



Town of Clayton
Technical Review Committee Meeting - FINAL Agenda
Wednesday, September 26, 2018 @ 9:00 AM
GS 223 - Clayton Town Hall

1. NEW TRC ITEMS

- a. 9:00am - 2018-180-SP
Riverwood Tract B3 Mixed Use
Major Site Plan
[Application - 2018-180-SP - Riverwood Tract B3 Mixed Use](#)
[Site Plan Cover Sheet](#)
[Owner's Consent - 2018-180-SP- Riverwood Tract B3 Mixed Use](#)
[Wastewater Allocation Request - 2018-180-SP - Riverwood Tract B3 Mixed Use](#)
[Site Plan - 2018-180-SP - Riverwood Tract B3 Mixed Use](#)

2. CURRENT TRC ITEMS

- a. 9:30am - 2018-90-SD
Creech Tract Development
Major Subdivision
[2nd Submittal Site Plan 2018-90-SD Creech Tract Dev](#)
[2nd TRC Revision Comments 2018-90-SD Creech Tract Development](#)

3. CURRENT MEMBERS OF TECHNICAL REVIEW COMMITTEE

- a. Tony Atkinson, Fire Marshal
Samantha Wullenwaber, Planning Director
Larry Bailey, Parks & Recreation Director
Amy Sandidge, NC Railroad
Steve Blasko, Street and Property Superintendent
Amy Calo, Energy Services Technician
Rich Cappola, Engineering Director
David DeYoung, Economic Development Director
Beth Franson, Planning Specialist
Samuel Lawhorn, NCDOT
Deborah Bridges, Johnston County Schools
Captain Herring, Police Captain
Haley Hogg, Planner
Damire Powell, Planner
Dale Medlin, Electric Systems Director
Blair Myhand, Police Chief
Paralee Smith, Development Services Coordinator
Chris Rowland, Construction Project Administrator
Becky Shires, USPS Postmaster
Andrew Simerman, Construction Project Administrator
Tim Simpson, Public Works Director

Jessica Batten, Development Engineer/Stormwater Manager



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

MINOR SITE PLAN APPLICATION

Application Fee: \$250.00 + \$5 per acre

- New Minor Site Plan**

 Minor Modification to an approved site plan
Project Modified: _____

SITE INFORMATION

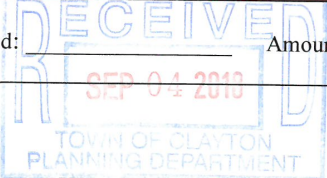
Name of Project: Riverwood Tract B3 Mixed Use
Acreage of Property: 1.56 ACS **Zoning District:** B-1
County Tag #: 16i02009f **NC Pin #:** 17600-96-6717
Address/Location: Charleston Dr and Sarazen Dr
Existing Use: Vacant **Proposed Use:** Mixed Use
Is project within a Planned Development? Yes No **If yes, which:** Riverwood Athletic Club
Is project within an Overlay District? Yes No **If yes, which:** _____

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 314 E. Main St, Clayton, NC 27520
Phone Number: 919-763-7278 **Fax:** N/A
Contact Person: Donnie Adams
Email Address: donnie@adamsandhodge.com and amy@adamsandhodge.com

OFFICE USE ONLY

Date Received: _____ **Amount Paid:** \$260- **File Number:** 2018-180-SPM



PROPERTY OWNER INFORMATION

Name: FSC III LLC

Mailing Address: 400 Riverwood Dr., Clayton, NC 27527

Phone Number: 919-868-3222

Fax: N/A

Email Address: brian.strickland@fredsmithcompany.com

EXPLANATION OF PROJECT

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

The Riverwood Tract B3 Mixed Use will consist of (3) 3-story buildings with commercial / office space on the bottom floor of the buildings and apartments on the 2nd and 3rd floors. Each building will consist of the commercial space entrances from the front of the building and the apartment entrances, with interior stairs to the floors above, from the rear of the building. There will be (8) 1 bedroom units in each building. The proposed buildings and use are consistent with other properties in the mixed use subdivision.

MINOR SITE PLAN REQUIREMENT CHECKLIST

Not all items in the checklist below will be required for each minor site plan. The specific requirements will be discussed during the pre-application meeting and decided by Town of Clayton departments.

PLAN FORMAT

These standards are established to provide information pertaining to the graphic and format presentation of plans. The following is required for all types of plans, except where otherwise noted:

- All plans and architectural elevations shall be limited to 24" x 36" in size, and folded to an 8.5" x 11" format.
- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.

- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).
- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

PLAN ELEMENTS AND GRAPHIC DATA

The following items include general and project information. This information is required to be present on all plans, except where otherwise noted.

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		Consultant Logo Box (name, address, phone number, fax, email, firm and license number)
<input checked="" type="checkbox"/>		Project/Application Name
<input checked="" type="checkbox"/>		Type of plan
<input checked="" type="checkbox"/>		Signature and Professional Seal with date (landscape plans, engineering plans and surveys)
<input checked="" type="checkbox"/>		Original/Submittal Date and Revision Date
<input checked="" type="checkbox"/>		Sheet Number
<input checked="" type="checkbox"/>		Vicinity Map
<input checked="" type="checkbox"/>		North Arrow with NC Grid System
<input checked="" type="checkbox"/>		Graphic Scale (engineering or architectural graphic and written scale)

SURVEY

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department) with the bearings and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.

EXISTING CONDITIONS SHEET

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		The existing topographical conditions of the property with a two foot contour interval.
<input checked="" type="checkbox"/>		The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
<input checked="" type="checkbox"/>		The existing structures located on the subject property.
<input checked="" type="checkbox"/>		The existing structures within 100 feet of project boundary.
<input checked="" type="checkbox"/>		The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.

SITE PLAN

The items listed below are required to be delineated (in tabular format) on the site plan.

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		Site data table
<input checked="" type="checkbox"/>		Name of project (AKA names if applicable)
<input checked="" type="checkbox"/>		Parcel identification number (and/or Tag number)
<input checked="" type="checkbox"/>		Property size (acres and square feet)
<input checked="" type="checkbox"/>		Property location (Town limits or ETJ)
<input checked="" type="checkbox"/>		Existing zoning district
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed zoning district (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overlay (if applicable)
<input checked="" type="checkbox"/>		Existing use
<input checked="" type="checkbox"/>		Proposed use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number of seats/students/fueling positions (as applicable).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of housing units proposed, per housing unit type.
<input type="checkbox"/>		Existing density (number of units per acre)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed density (number of units per acre)
<input type="checkbox"/>		Existing intensity (gross floor area)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed intensity (gross floor area)
<input checked="" type="checkbox"/>		Floor area ratio
<input checked="" type="checkbox"/>		Building coverage (as percentage of total site)

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		Pervious surface area (square feet and as percentage of total site)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Impervious surface area (square feet and as percentage of total site)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building height (number of stories and in feet)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required parking (list requirement i.e. 1 space per 300 SF)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed parking
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required/proposed handicap accessible parking
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required loading space(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide name of Electric Provider.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide name of Water Provider.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide name of Sewer Provider.

Other site plan elements:

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		Identify adjacent property owners, their parcel ID number, current zoning and present use.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the affected area for amendments to previously approved projects.
<input checked="" type="checkbox"/>		Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.
<input checked="" type="checkbox"/>		Identify existing right of ways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify Watershed Protection Areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify existing (public and private) easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify proposed (public and private) easements.
<input type="checkbox"/>	<input type="checkbox"/>	Identify Open Space/Common Areas.
<input checked="" type="checkbox"/>		Identify and dimension clear sight triangle at project ingress/egress points.
<input checked="" type="checkbox"/>		Identify driveways, curb and gutter, cross section with ROW.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
<input checked="" type="checkbox"/>		Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide queuing details for drive-up/drive-thru facilities (if applicable).
<input checked="" type="checkbox"/>		Provide the locations and dimensions of existing and proposed sidewalks.
<input checked="" type="checkbox"/>		Provide the location and details of refuse collection areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the location, size and orientation of freestanding signs.

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the location and nature of all recreational facilities and common areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and associated racks.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify proposed phasing (phasing lines) of construction.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cul-de-sacs must be dimensioned.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify cluster mailbox unit (CBU) locations and details.

CONCEPTUAL ENGINEERING PLANS

Note: Conceptual engineering plans are deemed preliminary in nature. Review and approval of public infrastructure construction plans is a separate process performed by Public Works Engineering Division.

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the curve radii for all internal and external vehicular use areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify access to the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify existing conditions and proposed grading plans.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify Tree Conservation Areas shown on grading plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show proposed flow of traffic.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify proposed traffic control signs and striping.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the proposed sanitary sewer collection system (including size) and point of connection. If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide preliminary wastewater allocation calculation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify proposed grease traps, if applicable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify backflow prevention, if applicable.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If a pool is present, show drainage plan. Pumping to storm drain is not allowed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the Utility Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify soil erosion control measures including impoundment structures.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.
--------------------------	-------------------------------------	--

Fire Rescue (information to be shown on conceptual engineering plans)

Provided		
Yes	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify fire hydrant distribution (distance of hose lay).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the sprinkler connection locations and size, if applicable.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify fire lane designations and circulation around buildings (stripe fire lanes and show minimum stabilized access around all structures).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the emergency evacuation route (access in and out of the property).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify fire apparatus turning radius, including streets and cul-de-sacs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Verify the location of fire hydrants is not interfering with required landscaping (must be 24" clearance of landscaping from bottom of steam fitting).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the Lock Box/Knox Box locations.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify placard locations for hazardous materials.

LANDSCAPE PLAN

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).
<input checked="" type="checkbox"/>		Indicate the location, width and type of all required buffers.
<input checked="" type="checkbox"/>		Indicate the location, width and type of landscaping within vehicular use areas.
<input checked="" type="checkbox"/>		Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.
<input checked="" type="checkbox"/>		Provide a plant list summary table which includes: <ol style="list-style-type: none"> 1. A planting key identifying the various planting elements 2. The quantity of each type of plant material proposed 3. The size, height, caliper and spacing of plant material proposed 4. The Botanical and common names of plant material proposed
<input checked="" type="checkbox"/>		Verify/identify clear sight distances at project ingress/egress points.
<input checked="" type="checkbox"/>		Provide an irrigation note to read as follows: "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." (If irrigation will not be utilized, drought-tolerant species must be used).

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		Provide a landscape maintenance note which states: "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".
<input checked="" type="checkbox"/>		Identify and list any existing plant material which will be used to satisfy landscape requirements.

LIGHTING PLAN

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conceptual Lighting Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the light source and provide a detail of the fixture.
<input type="checkbox"/>		Identify the proposed height of fixtures.

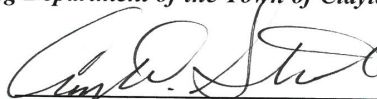
ARCHITECTURAL ELEVATIONS AND FLOORPLAN

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina.
<input checked="" type="checkbox"/>		Indicate the height and number of stories for each structure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and screening method for all roof mounted structures or equipment.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning Director of the Town of Clayton to approve the subject Minor 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.

Amy D. Stancil
 Print Name


 Signature of Applicant

09/04/2018
 Date



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

**MINOR SITE PLAN APPLICATION
 COVER SHEET**

Name of Project: Riverwood Tract B3 Mixed Use Date: 09/04/2018
 Applicant Name: Adams & Hodge Engineering, PC

The following checklist to be completed by applicant:

- Pre-Application Meeting on: JUNE 20, 2018
- Review fee
- Copy of plan sets in PDF on USB

11 Copies of the following:

- Completed Application
- Owner's Consent Form
- Wastewater Allocation Request Form (if applicable)

11 Copies of the plan set which includes the following as determined at the pre-app meeting:

- Cover Sheet
- Signed & Sealed Boundary Survey
- Site Plan Sheet
- Landscaping Plan Sheet
- Preliminary Engineering Plan Sheet
- Architectural Elevations (if applicable)

* Bringing
 Check tomorrow
 9/5 AS

Reviewed by: *Harold Adams* *Paul*



September 4, 2018

Para Smith
Town of Clayton
111 E. Second Street
Clayton, NC 27527

Subject: Minor Site Plan Application Package
Riverwood Tract B3 – Mixed Use
Town of Clayton/Johnston County

Para Smith,

See attached for the Minor Subdivision application and \$260.00 fee. Included in the package are (11) copies of the plan set, (11) copies of the applications, (11) copies of the owner's consent form, and (1) USB flash drive with a pdf copy of the plan set.

Please feel free to give me a call with any questions that may arise – 919-812-2654. You may also email me at amy@adamsandhodge.com.

Regards,
Amy D. Stancil



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: Riverwood Townhomes
Tract B2 and B3 Address or PIN #: 17600-96-6717

AGENT/APPLICANT INFORMATION:

Adams & Hodge Engineering, PC 314 E. Main St.
 (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):

SUBDIVISION PLANS FINAL PLATS
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:

[Signature] 400 Ridwood Drive
 (Name - type, print clearly) (Address)
Fred J. Smith Jr., Manager of FSE III, LLC Clayton, NC 27527
 (Owner's Signature) (City, State, Zip)

STATE OF NC
 COUNTY OF WAKE

Sworn and subscribed before me Patricia D Green, a Notary Public for the above State and County, this the 24th day of January, 2018.

SEAL

PATRICIA D. GREEN
 NOTARY PUBLIC
 Wake County, North Carolina
 My Commission Expires May 2, 2021

November 2017

Patricia D Green
 Notary Public

My Commission Expires: MAY 2, 2021

Page 5 of 12



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

WASTEWATER ALLOCATION REQUEST

The Town of Clayton, in an effort to manage and maintain the sewer and water capacity for the Town, requires that this application be completed and submitted to the Town for consideration of a utility allocation. Review fee is due upon submittal of request.

Wastewater Allocation Request Review Fee: \$50

Application MUST be completed and sealed by a registered engineer unless otherwise approved by staff.

SITE INFORMATION

Name of Project: Riverwood Tract B3 Mixed Use Acreage of Property: 1.56 ACS
County Tag Number: 16I02009F NC PIN: 17600-96-6717
Address/Location: Charleston Drive and Sarazen Drive

Zoning District: B-1

Town Limits / ETJ: Town Limits ETJ (Extra-Territorial Jurisdiction)

APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by Town Engineer

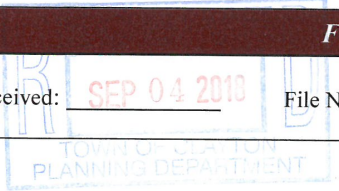
Applicant: Adams & Hodge Engineering, PC
Mailing Address: 314 E. Main Street, Clayton, NC 27520
Phone Number: 919-763-7278 Fax: N/A
Contact Person: Donnie Adams
Email Address: dennie@adamsandhodge.com

PROPERTY OWNER INFORMATION

Name: FSC III, LLC
Mailing Address: 400 Riverwood Dr., Clayton, NC 27527
Phone Number: 919-868-3222 Fax: N/A
Email Address: brian.strickland@fredsmithcompany.com

FOR OFFICE USE ONLY

Date Received: SEP 04 2013 File Number: _____ Associated Project Number: _____



PROJECT INFORMATION

Use: New Expanded Change

Use Type: Residential Non-Residential

Proposed Use(s): Mixed Use Existing Use(s): Vacant

Invoice shall be mailed to the following:

Developer Name: Fred Smith Company

Mailing Address: 400 Riverwood Dr., Clayton, NC 27527

Phone Number: 919-868-3222 Fax Number: N/A

Email Address: brian.strickland@fredsmithcompany.com

ALLOCATION REQUEST

The following is required:

- For non-residential construction, submit a floor plan of proposed building.
- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment (using a comparable use is recommended).
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: 1.56 ACS

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	5,

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units	24	240	5,760
3 Bedroom Units			
>3 Bedroom Units			
Total	24	-----	5,760

Non-Residential: (Design Flow Guideline provided as Appendix A)*

*If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.

Gross Acreage: 1.56 ACS

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
General Business / Office Facility	2 EMPLOYEES / SHIFT	18	25	450
Total	2 EMPLOYEES / SHIFT	18	-----	450

TOTAL REQUESTED GALLONS PER DAY: 6,210

NOTE TO APPLICANT:

Invoicing:

Invoices are generated on the following schedule:

Non-Residential:

Generated with the application for a Zoning Compliance Permit.

Residential:

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

Fee Development:

Development Fees are calculated and invoiced based on the Town of Clayton adopted [Comprehensive List of Fees and Charges](#). Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

Approval:

Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town of Clayton to approve the subject Wastewater Allocation. 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



9/4/2018
Date

Engineer Seal:

TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: Town Manager
 Town Council (*requests of 10,000 GPD or more require Council approval by resolution*)

The **Town Manager / Town Council (circle one)** has authorized the allocation of _____

gallons per day for project # _____.

Date of Approval: _____

Signed:

Town Manager

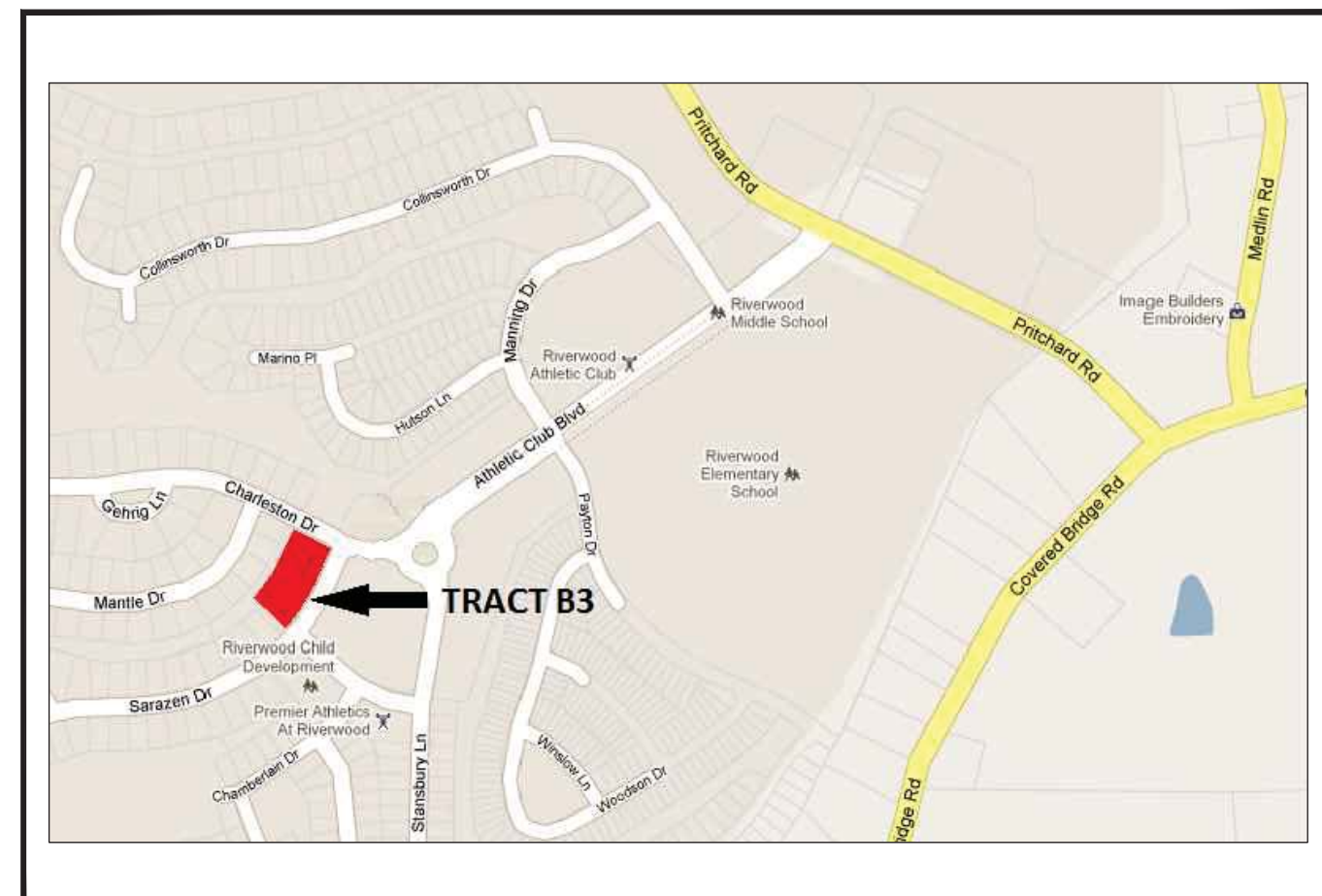
If approved by Town Council:
Attach a copy of the resolution and any associated documentation.

MINOR SITE PLAN

**RIVERWOOD ATHLETIC CLUB
RIVERWOOD TOWNHOMES
TRACT B-3**

IN

TOWN OF CLAYTON



SITE VICINITY MAP
NOT TO SCALE

PRELIMINARY



REVISED
11:01 am, Sep 04, 2018

SHEET INDEX

SHEET TITLE	SHEET No.
BOUNDARY SURVEY SEALED.....	BM1
EXISTING CONDITIONS.....	SP01
SITE PLAN.....	SP02
UTILITY PLAN.....	SP03
LANDSCAPE PLAN.....	SP04
LIGHTING PLAN.....	SP05
REGULATORY STANDARDS.....	SP06
ARCHITECTURAL PLANS.....	ASK T1
ARCHITECTURAL PLANS.....	ASK 2.1 - 5

DEVELOPER/APPLICANT:

FRED SMITH COMPANY
 400 RIVERWOOD DRIVE
 CLAYTON, NC 27527

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

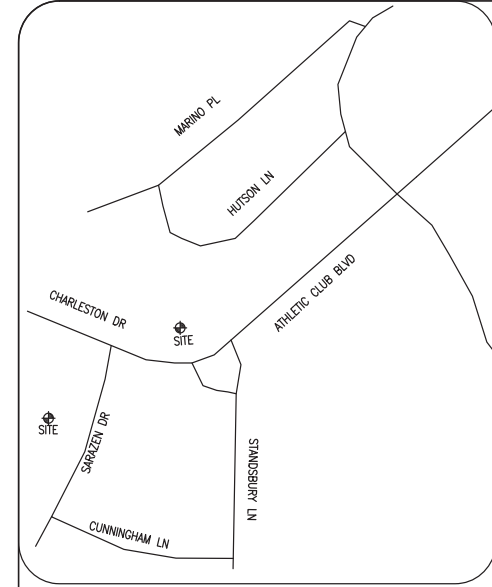


314 East Main Street
Clayton, NC 27520
919-243-1332 donnie@adamsandhodge.com
FIRM # C-4187

RIVERWOOD TOWNHOMES
TRACT B-3

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SEPTEMBER 4, 2018



VICINITY MAP (NTS)

Note 'A'
This property is located in Zone 'X' (minimal flood risk) and is not within a Special Flood Hazard Area.
FIRM # 3720177000J
FIRM # 3720176000J
Effective Date: 12/02/2005

Note 'B'
Surveyed on 04/03/2018, 04/04/2018

Note 'C'
All distances are horizontal ground unless otherwise stated

Note 'D'
All areas computed by coordinate method

Note 'E'
The parcel(s) shown hereon are subject to any and all easements, rights of way and restrictions of record

Note 'F'
No grid monuments recovered within 2000' of property

Note 'G'
Underground utilities were not considered on this survey

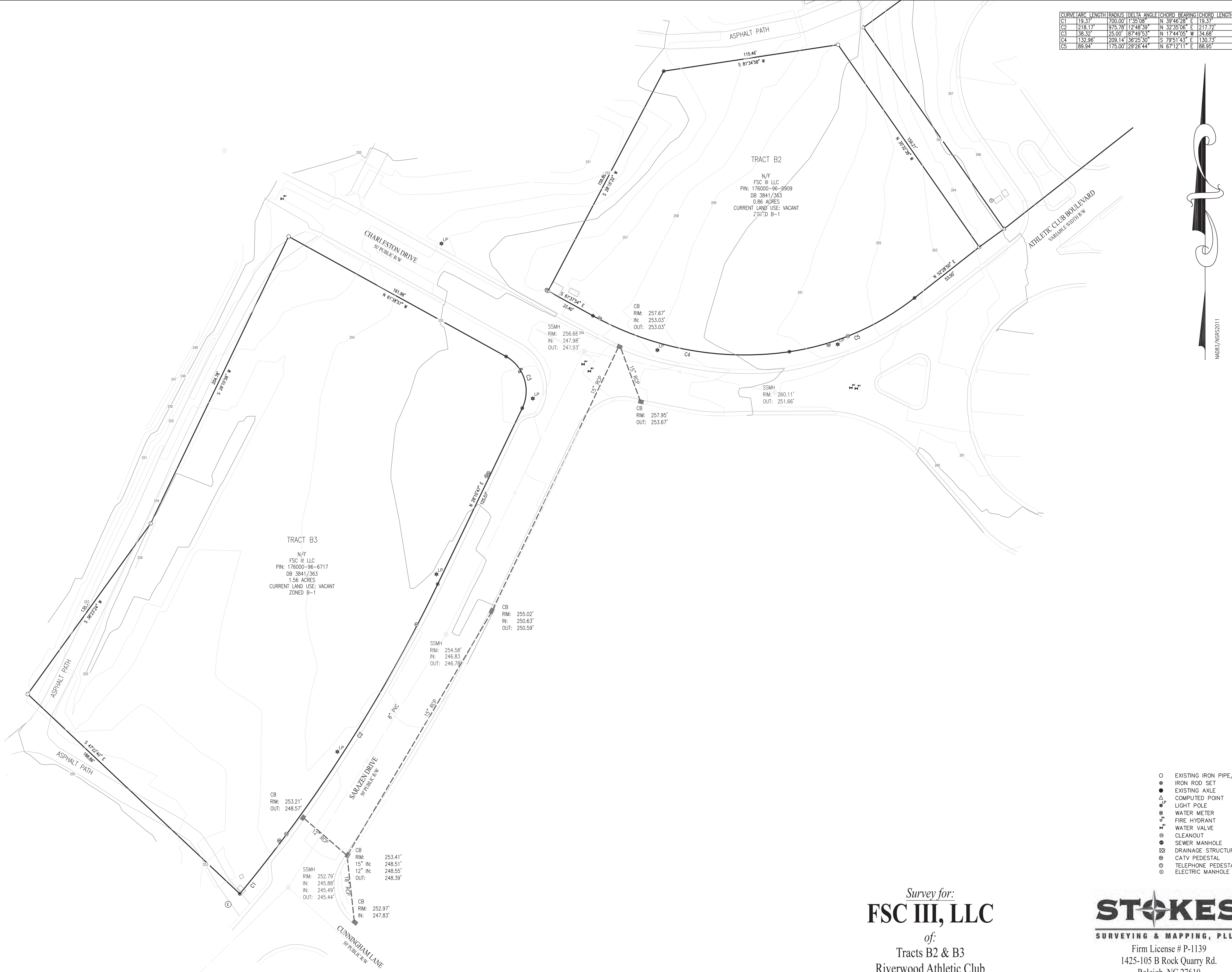
Note 'H'
Vertical Datum: NAVD88 GEOID 12B

I, Michael S. Stokes, Professional Land Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000; that RTN field procedure with GNSS receiver utilizing correction factors broadcast by NCGS from base station was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are ground distances unless otherwise stated. Any Easements, gaps, lappages, or encroachments are shown on this survey; that all areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for conveyance or improvement of these lots by the person(s) shown on this map.

Witness my original signature, registration number and seal this 5th day of April, A.D. 2018.
Surveyor: Michael S. Stokes
License # L-4996



Michael S. Stokes



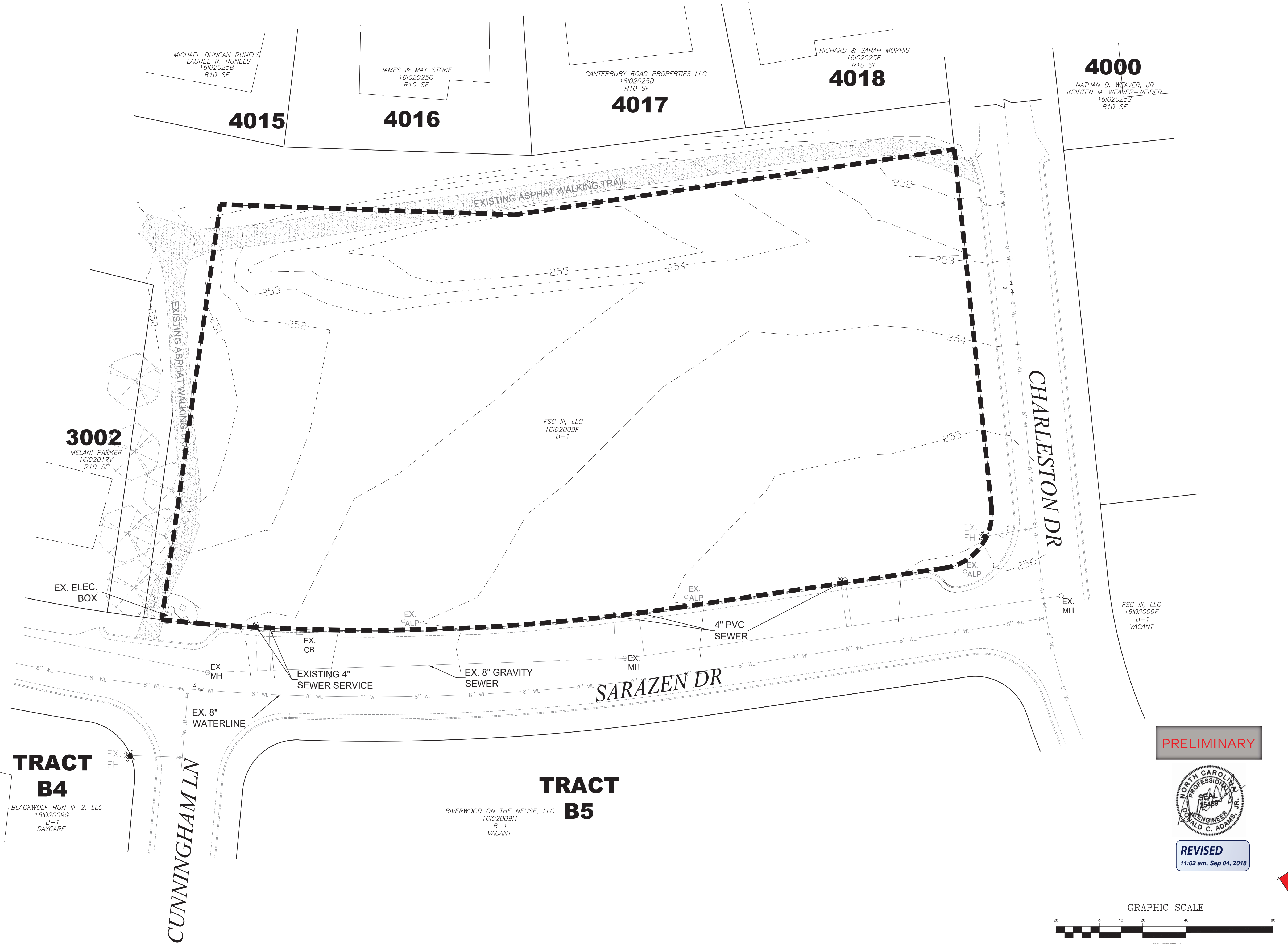
Survey for:
FSC III, LLC
of:
Tracts B2 & B3
Riverwood Athletic Club
Wilders TWSP., Johnston County, North Carolina

STOKES
SURVEYING & MAPPING, PLLC
Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com



DATE: 04/04/2018
RIVERWOOD DRAWING V01

- EXISTING IRON PIPE/ROD
- IRON ROD SET
- EXISTING AXLE
- ▲ COMPUTED POINT
- ▲ LIGHT POLE
- ⊙ WATER METER
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ CLEANOUT
- ⊙ SEWER MANHOLE
- ⊙ DRAINAGE STRUCTURE
- ⊙ CATV PEDESTAL
- ⊙ TELEPHONE PEDESTAL
- ⊙ ELECTRIC MANHOLE



MICHAEL DUNCAN RUNELS
LAUREL R. RUNELS
16102025B
R10 SF

JAMES & MAY STOKE
16102025C
R10 SF

CANTERBURY ROAD PROPERTIES LLC
16102025D
R10 SF

RICHARD & SARAH MORRIS
16102025E
R10 SF

NATHAN D. WEAVER, JR.
KRISTEN M. WEAVER-WEIDER
16102025S
R10 SF

MELANI PARKER
16102017V
R10 SF

FSC III, LLC
1610209F
B-1

FSC III, LLC
1610209E
B-1
VACANT

BLACKWOLF RUN III-2, LLC
1610209G
B-1
DAYCARE

RIVERWOOD ON THE NEUSE, LLC
1610209H
B-1
VACANT

4015

4016

4017

4018

4000

3002

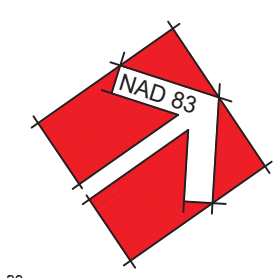
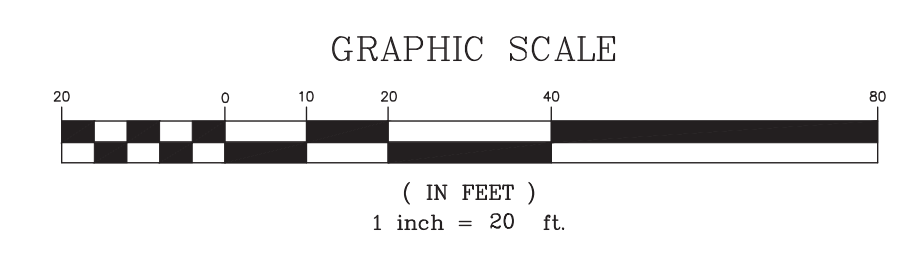
TRACT B4

TRACT B5

PRELIMINARY



REVISED
11:02 am, Sep 04, 2018



respons: 314 East Main Street
downs@adamshodge.com
919-243-1332
FIRM # C-187

ADAMS & HODGE
ENGINEERING, PC

RIVERWOOD TOWNHOMES
TRACT B3
TOWN OF CLAYTON, NC

EXISTING CONDITIONS

DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	09/04/2018
JOB NO.	AH-
SHEET	SP01

