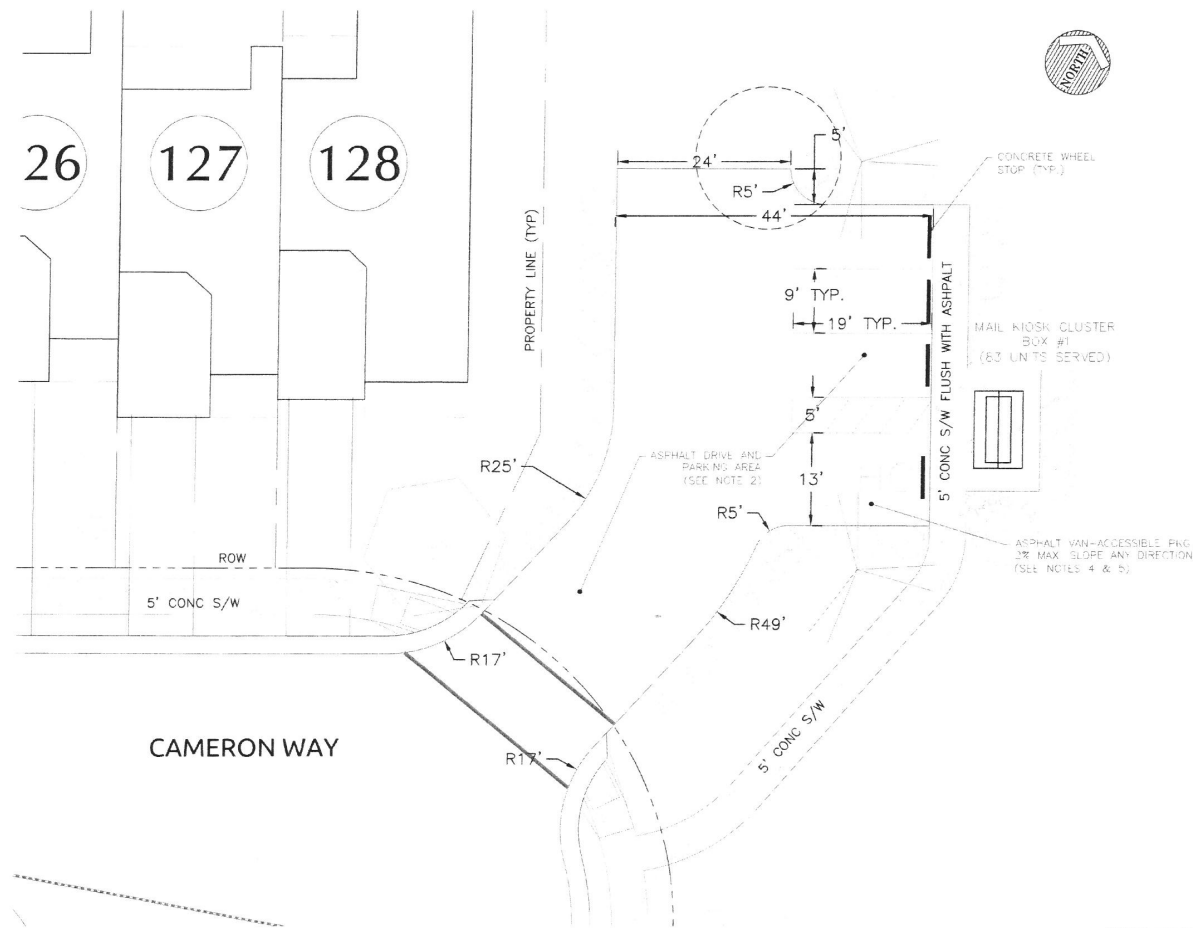
GRAPHIC SCALE
1 inch = 60 ft.

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

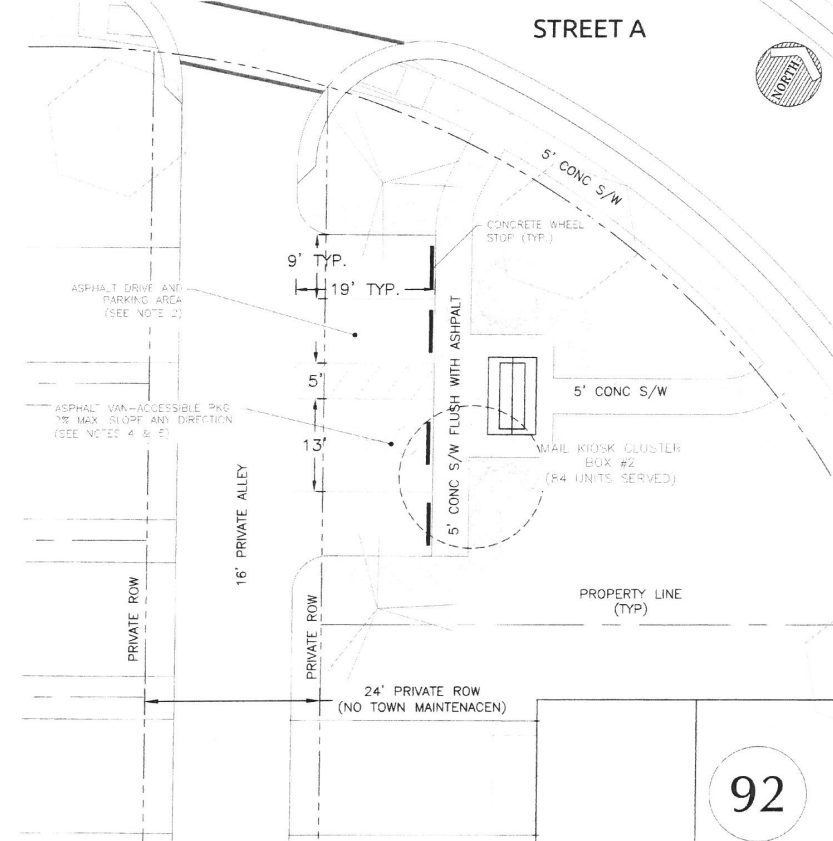
No.		Revision	Date	By	Designer	Scale	CAPPS TRACT Johnston County North Carolina	UTILITY PLAN (SOUTH)	 WithersRavenel Engineers Planners Surveyors 115 MacKenzie Drive Cary, NC 27511 919.469.3340 license # C-0832 www.withersravenel.com	Sheet No. C3.2
1		TBC Review Comments	9/29/2017	BKE	BKE	AS NOTED				
					JET	9-01-17				
					Checked By	Job No.				
					BKE	023.F03.05				



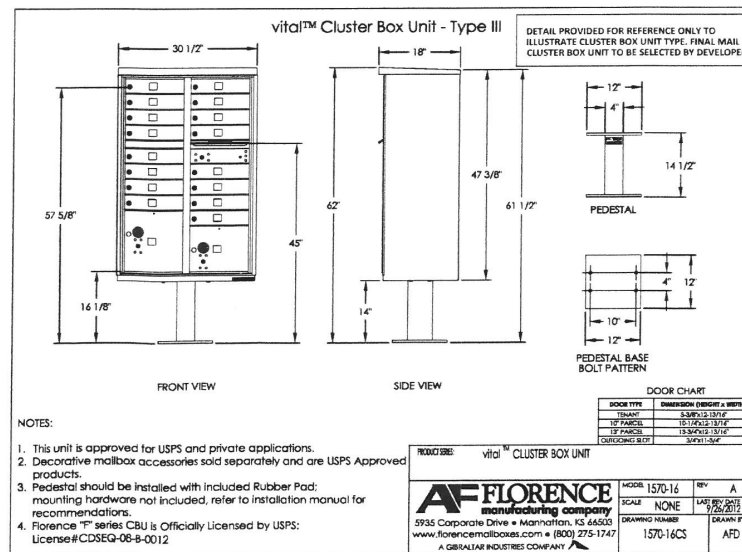
Professional Engineer Seal for North Carolina, License No. 15113, signed by Brian K. Edwards, dated 9/29/17.