SP01



VICINITY MAP

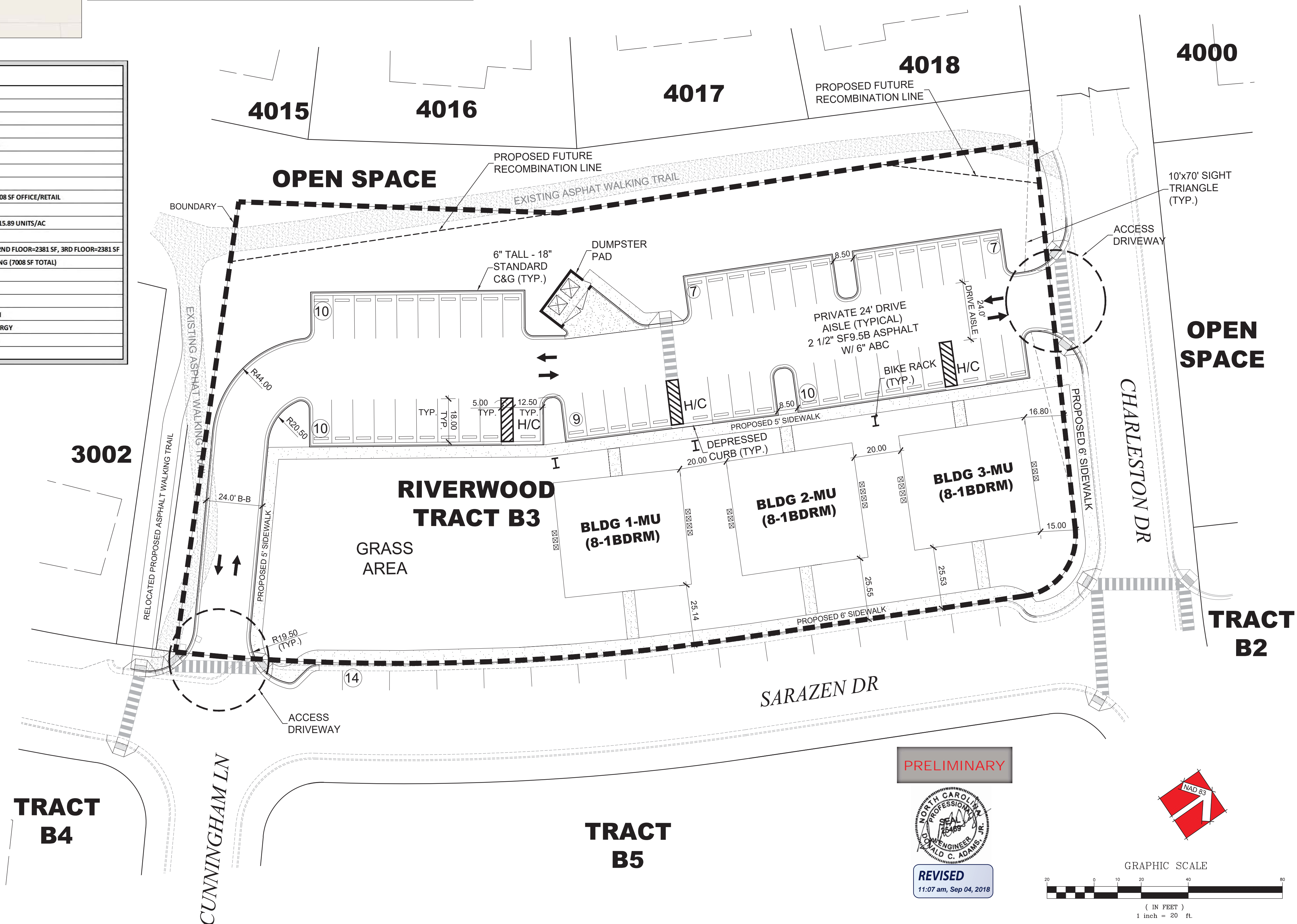
PARKING CALCULATIONS			
	NUMBER OF UNITS	PARKING SPACE REQUIREMENTS	TOTAL NUMBER OF SPACES
APARTMENT UNITS	24	1 SPACE / 1 BDRM UNIT	24
GUEST PARKING PHASES		1 SPACE/4 UNITS	6
COMMERCIAL SPACES (2336 SF EACH)	3 (7008 SF TOTAL)	1 SPACE / 200 SF	36 (35.04)
REQUIRED ADA PARKING SPACES		1 SPACE/25 SPACES	3 (2.64)
TOTAL REQUIRED SPACES (INCLUDING ADA)			66
PROPOSED SPACES ON-SITE			53
EXISTING SPACES ON STREET FRONT			14
TOTAL PROPOSED SPACES			67
REQUIRED BICYCLE PARKING	3 BLDGS	1 RACK PER BLDG	3 BIKE RACKS

* NOTE: PARKING CALCULATIONS ARE BASED ON SECTION 155.401, TABLE 4-2 OF THE TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE

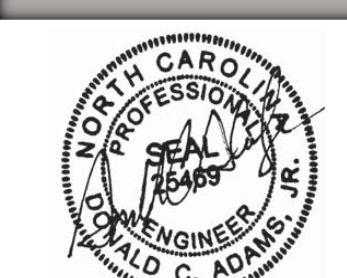
SITE DATA CHART	
PARCEL OWNER	FSC III, LLC
PARCEL IDENTIFICATION	16102009F
PROPERTY SIZE (SF)	67,886 SF/1.56 ACS
PROPERTY SIZE OF SUBMITTAL (SF)	66,628 SF/1.51 ACS
PROPERTY LOCATION	INSIDE TOWN LIMITS
EXISTING/PROPOSED ZONING	B-1/B-1
EXISTING USE	VACANT
PROPOSED USE	APARTMENTS
TOTAL PROPOSED UNITS	24-1 BDRM UNITS/7008 SF OFFICE/RETAIL
EXISTING DENSITY	N/A
PROPOSED DENSITY	24 UNITS/1.51 ACS = 15.89 UNITS/AC
EXISTING INTENSITY	N/A
FLOOR AREA RATIO	1ST FLOOR-2336 SF, 2ND FLOOR-2381 SF, 3RD FLOOR-2381 SF
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	2336 SF EACH BUILDING (7008 SF TOTAL)
BUILDING COVERAGE (AS % OF TOTAL SITE)	10.52%
PERVIOUS AREA (SF & AS % OF TOTAL SITE)	32,686.54 SF/49%
IMPERVIOUS AREA (SF & AS % OF TOTAL SITE)	33,941.46 SF/51%
BUILDING HEIGHT (NUMBER OF STORIES & FEET)	3 STORIES/44.5' EACH
ELECTRIC PROVIDER	DUKE PROGRESS ENERGY
WATER PROVIDER	TOWN OF CLAYTON
SEWER PROVIDER	TOWN OF CLAYTON

*NO RESOURCE CONSERVATION AREA.
 *NO FLOOD PLAIN EXISTS AS PER FEMA FIRM PANEL 372176000K DATE 06/20/2018.
 *REQUIRED LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.

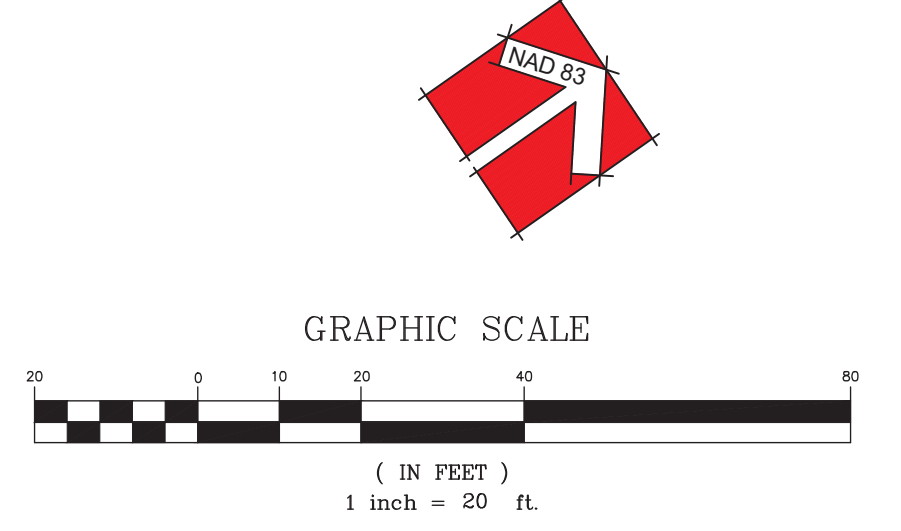
NOTE:
 1. ALL BUILDINGS IN TRACT B3 ARE 7,098 SF EACH.
 2. ALL MECHANICAL EQUIPMENT IS TO BE LOCATED ON THE SIDES OF EACH BUILDING WITH THE TOWN APPROVED LANDSCAPING.



PRELIMINARY



REVISED
 11:07 am, Sep 04, 2018



314 East Main Street
 dominic@adamshodge.com
 919.243.1332
 FIRM # C-187

ADAMS & HODGE
 ENGINEERING, PC

A&H

RIVERWOOD TOWNHOMES
 TRACT B3
 TOWN OF CLAYTON, NC

SITE PLAN

DESIGN: DCA
 DRAWN: ADS
 CHECKED: DCA
 HORIZONTAL SCALE: SEE GRAPHIC SCALE
 VERTICAL SCALE: N/A
 DATE: 09/04/2018
 JOB NO.: AH-
 SHEET: SP1

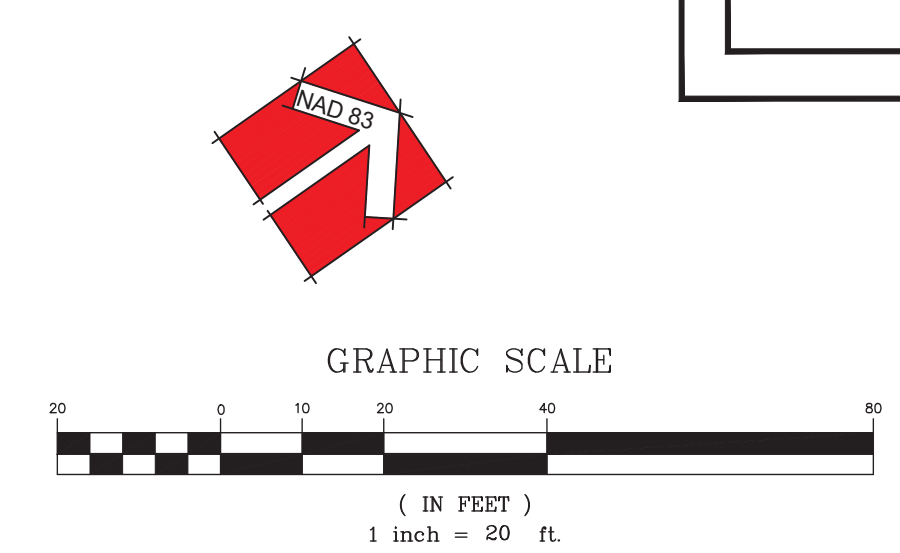
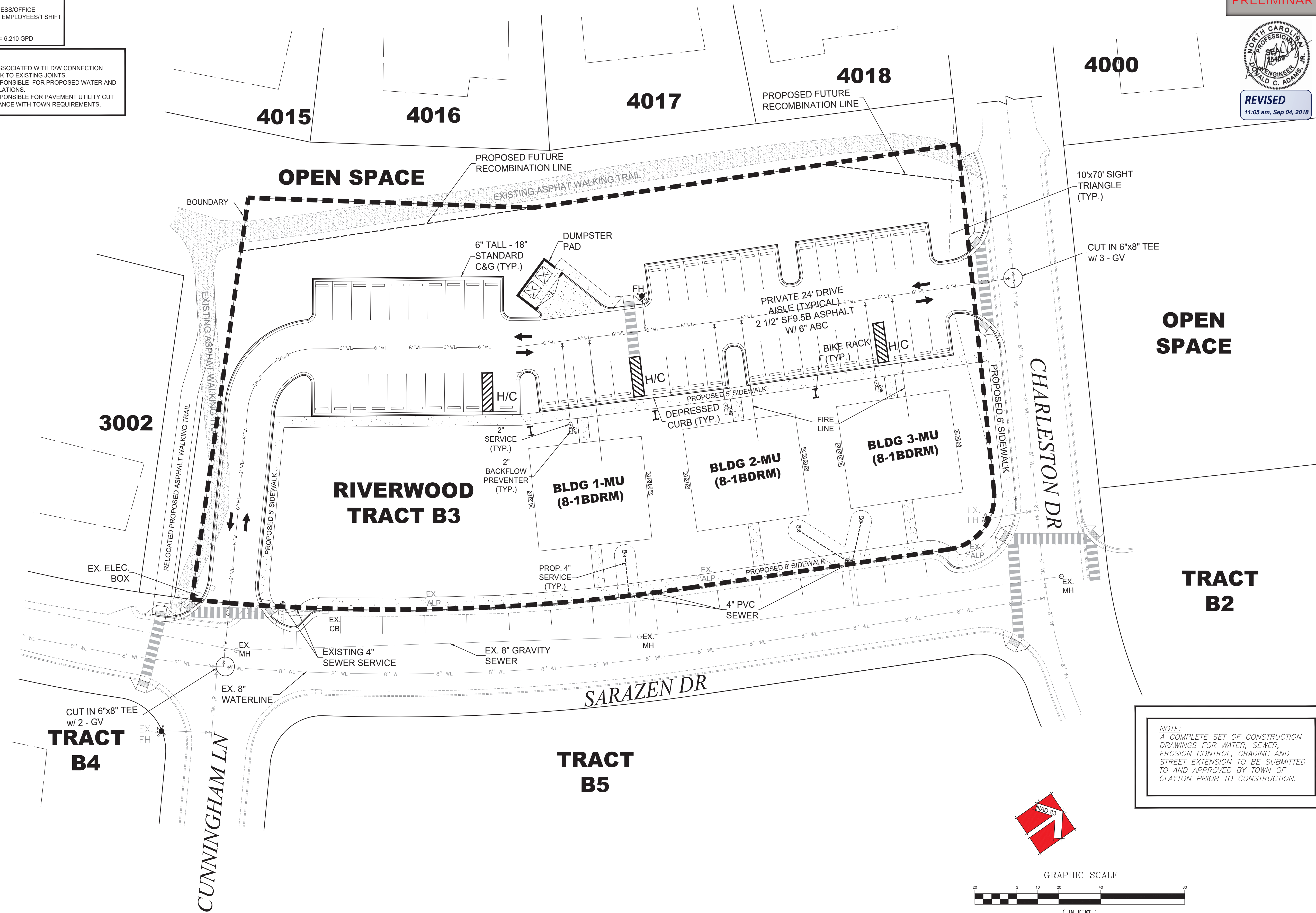
WASTE WATER FLOW:
 RESIDENTIAL
 (24) - 1 BDRM UNITS @ 240 GPD/UNIT
 5,760 GPD/UNIT
 COMMERCIAL
 (9) - GENERAL BUSINESS/OFFICE
 FACILITY @ 50 GAL/2 EMPLOYEES/1 SHIFT
 450 GPD/OFFICE
 TOTAL = 5,760 + 450 = 6,210 GPD

NOTES:
 1. C&G REMOVAL ASSOCIATED WITH D/W CONNECTION
 MUST BE MADE BACK TO EXISTING JOINTS.
 2. DEVELOPER RESPONSIBLE FOR PROPOSED WATER AND
 SEWER TAP INSTALLATIONS.
 3. DEVELOPER RESPONSIBLE FOR PAVEMENT UTILITY CUT
 REPAIR IN ACCORDANCE WITH TOWN REQUIREMENTS.

PRELIMINARY



REVISED
 11:05 am, Sep 04, 2018



314 East Main Street
 dooms@adamshodge.com
 919-243-1332
 FIRM # C-1187

ADAMS & HODGE
 ENGINEERING, PC

RIVERWOOD TOWNHOMES
 TRACT B3
 TOWN OF CLAYTON, NC

UTILITY PLAN

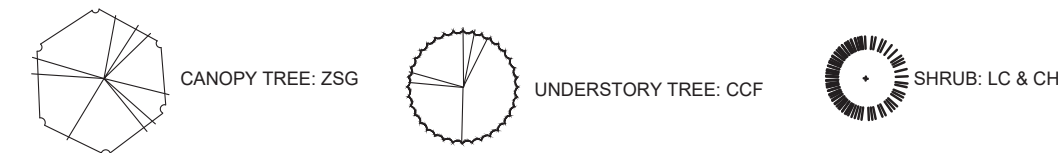
DESIGN: DCA
 DRAWN: ADS
 CHECKED: DCA
 HORIZONTAL SCALE: SEE GRAPHIC SCALE
 VERTICAL SCALE: N/A
 DATE: 09/04/2018
 JOB NO.: 441
 SHEET:

SP03

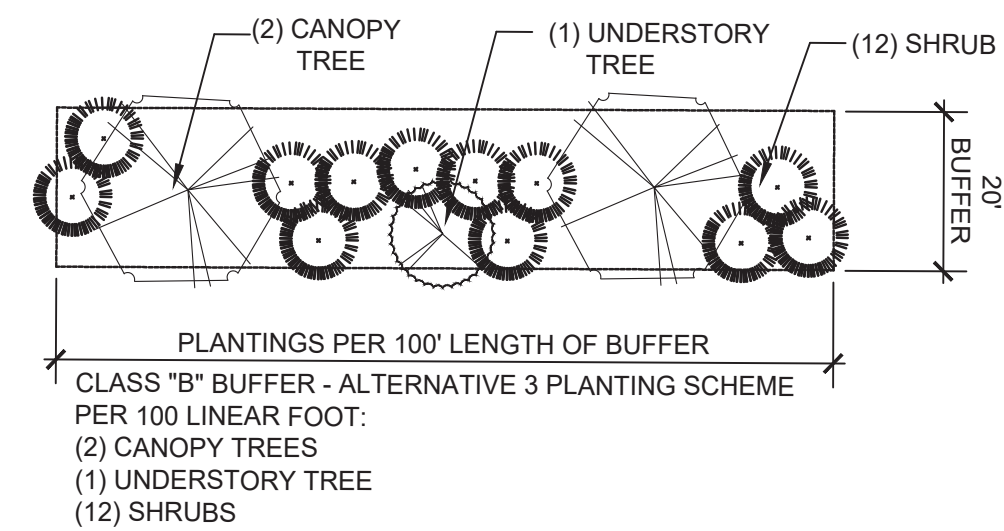
Plant List

ALIAS	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
PLANT LIST NOTE: DOES NOT INCLUDE MONUMENT SIGN PLANT MATERIAL								
C A N O P Y T R E E S (CANOPY TREES = 16)								
ZSG	16	ZELKOVA SERRATA 'GOLD FALLS'	GOLD FALLS ZELKOVA	2.5"	10'-12'		B & B	BUFFER/PARKING/STREET
U N D E R S T O R Y T R E E S (UNDERSTORY TREES = 14)								
CCF	14	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD		4' MIN.		CONT/B&B	BUFFER PLANTINGS
S H R U B S (TOTAL SHRUBS = 57)								
LC	48	LOROPETALUM CHINESE RUBRUM 'ZHUIZHOU'	ZHUIZHOU LORPETALUM		24'-30" MIN.		7GAL	BUFFER PLANTINGS
CH	6	ILEX CORNUTA 'CARRISSA'	CARISSA HOLLY		15'-18" MIN.		3GAL	DUMPSTER SCREENING
LAWN AREAS: SEEDED WITH TARHEEL II TALL FESCUE (NOTE: OWNER MAY SUBSTITUTE BERMUJDA, CENTIPEDE OR ZOYSIA SOO AS DESIRED)								

- 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.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN THAT REQUIRE CLEARANCES FOR ACCESS.
- THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGN-BUILD IRRIGATION PLAN FOR THIS PROJECT TO THE OWNER FOR REVIEW AND ACCEPTANCE. REFER TO SHEET LS2.00 FOR IRRIGATION DIRECTIVES.



Class "B" Buffer-Alternative 3



Landscape Data

LANDSCAPE REQUIREMENTS	
TOTAL AREA OF LOT:	65,525 SQ.FT.
20% OF LOT AREA:	13,105 SQ.FT.
PLANTINGS REQUIRED:	14 CANOPY TREES
	14 UNDERSTORY TREES
	27 SHRUBS
PLANTINGS PROVIDED:	24 CANOPY TREES
	14 UNDERSTORY TREES
	54 SHRUBS

STREET YARD TREES

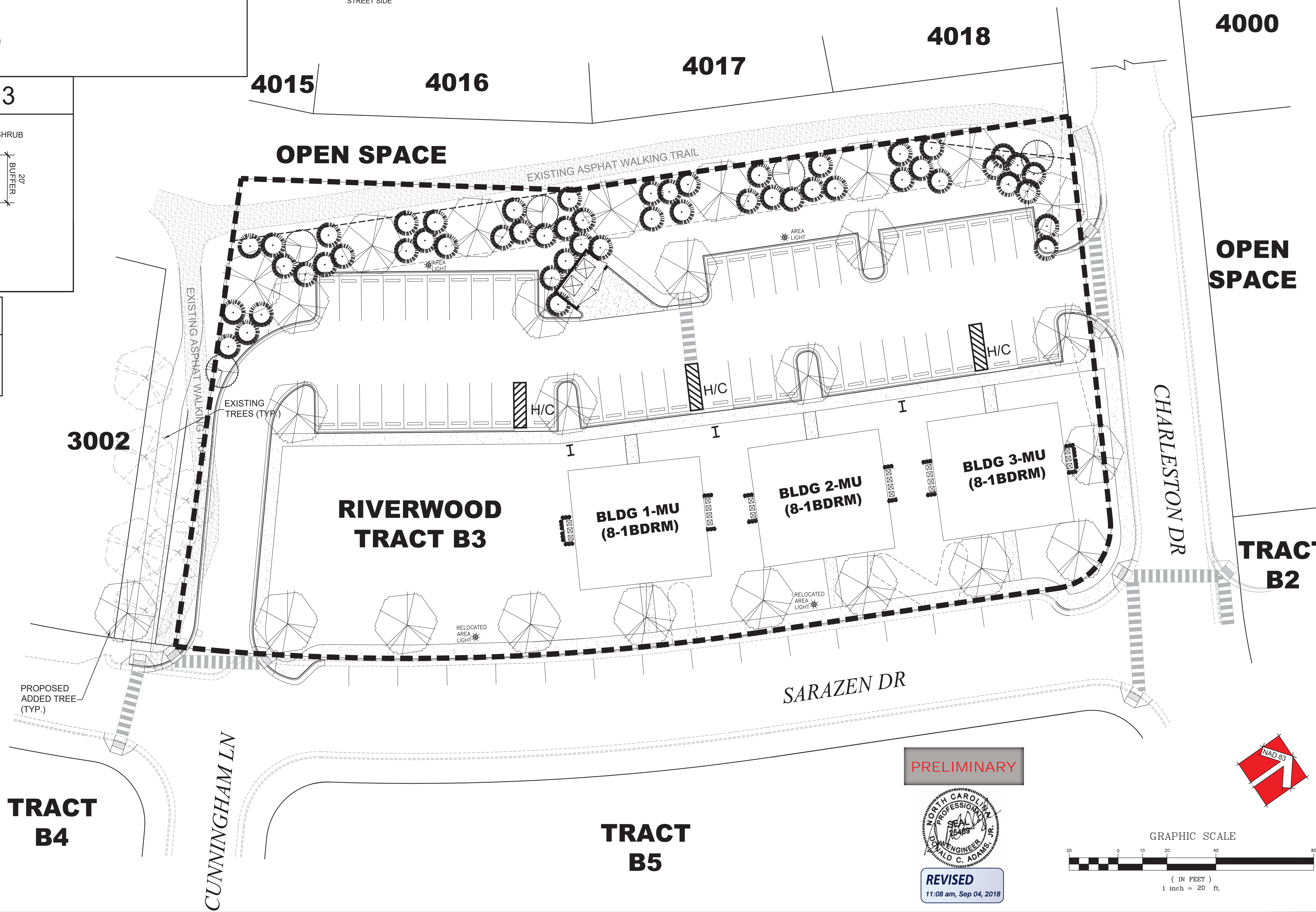
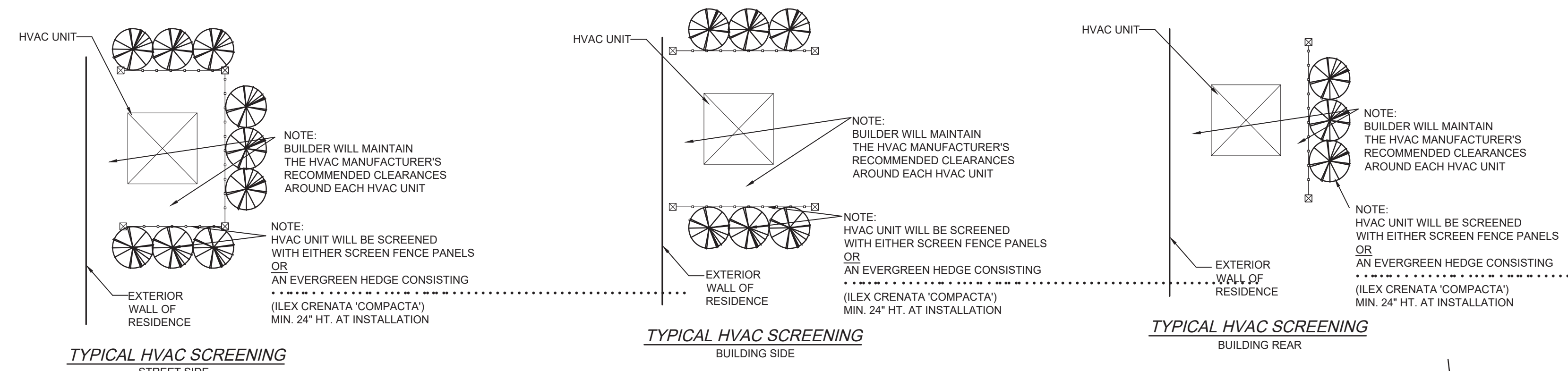
- STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FT. (SPACE A MAXIMUM OF 50 FT. APART).
- ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED IN THE TREE STRIP NO LESS THAN FIVE FT. OR MORE THAN 15 FT. FROM THE BACK OF THE SIDEWALK.

NOTES:

- ALL ROOF, GROUND, AND WALL MOUNTED MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW. 155.402(G)(2).
- THE DUMPSTER ENCLOSURE SHALL MATCH THE MATERIALS OF THE PRIMARY STRUCTURE. 155.(G)(2)

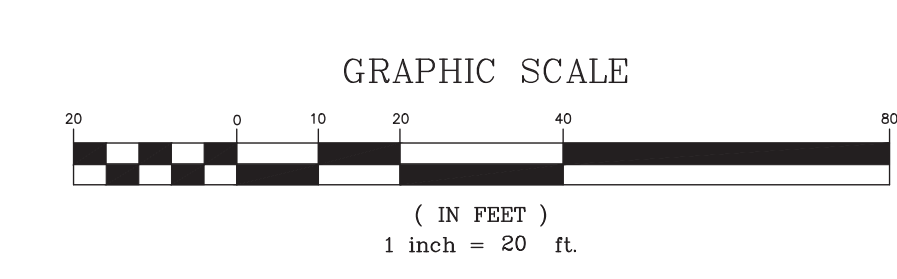
* 1 CANOPY TREE IS REQUIRED TO BE PROVIDED WITHIN ALL TERMINAL LANDSCAPE ISLANDS AT THE END OF EACH PARKING ROW. PER 155.402(D)(2)(b)

* 1 CANOPY TREE IS REQUIRED WITHIN ALL INTERIOR LANDSCAPE ISLANDS. PER 155.402(D)(2)(B)

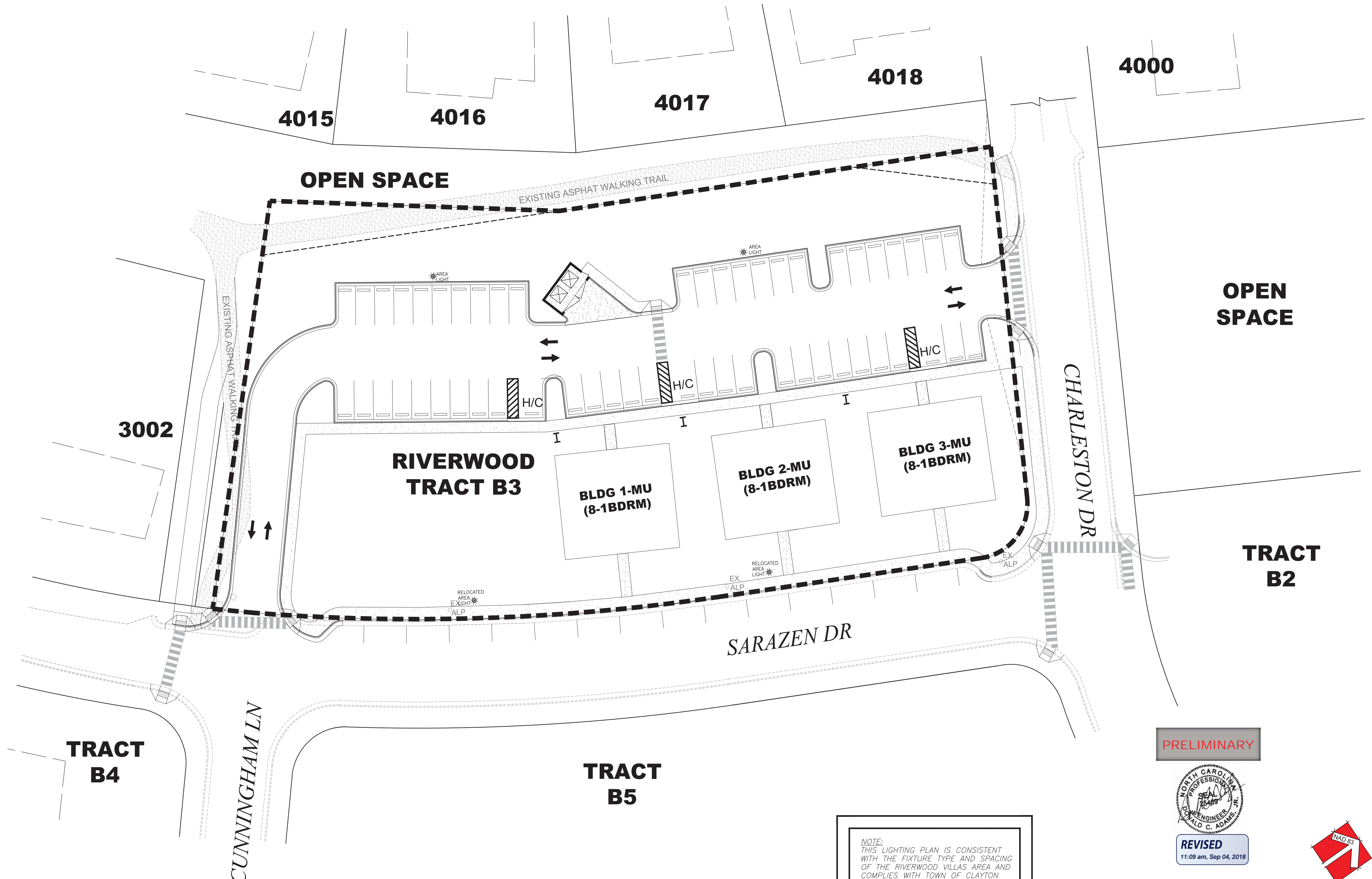


PRELIMINARY

REVISED
11:08 am, Sep 04, 2018

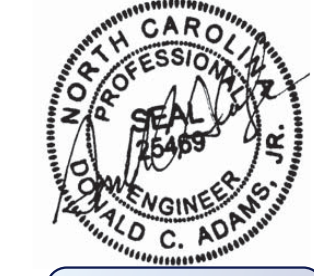


314 East Main Street
 Durham, NC 27603
 919.243.1332
 FIRM # C-4187
ADAMS & HODGE
 ENGINEERING, PC
 RIVERWOOD TOWNHOMES TRACT B3
 TOWN OF CLAYTON, NC
 LANDSCAPE PLAN
 DESIGN: DCA
 DRAWN: ADS
 CHECKED: DCA
 HORIZONTAL SCALE: SEE GRAPHIC SCALE
 VERTICAL SCALE: N/A
 DATE: 09/04/2018
 JOB NO.: AH-
 SHEET: SP04

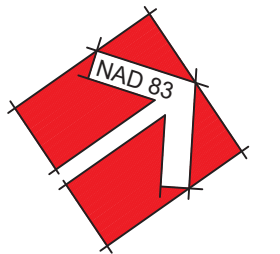
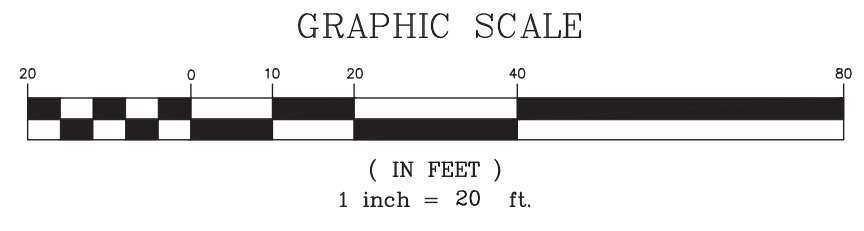


NOTE:
 THIS LIGHTING PLAN IS CONSISTENT
 WITH THE FIXTURE TYPE AND SPACING
 OF THE RIVERWOOD VILLAS AREA AND
 COMPLIES WITH TOWN OF CLAYTON
 LIGHTING STANDARDS.

PRELIMINARY



REVISED
 11:09 am, Sep 04, 2018



314 East Main Street
 Durham, NC 27601
 919-243-1332
 FIRM # C-187

ADAMS & HODGE
 ENGINEERING, PC

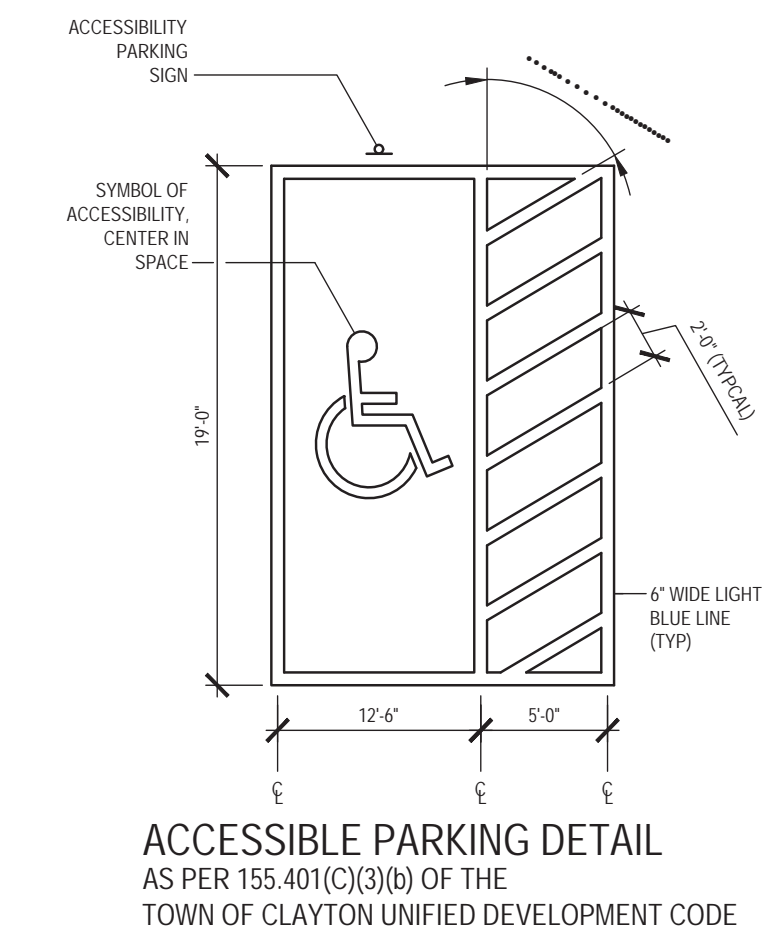
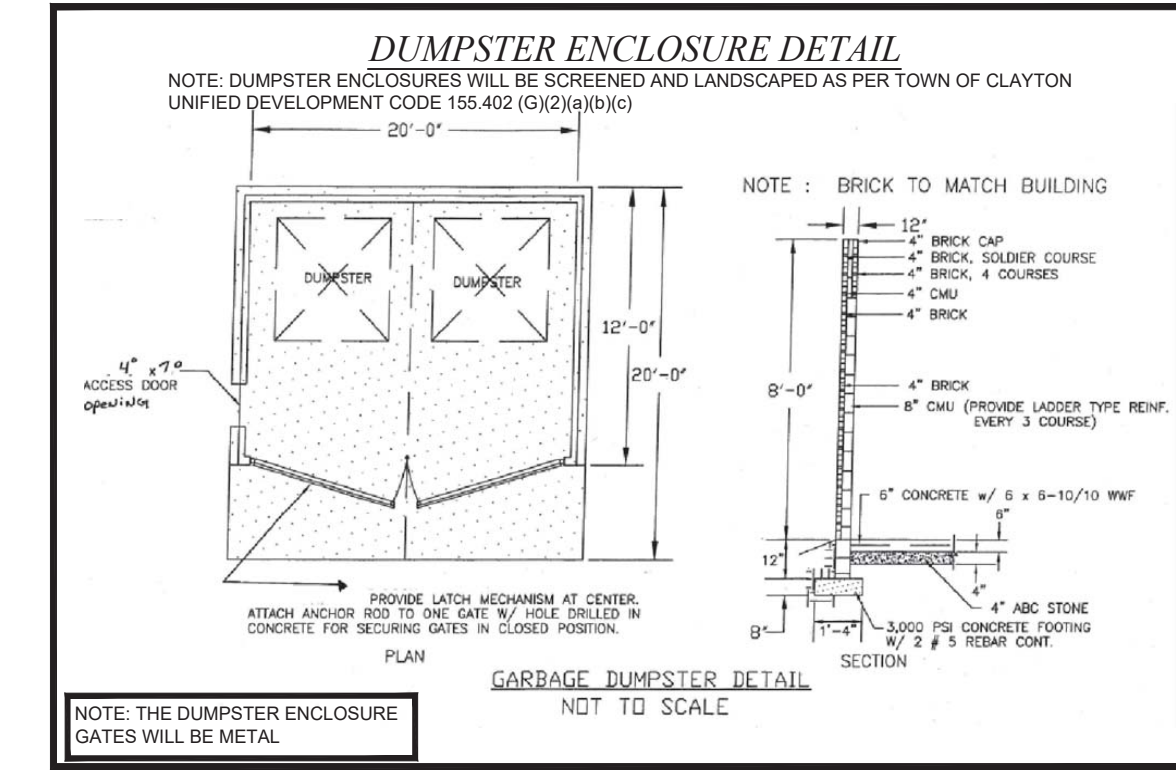
RIVERWOOD TOWNHOMES
 TRACT B3
 TOWN OF CLAYTON, NC

LIGHTING PLAN

DESIGN: DCA
 DRAWN: ADS
 CHECKED: DCA
 HORIZONTAL SCALE: SEE GRAPHIC SCALE
 VERTICAL SCALE: N/A
 DATE: 09/04/2018
 JOB NO.: AH-
 SHEET:

SP05

NOTE:
MAIL CLUSTER UNITS LOCATED IN
BUILDING 7 ON ATHLETIC CLUB BLVD.



314 East Main Street
doonin@adamshodge.com
919.243.1332
FIRM # C-1187

ADAMS & HODGE
ENGINEERING, PC

RIVERWOOD TOWNHOMES
TRACT B3
TOWN OF CLAYTON, NC

REGULATORY
STANDARDS

DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE DRAWING SCALE
VERTICAL SCALE: N/A
DATE: 09/04/2018
JOB NO.: AH-
SHEET:

SP06



Building Area

First Floor	2336 s.f.
Lease Space #1	2184 s.f.
Circulation	152 s.f.
Second Floor	2381 s.f.
Living Area	2185 s.f.
Circulation	196 s.f.
Third Floor	2381 s.f.
Living Area	2185 s.f.
Circulation	196 s.f.
Building Total Area	7098 s.f.
Lease Area	2184 s.f.
Living Area	4370 s.f.
Circulation	525 s.f.



MCCLENTIC DESIGN

P.O. Box 763 Clayton, NC 27528
 phone (339) 987-0437
 www.mcclenticdesign.com

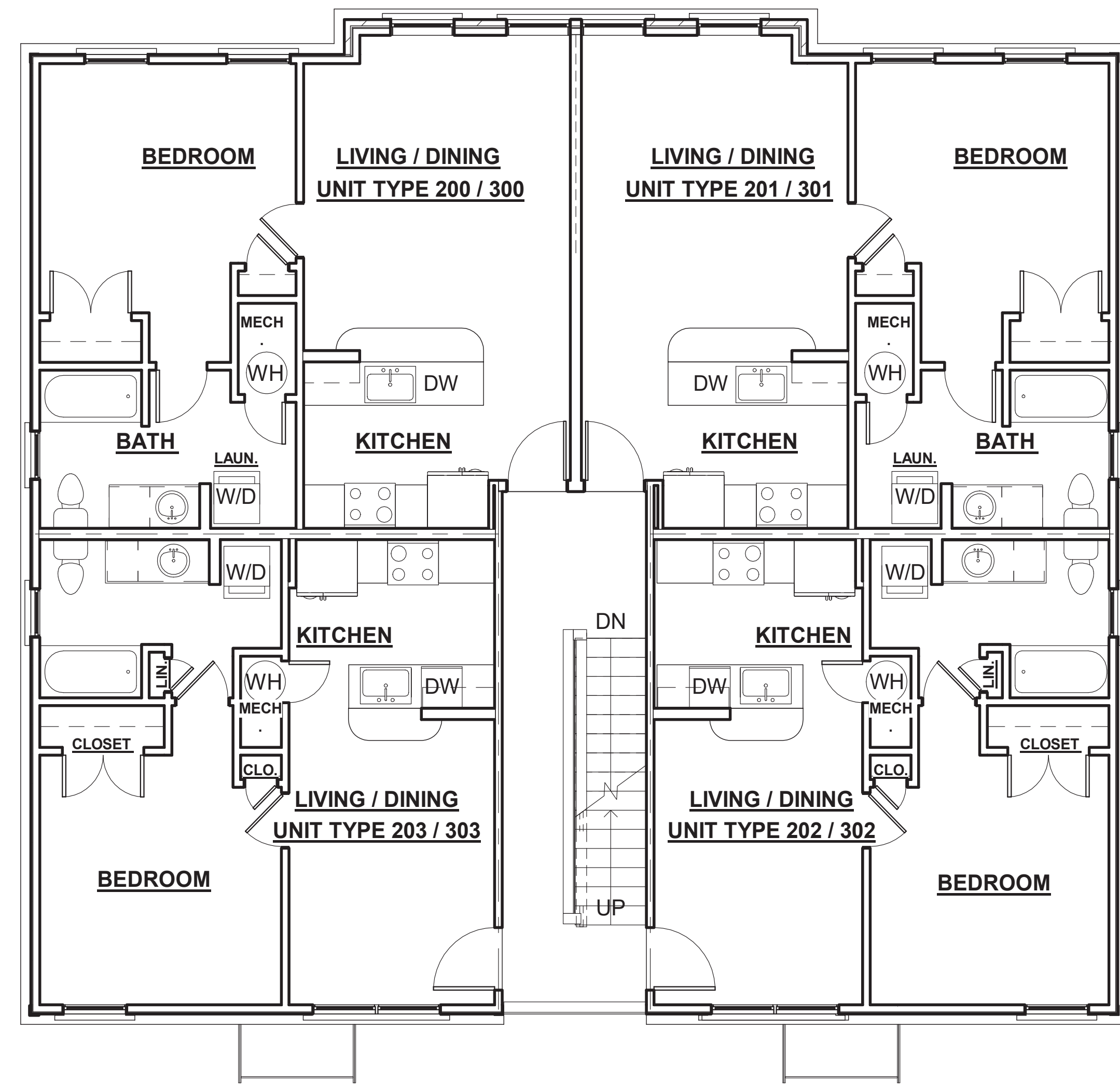
Fred Smith Company
Riverwood Athletic Club
Apartments

No.	Description	Date

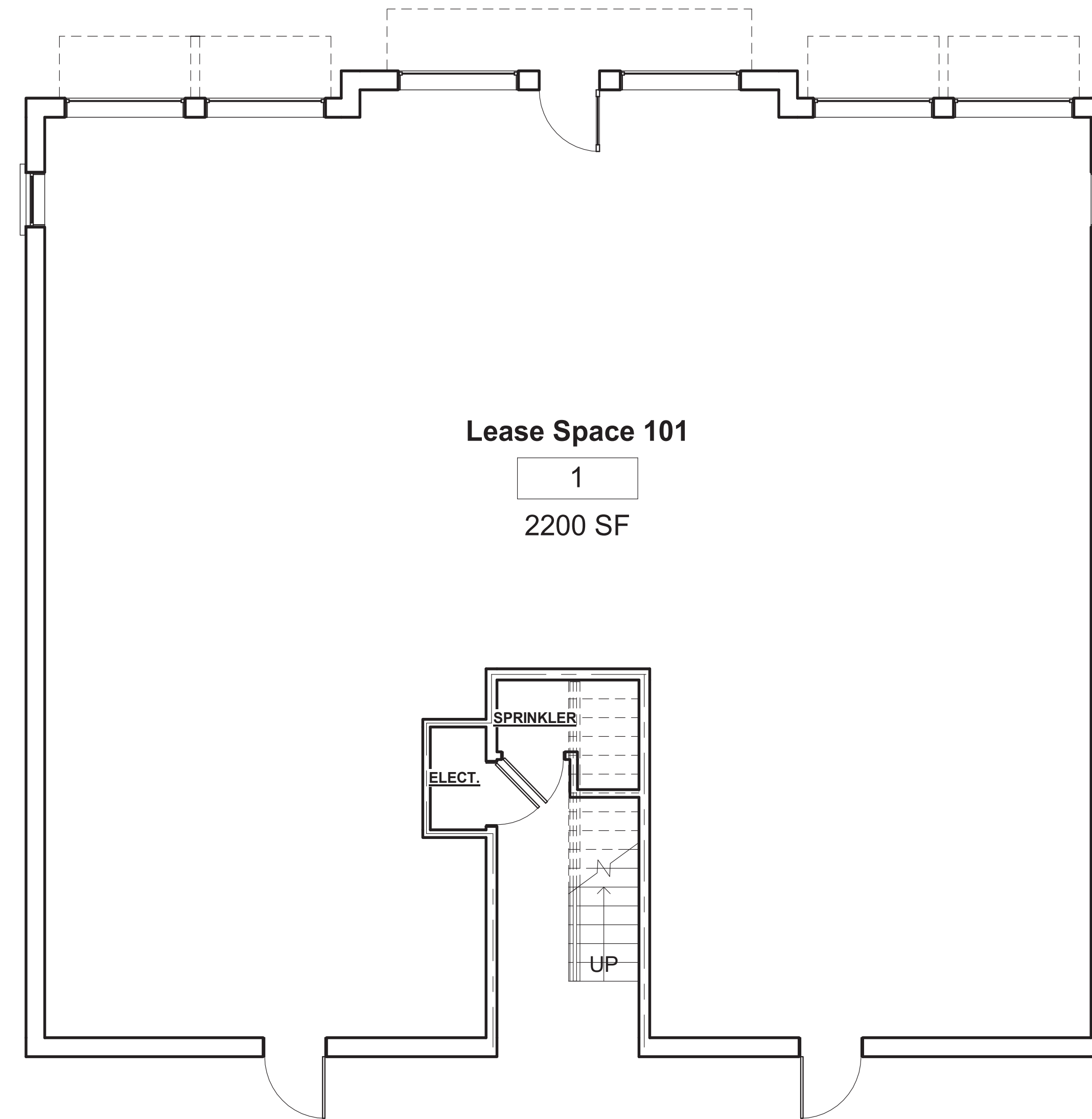
Title Sheet

Project number	R18-FSC-001	ASK T1
Date	08-29-18	
Drawn by	DAM	Scale
Checked by	DAM	

8/29/2018 8:47:07 PM



② Second & Third Floor Plans
1/8" = 1'-0"



① First Floor Plan
1/8" = 1'-0"



MCCLENTIC DESIGN

P.O. Box 763 Clayton, NC 27528
phone (919) 585-6775
www.mcclenticdesign.com

Fred Smith Company
Riverwood Athletic Club
Apartments

No.	Description	Date

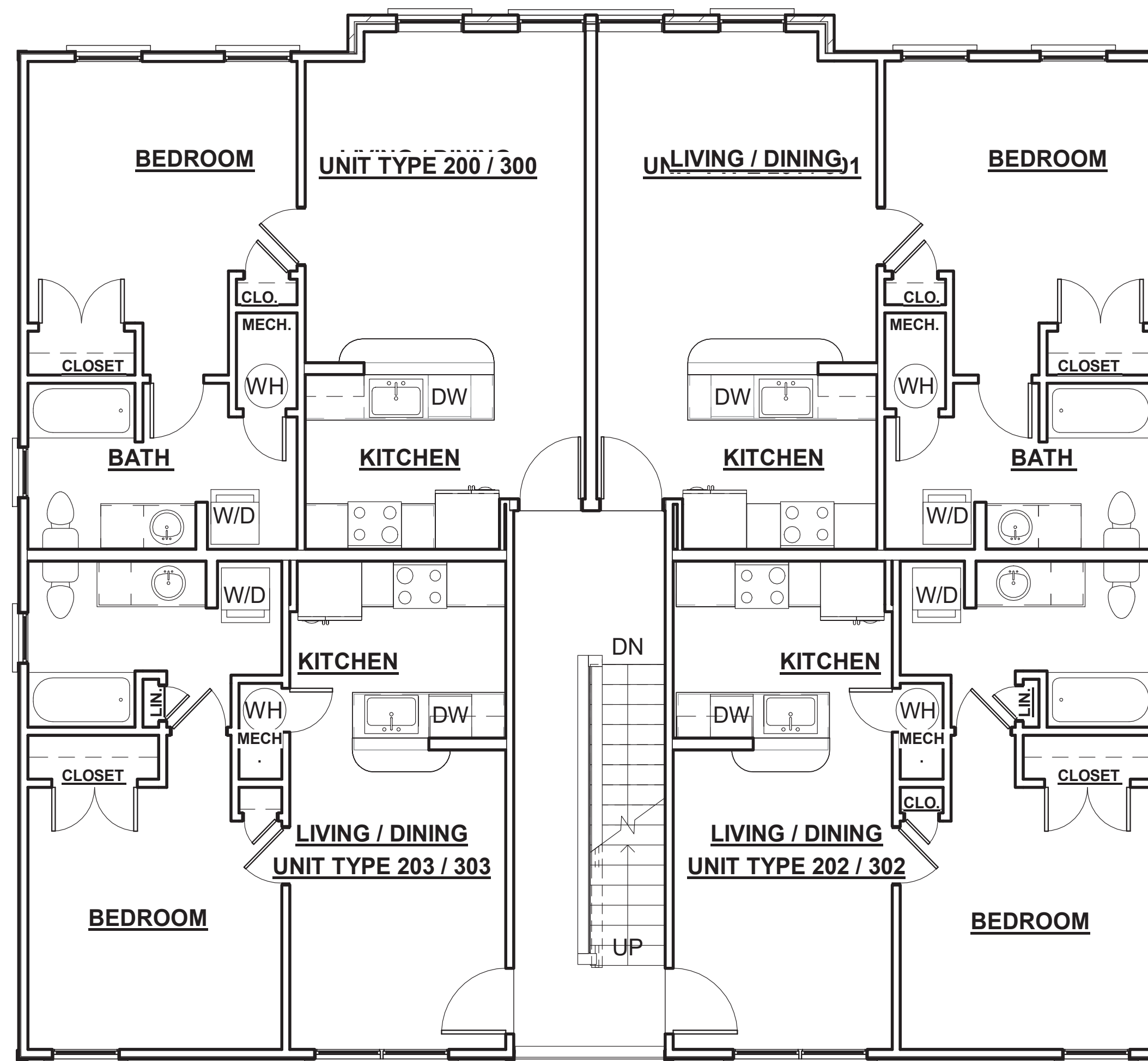
Floor Plans - One Lease Space

Project number R18-FSC-001
Date 08-29-18
Drawn by DAM
Checked by DAM

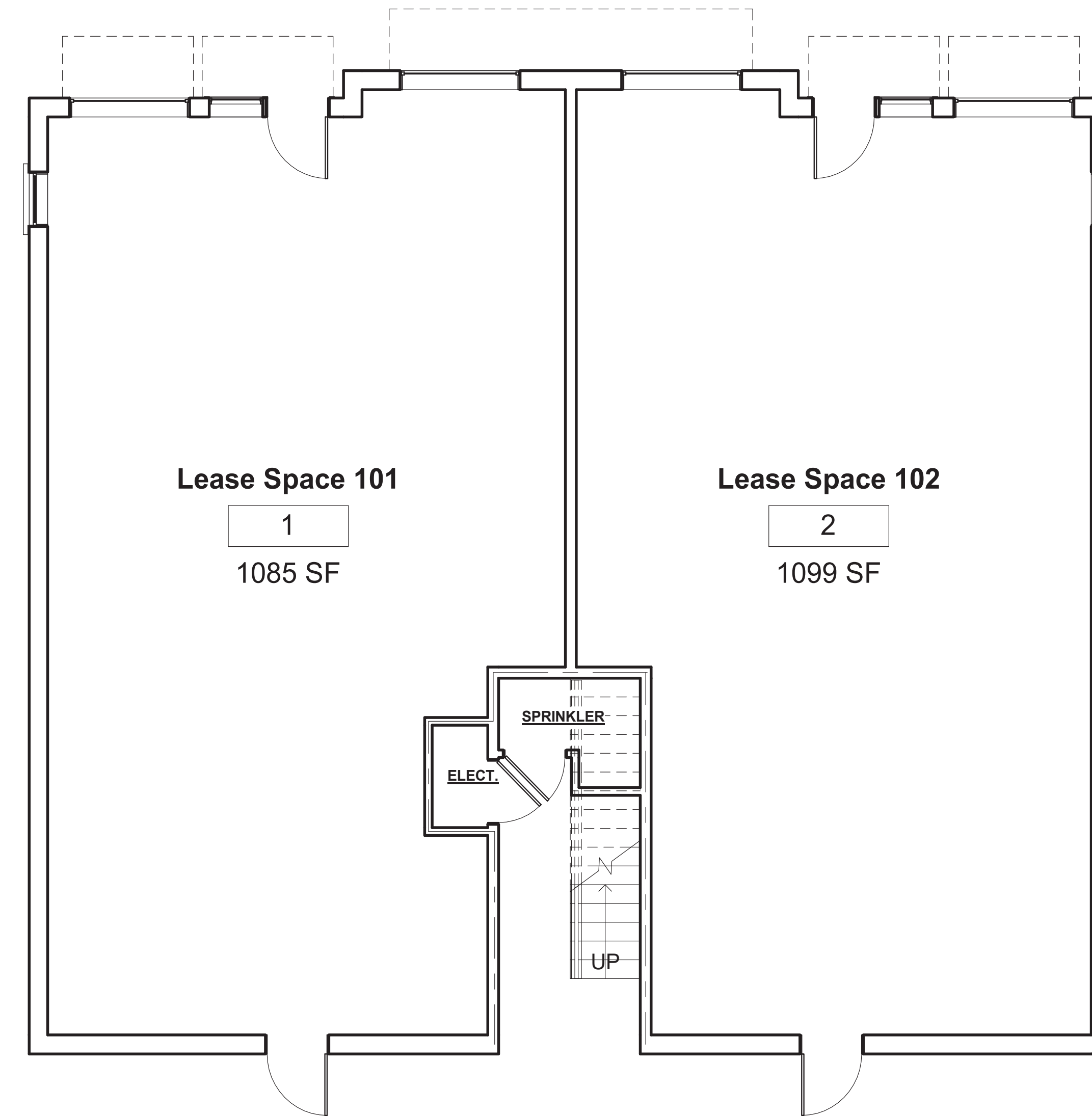
ASK 2.1

Scale 1/8" = 1'-0"

8/29/2018 8:49:36 PM



② Modified Second & Third Floor Plans
1/8" = 1'-0"



① First Floor Plan
1/8" = 1'-0"



MCCLENTIC DESIGN

P.O. Box 763 Clayton, NC 27528
phone (919) 585-6775
www.mcclenticdesign.com

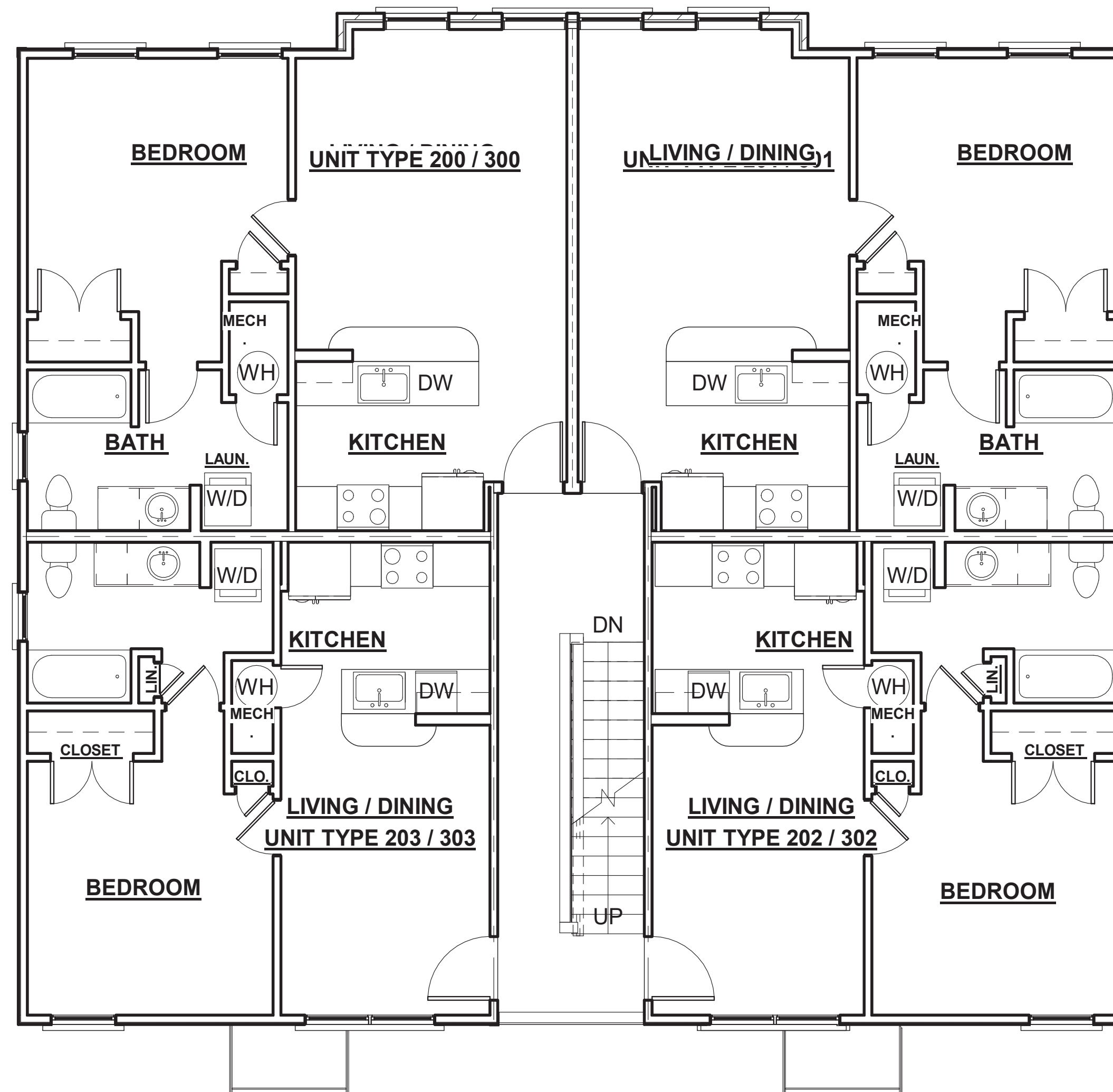
Fred Smith Company
Riverwood Athletic Club
Apartments

No.	Description	Date

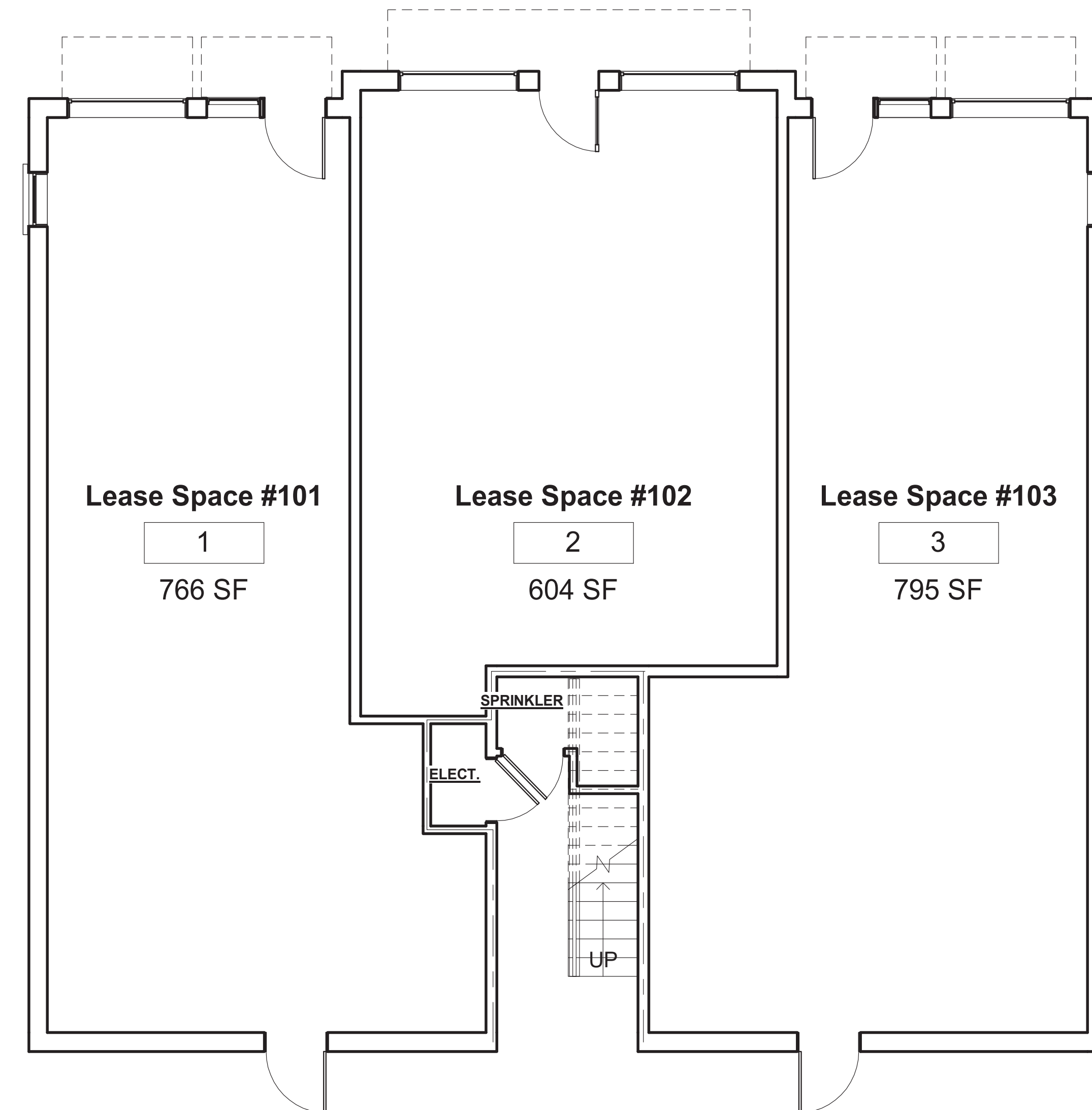
Floor Plans - 2 Lease Spaces

Project number	R18-FSC-001	ASK 2.2
Date	08-29-18	
Drawn by	Author	Scale 1/8" = 1'-0"
Checked by	Checker	

8/29/2018 8:47:00 PM



② Second & Third Floor Plans
1/8" = 1'-0"



① First Floor Plan
1/8" = 1'-0"



MCCLENTIC DESIGN

P.O. Box 763 Clayton, NC 27528
phone (919) 585-6775
www.mcclenticdesign.com

**Fred Smith Company
Riverwood Athletic Club
Apartments**

No.	Description	Date

Floor Plans - 3 Lease Spaces

Project number R18-FSC-001
Date 08-29-18
Drawn by DAM
Checked by DAM

ASK 2.3

Scale 1/8" = 1'-0"

8/29/2018 8:48:35 PM



① Front Elevation - Single Lease Space
1/8" = 1'-0"



MCCLENTIC DESIGN

P.O. Box 763 Clayton, NC 27528
phone (919) 585-6775
www.mcclenticdesign.com

Fred Smith Company
Riverwood Athletic Club
Apartments

No.	Description	Date

Elevation - One Lease Space

Project number	R18-FSC-001	ASK 3.1
Date	08-29-18	
Drawn by	DAM	Scale 1/8" = 1'-0"
Checked by	DAM	

8/29/2018 8:49:38 PM



① Front Elevation - Two Lease Spaces
1/8" = 1'-0"



MCCLENTIC DESIGN

P.O. Box 763 Clayton, NC 27528
phone (919) 585-6775
www.mcclenticdesign.com

Fred Smith Company
Riverwood Athletic Club
Apartments

No.	Description	Date

Front Elevation - 2 Lease Spaces

Project number	R18-FSC-001	ASK 3.2
Date	08-29-18	
Drawn by	DAM	Scale 1/8" = 1'-0"
Checked by	DAM	

8/29/2018 8:47:01 PM



① Front Elevation - 3 Lease Spaces
1/8" = 1'-0"



MCCLENTIC DESIGN

P.O. Box 763 Clayton, NC 27528
phone (919) 585-6775
www.mcclenticdesign.com

Fred Smith Company
Riverwood Athletic Club
Apartments

No.	Description	Date

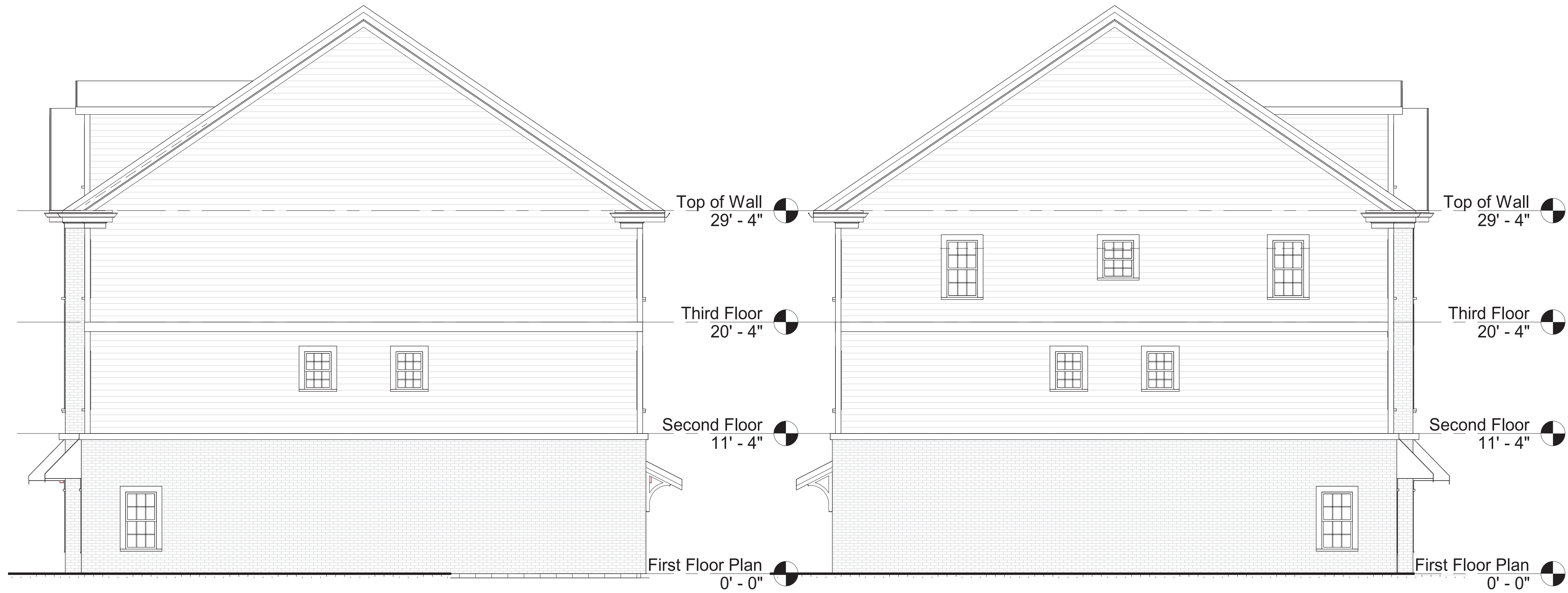
Floor Plans - 3 Lease Spaces

Project number R18-FSC-001
Date 08-29-18
Drawn by DAM
Checked by DAM

ASK 3.3

Scale 1/8" = 1'-0"