MAIL KIOSK #1 SITE PLAN
1"=10'



MAIL KIOSK #2 SITE PLAN
1"=10'



NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARD SPECIFICATIONS AND DETAILS.
- MINIMUM ASPHALT DRIVEWAY AND PARKING LOT DESIGN SHALL BE 2" S 9.50 AND 9" A.B.C.
- 2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT EVERY ASPHALT TO CONCRETE TRANSITION.
- HANDICAP PARKING SPACES SHALL COMPLY WITH GENERAL STATUTES 136-30 AND 20-27.6.
- PARKING LOT TO BE MARKED AS SHOWN IN ACCORDANCE WITH THE LATEST REVISIONS OF THE MUTCD.
- ACCESSIBLE ROUTES SHALL COMPLY WITH ALL APPLICABLE ADA REQUIREMENTS AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE NORTH CAROLINA ACCESSIBILITY CODE.
- RADIUS LABELS SHOWN ON THIS SHEET ARE TO EDGE OF ASPHALT. REFER TO L1.0 TO L1.2 FOR LANDSCAPING.

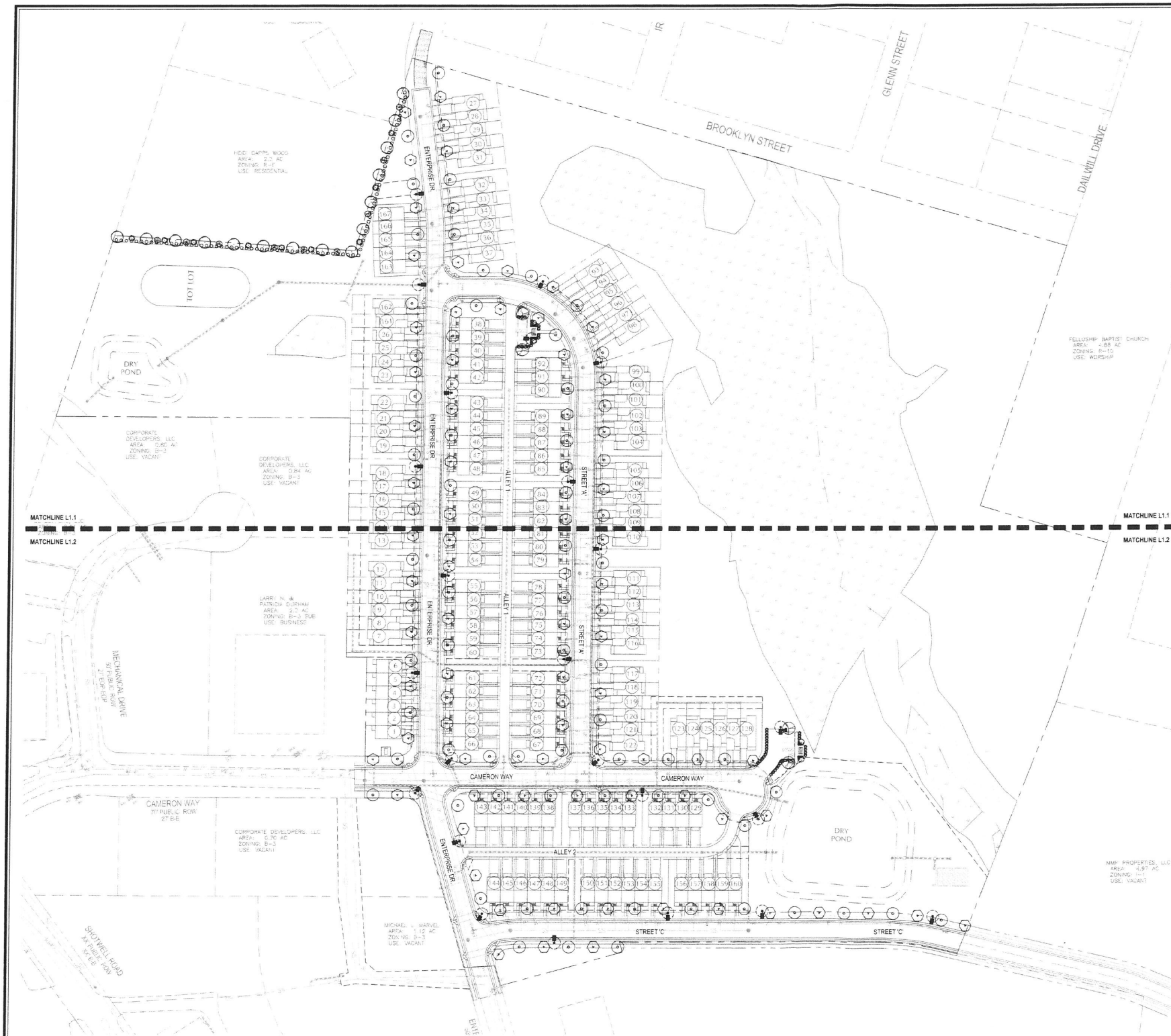
No.	Revision	Date	By	Design	Scale
1	TRC Review Comments	9/29/2017	BKE	BKE	AS NOTED
				Drawn By: JET	Date: 9-01-17
				Checked By: BKE	Job No: 00170163

Clayton	CAPPS TRACT	Johnston County	North Carolina
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MAIL KIOSK SITE PLAN

WithersRavenel	Engineers Planners Surveyors
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Sheet No:
C4.1