8/29/2018 8:48:36 PM



① Right Elevation
1/8" = 1'-0"

② Left Elevation
1/8" = 1'-0"



MCCLENTIC DESIGN

P.O. Box 763 Clayton, NC 27528
phone (919) 585-6775
www.mcclenticdesign.com

Fred Smith Company
Riverwood Athletic Club
Apartments

No.	Description	Date

Elevations

Project number R18-FSC-001
Date 08-29-18
Drawn by DAM
Checked by DAM

ASK 4

Scale 1/8" = 1'-0"

8/29/2018 8:47:04 PM



① Rear Elevation
1/8" = 1'-0"

McCLENTIC DESIGN
 P.O. Box 763 Clayton, NC 27528
 phone (919) 585-6775
 www.mcclecticdesign.com

Fred Smith Company
 Riverwood Athletic Club
 Apartments

No.	Description	Date

Elevations		
Project number	R18-FSC-001	ASK 5
Date	08-29-18	
Drawn by	DAM	Scale 1/8" = 1'-0"
Checked by	DAM	

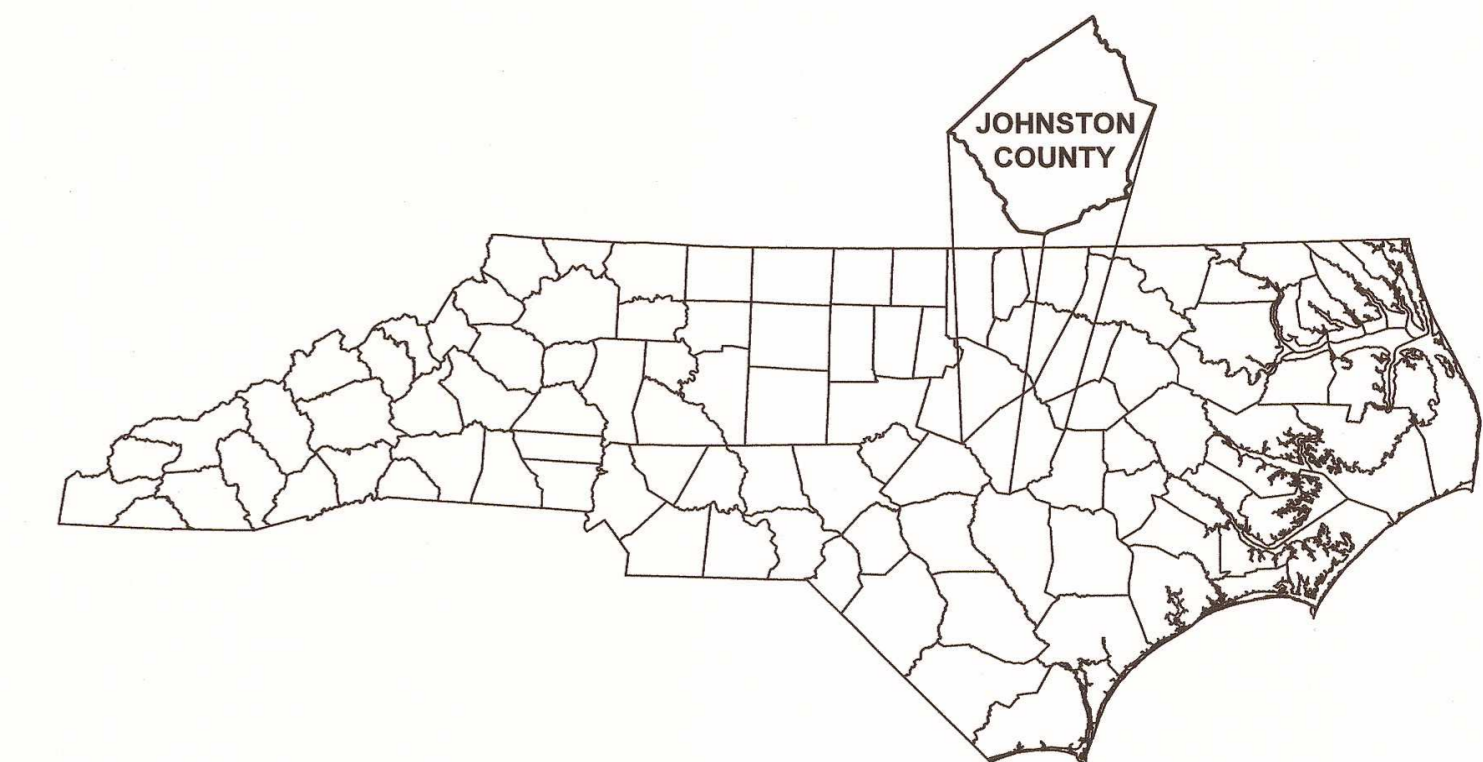
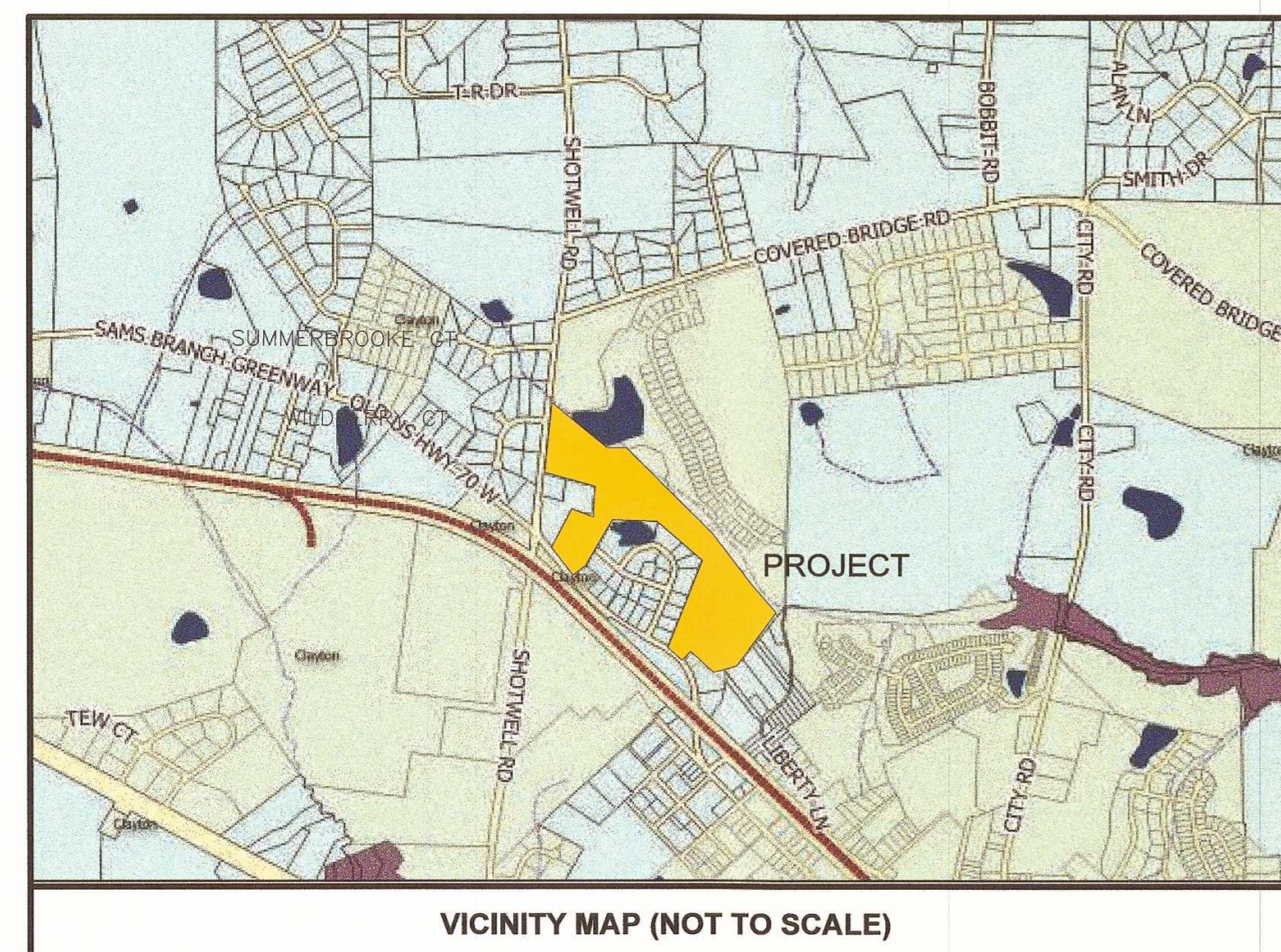
8/29/2018 8:47:05 PM

PRELIMINARY SUBDIVISION PLAN FOR CREECH TRACT DEVELOPMENT TOWN OF CLAYTON - JOHNSTON COUNTY, NC

Received by Town of Clayton
8/31/2018

INDEX TO DRAWINGS

- SHEET 1..... COVER SHEET
- SHEET 2..... BOUNDARY SURVEY (NOTE: PROVIDED BY OTHERS)
- SHEET 3..... BOUNDARY SURVEY (NOTE: PROVIDED BY OTHERS)
- SHEET 4..... PRELIMINARY SITE PLAN - OVERALL
- SHEET 5..... PRELIMINARY SITE PLAN - PHASE ONE
- SHEET 6..... PRELIMINARY SITE PLAN - PHASE TWO
- SHEET 7..... PRELIMINARY SITE PLAN - PHASE TWO
- SHEET 8..... PRELIMINARY UTILITY PLAN - PHASE ONE
- SHEET 9..... PRELIMINARY UTILITY PLAN - PHASE TWO
- SHEET 10... PRELIMINARY UTILITY PLAN - PHASE TWO
- SHEET 11... PRELIMINARY LANDSCAPE PLAN - PHASE ONE
- SHEET 12... PRELIMINARY LANDSCAPE PLAN - PHASE TWO
- SHEET 13... PRELIMINARY LANDSCAPE PLAN - PHASE TWO
- SHEET 14... LANDSCAPE DETAIL SHEET
- SHEET 15... SITE DETAIL SHEET
- SHEET 16... WATER & SEWER DETAIL SHEET
- SHEET 17... TYPICAL BUILDING ELEVATION (FRONT LOADED)
- SHEET 18... TYPICAL BUILDING ELEVATION (FRONT LOADED)
- SHEET 19... TYPICAL BUILDING ELEVATION (ALLEY LOADED)
- SHEET 20... TYPICAL BUILDING ELEVATION (ALLEY LOADED)
- SHEET 21... TYPICAL BUILDING RENDERINGS
- SHEET 22... TYPICAL BUILDING ELEVATION (CLUBHOUSE)



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

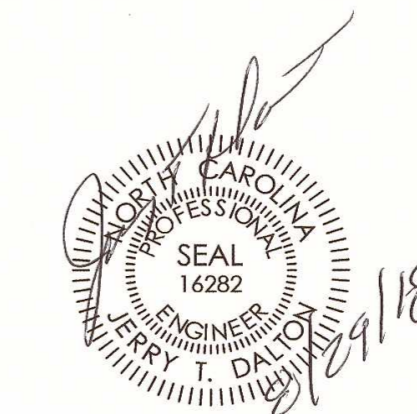
EVERLAND-LEE, L.L.C.
104 STATE AVENUE, SUITE 103
CLAYTON, NC 27520
(919) 971-5353

NOTES:

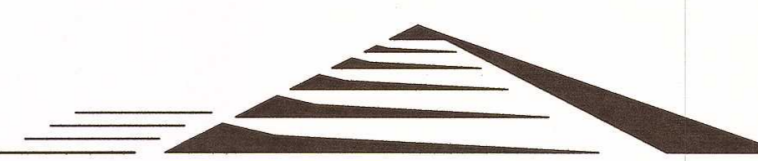
1. ALL OPEN END CROSS PIPES IN NON C.A.M.A. COUNTIES WILL BE BURIED 20% OF THEIR DIAMETER UP TO A MAXIMUM OF ONE FOOT AS THE BED CONDITIONS ALLOW.
2. HEADWALLS ARE USED ON PIPES ABOVE OR EQUAL TO 36" IN DIAMETER, USUALLY ON BOTH ENDS BUT ALWAYS ON THE INLET. FLARED END SECTIONS ARE USED ON SMALLER PIPES.
3. ALL DRAINAGE STRUCTURES INCLUDING OUTFALL DITCHES OUTSIDE OF THE PROPOSED RIGHT OF WAY ARE TO BE ENCLOSED WITHIN A PERMANENT PUBLIC DRAINAGE EASEMENT.
4. ALL SURVEY INFORMATION/DATA SHOWN, AND/OR REPRESENTED, IN THE CONSTRUCTION DRAWINGS HAS BEEN PROVIDED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT THE WORK OF DALTON ENGINEERING AND ASSOCIATES, P.A.
5. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO PROVIDE DRAWINGS TO THE VARIOUS UTILITY PROVIDERS, SUCH AS DUKE PROGRESS, CENTURYLINK, SPECTRUM, PIEDMONT GAS, ETC.

NOTES:

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



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



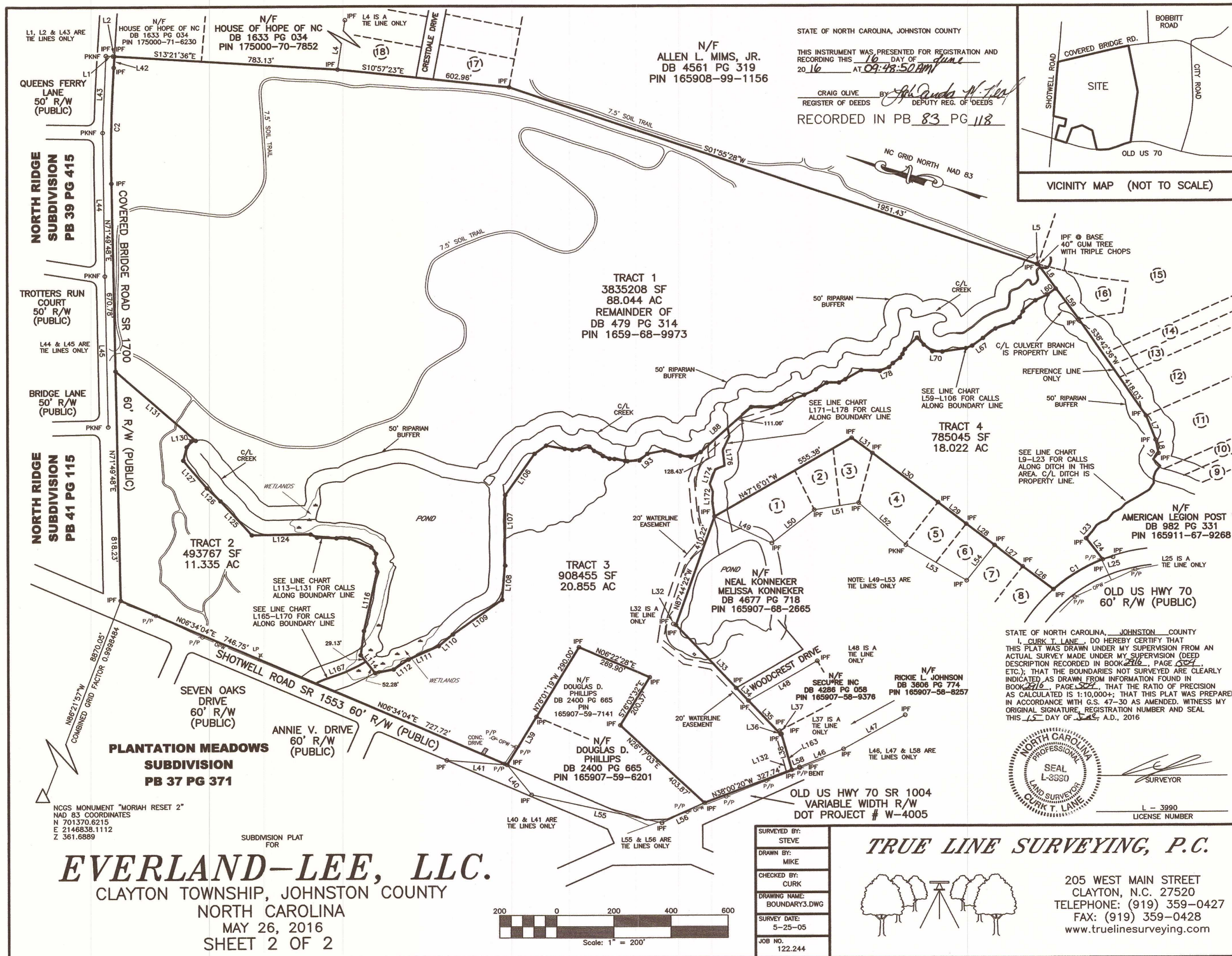
**PRELIMINARY
NOT FOR CONSTRUCTION**

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION

North Carolina One-Call
Center, Inc.
www.ncocc.org
1-800-632-4949

Job: 16048	Date: 8/29/18	Revision:	
File: 16048-Prelim_Sub4_REV	Drawn: WJB	Sheet: 1 OF 22	

C:\Users\BBI_Berndt\Documents\Projects\16048 D.E. Hester_SHA\16048-Prelim_Sub4_REV\DWG\16048-SD\2018_10-30.dwg



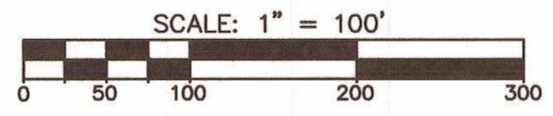
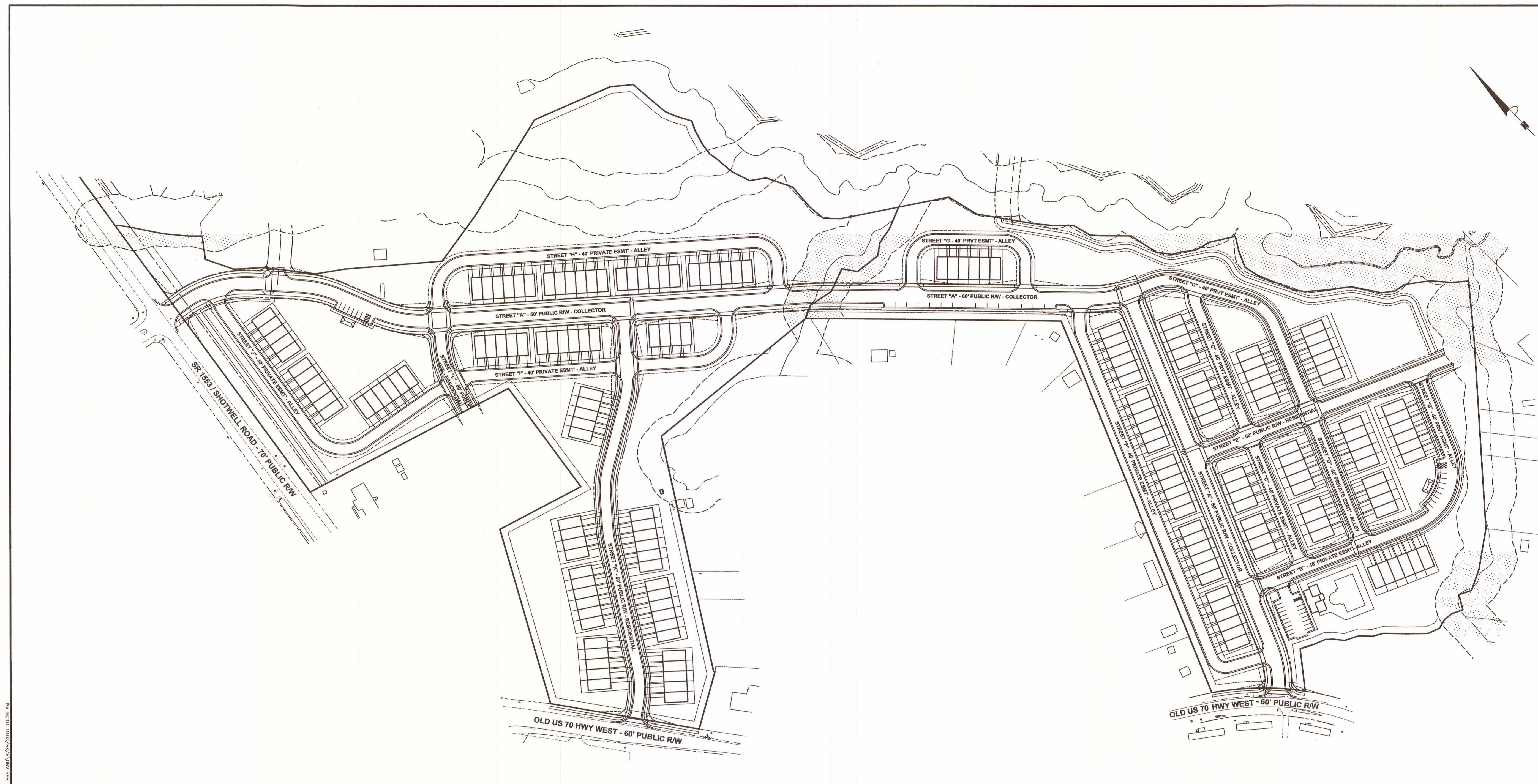
**BOUNDARY SURVEY
 FOR
 CREECH TRACT DEVELOPMENT
 TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.**

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

446 East Main Street (919) 550-4740
 P.O. Box 426 Fax (919) 550-4741
 Clayton, NC 27520

Job: 16048 Date: 8/29/18 Revision:
 File: 16048-Plan-ELVATION.DWG Drawn: WJB Sheet: 3 OF 22

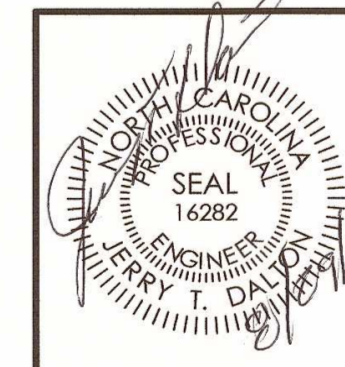
**PRELIMINARY
 NOT FOR CONSTRUCTION**



C:\Users\Bill_Beneck\Documents\Projects\16048_D.R. Noted_SPA\16048-Prelim_Spa.dwg - 8/29/18 10:38 AM

CALL BEFORE YOU DIG!
 NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION.
 North Carolina One-Call Center, Inc.
 www.ncoc.org
 1-800-632-4949

PRELIMINARY SITE PLAN
 FOR
CREECH TRACT DEVELOPMENT
 TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.



Dalton Engineering and Associates, P. A.
 446 East Main Street
 P.O. Box 426
 Clayton, NC 27520
 (919) 550-4740
 Fax (919) 550-4741

Job: 16048	Date: 8/29/18	Revision:
File: 16048-Prelim_Spa.dwg	Drawn: WJB	Sheet: 4 OF 22

PRELIMINARY
 NOT FOR CONSTRUCTION



- NOTES:**
- CONSTRUCTION DRAWINGS ARE TO BE SUBMITTED TO THE TOWN OF CLAYTON PUBLIC WORKS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
 - N.C.D.O.T. DRIVEWAY PERMIT APPROVAL IS REQUIRED FOR ROADWAY CONNECTION TO SHOTWELL ROAD AND OLD US HWY 70 WEST.
 - THE 10'X70' SIGHT TRIANGLES SHALL TAKE PRECEDENCE OVER ANY SIGN EASEMENT.
 - THE FINAL PLAT WILL ENSURE THAT ALL DRAINAGE EASEMENTS INTERSECT THE PUBLIC RIGHT-OF-WAY ALONG A LOT LINE. DRAINAGE EASEMENTS WITHIN THE INTERIOR OF THE PROJECT MAY OR MAY NOT COMPLETELY CENTER ALONG A LOT LINE.
 - ALL ACCESS TO UTILITY EASEMENTS ALONG THE OUTFALL LINE SHALL HAVE A MAXIMUM SLOPE OF 4:1 (H:V) AND A MAXIMUM CROSS SLOPE OF 4%.
 - THE APPROVAL OF A MAIL KIOSK IN THIS PRELIMINARY SITE PLAN DOES NOT EXEMPT THE KIOSK AREA FROM MEETING ALL APPLICABLE NC BUILDING CODE REGULATIONS.
 - THE CLUBHOUSE / AMENITIES AREA WILL BE APPROVED UNDER A MINOR SITE PLAN SUBMITTAL TO THE TOWN OF CLAYTON.

SITE DATA TABLE:

DEVELOPMENT NAME: CREECH TRACT DEVELOPMENT

OWNER:
 EVERLAND-LEE, L.L.C.
 104 STATE AVENUE, SUITE 103
 CLAYTON, NC 27520

PROPERTY INFORMATION:
 TOWNSHIP: TOWN OF CLAYTON
 NC PIN: 165907-69-2203 & 165907-78-1039
 ETJ: TOWN OF CLAYTON
 ZONING: PD-MU PROPOSED ZONING: R-10
 SITE ACREAGE: 38.88 A.C. (1,693,497sf)
 EXISTING USE: VACANT
 IS THE PROPERTY ANNEXED IN TO THE TOWN: YES
 NO FLOOD PLAN ON SITE: PANEL 1659
 WATERSHED PROTECTION AREA: NO
 INSIDE CITY LIMITS: YES

TOWNHOME LOT INFORMATION:
 TOTAL NUMBER OF UNITS: 189
 PROPOSED USE: TOWNHOME SUBDIVISION W/ CLUBHOUSE & POOL
 MAX. BUILDING HEIGHT: 35'
 MAX. BUILDING COVERAGE: 75%
 MAX. IMPERVIOUS SURFACE AREA: 80%
 MINIMUM LOT SIZE: 1,500 SF
 MINIMUM LOT WIDTH: 25'
 MINIMUM LOT DEPTH: 70'

TOWNHOME LOT SETBACKS:
 FRONT: 10'
 SIDE (END UNIT): 5'
 SIDE (INTERIOR UNIT): 0'
 REAR: 10'

PARKING REQUIREMENTS:

PARKING SPACES REQUIRED:	25 SPACES
(POOL AREA: 2,400 SF / 200 = 12.00)	
(CLUBHOUSE AREA: 2,000 SF / 300 = 6.667)	
(MAIL KIOSK AREA: 189 LOTS / 32 = 5.906)	
PARKING SPACES PROVIDED:	37 SPACES
HANDICAP SPACES PROVIDED:	6 SPACES

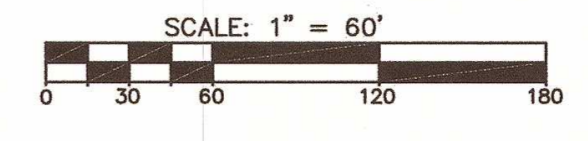
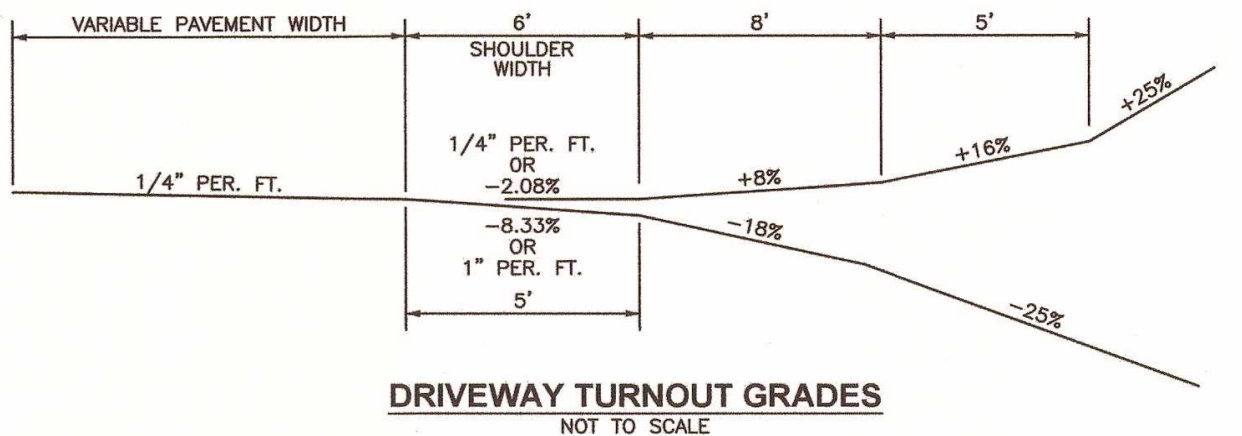
PARKING SPACES REQUIRED: 378 SPACES
 (TOWNHOME: 189 UNITS X 2 = 378)

PARKING SPACES PROVIDED: 393 SPACES

PERVIOUS SURFACE AREA: 918,554sf / 54.25%
IMPERVIOUS SURFACE AREA: 774,494sf / 45.75%
PROPOSED DENSITY: 4.86 UNITS/ACRE
LINDER FEET OF STREETS: 9,284 LF
ELECTRIC PROVIDER: TOWN OF CLAYTON
SANITARY SEWER PROVIDER: TOWN OF CLAYTON
WATER PROVIDER: TOWN OF CLAYTON
TRASH SERVICE: CURBSIDE PICKUP (NO DUMPSTER PROVIDED)

CALL BEFORE YOU DIG!
 NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION.