- GENERAL LANDSCAPING NOTES:**
1. CANOPY TREES SHALL HAVE A 2 1/2" CALIPER AND BE 8' TALL FOLLOWING INSTALLATION.
 2. UNDERSTORY TREES SHALL HAVE A 2" CALIPER AND BE 6' TALL FOLLOWING INSTALLATION.
 3. SHRUBS NOT USED FOR SCREENING SHALL BE A MINIMUM HEIGHT OF 12" FOLLOWING INSTALLATION. SHRUBS EXPLICITLY USED FOR SCREENING SHALL BE A MINIMUM HEIGHT OF 24" FOLLOWING INSTALLATION.
 4. PLANT MATERIAL SHALL BE CHOSEN FROM THE LIST OF RECOMMENDED PLANT SPECIES CONTAINED IN THE CLAYTON GENERAL DESIGN GUIDELINES. PLANT MATERIAL THAT VARY FROM THIS LIST MAY BE USED WITH THE APPROVAL OF THE PLANNING DIRECTOR OR STAFF PROVIDED THEY MEET THE GENERAL SIZE REQUIREMENTS AND GROWTH HABITS OF THE EXISTING LIST OF RECOMMENDED PLANT SPECIES.
 5. SELECTED PLANTS SHOULD BE PREDOMINANTLY HARDY SPECIES THAT ARE NATIVE TO NORTH CAROLINA.
 6. PLANTING SHALL BE DONE HARDY FOR THE SPECIFIC LOCATION WHERE THEY ARE TO BE PLANTED. TREES AND SHRUBS SHALL BE SALT TOLERANT AND DROUGHT TOLERANT AND ABLE TO SURVIVE ON NATURAL RAINFALL ONCE ESTABLISHED WITH NO LOSS OF HEALTH.
 7. PLANTING AREAS SHALL HAVE UNCOMPACTED COARSE SAND THAT IS A MINIMUM OF 12" DEEP. SOILS SHALL BE APPROPRIATELY FREE OF GRAVEL, STONES, RUBBLE OR TRASH. ALL COMPACTED SOIL, CONTAMINATED SOIL OR ROAD BASE/FILL SHALL BE REMOVED.
 8. THE CODE ENFORCEMENT OFFICER MAY NOT ISSUE A PERMANENT CERTIFICATE OF OCCUPANCY FOR AN APPROVED SITE PLAN OR PART THEREOF UNTIL ALL SEEDING, TREES AND PLANT MATERIAL HAVE BEEN PLACED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND REQUIREMENTS OF THIS SECTION. A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR A PERIOD OF 30 DAYS UNDER CIRCUMSTANCES THAT WOULD AFFECT THE SEEDING AND PLANTING OF THE SITE. ON LANT, THE PROPER PLANTING SEASON IS REACHED TO COMPLETE THE LANDSCAPING REQUIREMENTS. AND MAY BE EXTENDED UP TO 30 DAYS UPON REQUEST TO THE CODE ENFORCEMENT OFFICER.
 9. BUFFER AREAS NOT RETAINED IN NATIVE HABITAT SHALL BE SEED OR SOODED WITH LAWN ESTABLISHED WITH GRASS. COVER OR MULCH WITH ORGANIC MULCH. NO TURF GRASS SHALL BE PLANTED WITHIN THE DEEP LINE OF TREES. INORGANIC GROUND COVER SHALL NOT EXCEED 20% OF THE TOTAL REQUIRED AREA OF THE BUFFER.
- MAINTAINING PLANTED AREAS**
1. THE RESPONSIBILITY FOR MAINTENANCE OF A PLANTED AREA SHALL REMAIN WITH THE OWNER. AS OR HER SUCCESSORS. HERE, ASSUMES OR ANY CONSENTING DRAINAGE MAINTENANCE IS REQUIRED IN ORDER TO ENSURE PROPER FUNCTIONING OF A PLANTED AREA.
 2. ALL PLANTINGS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING AND PEST MANAGEMENT. WEEDING, REMOVAL OF LITTER AND DEAD PLANT MATERIAL, AND NECESSARY PRUNING AND TRAINING.
 3. NECESSARY PRUNING AND TRAINING SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS. TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES PRUNING AND SHALL NOT BE INTERPRETED TO INCLUDE REMOVAL OF TREES THROUGH REMOVAL OF CROWN MATERIAL OR THE CENTRAL LEADER, OR ANY OTHER SIMILARLY SEVERE PROCEDURES SUCH AS COLLOPPING OR RATAILLING THAT CAUSE IRREPARABLE HARM TO THE NATURAL FORM OF THE TREE. EXCEPT WHERE SUCH PROCEDURES ARE NECESSARY TO MAINTAIN PUBLIC OVERHEAD UTILITIES, ANY SUCH ACTIVITY SHALL BE A VIOLATION OF THE TOWN OF CLAYTON UNIMPROVED DEVELOPMENT CODE (UDC). ADDITIONAL PLANT MATERIAL SHALL BE REQUIRED TO REPLACE OR SUPPLEMENT THE DAMAGED PLANT MATERIAL.
 4. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED. REPLACEMENT PLANTINGS SHALL BE PROVIDED FOR ANY REQUIRED PLANTS WHICH DIE OR ARE REMOVED FOR ANY REASON AND SHALL MEET ALL MINIMUM STANDARDS AND CONFORM TO THE REGULATIONS.
 5. NATURAL WATER COURSES SHALL BE MAINTAINED IN A NATURAL CONDITION.
 6. A WATER SOURCE SHALL BE SUPPLIED WITHIN 50' OF ANY PLANTING REQUIRING CONTINUING WATERING. UNDER IRRIGATION OR NON-DROUGHT TOLERANT NATIVE VEGETATION IS INCORPORATED. AN IRRIGATION SYSTEM SHALL BE REQUIRED. IRRIGATION SYSTEMS SHALL MEET THE STANDARDS OF THE TOWN.
 7. LANDSCAPE STRUCTURAL FEATURES SUCH AS WALLS, FENCES, BENCHES OR WATER FEATURES SHALL BE MAINTAINED IN A STRUCTURALLY SAFE AND ATTRACTIVE CONDITION.
 8. WHERE THERE ARE OTHER USES, INCLUDING INCLUDING PEDESTRIAN, BIKE OR OTHER TRAILS, THOSE SHALL BE MAINTAINED TO PROVIDE FOR THEIR SAFE USE.
 9. IN THE EVENT THAT ANY OWNER OF A PLANTED AREA FAILS TO MAINTAIN THE PLANTED AREA ACCORDING TO THE STANDARDS OF THE UDC, THE TOWN SHALL HAVE THE RIGHT TO RECOVER THE COST OF ENFORCEMENT, INCLUDING REASONABLE NOTICE AND A DEMAND THAT DEFICIENCY OF MAINTENANCE SHALL BE CHARGED TO THE PARTY HAVING THE PRIMARY RESPONSIBILITY FOR MAINTENANCE OF THE PLANTED AREA.

LANDSCAPE CALCULATIONS:

STREET LAND TREES:

1 CANOPY / 40 LF OF RIGHT OF WAY
MAX. 30' C/C

LANDSCAPE BUFFERS:

TYPE A (20' LF)

2 TREES / 100 LF
2 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE B (30' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE C (40' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE D (50' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE E (60' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE F (70' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE G (80' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE H (90' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE I (100' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE J (110' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE K (120' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE L (130' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE M (140' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE N (150' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE O (160' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE P (170' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE Q (180' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE R (190' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE S (200' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE T (210' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE U (220' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE V (230' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE W (240' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE X (250' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE Y (260' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE Z (270' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AA (280' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AB (290' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AC (300' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AD (310' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AE (320' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AF (330' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AG (340' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AH (350' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AI (360' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AJ (370' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AK (380' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AL (390' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AM (400' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AN (410' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AO (420' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AP (430' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AQ (440' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AR (450' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AS (460' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AT (470' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AU (480' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AV (490' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AW (500' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AX (510' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AY (520' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE AZ (530' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BA (540' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BB (550' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BC (560' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BD (570' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BE (580' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BF (590' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BG (600' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BH (610' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BI (620' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BJ (630' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BK (640' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BL (650' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BM (660' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BN (670' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BO (680' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BP (690' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BQ (700' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BR (710' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BS (720' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BT (730' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BU (740' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BV (750' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BW (760' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BX (770' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BY (780' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE BZ (790' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CA (800' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CB (810' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CC (820' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CD (830' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CE (840' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CF (850' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CG (860' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CH (870' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CI (880' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CJ (890' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CK (900' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CL (910' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CM (920' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CN (930' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CO (940' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CP (950' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CQ (960' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CR (970' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CS (980' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CT (990' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CU (1000' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CV (1010' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CW (1020' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CX (1030' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CY (1040' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE CZ (1050' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DA (1060' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DB (1070' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DC (1080' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DD (1090' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DE (1100' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DF (1110' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DG (1120' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DH (1130' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DI (1140' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DJ (1150' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DK (1160' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DL (1170' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DM (1180' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DN (1190' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DO (1200' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DP (1210' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DQ (1220' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DR (1230' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DS (1240' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DT (1250' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DU (1260' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DV (1270' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DW (1280' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DX (1290' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DY (1300' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE DZ (1310' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EA (1320' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EB (1330' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EC (1340' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE ED (1350' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EE (1360' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EF (1370' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EG (1380' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EH (1390' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EI (1400' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EJ (1410' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EK (1420' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EL (1430' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EM (1440' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EN (1450' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EO (1460' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EP (1470' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EQ (1480' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE ER (1490' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE ES (1500' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE ET (1510' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EU (1520' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EV (1530' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EW (1540' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EX (1550' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EY (1560' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE EZ (1570' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FA (1580' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FB (1590' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FC (1600' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FD (1610' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FE (1620' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FF (1630' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FG (1640' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FH (1650' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FI (1660' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FJ (1670' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FK (1680' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FL (1690' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FO (1700' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FP (1710' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FQ (1720' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FR (1730' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FS (1740' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FT (1750' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FU (1760' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FV (1770' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FW (1780' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FX (1790' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FY (1800' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE FZ (1810' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GA (1820' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GB (1830' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GC (1840' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GD (1850' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GE (1860' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GF (1870' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GH (1880' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GI (1890' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GJ (1900' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GK (1910' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GL (1920' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GM (1930' LF)

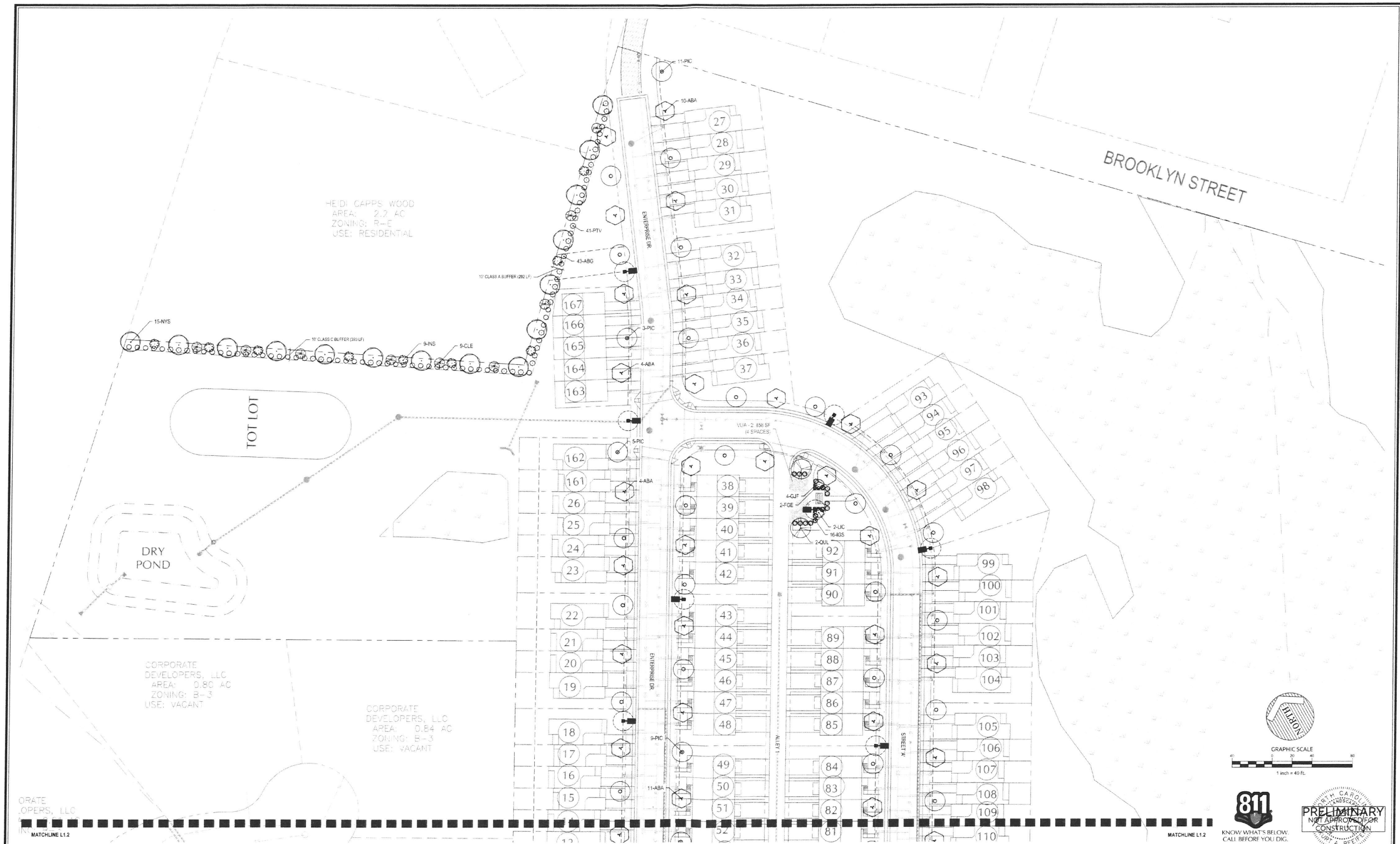
2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GN (1940' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS / 100 LF

TYPE GO (1950' LF)