North Carolina One-Call Center, Inc.
 www.ncoc.org
 1-800-632-4949



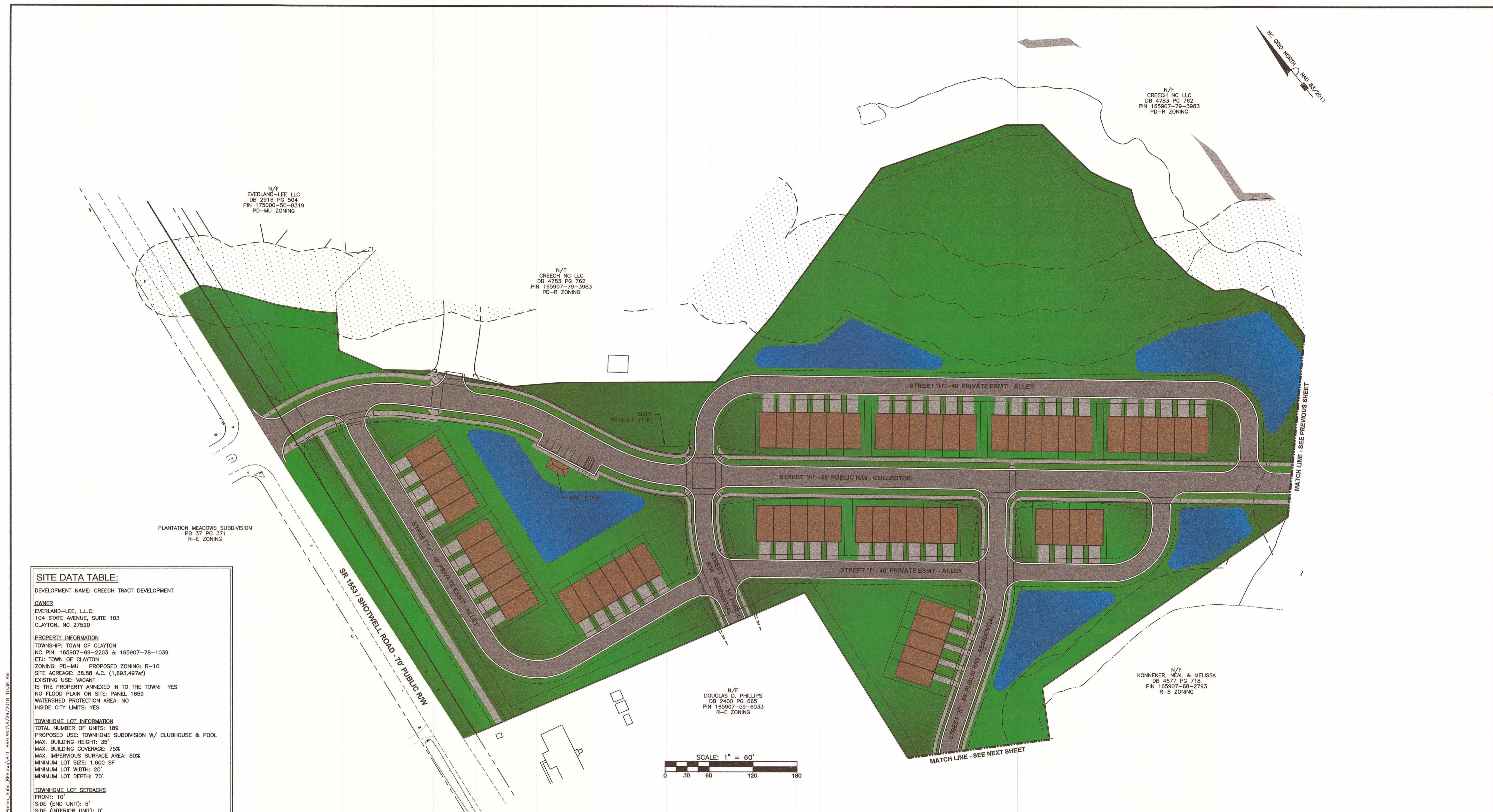
PRELIMINARY
 NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN - PHASE ONE
 FOR
CREECH TRACT DEVELOPMENT
 TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

Dalton Engineering and Associates, P. A.
 446 East Main Street
 P.O. Box 426
 Clayton, NC 27520
 (919)550-4740
 Fax (919) 550-4741

Job: 16048 **Date:** 8/29/18 **Revision:**
File: 16048-Prelim_Sub1_REV **Drawn:** WJB **Sheet:** 5 OF 22

C:\Users\jbar\Documents\Creech\16048 D.B. - Hectare SHA\16048-Prelim_Sub1_REV.dwg, 8/29/2018, 10:39 AM



SITE DATA TABLE:

DEVELOPMENT NAME: CREECH TRACT DEVELOPMENT

OWNER:
 EVERLAND-LEE, L.L.C.
 104 STATE AVENUE, SUITE 103
 CLAYTON, NC 27520

PROPERTY INFORMATION:
 TOWNSHIP: TOWN OF CLAYTON
 NC PIN: 165907-69-2203 & 165907-78-1039
 ETJ: TOWN OF CLAYTON
 ZONING: PD-MU PROPOSED ZONING: R-10
 SITE ACREAGE: 38.88 A.C. (1,693,497sf)
 EXISTING USE: VACANT
 IS THE PROPERTY ANNEXED IN TO THE TOWN: YES
 NO FLOOD PLAN ON SITE: PANEL 1659
 WATERSHED PROTECTION AREA: NO
 INSIDE CITY LIMITS: YES

TOWNHOME LOT INFORMATION:
 TOTAL NUMBER OF UNITS: 189
 PROPOSED USE: TOWNHOME SUBDIVISION W/ CLUBHOUSE & POOL
 MAX. BUILDING HEIGHT: 35'
 MAX. BUILDING COVERAGE: 75%
 MAX. IMPERVIOUS SURFACE AREA: 80%
 MINIMUM LOT SIZE: 1,600 SF
 MINIMUM LOT WIDTH: 20'
 MINIMUM LOT DEPTH: 70'

TOWNHOME LOT SETBACKS:
 FRONT: 10'
 SIDE (END UNIT): 5'
 SIDE (INTERIOR UNIT): 0'
 REAR: 10'

PARKING REQUIREMENTS:

PARKING SPACES REQUIRED:	25 SPACES
(POOL AREA: 2,400 SF / 200 = 12.00)	
(CLUBHOUSE AREA: 2,000 SF / 300 = 6.667)	
(MAIL KIOSK AREA: 189 LOTS / 32 = 5.906)	
PARKING SPACES PROVIDED:	37 SPACES
HANDICAP SPACES PROVIDED:	6 SPACES

PARKING SPACES REQUIRED: 378 SPACES
 (TOWNHOME: 189 UNITS X 2 = 378)

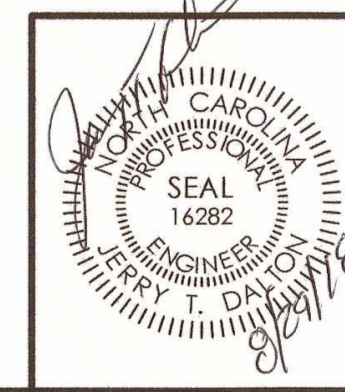
PARKING SPACES PROVIDED: 393 SPACES

PERVIOUS SURFACE AREA: 918,554sf / 54.25%
 IMPERVIOUS SURFACE AREA: 774,494sf / 45.75%
 PROPOSED DENSITY: 4.86 UNITS/ACRE
 LINER FEET OF STREETS: 9,294 LF
 ELECTRIC PROVIDER: TOWN OF CLAYTON
 SANITARY SEWER PROVIDER: TOWN OF CLAYTON
 WATER PROVIDER: TOWN OF CLAYTON
 TRASH SERVICE: CURBSIDE PICKUP (NO DUMPSTER PROVIDED)

CALL BEFORE YOU DIG!
 NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION

North Carolina One-Call Center, Inc.
 www.ncoccc.org
 1-800-632-4949

PRELIMINARY SITE PLAN - PHASE TWO
 FOR
CREECH TRACT DEVELOPMENT
 TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.



Dalton Engineering and Associates, P. A.

446 East Main Street
 P.O. Box 426
 Clayton, NC 27520

(919)550-4740
 Fax (919) 550-4741

Job: 16048	Date: 8/29/18	Revision:
File: 16048-Phdm_Subd_RDV	Drawn: WJB	Sheet: 6 OF 22

PRELIMINARY
 NOT FOR CONSTRUCTION

C:\Users\Bill_Brinnard\Documents\Creech\16048_D.P. Phdm_Subd_RDV\16048-Phdm_Subd_RDV.dwg, 10/29/18, 10:39 AM

SITE DATA TABLE:

DEVELOPMENT NAME: CREECH TRACT DEVELOPMENT

OWNER:
 EVERLAND-LEE, L.L.C.
 104 STATE AVENUE, SUITE 103
 CLAYTON, NC 27520

PROPERTY INFORMATION:
 TOWNSHIP: TOWN OF CLAYTON
 NC PIN: 165907-69-2203 & 165907-78-1039
 ETJ: TOWN OF CLAYTON
 ZONING: PD-MU PROPOSED ZONING: R-10
 SITE ACREAGE: 38.88 A.C. (1,693,497sf)
 EXISTING USE: VACANT
 IS THE PROPERTY ANNEXED IN TO THE TOWN: YES
 NO FLOOD PLAN ON SITE: PANEL 1659
 WATERSHED PROTECTION AREA: NO
 INSIDE CITY LIMITS: YES

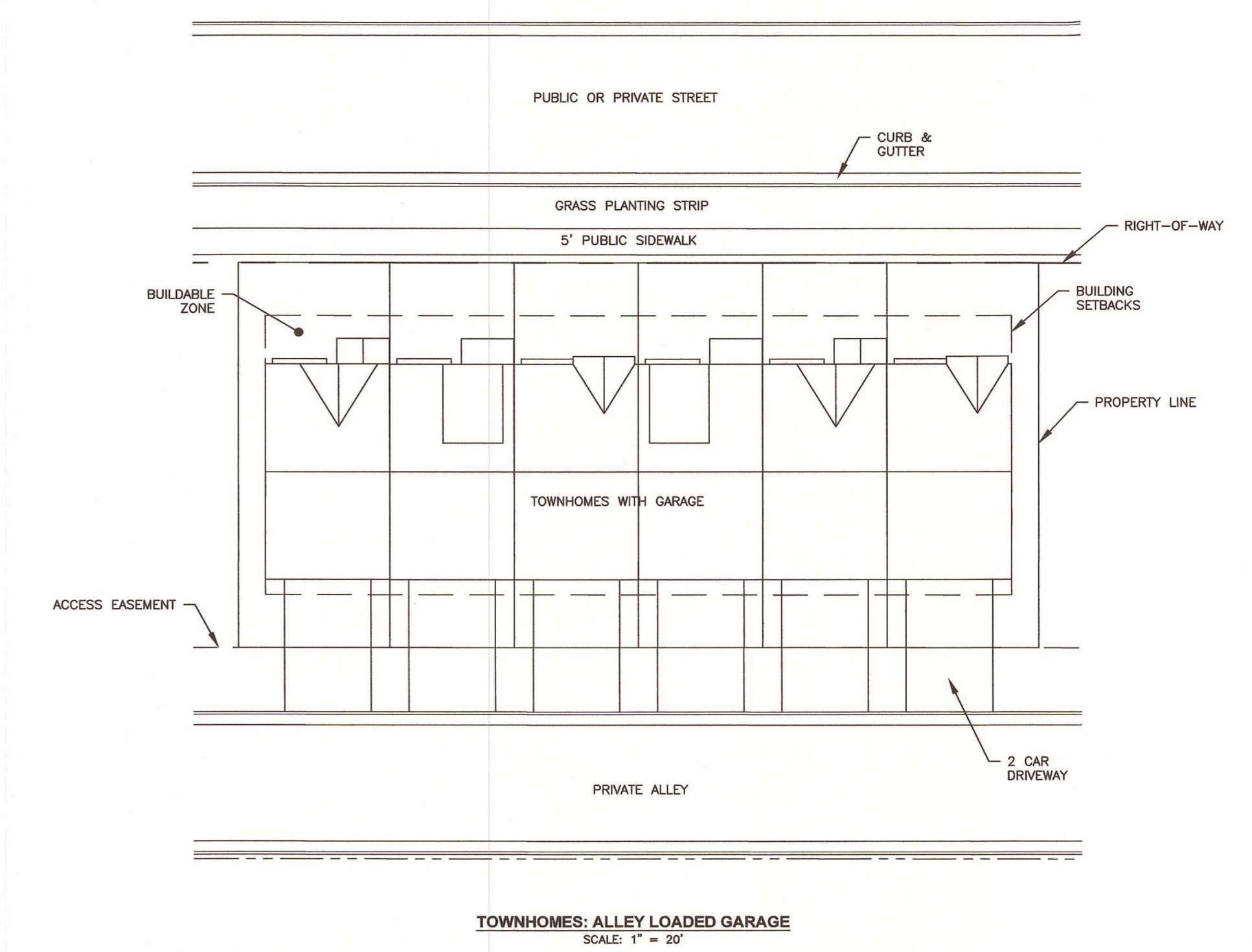
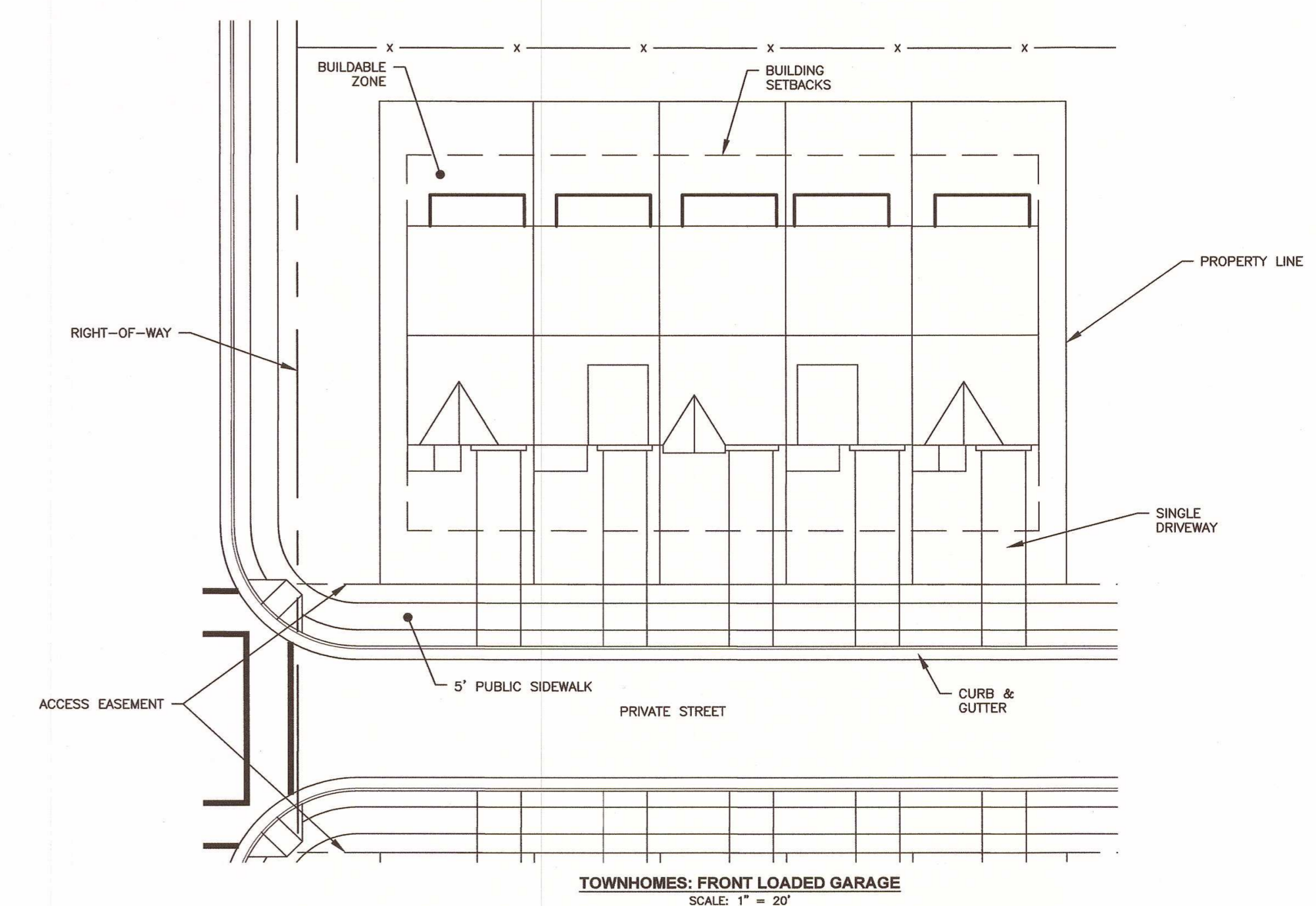
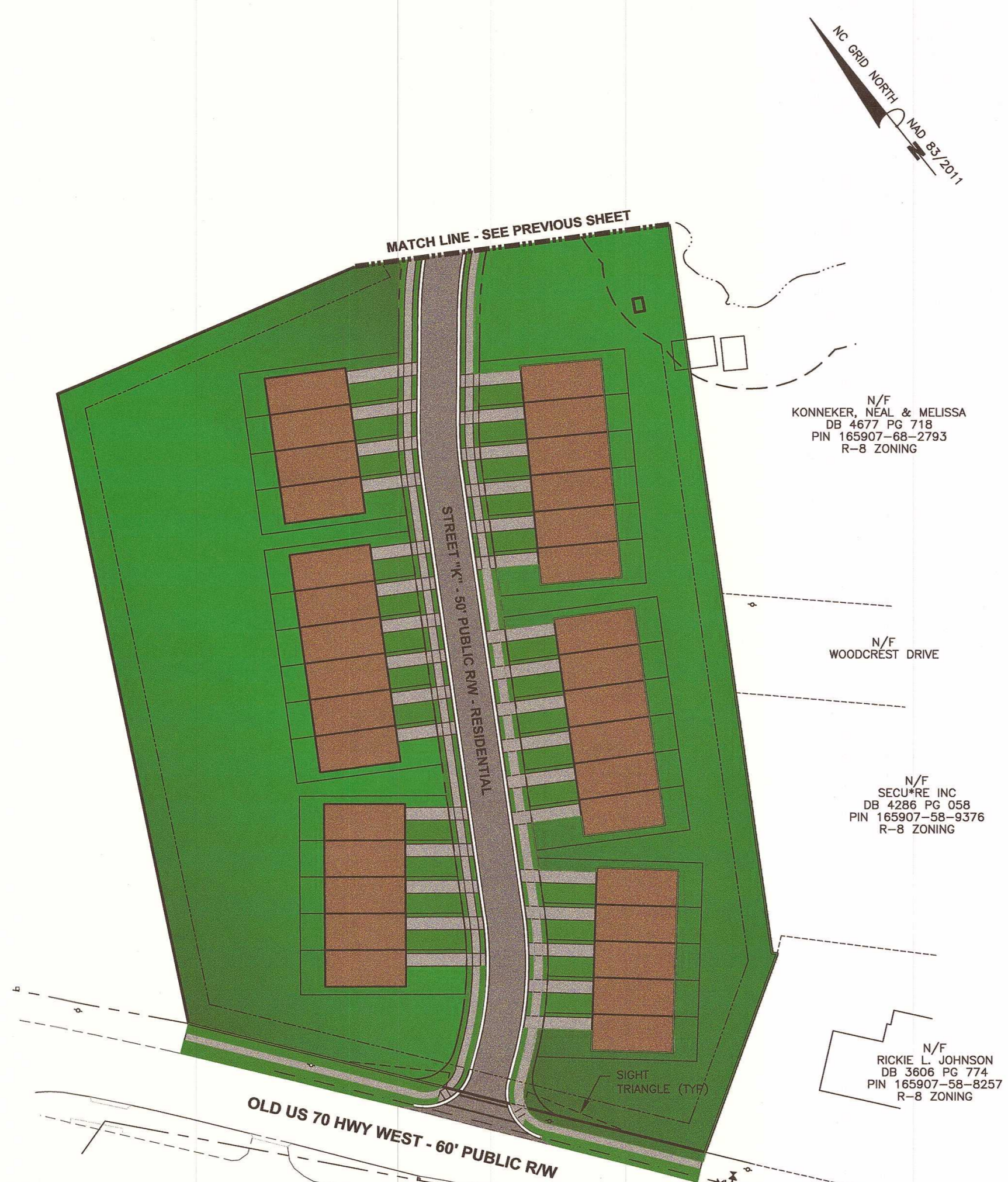
TOWNHOME LOT INFORMATION:
 TOTAL NUMBER OF UNITS: 189
 PROPOSED USE: TOWNHOME SUBDIVISION W/ CLUBHOUSE & POOL
 MAX. BUILDING HEIGHT: 35'
 MAX. BUILDING COVERAGE: 75%
 MAX. IMPERVIOUS SURFACE AREA: 80%
 MINIMUM LOT SIZE: 1,500 SF
 MINIMUM LOT WIDTH: 20'
 MINIMUM LOT DEPTH: 70'

TOWNHOME LOT SETBACKS:
 FRONT: 10'
 SIDE (END UNIT): 5'
 SIDE (INTERIOR UNIT): 0'
 REAR: 10'

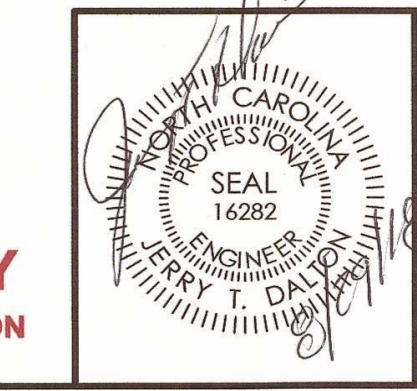
PARKING REQUIREMENTS:

PARKING SPACES REQUIRED:	25 SPACES
(POOL AREA: 2,400 SF / 200 = 12.00)	
(CLUBHOUSE AREA: 2,000 SF / 300 = 6.667)	
(MAIL KIOSK AREA: 189 LOTS / 32 = 5.906)	
PARKING SPACES PROVIDED:	37 SPACES
HANDICAP SPACES PROVIDED:	6 SPACES
PARKING SPACES REQUIRED:	378 SPACES
(TOWNHOME: 189 UNITS X 2 = 378)	
PARKING SPACES PROVIDED:	393 SPACES

PERVIOUS SURFACE AREA: 918,554sf / 54.25%
IMPERVIOUS SURFACE AREA: 774,494sf / 45.75%
PROPOSED DENSITY: 4.86 UNITS/ACRE
 LINER FEET OF STREETS: 9,294 LF
 ELECTRIC PROVIDER: TOWN OF CLAYTON
 SANITARY SEWER PROVIDER: TOWN OF CLAYTON
 WATER PROVIDER: TOWN OF CLAYTON
 TRASH SERVICE: CURBSIDE PICKUP (NO DUMPSTER PROVIDED)



PRELIMINARY SITE PLAN - PHASE TWO
 FOR
CREECH TRACT DEVELOPMENT
 TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.



Dalton Engineering and Associates, P. A.

446 East Main Street
 P.O. Box 426
 Clayton, NC 27520

(919)550-4740
 Fax (919) 550-4741

Job: 16048	Date: 8/29/18	Revision:
File: 16048-Prelim_Subst_REV	Drawn: WJB	Sheet: 7 OF 22

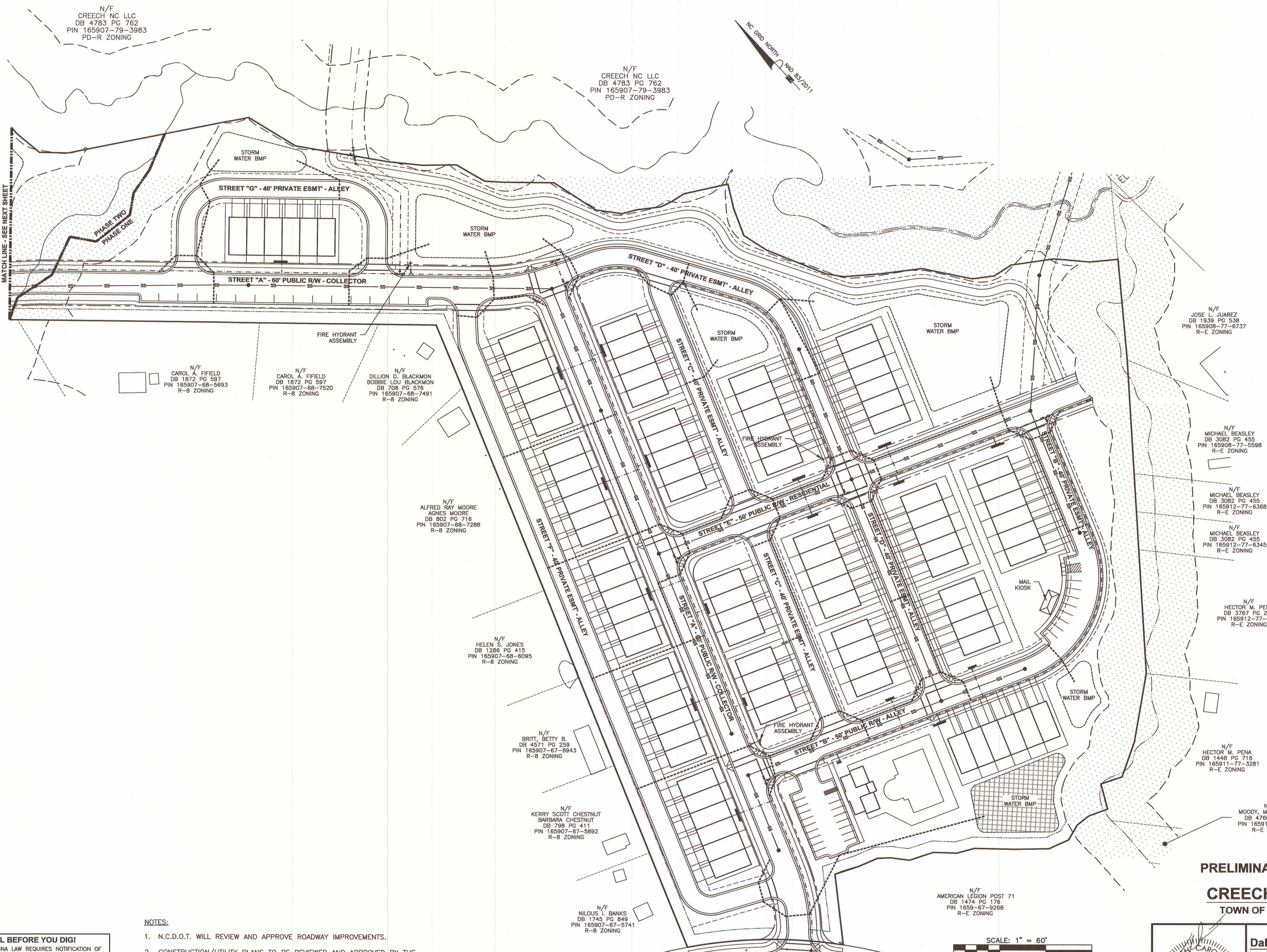
PRELIMINARY
 NOT FOR CONSTRUCTION

CALL BEFORE YOU DIG!

NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION.

North Carolina One-Call Center, Inc.
 www.ncoccc.org
 1-800-632-4949

C:\Users\Bill_Barnes\Documents\Projects\16048 - D.E. Hester_Site\16048-Phase-Subst_SitePlan.dwg, 8/29/2018, 10:39 AM

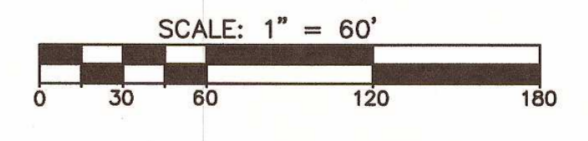


PRELIMINARY UTILITY PLAN - PHASE ONE
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

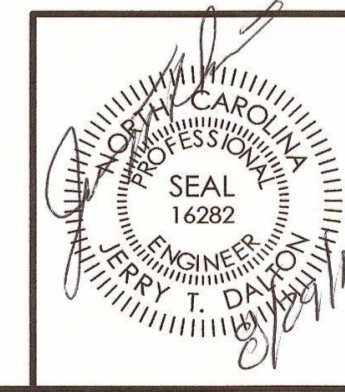
- NOTES:**
1. N.C.D.O.T. WILL REVIEW AND APPROVE ROADWAY IMPROVEMENTS.
 2. CONSTRUCTION/UTILITY PLANS TO BE REVIEWED AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
 3. INFRASTRUCTURE RELATED CONSTRUCTION WILL BE REVIEWED BY THE ENGINEERING DIVISION OF PUBLIC WORKS.
 4. STRUCTURE RELATED DRAWINGS WILL BE PERMITTED, REVIEWED AND INSPECTED IN ACCORDANCE WITH NORTH CAROLINA BUILDING CODE BY THE TOWN OF CLAYTON BUILDING INSPECTIONS.

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION.

North Carolina One-Call Center, Inc.
www.ncoccc.org
1-800-632-4949

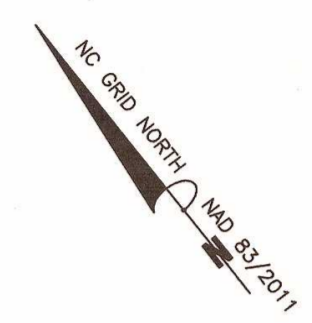


PRELIMINARY
NOT FOR CONSTRUCTION



Dalton Engineering and Associates, P. A.		
446 East Main Street P.O. Box 426 Clayton, NC 27520		(919)550-4740 Fax (919) 550-4741
Job: 16048	Date: 8/29/18	Revision:
File: 16048-Plan1a_Sub1a_REV	Drawn: WJB	Sheet: 8 OF 22

C:\Users\Bill_Brown\Documents\Projects\16048 - D.R. Horton - SPA - Update - main - Sub1a - REV.dwg, Bill_Brown, 8/29/2018, 10:40 AM



N/F
CREECH NC LLC
DB 4783 PG 782
PIN 165907-79-3983
PD-R ZONING

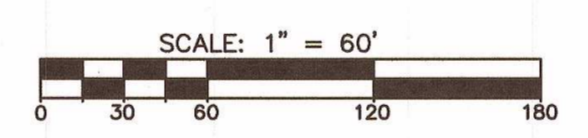
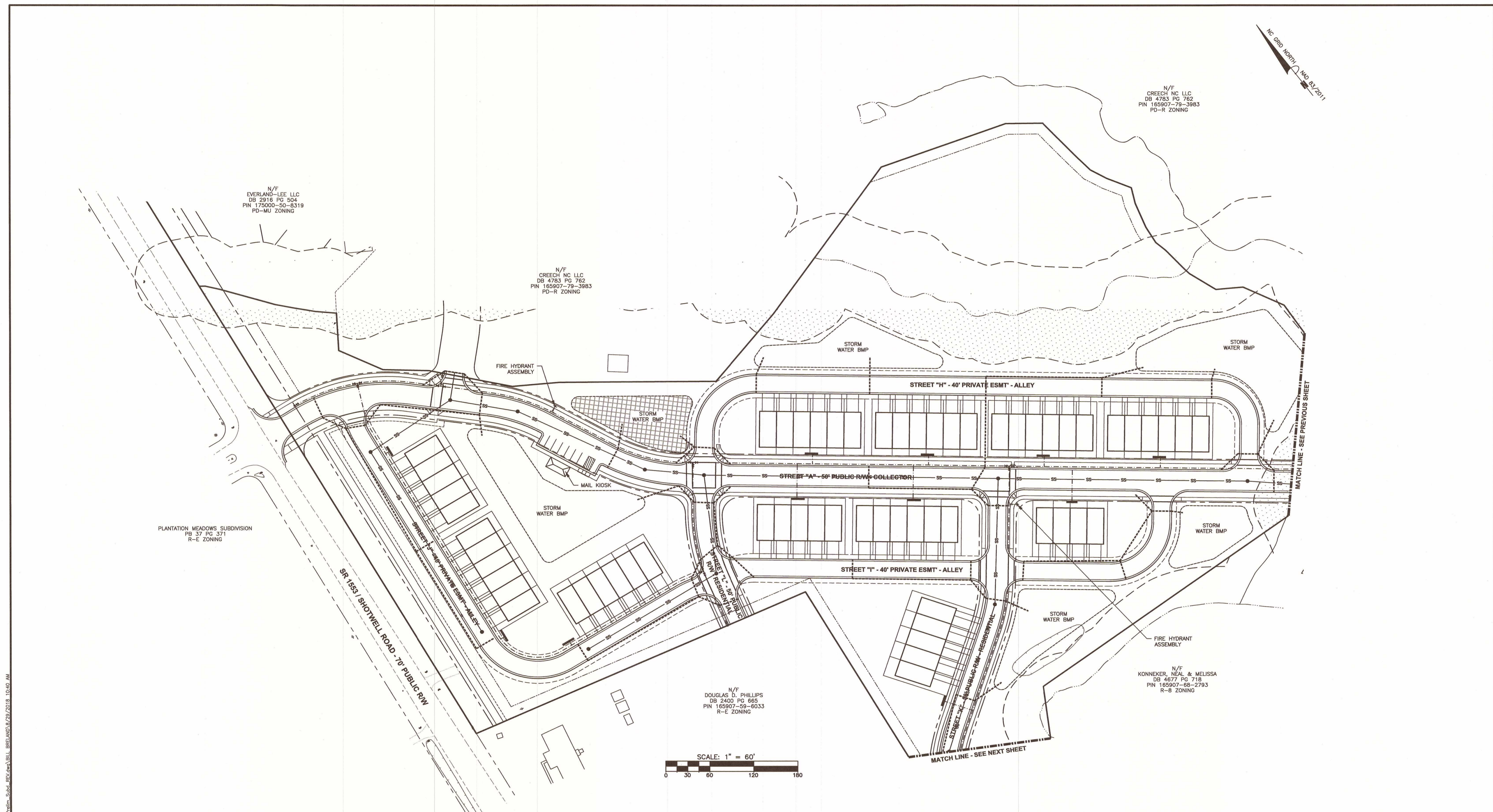
N/F
EVERLAND-LEE LLC
DB 2916 PG 504
PIN 175000-50-8319
PD-MU ZONING

N/F
CREECH NC LLC
DB 4783 PG 782
PIN 165907-79-3983
PD-R ZONING

PLANTATION MEADOWS SUBDIVISION
PB 37 PG 371
R-E ZONING

N/F
DOUGLAS D. PHILLIPS
DB 2400 PG 665
PIN 165907-59-6033
R-E ZONING

N/F
KONNEKER, NEAL & MELISSA
DB 4677 PG 718
PIN 165907-68-2793
R-B ZONING



C:\Users\Bill_Beneck\Documents\Projects\16048_D.R. Horton_SSA\16048-Phase2-Subd_REV\Drawings\16048-10-00.dwg

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION.



North Carolina One-Call Center, Inc.
www.ncocc.org
1-800-632-4949

- NOTES:**
1. N.C.D.O.T. WILL REVIEW AND APPROVE ROADWAY IMPROVEMENTS.
 2. CONSTRUCTION/UTILITY PLANS TO BE REVIEWED AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
 3. INFRASTRUCTURE RELATED CONSTRUCTION WILL BE REVIEWED BY THE ENGINEERING DIVISION OF PUBLIC WORKS.
 4. STRUCTURE RELATED DRAWINGS WILL BE PERMITTED, REVIEWED AND INSPECTED IN ACCORDANCE WITH NORTH CAROLINA BUILDING CODE BY THE TOWN OF CLAYTON BUILDING INSPECTIONS.

PRELIMINARY
NOT FOR CONSTRUCTION



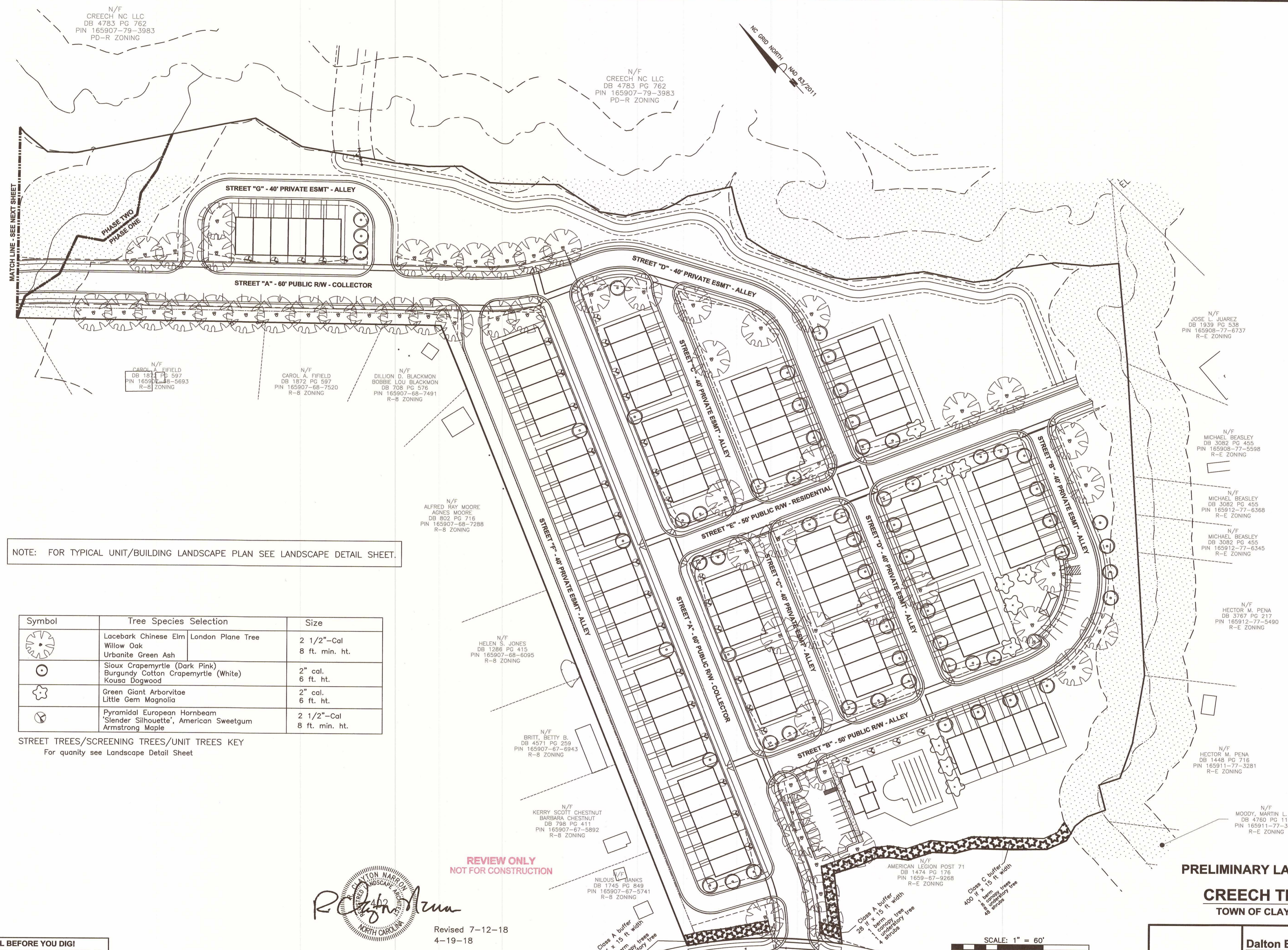
PRELIMINARY UTILITY PLAN - PHASE TWO
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

Dalton Engineering and Associates, P. A.

446 East Main Street
P.O. Box 426
Clayton, NC 27520

(919)550-4740
Fax (919) 550-4741

Job: 16048	Date: 8/29/18	Revision:
File: 16048-Prelim_Subd_REV	Drawn: WJB	Sheet: 9 OF 22



NOTE: FOR TYPICAL UNIT/BUILDING LANDSCAPE PLAN SEE LANDSCAPE DETAIL SHEET.

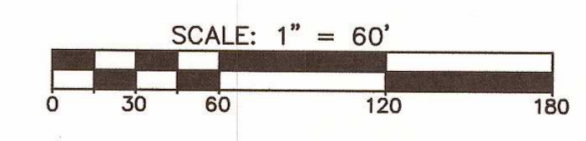
Symbol	Tree Species Selection	Size
	Lacebark Chinese Elm	2 1/2"-Cal
	Willow Oak	8 ft. min. ht.
	Urbanite Green Ash	8 ft. min. ht.
	Sioux Crapemyrtle (Dark Pink)	2" cal.
	Burgundy Cotton Crapemyrtle (White)	6 ft. ht.
	Kousa Dogwood	6 ft. ht.
	Green Giant Arborvitae	2" cal.
	Little Gem Magnolia	6 ft. ht.
	Pyramidal European Hornbeam	2 1/2"-Cal
	Slender Silhouette, American Sweetgum	8 ft. min. ht.
	Armstrong Maple	8 ft. min. ht.

STREET TREES/SCREENING TREES/UNIT TREES KEY
For quantity see Landscape Detail Sheet

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION
North Carolina One-Call Center, Inc.
www.ncoc.org
1-800-632-4949

Clayton Naron, Landscape Architect
312 South Fourth St., Smithfield, NC 27577
Tele: 919-464-9329
Revised 7-12-18
4-19-18

REVIEW ONLY
NOT FOR CONSTRUCTION



PRELIMINARY LANDSCAPE PLAN - PHASE ONE
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

Dalton Engineering and Associates, P. A.
446 East Main Street
P.O. Box 426
Clayton, NC 27520
(919)550-4740
Fax (919) 550-4741

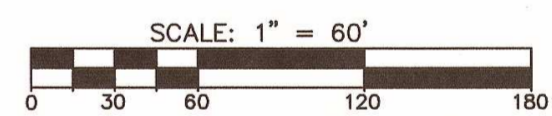
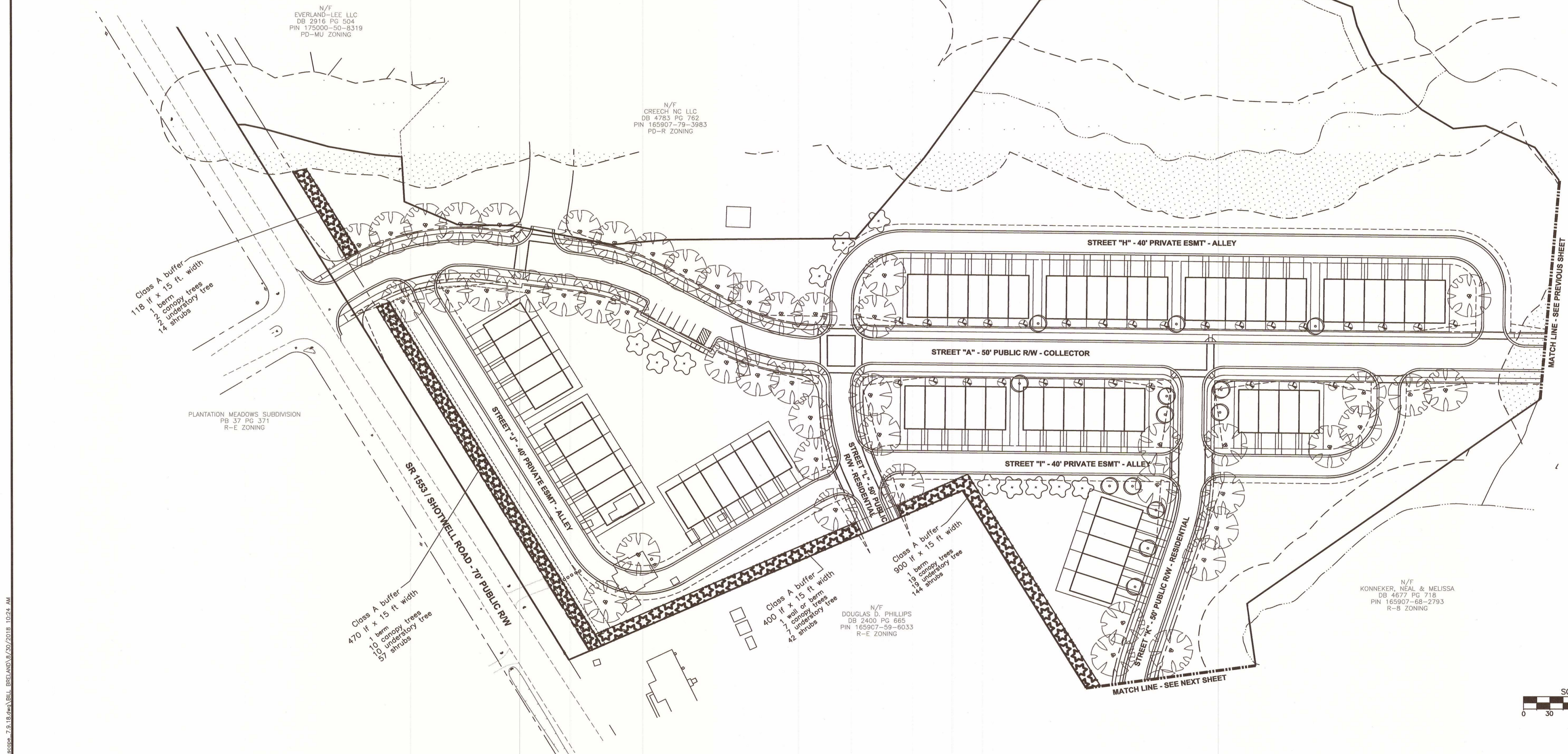
Job: 16048	Date: 8/29/18	Revision:
File: 16048_Leopn_7.8.18	Drawn: WJB	Sheet: 11 OF 22

C:\Users\WJB\Desktop\Documents\Projects\Creech Tract\16048 - Creech Tract\16048 - Creech Tract.dwg 8/29/2018 10:28 AM



Symbol	Tree Species Selection	Size
	Lacebark Chinese Elm Willow Oak Urbanite Green Ash	2 1/2"-Cal 8 ft. min. ht.
	Sioux Crapemyrtle (Dark Pink) Burgundy Cotton Crapemyrtle (White) Kousa Dogwood	2" cal. 6 ft. ht.
	Green Giant Arborvitae Little Gem Magnolia	2" cal. 6 ft. ht.
	Pyramidal European Hornbeam Slender Silhouette, American Sweetgum Armstrong Maple	2 1/2"-Cal 8 ft. min. ht.

STREET TREES/SCREENING TREES/UNIT TREES KEY
For quantity see Landscape Detail Sheet



NOTE: FOR TYPICAL UNIT/BUILDING LANDSCAPE PLAN SEE LANDSCAPE DETAIL SHEET.

REVIEW ONLY
NOT FOR CONSTRUCTION

PRELIMINARY LANDSCAPE PLAN - PHASE TWO
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.



Revised 7-12-18
4-19-18

Clayton Narron, Landscape Architect
312 South Fourth St., Smithfield, NC 27577
Tele: 919-464-9329

Dalton Engineering and Associates, P. A.

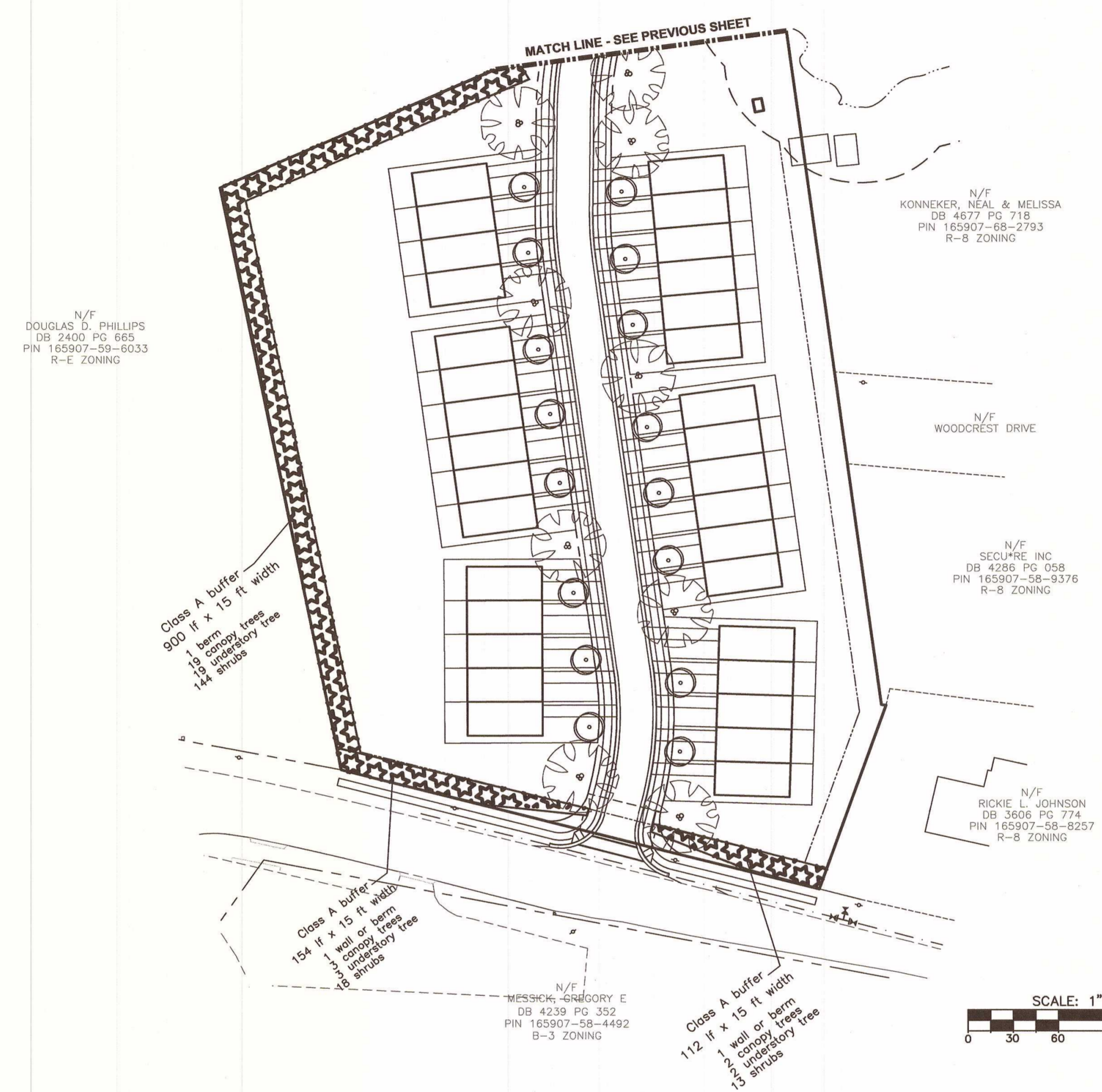
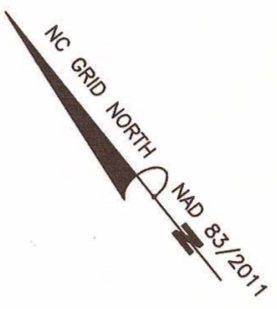
446 East Main Street (919)550-4740
P.O. Box 426 Fax (919) 550-4741
Clayton, NC 27520

Job: 16048	Date: 8/29/18	Revision:
File: 16048_Landscape_7.0.18	Drawn: WJB	Sheet: 12 OF 22

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION

North Carolina One-Call Center, Inc.
www.ncocc.org
1-800-632-4949

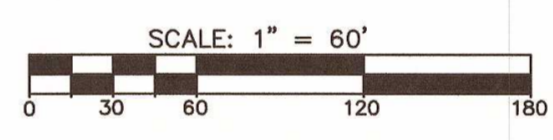
C:\Users\JBI... \Documents\Projects\16048... \16048_Lscape_7.0.18.dwg, 7/21/2018, 10:24 AM



NOTE: FOR TYPICAL UNIT/BUILDING LANDSCAPE PLAN SEE LANDSCAPE DETAIL SHEET.

Symbol	Tree Species Selection	Size
	Lacebark Chinese Elm	2 1/2"-Cal
	Willow Oak	8 ft. min. ht.
	Urbanite Green Ash	
	Sioux Crapemyrtle (Dark Pink)	2" cal.
	Burgundy Cotton Crapemyrtle (White)	6 ft. ht.
	Kousa Dogwood	
	Green Giant Arborvitae	2" cal.
	Little Gem Magnolia	6 ft. ht.
	Pyramidal European Hornbeam	2 1/2"-Cal
	'Slender Silhouette', American Sweetgum	8 ft. min. ht.
	Armstrong Maple	

STREET TREES/SCREENING TREES/UNIT TREES KEY
For quantity see Landscape Detail Sheet



C:\Users\BUI\Desktop\Documents\Projects\16048_16048_16048_Site\16048_Landscape_2.0.18.dwg (16048_16048_16048_Site\16048_Landscape_2.0.18.dwg) 10/23/18

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION.

North Carolina One-Call Center, Inc.
www.ncocc.org
1-800-632-4949

REVIEW ONLY
NOT FOR CONSTRUCTION

Clayton Narron, Landscape Architect
312 South Fourth St., Smithfield, NC 27577
Tele: 919-464-9329

Revised 7-12-18
4-19-18

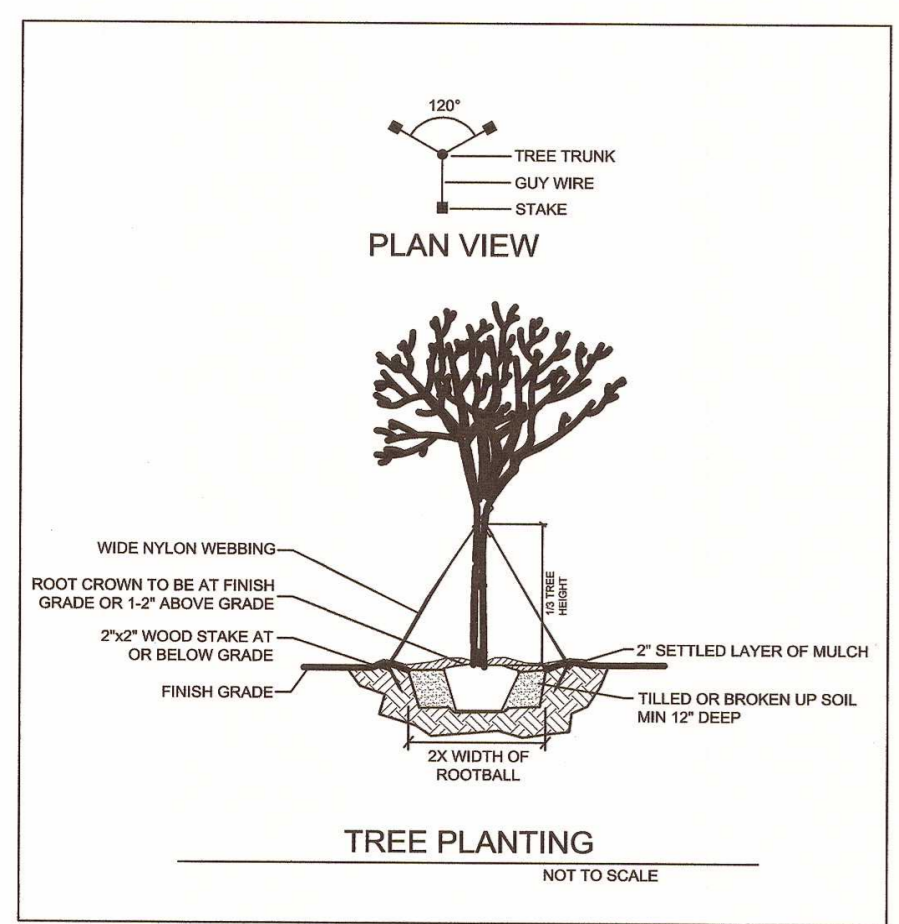
PRELIMINARY LANDSCAPE PLAN - PHASE TWO
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

Dalton Engineering and Associates, P. A.

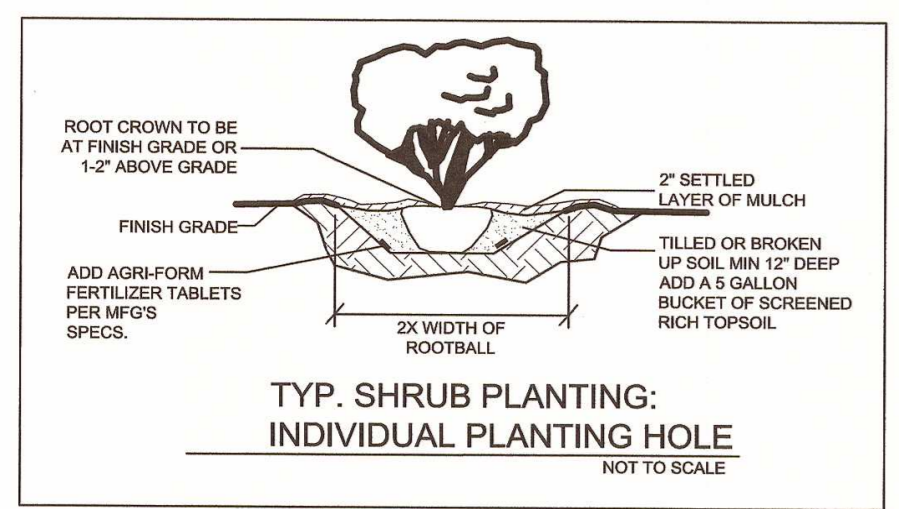
446 East Main Street
P.O. Box 426
Clayton, NC 27520

(919)550-4740
Fax (919) 550-4741

Job: 16048	Date: 8/29/18	Revision:
File: 16048_Landscape_7.0.18	Drawn: WJB	Sheet: 13 OF 22



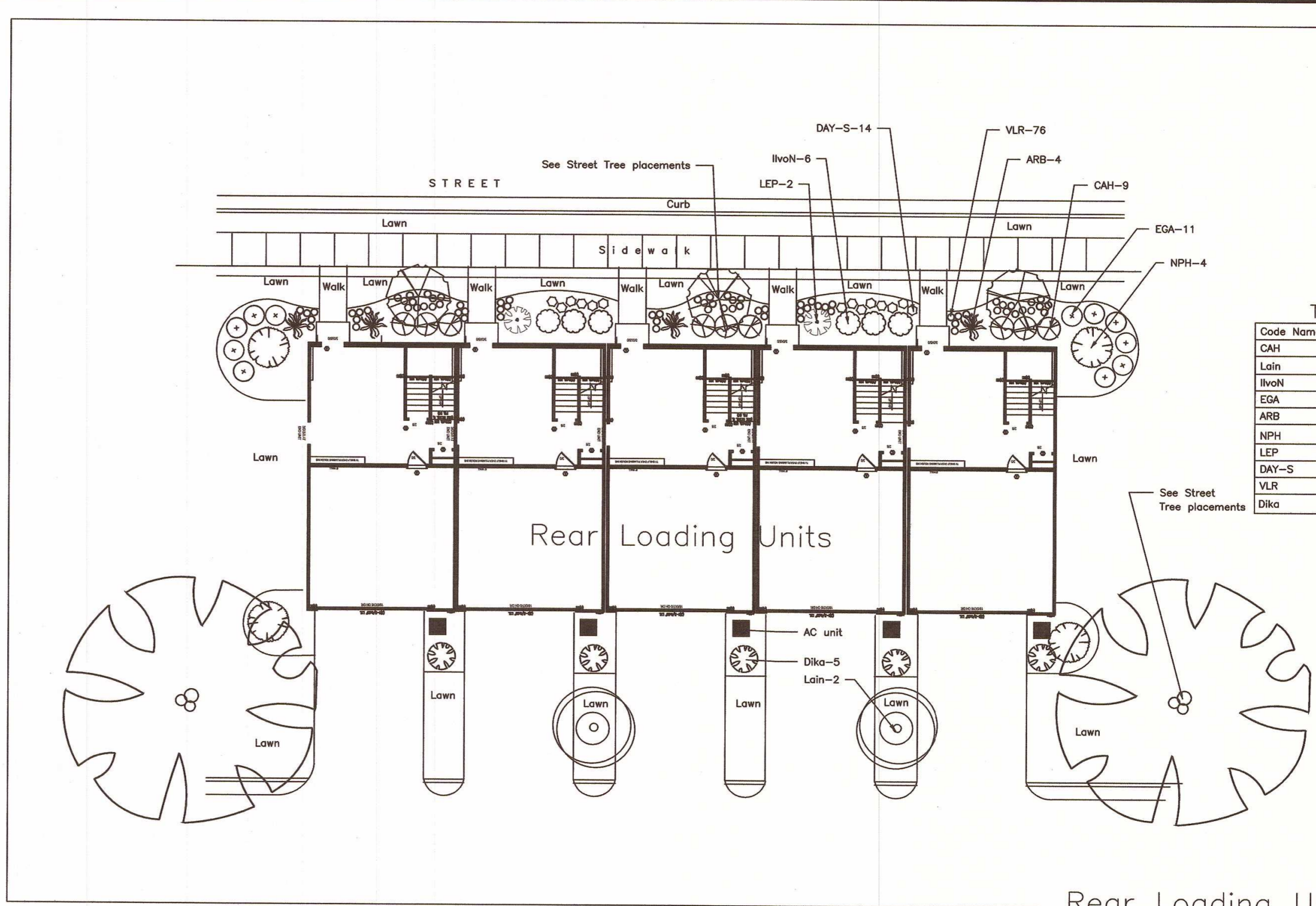
LAWN PREPARATION AND SEEDING NOTES:
 A. Before fertilizing and seeding, the topsoil surfaces shall be trimmed and worked to true line from unsightly variation, bumps, ridges and depressions and all detrimental material, roots and stones larger than 3-inches in any diameter shall be removed from the soil.
 B. Not earlier than 24 hours before seed is to be sown, the soil surface to be seeded shall be thoroughly cultivated to a depth of not less than 4-inches with a weighted disc, tiller, pulvimer or other equipment, until the surface is smooth and in an acceptable condition.
 C. If the prepared surface becomes eroded as a result of rain or for any other reason, or becomes crusted before the seed is sown, the surface shall again be placed in a condition suitable for seeding.
 D. Ground preparation operations shall be performed only when the ground is in a tillable and workable condition.
 E. All seeded areas shall be uniformly mulched in a continuous blanket immediately after seeding. The mulch shall be applied evenly so as to permit sunlight to penetrate and the air to circulate and at the same time shade the ground, reduce erosion and conserve soil moisture. Approximately 45 percent of the ground shall be visible through the mulch blanket.
 F. The Contractor shall be responsible for maintaining the proper moisture content of the soil to insure adequate plant growth until a satisfactory stand is obtained. If necessary, watering shall be performed to maintain adequate water content in the soil.
 G. Seeding rate: Drought resistant Fescue seed, 5 lbs/1000sf, 10 lbs. (5-10-15) plus 3% iron fertilizer/1000sf, 45 lbs. limestone/1000sf.



LANDSCAPE SUMMARY

SITE DATA:
 PROPOSED USE: TOWN HOMES
 TOTAL LOT ACREAGE: 20.86 AC 908,662 SF
 ZONING DISTRICT: R 10

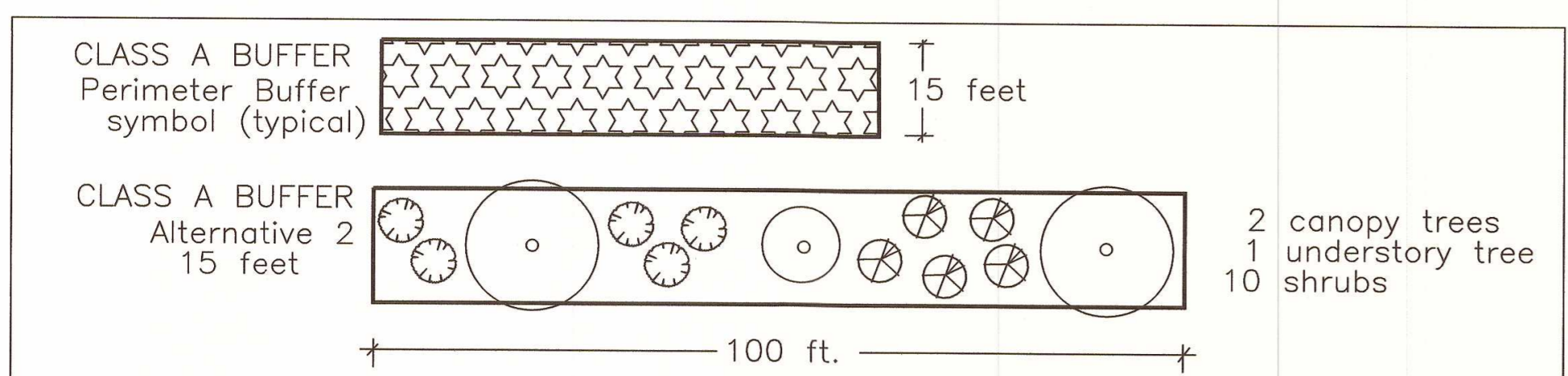
LANDSCAPE DATA:
 % OF SITE LANDSCAPED: 181,732 SF
 % REQ. = 20%
 20% LANDSCAPED AREA:
 CANOPY TREE REQ. AND PROVIDED: 1/1000 SF = 182 REQ/PROVIDED
 UNDERSTORY TREE REQ. AND PROVIDED: 1/1000 SF = 182 REQ/PROVIDED
 SHRUBS REQ. AND PROVIDED: 2/1000 SF = 364 REQ/PROVIDED



Typical Planting Schedule: Rear Loading Bldg.

Code Name	Quantity	Common Name	Scientific Name	Planting Size
OAH	9	Coriaria Holly	Ilex cornuta 'Coriaria'	3-Gal 15-18" spd.
Lohn	2	Crape myrtle 'Tuscarora'	Lagerstroemia indica 'Tuscarora'	7 spd. 5 ft. ht.
IvoN	6	Dwarf yaupon	Ilex vomitoria 'Nana'	3-Gal 15-18" spd.
EGA	11	Kaleidescope Abelia	Abelia x 'Kaleidescope'	3-Gal 15-18" spd.
ARB	4	Globe Arborvitae	Thuja occidentalis hybrid	3-Gal 15-18" spd.
NPH	4	Oak leaf Red Holly	Ilex x 'Oakleaf'	10-gallon 4 ft. ht.
LEP	2	Pink Loretatum	Loropetalum chinenses, 'Purple Diamond'	3-Gal 15-18" spd.
DAY-S	14	Stella de Oro Daylily	Hemerocallis, 'Stella de Oro'	1-Gal
VLR	76	Variegated Liriope	Liriope muscari 'Variegata'	1-Gal
Dka	5	Blue cascade Dietylum	Dietylum x 'Blue cascade'	3-Gal 15-18" spd.

GENERAL PLANTING NOTES:
 1. Mulch all new plant beds with 3" clean pine straw mulch.
 2. Warranty plantings for 1 year period following completion.
 3. Prepare plant beds by removing grass, add 5" of 90% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc...
 4. See site plan for actual number of units per building and street tree locations.
 5. Plant quantities shall be checked for accuracy by the Landscape Contractor prior to construction.
 6. New lawn to be drought resistant fescue seed.



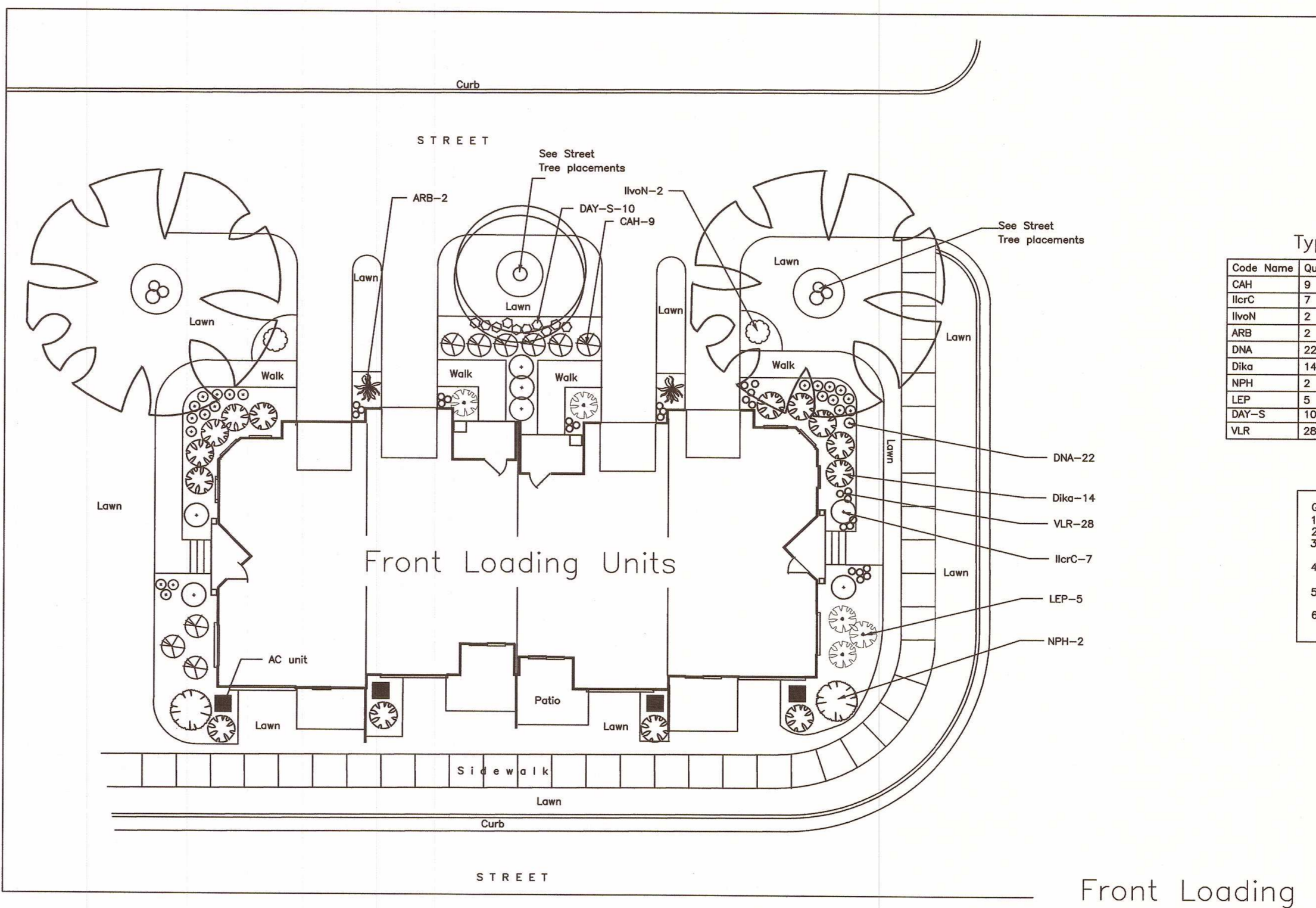
CLASS A BUFFER PLANT SELECTION

Plant type	Qty.	Plant Selection	Size
Canopy tree Plant no more than 25 of one species	54	Lacebark Chinese Elm London Plane Tree Willow Oak Urbanite Green Ash	2 1/2"-Cal 8 ft. min. ht.
Understory Tree Plant no more than 25 of one species	27	Sioux Crapemyrtle (Dark Pink) Nellie Stevens Holly, Little Gem Magnolia Kousa Dogwood	2"-Cal. 6 ft. min. ht.
Shrub Plant in groups of 3, 5 or 7	269	Abelia, Sea Green Juniper, Miscanthus, Wavy leaf privet Dwarf Burford Holly, Zhuzhou Fuchsia Loropetalum Viburnum tinus 'Compactum', Bridal Wreath Spirea	24" min. ht.

Class A Buffer Berm Requirements

Symbol	Qty.	Tree Species Selection	Size
(Symbol)	114	Lacebark Chinese Elm London Plane Tree Willow Oak Urbanite Green Ash	2 1/2"-Cal 8 ft. min. ht.
(Symbol)	92	Sioux Crapemyrtle (Dark Pink) Burgundy Cotton Crapemyrtle (White) Kousa Dogwood	2" cal. 6 ft. ht.
(Symbol)	21	Green Giant Arborvitae Little Gem Magnolia	2" cal. 6 ft. ht.
(Symbol)	65	Pyramidal European Hornbeam 'Slender Silhouette', American Sweetgum Armstrong Maple	2 1/2"-Cal 8 ft. min. ht.