2 TREES / 100 LF
3 UNO / 100 LF
12 SHRUBS /



No.	Revision	Date	By
1	TWC Review Comments	9/27/2017	BKE

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170165

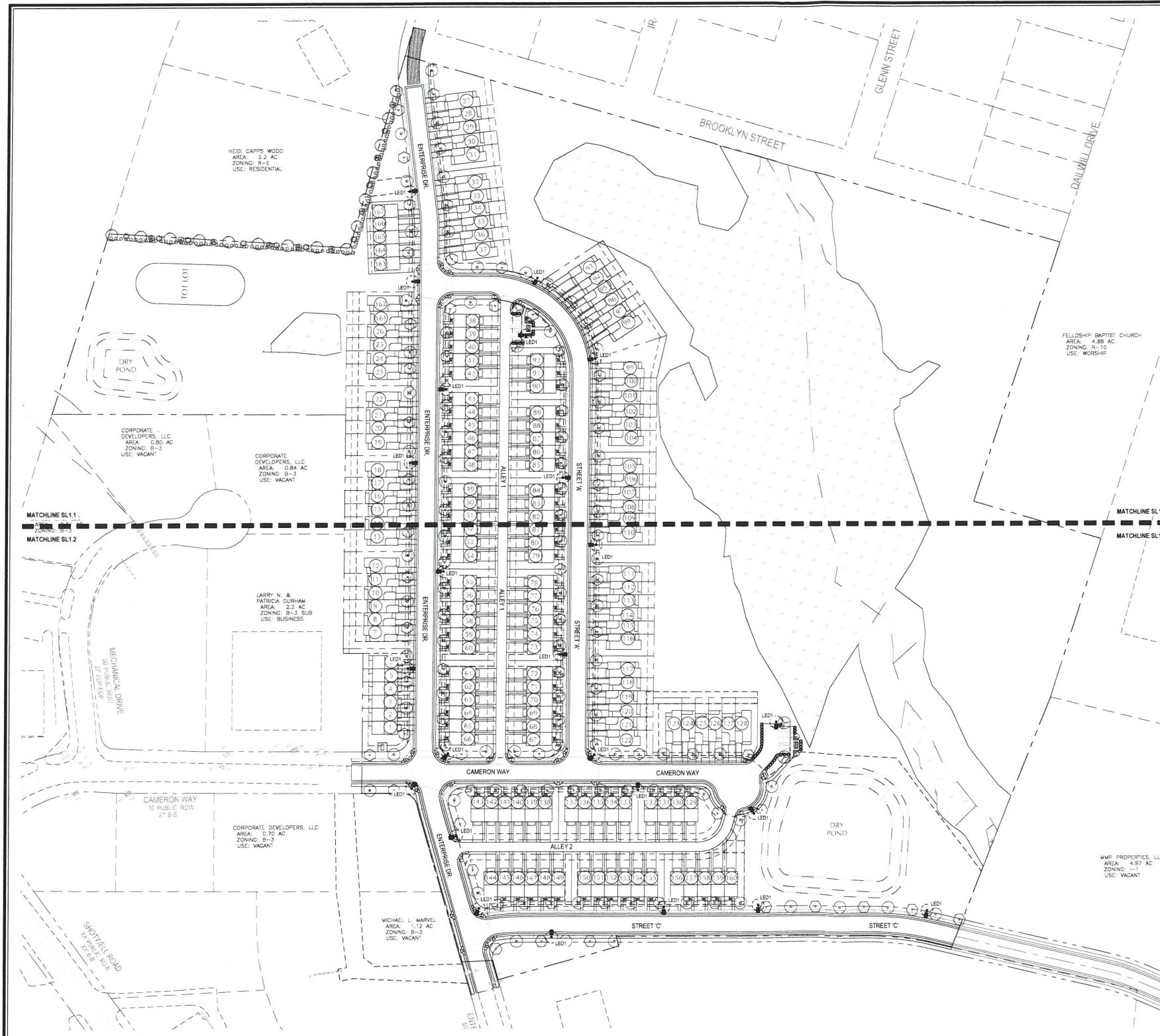
Clayton
Johnston County
North Carolina

CAPP'S TRACT
LANDSCAPE PLAN (NORTH)

WithersRavenel
Engineers | Planners | Surveyors
115 Muckeun Drive | Cary, NC 27511 | (919) 469-3340 | license #: C-0632 | www.withersravenel.com

Sheet No.
L1.1





PROPOSED LIGHT FIXTURES									
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LUF	QTY	CUTOFF TYPE / OPTION	PROVIDED BY
LED1		100-WATT, ROADWAY LED, TYPE II SEE CUTSHEET BELOW FOR ORDERING INFORMATION	1	7,445	10 GRAY FIBERGLASS	0.85	24	FULL CUTOFF	N/A

LIGHTING NOTES:

1. ALL EXTERIOR SITE LIGHTING SHALL BE DESIGNED TO PREVENT OFF-SITE GLARE.
2. FIXTURE THAT IS SIMILAR TO THE BELOW CUTSHEET SHALL BE USED.

LED Roadway

This energy-efficient luminaire is a green solution and great fit for streets, roads, long narrow areas and parking lots. The LED Roadway delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles for use on an existing pole. Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

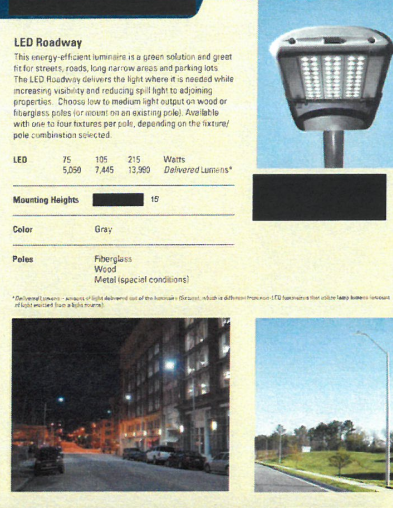
LED	75	105	215	Watts
	5,050	7,445	13,980	Delivered Lumens*

Mounting Heights: 15

Color: Gray

Poles: Fiberglass, Wood, Metal (special conditions)

*Delivered Lumens: amount of light delivered out of the luminaire (lm), which is different from the LED luminaire that color lamp lumens (lm) would produce from the luminaire.



LED Roadway

Light Source: LED (white)

Wattage: 75 105 215

*Delivered Lumens: 5,050 7,445 13,980

**Replacement for: 100w HPS 150w HPS 250w HPS

Light Pattern: LED 75 IES Type II (Long Oval)
LED 105 IES Type III (Long Oval)
LED 215 IES Type III (Medium Oval)

IES Backlight-Uplight-Glare (BUG) rating:
LED 75 81-101-01 (zero light at and above 90°)
LED 105 83-101-02 (zero light at and above 90°)
LED 215 83-101-03 (zero light at and above 90°)

Note: IES BUG rating is based on luminaire beam spread and is not a measure of light output. It is a measure of light distribution. Check luminaire data sheet for beam spread and light output.

Color Temperature: 4,300K
(Color Temperature is rated in Kelvin degrees and describes how warm or cool a light source is. The higher the number, the cooler the light source.)

Warm-up and Restrike Time: Instant on (no warm-up or restrike time)

*Delivered Lumens: amount of light delivered out of the luminaire (lm), which is different from the LED luminaire that color lamp lumens (lm) would produce from the luminaire.
** This is an approximate value and is dependent on luminaire, pole and conditions. Conditions may vary.

Poles Available

Name	Color
Fiberglass	Gray
Fiberglass	Black (additional cost)
Wood	Green
Metal (special conditions)	Gray

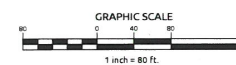
* See cutsheet for details on pole options.

Features

- No installation cost
- Design services by lighting professionals included
- Maintenance included
- Electricity included
- Warranty included
- One-hour response time for service
- Turnkey operation
- Backed by over 40 years of experience
- Based on national installation numbers

Benefits

- Free up budget for other projects
- Many industry standards and lighting ordinances
- Eliminates high and unneeded repair bills
- Less expensive than standard service
- Warranty-free
- Convenience and savings for you
- Provides hassle-free convenient installation and service
- A name you can trust today and tomorrow



PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

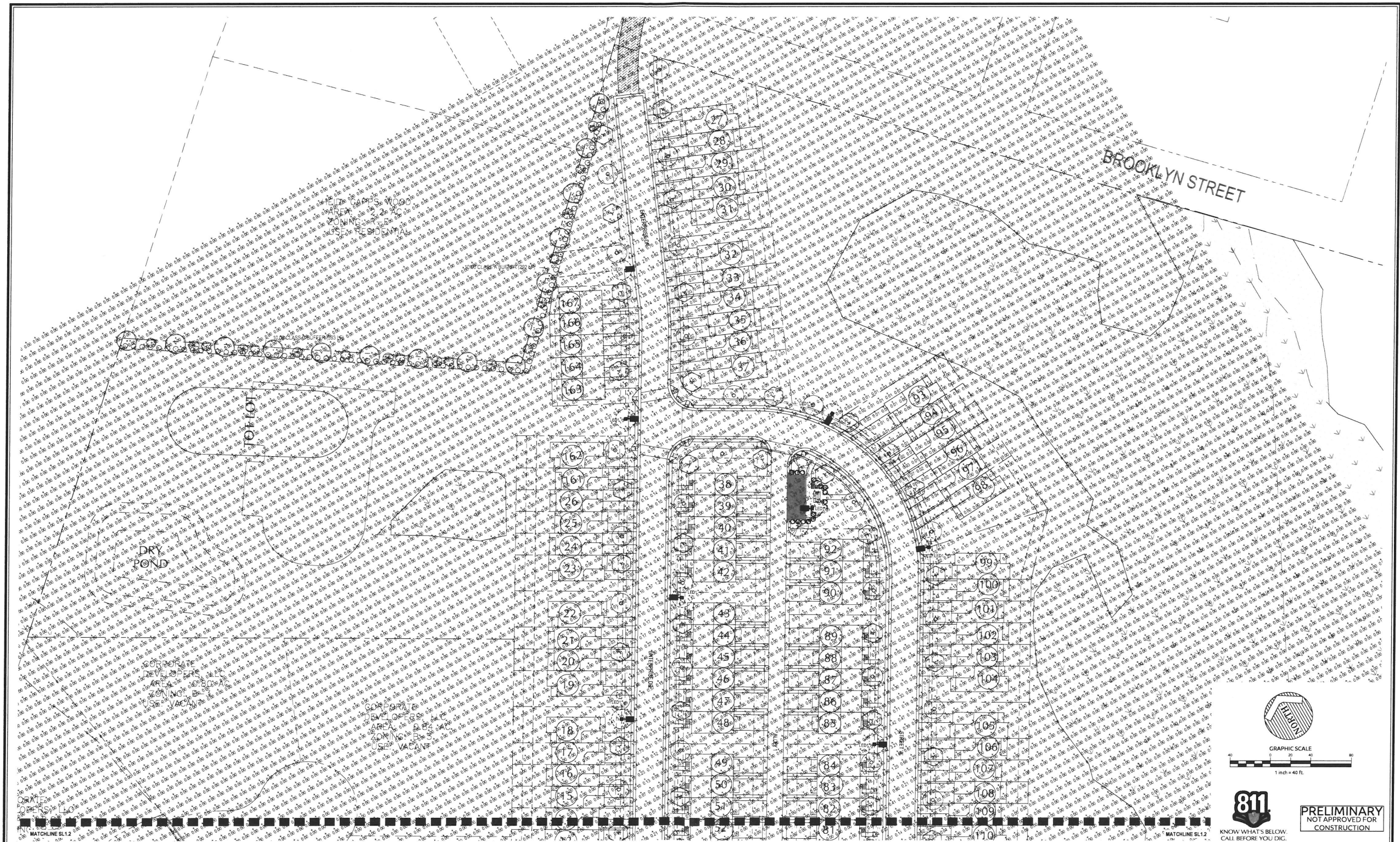
Designer: BKE	Scale: AS NOTED
Drawn By: JET	Date: 9-01-17
Checked By: BKE	Job No: 02170163