STREET TREES/SCREENING TREES/UNIT TREES KEY



Typical Planting Schedule: Front Loading Bldg.

Code Name	Quantity	Common Name	Scientific Name	Planting Size
OAH	9	Coriaria Holly	Ilex cornuta 'Coriaria'	3-Gal 15-18" spd.
IvoC	7	Dwarf Japanese holly	Ilex crenata 'Compacta'	3-Gal 15-18" spd.
IvoN	2	Dwarf yaupon	Ilex vomitoria 'Nana'	3-Gal 15-18" spd.
ARB	2	Globe Arborvitae	Thuja occidentalis hybrid	3-Gal 15-18" spd.
DNA	22	Harbour Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	3-Gal 12-15" spd.
Dka	14	Blue Cascade Dietylum	Dietylum x 'Blue Cascade'	3-Gal 15-18" spd.
NPH	2	Oak leaf Red Holly	Ilex x 'Oak leaf'	10-gallon 4 ft. ht.
LEP	5	Pink Loretatum	Loropetalum chinenses, 'Purple Diamond'	3-Gal 15-18" spd.
DAY-S	10	Stella de Oro Daylily	Hemerocallis, 'Stella de Oro'	1-Gal
VLR	28	Variegated Liriope	Liriope muscari 'Variegata'	1-Gal

GENERAL PLANTING NOTES:
 1. Mulch all new plant beds with 2" Brown Designer hardwood mulch.
 2. Warranty plantings for 1 year period following completion.
 3. Prepare plant beds by removing grass, add 5" of 90% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc...
 4. See site plan for actual number of units per building and street tree locations.
 5. Plant quantities shall be checked for accuracy by the Landscape Contractor prior to construction.
 6. New lawn to be drought resistant fescue seed.

Front Loading Units: Typical Landscape Plantings

CALL BEFORE YOU DIG!
 NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION
North Carolina One-Call Center, Inc.
 www.ncoc.org
 1-800-632-4349

REVIEW ONLY
 NOT FOR CONSTRUCTION

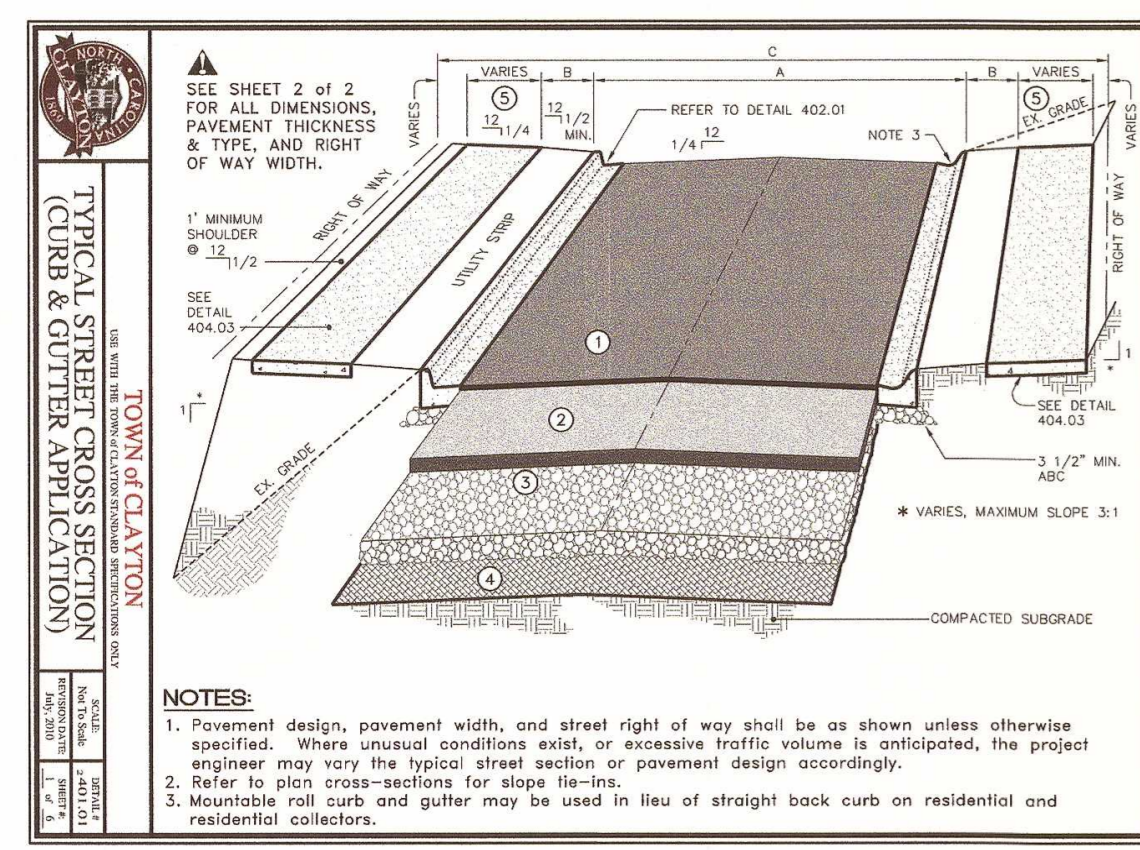
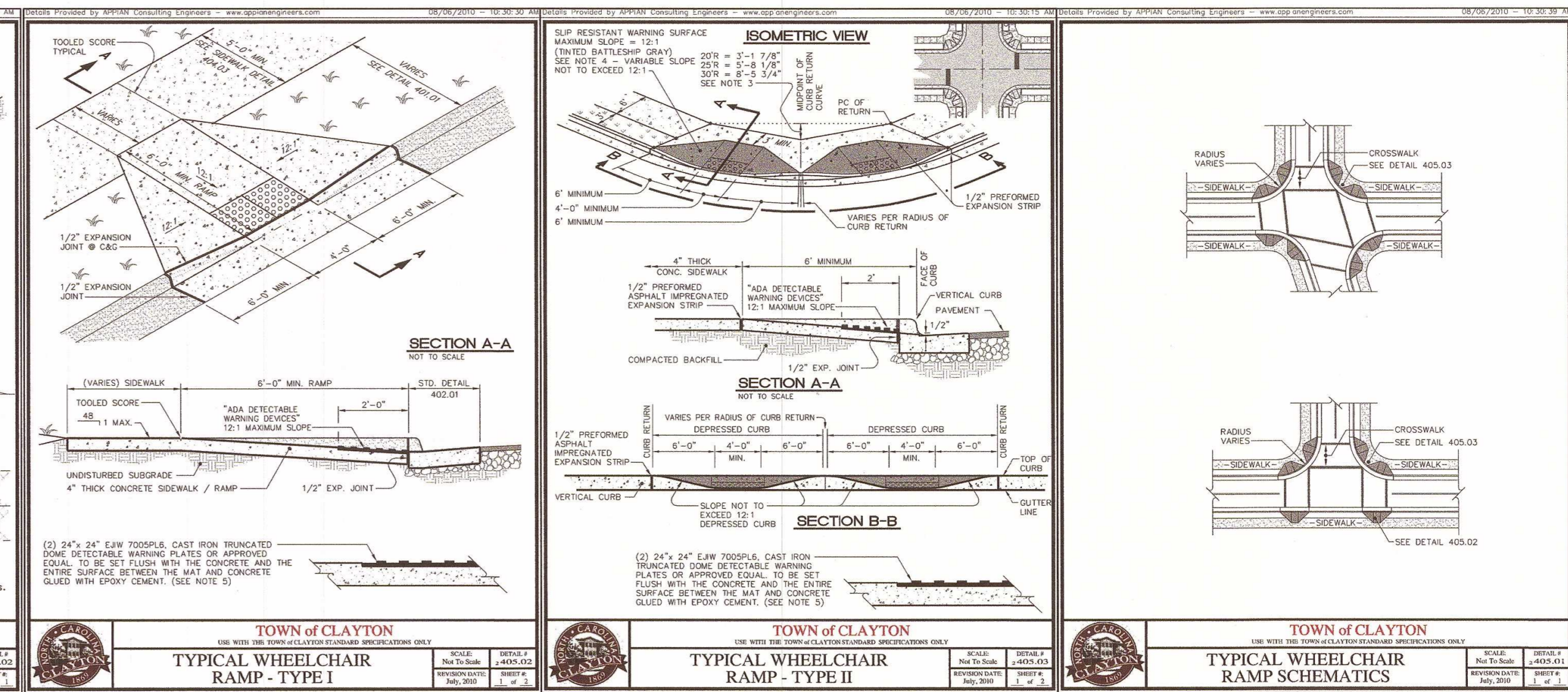
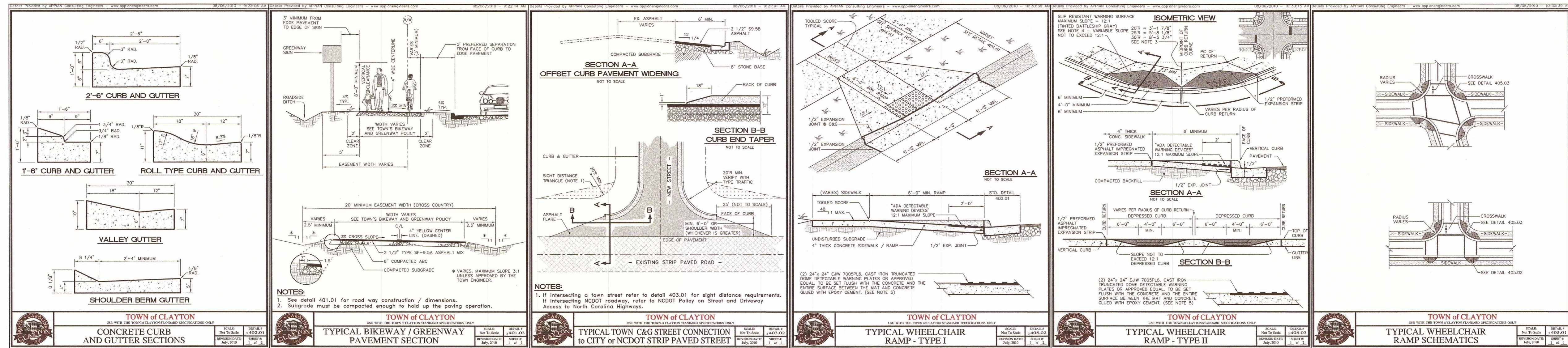
Revised 7-12-18
 4-19-18

Clayton Narron, Landscape Architect
 312 South Fourth St., Smithfield, NC 27577
 Tele: 919-464-9329

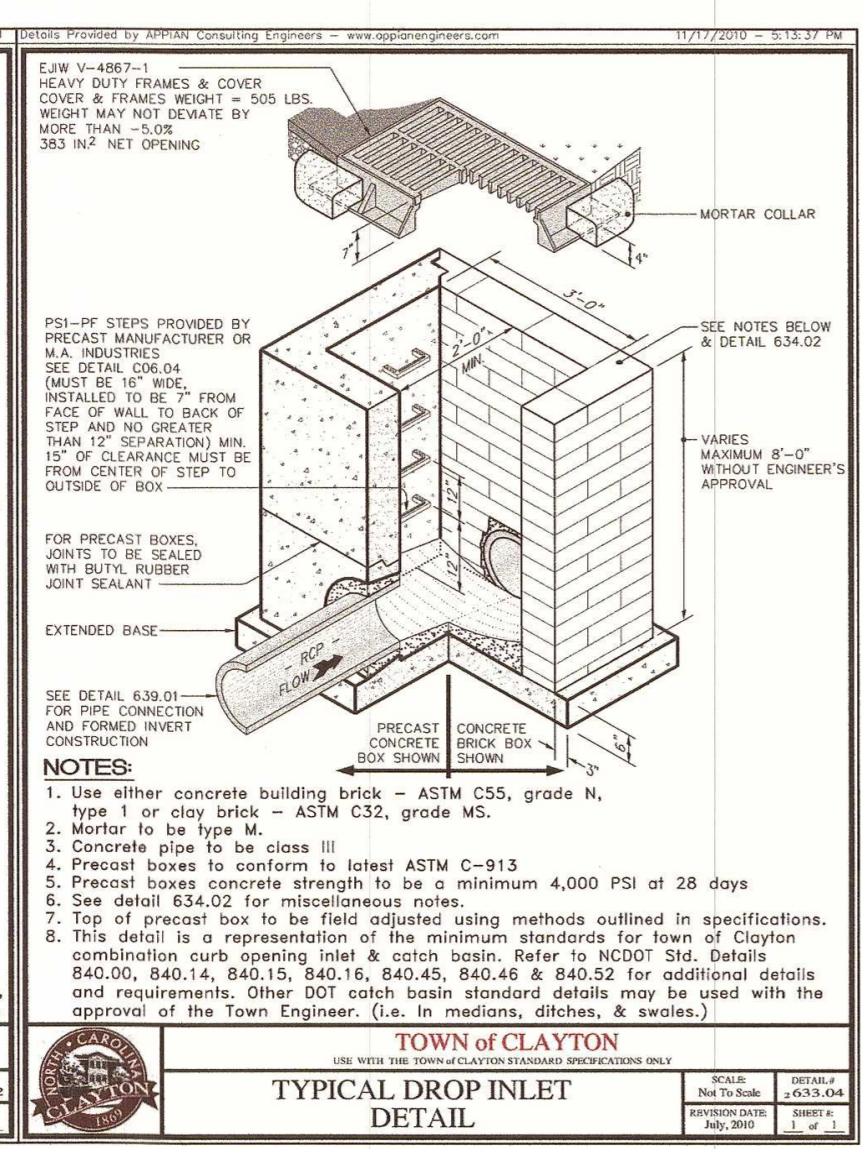
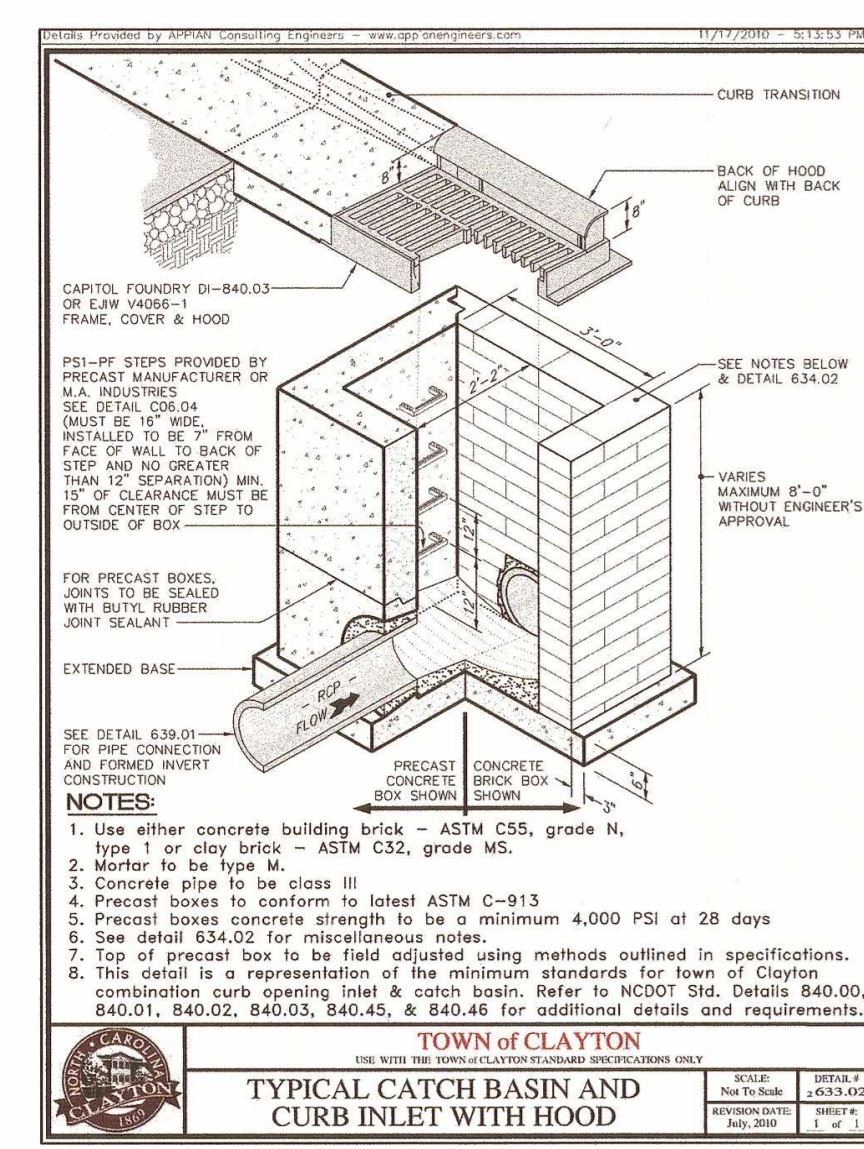
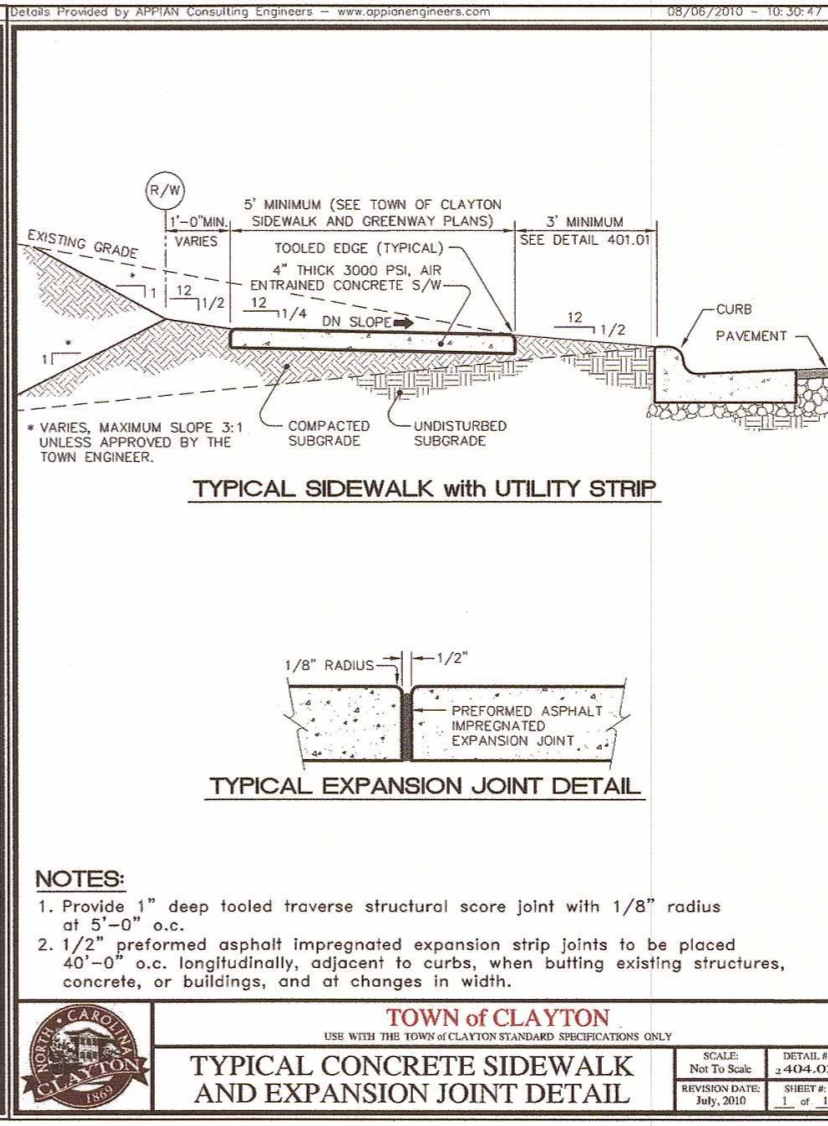
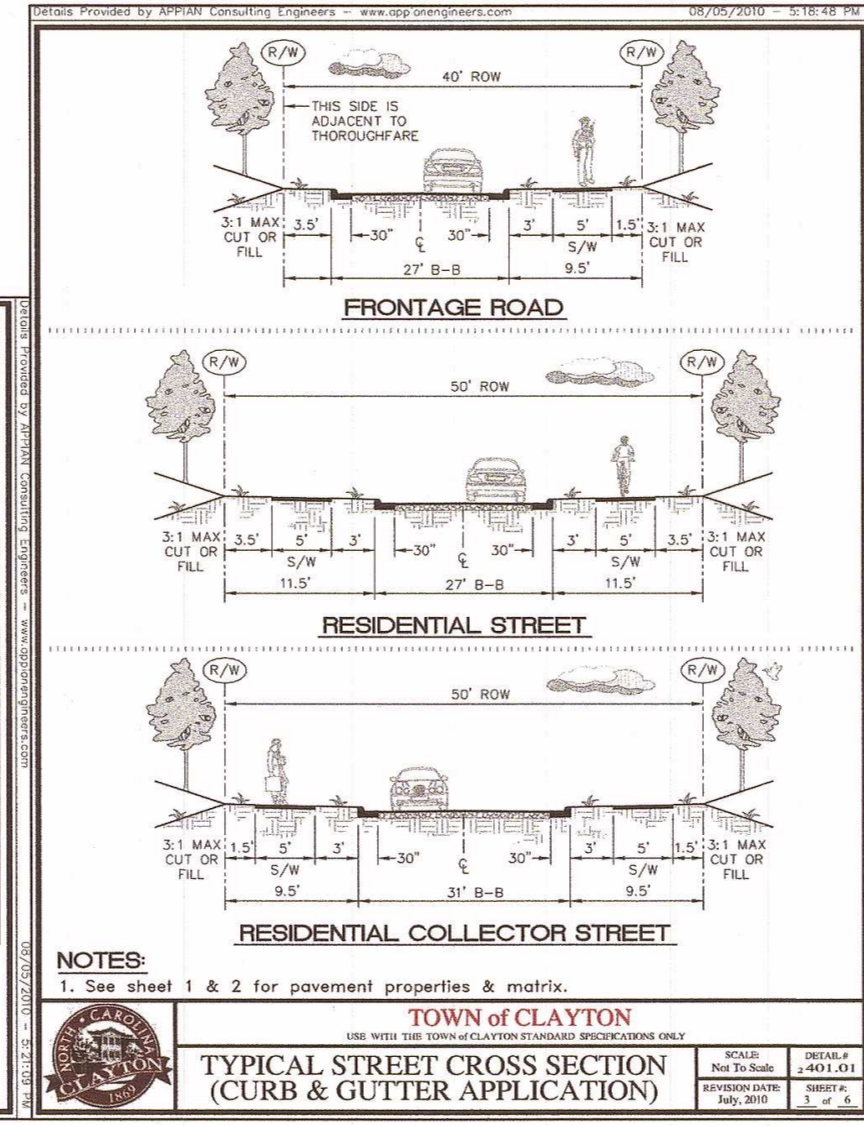
PRELIMINARY LANDSCAPE PLAN DETAILS
 FOR
CREECH TRACT DEVELOPMENT
 TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

Dalton Engineering and Associates, P. A.
 446 East Main Street
 P.O. Box 426
 Clayton, NC 27520
 (919)550-4740
 Fax (919) 550-4741

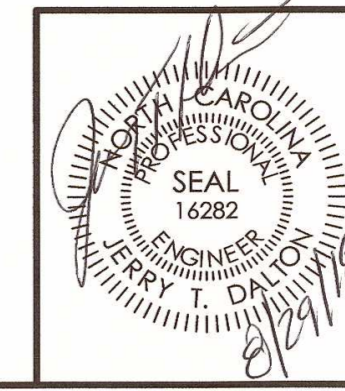
Job: 16048 Date: 8/29/18 Revision:
 File: 16048_Landscape_7.8.18 Drawn: WJB Sheet: 14 OF 22



Facility Classification	C&G Application Back to back (ft) applicable			Pavement Section					Shoulder Required (one side, both or none)	
	A	B	C	1	2	3	4	5		
Residential	27	3'	3'	80'	2'10"	9.5.50	-	8"	-	-
Commercial	37	3'	3'	80'	2'10"	9.5.50	-	8"	-	-
Commercial	37	3'	3'	80'	2'10"	9.5.50	-	8"	-	Both
Residential Collector	37	3'	3'	80'	2'10"	9.5.50	-	8"	-	Both
Frontage Road	27	3'	3'	40'	2'10"	9.5.50	-	8"	-	One
Commercial	47	3'	3'	80'	2'10"	9.5.50	-	8"	-	Both
Collector	47	3'	3'	80'	2'10"	9.5.50	2'10"	8.25.X	8"	Both
Minor Thoroughfare - 2 Lane or parking on one side	50'	3'	3'	80'	2'10"	9.5.50	2'10"	8.25.X	8"	Both
3 Lane	57	3'	3'	80'	2'10"	9.5.50	4"	8.25.X	8"	Both
Major Thoroughfare	67	3'	3'	80'	2'10"	9.5.50	4"	8.25.X	10"	Both
4 Lane Divided	69	3'	3'	80'	2'10"	9.5.50	4"	8.25.X	10"	Both
Major Thoroughfare	67	3'	3'	80'	2'10"	9.5.50	4"	8.25.X	10"	Both
5 Lane	65	3'	3'	80'	2'10"	9.5.50	4"	8.25.X	10"	Both
Major Thoroughfare	65	3'	3'	80'	2'10"	9.5.50	4"	8.25.X	10"	Both