Clayton Johnston County North Carolina

OVERALL LIGHTING PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenzie Drive | Cary, NC 27511 | (919) 469-3340 | license # C-0832 | www.withersravenel.com

Sheet No.
SL1.0



No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

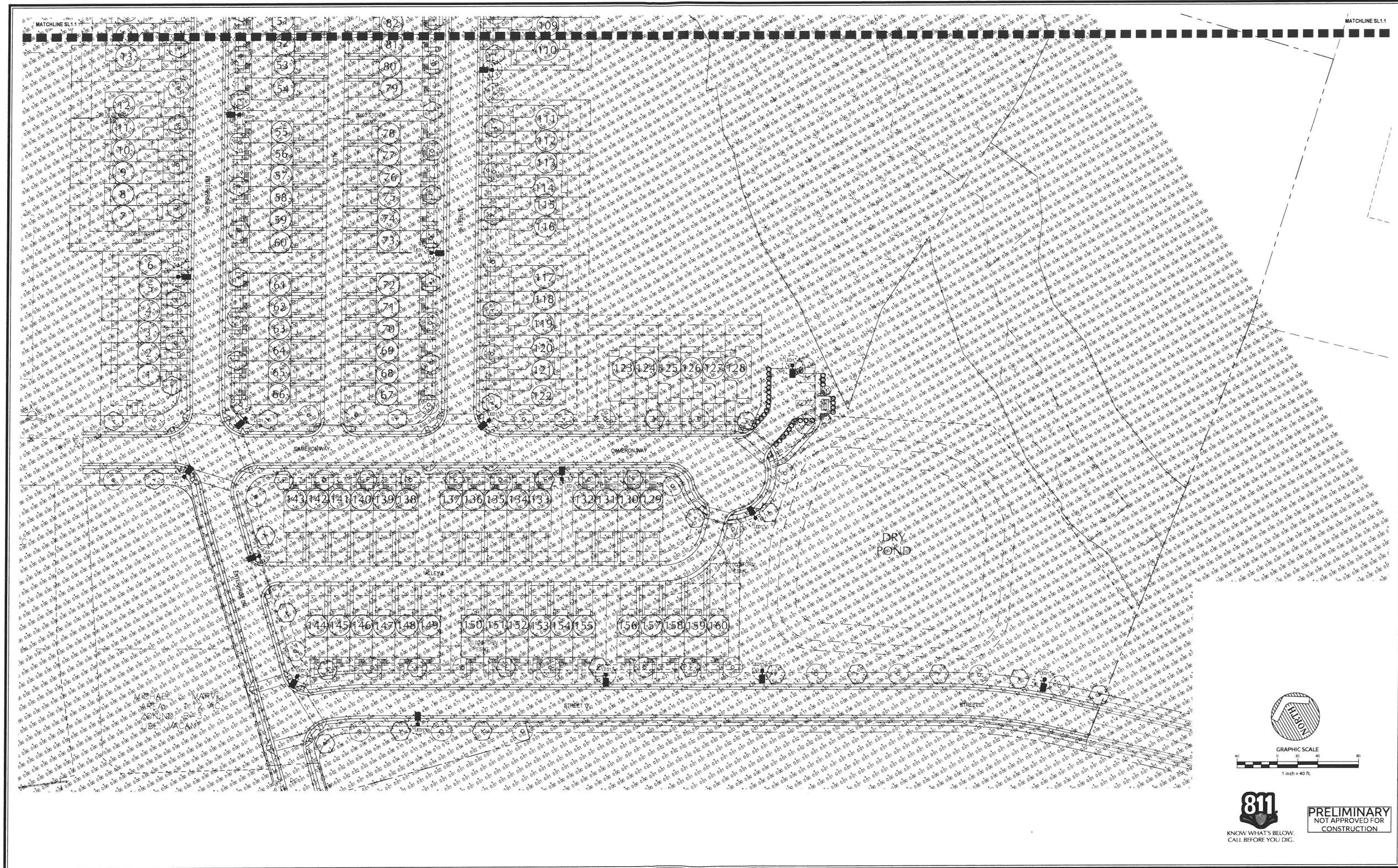
CLAYTON
CAPPS TRACT
Johnston County
North Carolina

LIGHTING PLAN (NORTH)

WithersRavenel
Engineers | Planners | Surveyors
115 Mackenran Drive | Cary, NC 27511 | T: 919.469.3340 | License #: C-6832 | www.withersravenel.com

Sheet No.
SL1.1

N:\V\17-01603\170163-Cappps Tract\Drawings\Lighting\Lighting Plan\Lighting Plan.dwg - Friday, September 29, 2017 12:16:48 PM - L:\DWG\BKE



No.	Revision	Date	By
1	TRC Review Comments	9/29/2017	BKE

Designer	BKE	Scale	AS NOTED
Drawn By	JET	Date	9-01-17
Checked By	BKE	Job No.	02170163

CAPPS TRACT

Johnston County

North Carolina

Clayton

LIGHTING PLAN (SOUTH)

**WithersRavenel**
Engineers | Planners | Surveyors
115 Mackenran Drive | Cary, NC 27511 | T: 919.469.3340 | License #: C-0832 | www.withersravenel.com

Sheet No.
SL1.2



LEFT SIDE ELEVATION

FRONT ELEVATION

CONCEPTUAL FRONT-LOAD TOWNHOME BUILDING ELEVATION

1/8" = 1'-0"

REQUIRED ARCHITECTURAL ELEMENTS:

- AT LEAST THREE OF THE FOLLOWING ARCHITECTURAL FEATURES SHALL BE USED FOR EACH BUILDING:
1. ROOFLINE NOT IN SINGLE MASS, BROKEN UP HORIZONTALLY AND VERTICALLY BETWEEN UNITS;
 2. FRONT-LOADED UNITS WITH PROMINENT COVERED PORCH/STOOP AREA;
 3. PORCH;
 4. STOOPS AREAS;
 5. BALCONIES;
 6. GARAGE DOORS WITH WINDOWS, DECORATIVE DETAILS OR CARRIAGE STYLE ADORNMENTS;
 7. VARYING WINDOW SIZE AND/OR TYPE.

- AT LEAST THREE OF THE FOLLOWING DECORATIVE FEATURES SHALL BE USED ON EACH BUILDING:
- a. DECORATIVE SHAKE;
 - b. BOARD AND BATTEN;
 - c. DECORATIVE PORCH RAILING/POSTS;
 - d. SHUTTERS;
 - e. DECORATIVE/FUNCTIONAL AIR VENTS ON ROOF OR FOUNDATION;
 - f. RECESSED WINDOWS;
 - g. DECORATIVE WINDOWS;
 - h. DECORATIVE BRICK/STONE.

ARCHITECTURAL MATERIALS:

1. ROOFING: PITCHED SHINGLES PER DEVELOPER.
2. WINDOWS: MANUFACTURER PER DEVELOPER. WINDOWS THAT ARE NOT RECESSED MUST BE TRIMMED.
3. ENTRY DOOR: AS SELECTED BY DEVELOPER.
4. GARAGE DOORS: AS SELECTED BY DEVELOPER.
5. CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10' OF CHIMNEY.
6. SIDING: SIDING MATERIAL SHALL BE VARIED IN TYPE AND/OR COLOR ON 30% OF EACH FACADE ON EACH BUILDING. AT LEAST TWO OF THE FOLLOWING MATERIALS SHALL BE USED ON EACH BUILDING :
WOOD, VINYL, FIBER-CEMENT, METAL, MASONRY BRICK, MASONRY STONE, STONE VENEER, OR SYNTHETIC STONE.



RIGHT SIDE ELEVATION

FRONT ELEVATION

CONCEPTUAL REAR-LOAD TOWNHOME BUILDING ELEVATION

1/8" = 1'-0"

NOTES:

THE BUILDING ELEVATIONS SHOWN ON THIS PLAN ARE ILLUSTRATIVE AND GENERAL IN NATURE. THE INTENT OF THIS PLAN SHEET IS TO PROVIDE A GENERAL RENDERING OF THE ARCHITECTURAL STYLE FOR THIS DEVELOPMENT. FINAL ARCHITECTURAL PLANS MAY VARY WITH RESPECT TO SOME DETAILS.

PRELIMINARY PLAN
NOT APPROVED FOR CONSTRUCTION

CAPPS TRACT TOWNHOMES
CLAYTON, NC

CONCEPTUAL ARCHITECTURAL ELEVATIONS

Sheet No.

A-1

5/29/2017

NEIGHBORHOOD MEETING SUMMARY FORM

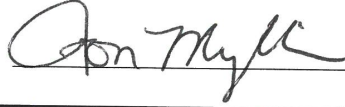
FILL OUT THE FOLLOWING:

Application: Capps Tract Townhomes

Date of Mailing: September 21, 2017

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

Printed Name: Don Mizelle

Signature: 

Date of Meeting: October 4, 2017 Time of Meeting: 6pm

Location of Meeting: The Clayton Center

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.*

Meeting began around 6pm at the Clayton Center. 4 people were in attendance along with the applicant and his consultants. WithersRavenel explained the details associated with the Special Use Permit and preliminary development site plan and the process associated with their review. A list of discussion topics, comments, questions, and action items is attached for review.

See attached

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Capps Tract

Application: Special Use Permit

Location/Date: _____

	NAME	ADDRESS
1	Jim & Shelia Ravy	219 Summit St Clayton, NC
2	Joe Capps	222 Summit St Clayton, NC
3	BRENT WOOD	230 Summit St Clayton NC
4		
5		
6		
7		
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13		
14		
15		
16		
17		
18		
19		
20		

Capps Tract Special Use Permit
Neighborhood Meeting Report – Discussion items

Q1: Mr Wood (neighbor) requested a landscaped berm be added along his lot frontage with the townhome project. Berm to address vehicular headlights and noise concerns and a fence to serve as a barricade to deter people from wandering onto his property.

A: Applicant discussed options that may work and discussed a joint berm to obtain height desired.

Action: Applicant will consider the request and continue dialogue with Mr. Wood.

Q2: Mr. & Mrs. Rary (neighbor) also requested a buffer between the townhome site and their property. They asked if a fence could be installed as well.

A: Applicant discussed the request and agreed to explore options.

Action: Applicant will consider the request and continue dialogue with the Rarys.

Q3: Concerns about through traffic from Enterprise Drive to Summit Street.

A: Applicant explained how the terminus design is planned and how the applicant has worked with the Town of Clayton to discourage through traffic while allowing for emergency access to the property via Summit Street.

Action: No further action

Q4: Questions about how Enterprise Drive would be reconfigured - logistics of such and by whom.

A: Applicant explained the process for the road reconfiguration and how that would be staged from a construction timing standpoint.

Action: No further action.

Q5: General questions regarding time frame for construction of the subdivision and the homes.

A: Applicant briefed the group on the preliminary construction schedule moving forward.

Action: No further action

Q6: General interest questions regarding open space areas as well as mail box kiosk function.

A: Applicant explained the provision of each on the development plan.

Action: No further action.

Applicant explained the TRC process and the schedule for Town review moving forward including future meetings with the Planning Board and Town Board.

ADJACENT PROPERTY OWNERS LIST

Project Name: **Capps Tract**

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
05026078, 05026076, 05026077	Williams, Frances	PO Box 233, Clayton, NC 27528
05026041	Fellowship Baptist Church	(204 Atkinson St. Clayton, NC 27520)
05026095T, 05026095D	MMP Properties LLC	PO Box 565, Benson, NC 27505
05026073D	Capps, Joseph Edwin	222 Summitt St, Clayton, NC 27520
05026073M	Durham, Larry N & Durham, Patricia P	1198 Peele Rd, Clayton NC 27520
05027001	Shackleford-Bunn Dev CO LLC	1025 Ridge Road, Clayton, NC 27520
05026073E, 05026073T, 05026073S, 05026073J	Corporate Developers LLC	115 Bennett Place, Clayton, NC 27527
05026073Q	Wood, Heidi Capps & Wood, Brent E	222 Summit St, Clayton, NC 27520
05G01014W	Rary, James Kenneth Jr & Rary, Shelia	219 Summit St, Clayton, NC 27520
05G02005T	BV 173 LLC	1414 Yanceyville St Ste 300, Greensboro, NC 27405
05G02005V, 05G02005Y	Michael Lynn Marvel Revocable Trust & Marvel, Michael Lynn Trust	2127 Willow Hill Ln, Clayton, NC 27520
05E99012D	Massey, John Wesley	8041 St. Andrews Dr, Laurinburg, NC 28352
05G02005A	Lee Brothers Rental	400 W. Main Street, Clayton, NC 27520
05E99002D	Allen, Mary & Shallington, Katherine Allen	PO Box 1633, Clayton, NC 27528
05G02005W	Sant Hospitality LLC	761 Enterprise Dr., Clayton, NC 27520



9/21/2017

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 Special Use Permit and Major Subdivision Plan 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: October 4, 2017

Meeting Time: 6:00p.m. – 7:00p.m.

Meeting Location: The Clayton Center (111 East 2nd Street) – The Wooten Room

Type of Application: Special Use Permit

Parcel/Pin #: 165911-65-2257

Description of project/proposal: Planned Townhome Development

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 townhome development.

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

If you have any questions prior to or after this meeting, you may contact us at 919-535-5237. You may also contact the Town of Clayton Planning Department at 919-553-5002.

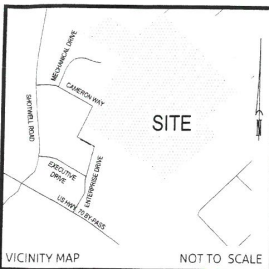
Sincerely,

Don Mizelle

WithersRavenel

Cc: Town of Clayton Planning Dept

115 MacKenan Drive | Cary, NC 27511
t: 919.469.3340 | f: 919.467.6008 | www.withersravenel.com | License No. C-0832
Cary | Greensboro | Pittsboro | Raleigh | Wilmington



LEGEND (UNLESS OTHERWISE NOTED)

CL - CENTER LINE
CMF - CONCRETE MONUMENT FOUND
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
RBF - REBAR FOUND

ADJOINER
BOUNDARY
R/W
TOWN OF CLAYTON
TOWN LIMITS

AREA 1 (CAPPS)
TO BE REZONED
FROM R-E TO R-10
(34.885 ACRES)

AREA 2 (CAPPS)
TO BE REZONED
FROM R-E TO B-3
(0.601 ACRES)

AREA 3 (MARVEL)
TO BE REZONED
FROM R-E TO B-3
(0.673 ACRES)

AREA 4 (CAPPS)
TO BE REZONED
FROM B-3 TO R-10
(0.159 ACRES)

LINE #	BEARING	DISTANCE
L1	N 59°42'01" W	32.68'
L2	N 45°29'49" E	222.05'
L3	N 45°27'28" E	111.76'

LINE #	BEARING	DISTANCE	AREA
L4	N 30°17'38" E	200.06'	(AREA 2)
L5	S 59°52'09" E	106.74'	(AREA 2)
L6	S 18°25'28" W	73.63'	(AREA 2)
L7	S 14°12'26" W	153.38'	(AREA 2)
L8	S 59°41'09" E	239.37'	(AREA 3)
L9	S 14°12'26" W	50.61'	(AREA 3)
L10	S 14°12'26" W	43.59'	(AREA 3)
L11	N 75°42'54" W	230.00'	(AREA 3)
L12	N 14°12'26" E	160.65'	(AREA 3)
L13	N 59°41'09" E	158.89'	(AREA 2)
L14	S 50°16'52" E	302.64'	(AREA 4)
L15	N 59°52'09" W	284.83'	(AREA 4)

CERTIFICATE OF SURVEY & ACCURACY

I, MARSHALL G. WIGHT, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED. DESCRIPTIONS RECORDED IN REFERENCES HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS BROKEN LINES DRAWN FROM INFORMATION HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 300,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 27th DAY OF JUNE, A.D., 2017.

Marshall G. Wight
MARSHALL G. WIGHT, PROFESSIONAL LAND SURVEYOR L-5034

I, MARSHALL G. WIGHT, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AND EXISTING STREET.

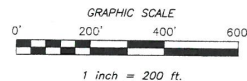
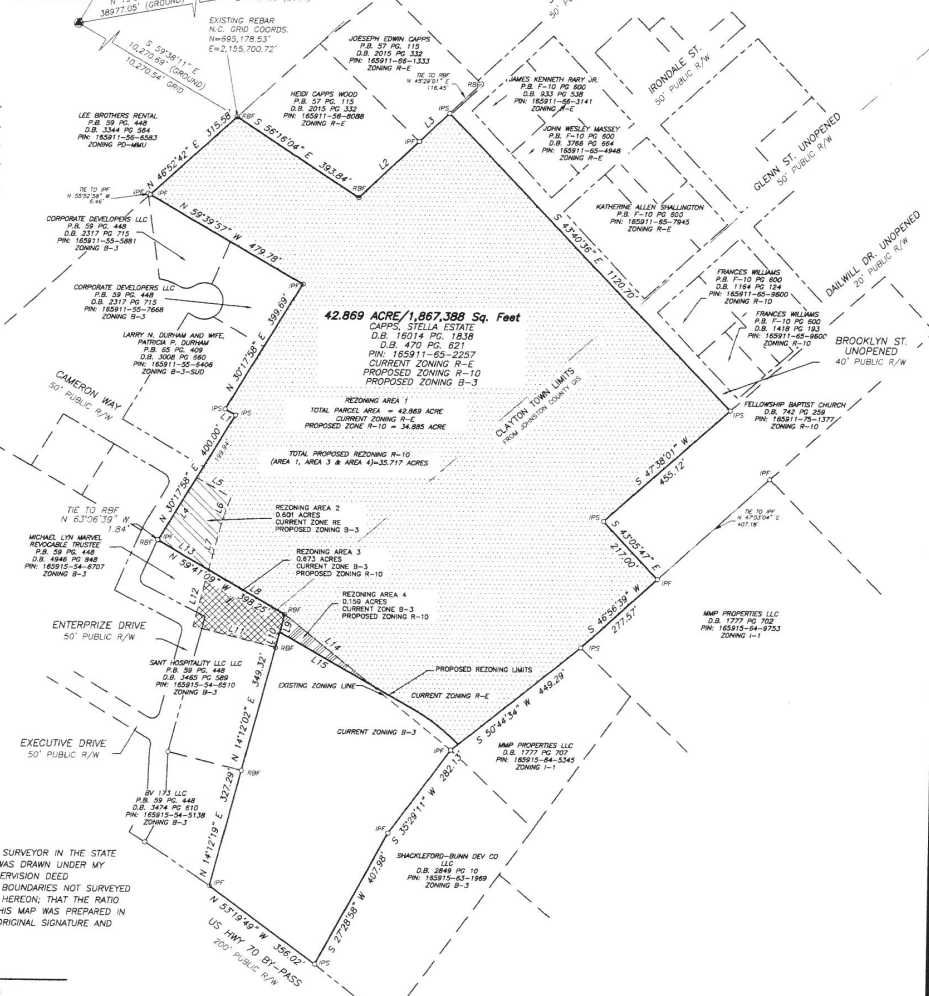
Marshall G. Wight
MARSHALL G. WIGHT, PROFESSIONAL LAND SURVEYOR L-5034

NOTES

- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARING NAD 83(2011), NAVD 88
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720165900 J, PANEL 1659, EFFECTIVE DATE DEC. 2, 2005.

Capps Tract Townhome Site Map

N.C.G.S. "MORAH RESET 2"
NAD 83 (2011)
N.C. GRID COORDS.
N=701,370.71
E=2,146,838.92
G.D.F. 0.99998797



	REVISIONS DATE 5-23-17 SCALE 1"=200' SURVEYED BY WBG DRAWN BY MGW CHECK & CLOSURE BY MC CAD FILE 80.17088 PROJECT NO. 02170163.00	BOUNDARY AND REZONING MAP FOR THE TOWN OF CLAYTON CAPPS TRACT TOWNHOMES PROPERTY OF CAPPS, STELLA PUCKETT ESTATE SHEET 1 OF 3 TOWNSHIP: CLAYTON COUNTY: JOHNSTON STATE: NORTH CAROLINA ZONE: R-E, B-3 P.L.N. 165911-65-2257	WithersRavenel Engineers Planners Surveyors 115 MacKenzie Drive Cary, NC 27511 T 919.469.3340 license # C-0832 www.withersravenel.com

K:\17\17-0160\170163-Capps Tract Townhomes\Geomatica\Drawings\17088-REV.dwg - Tuesday, June 27, 2017 8:28:51 AM - WIGHT, MARSHALL