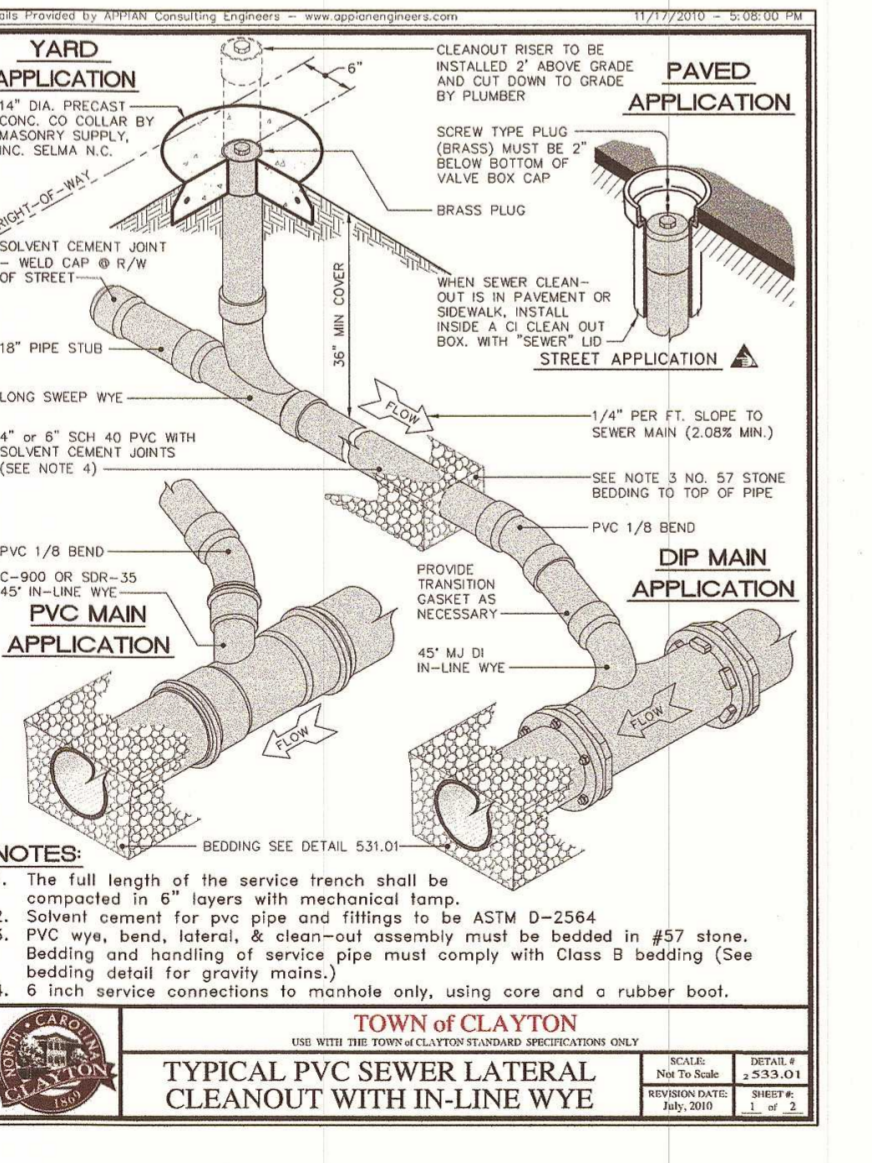
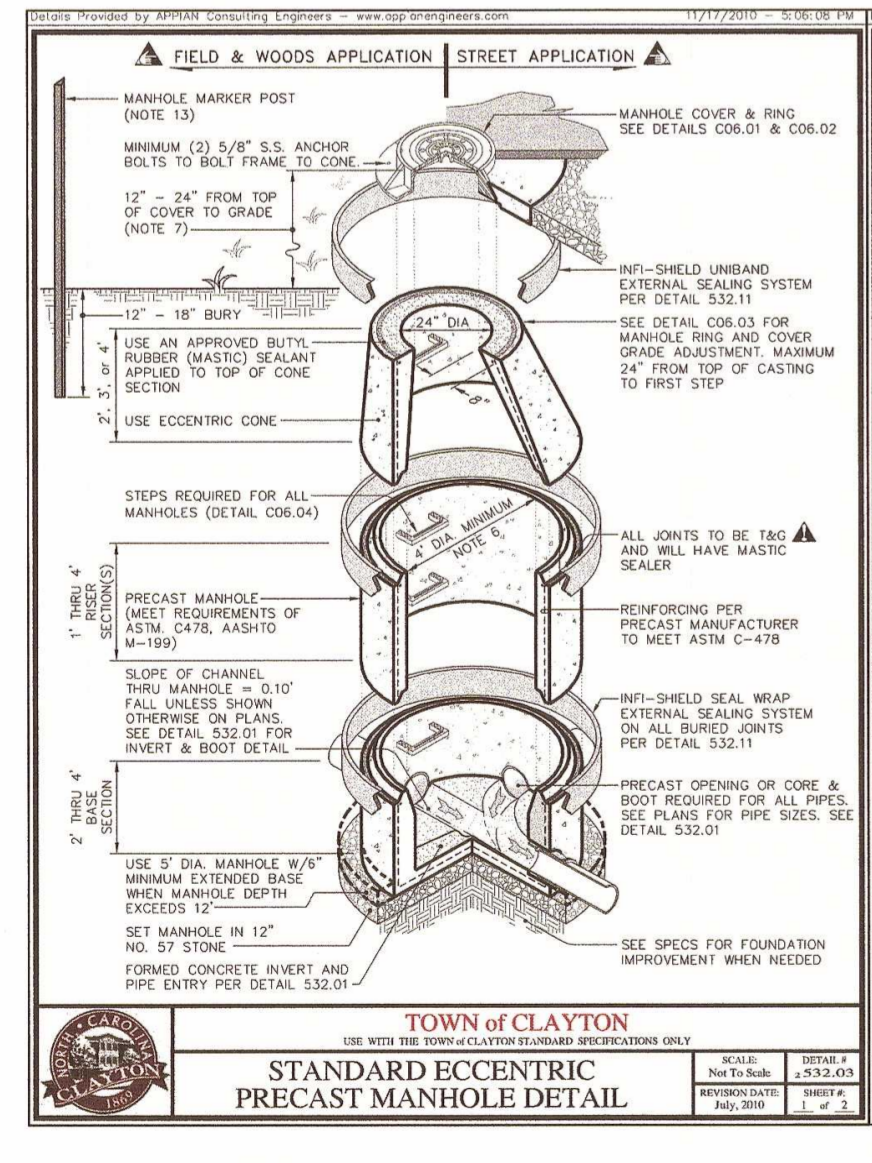
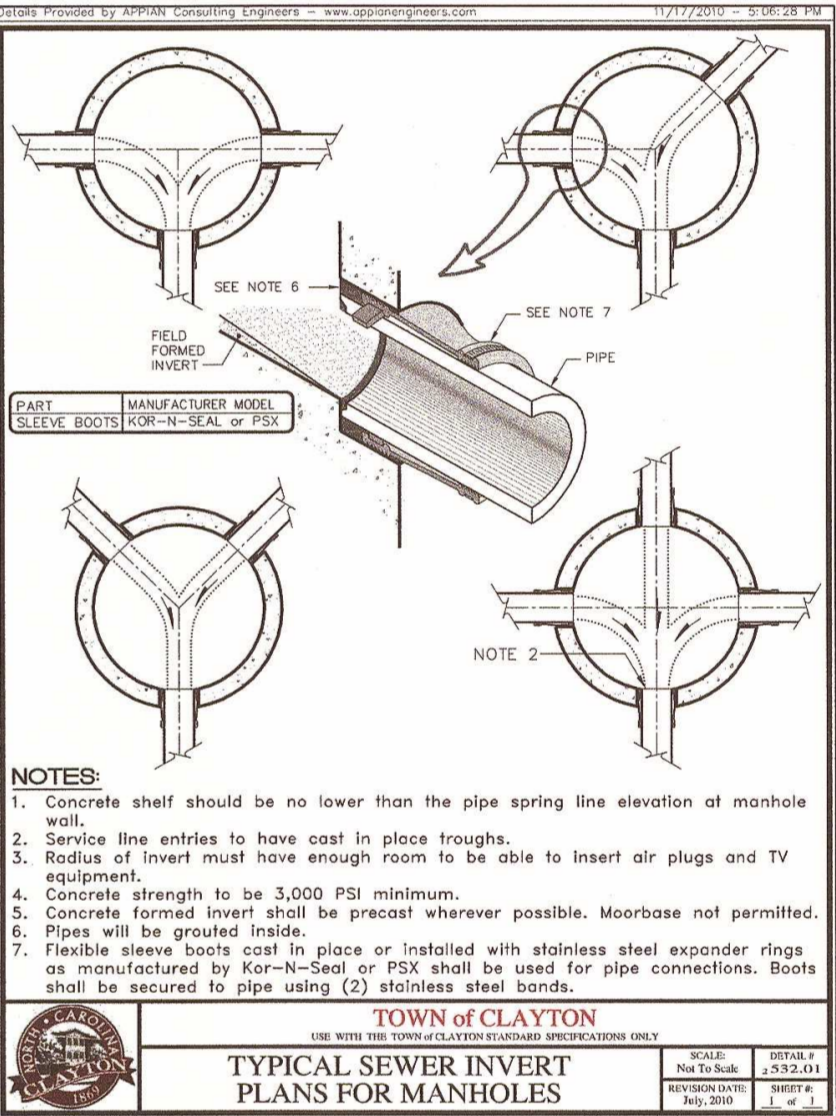
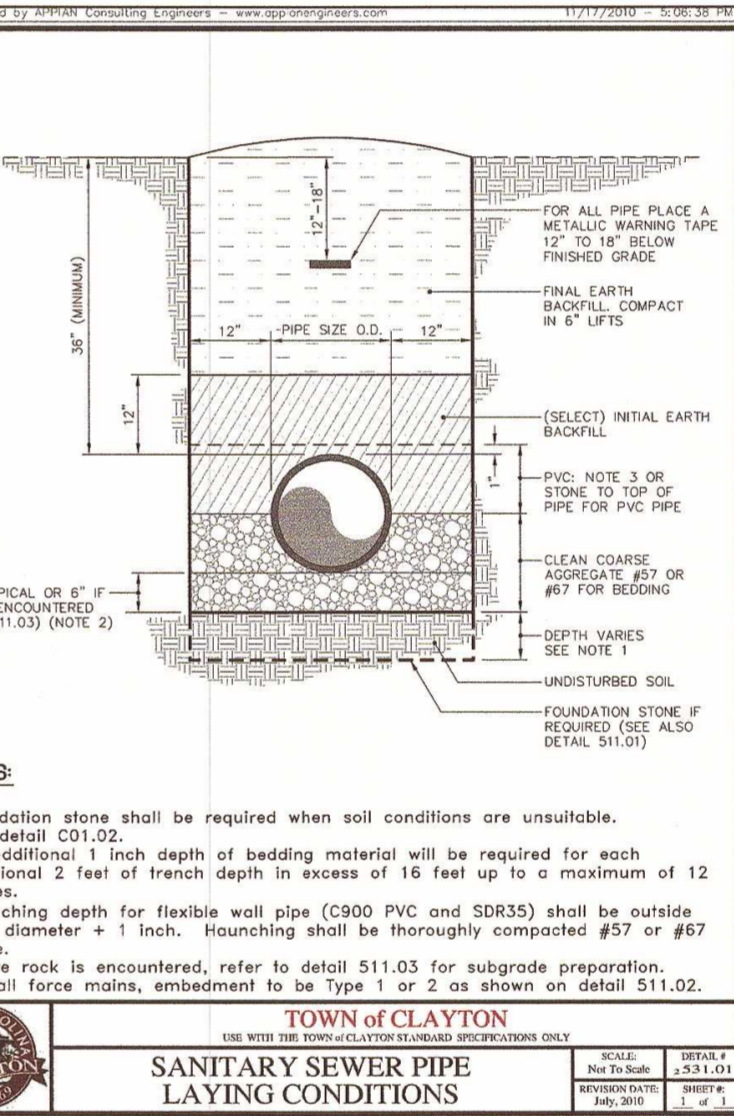
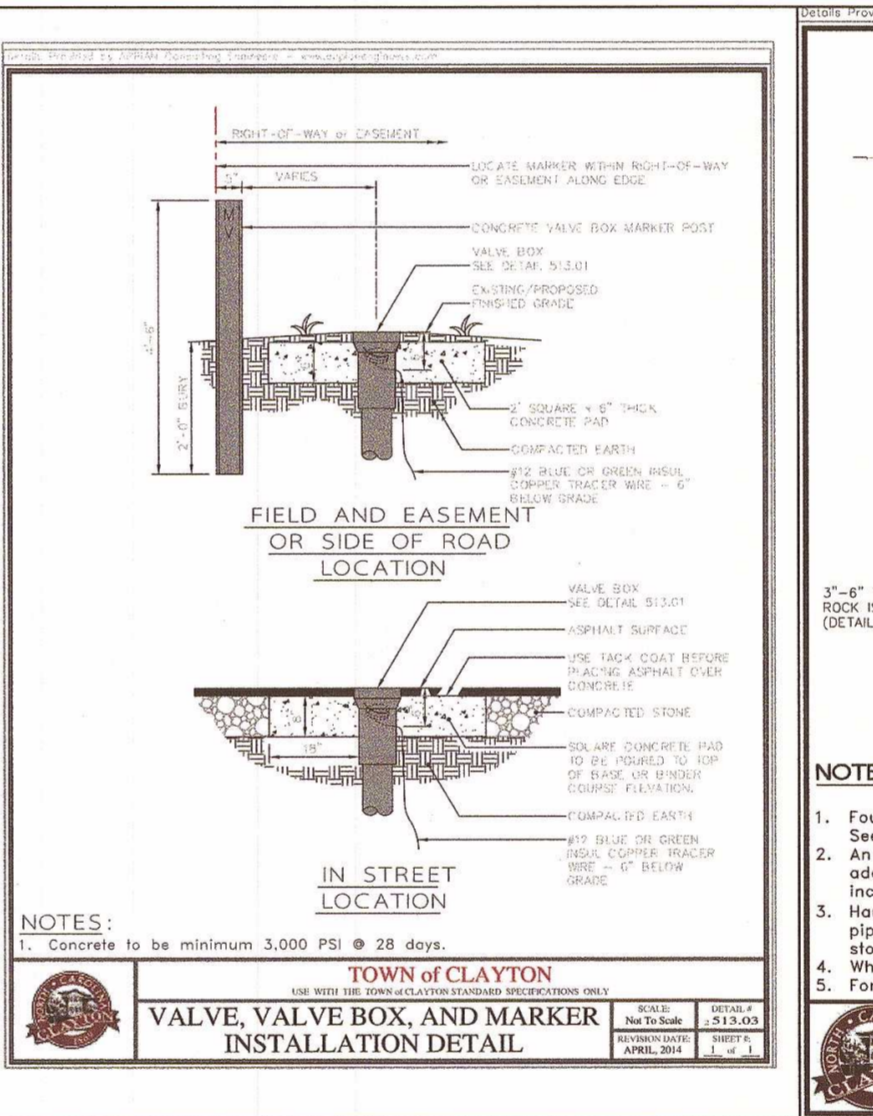
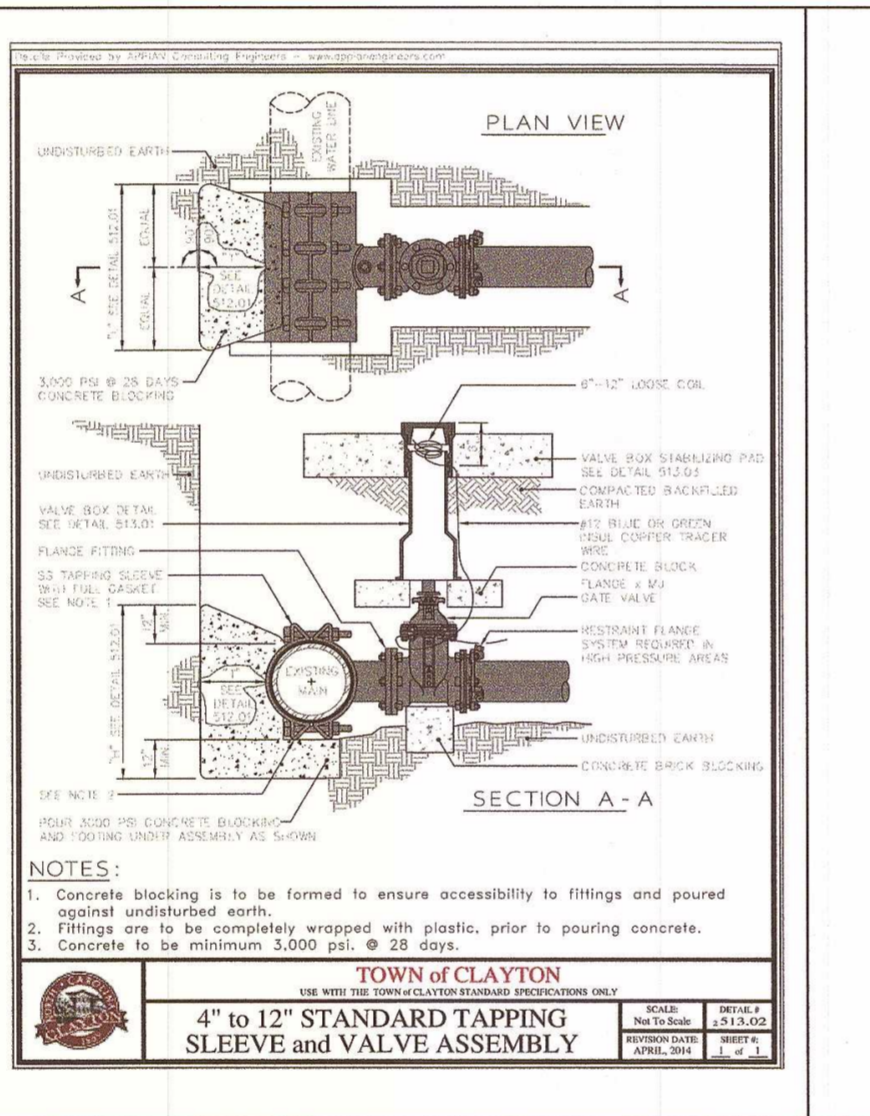
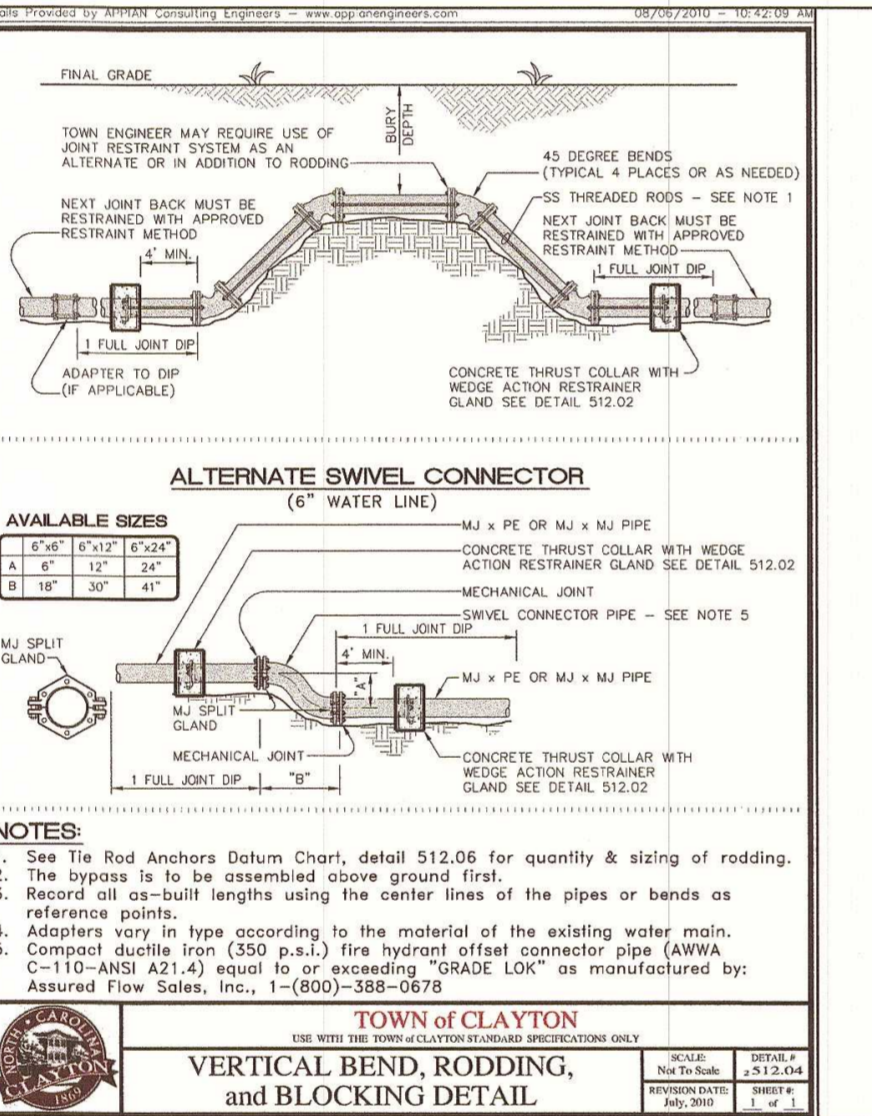
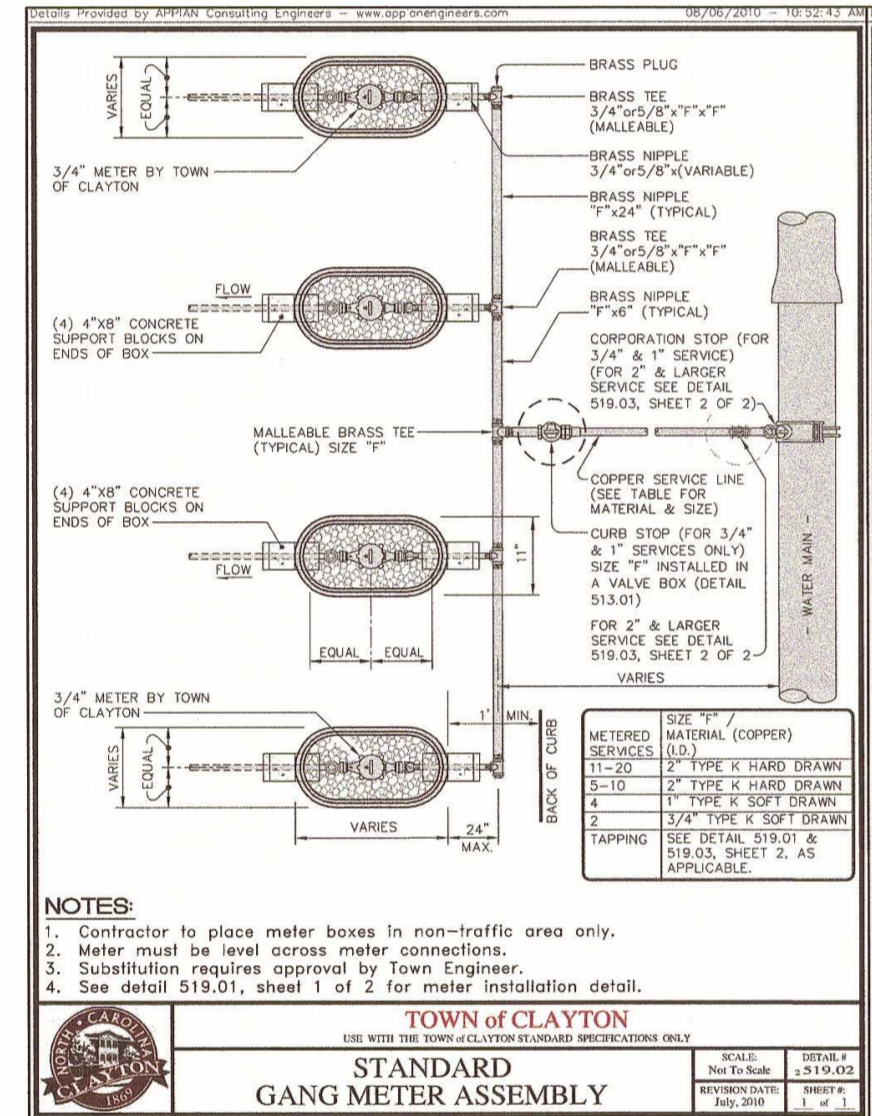
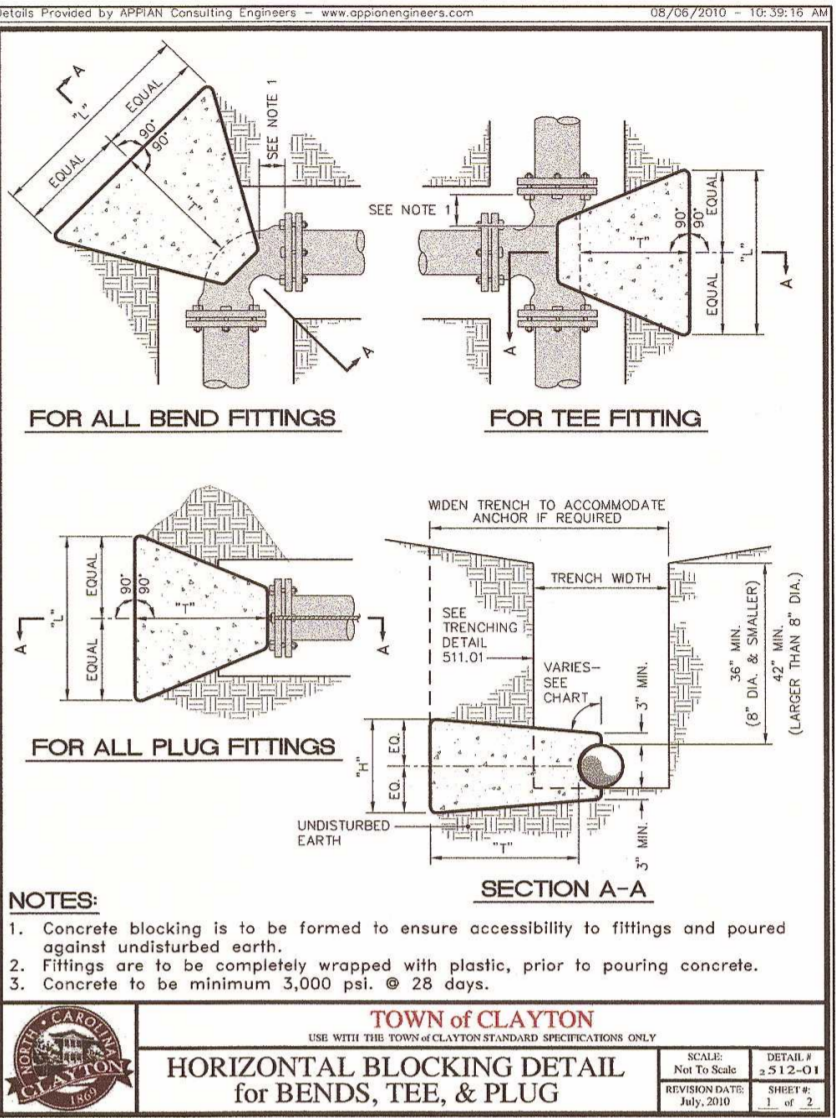
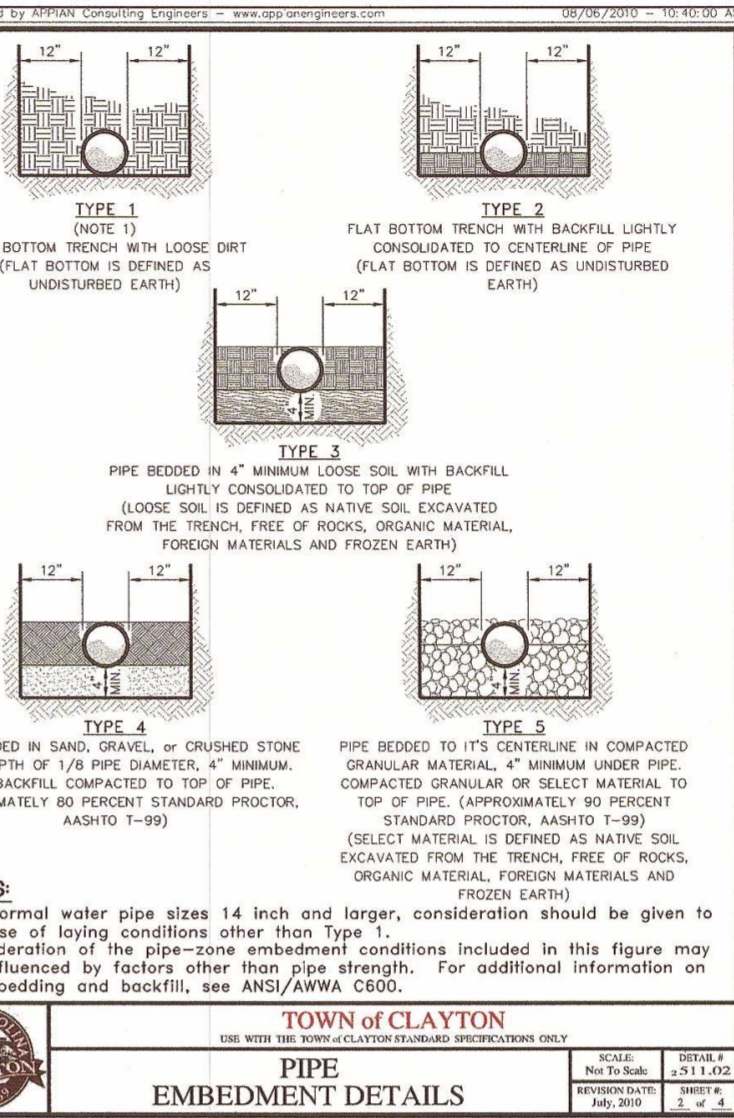
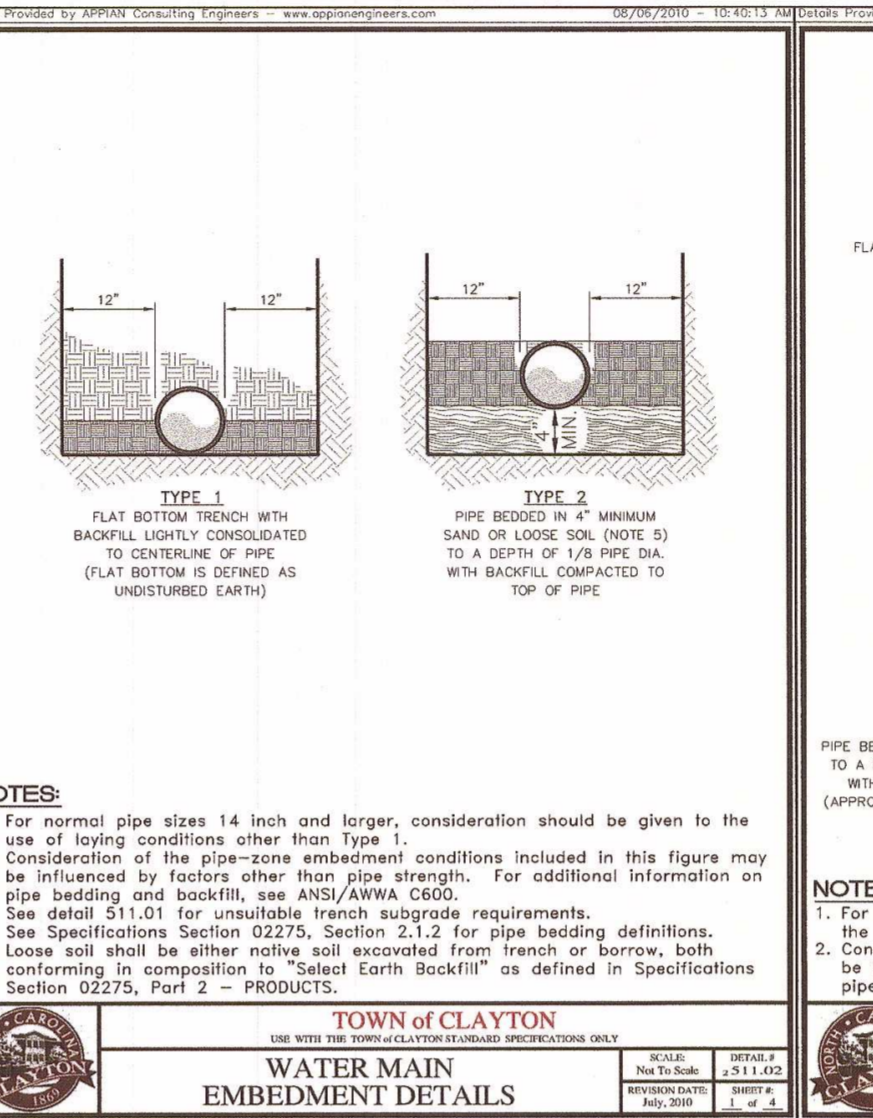
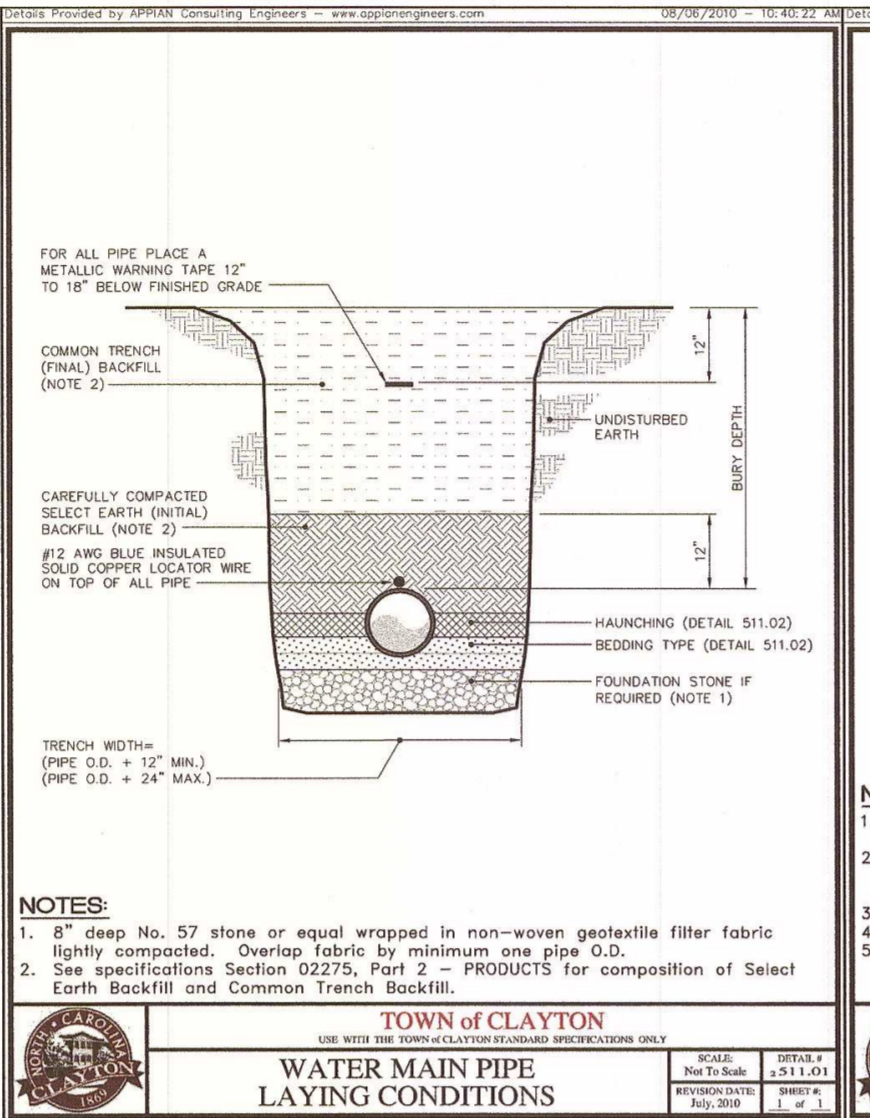
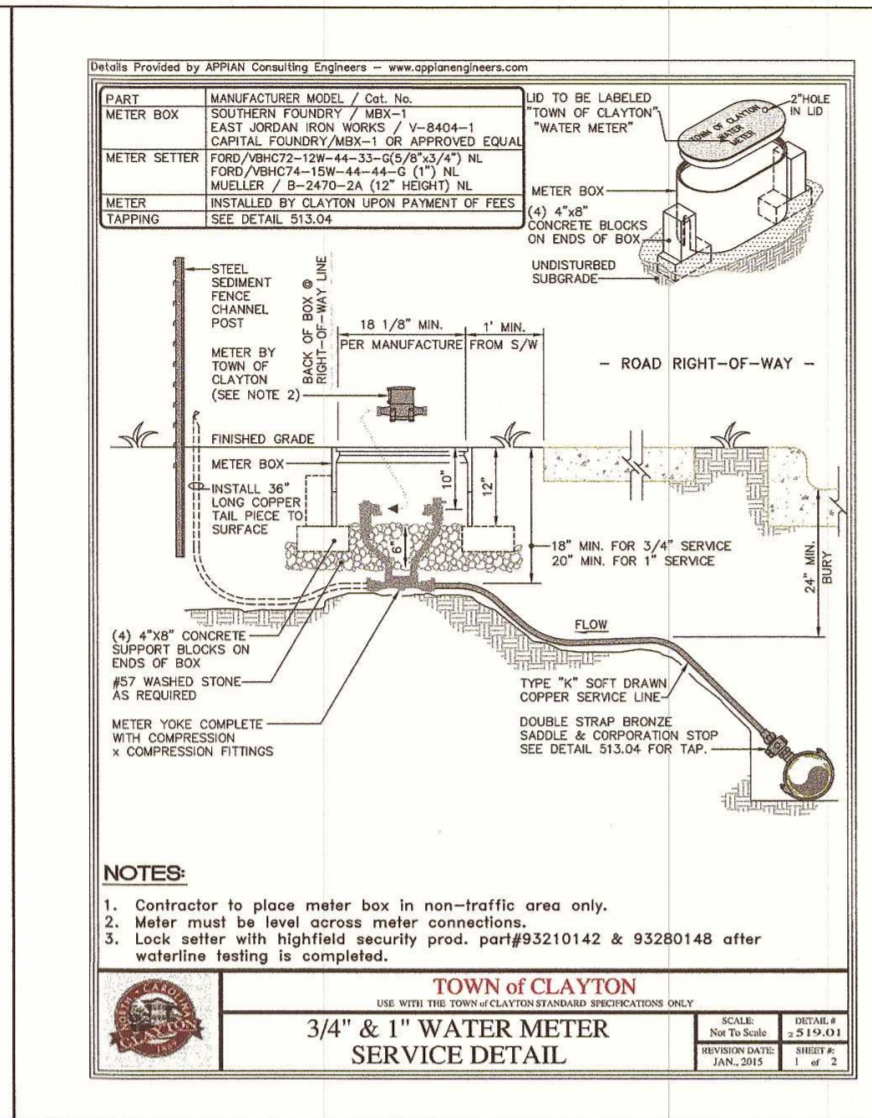
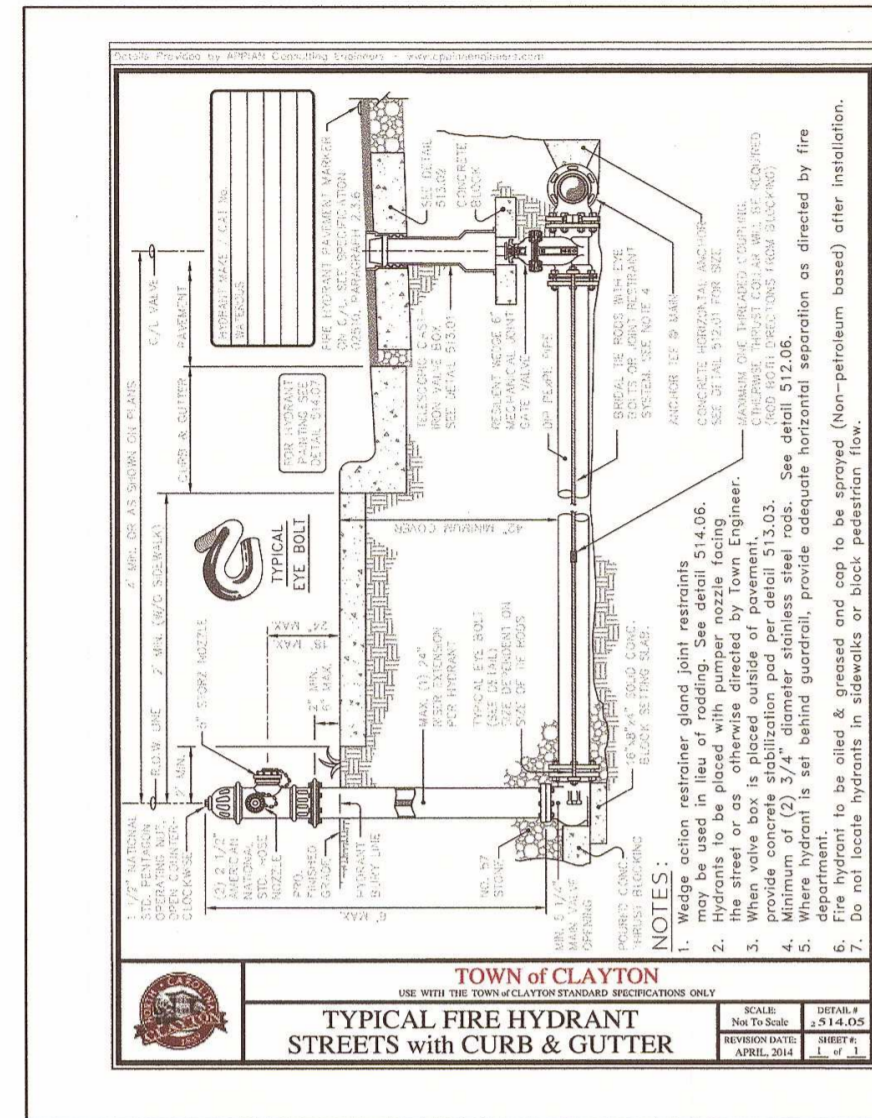
SITE DETAIL SHEET FOR CREECH TRACT DEVELOPMENT TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.



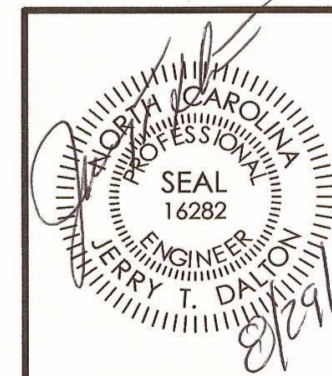
Dalton Engineering and Associates, P.A.
 446 East Main Street
 P.O. Box 426
 Clayton, NC 27520
 (919) 550-4740
 Fax (919) 550-4741

Job: 16048 Date: 8/29/18 Revision:
 File: 16048-Preim_Subd_REV Drawn: WJB Sheet: 15 OF 22

PRELIMINARY NOT FOR CONSTRUCTION



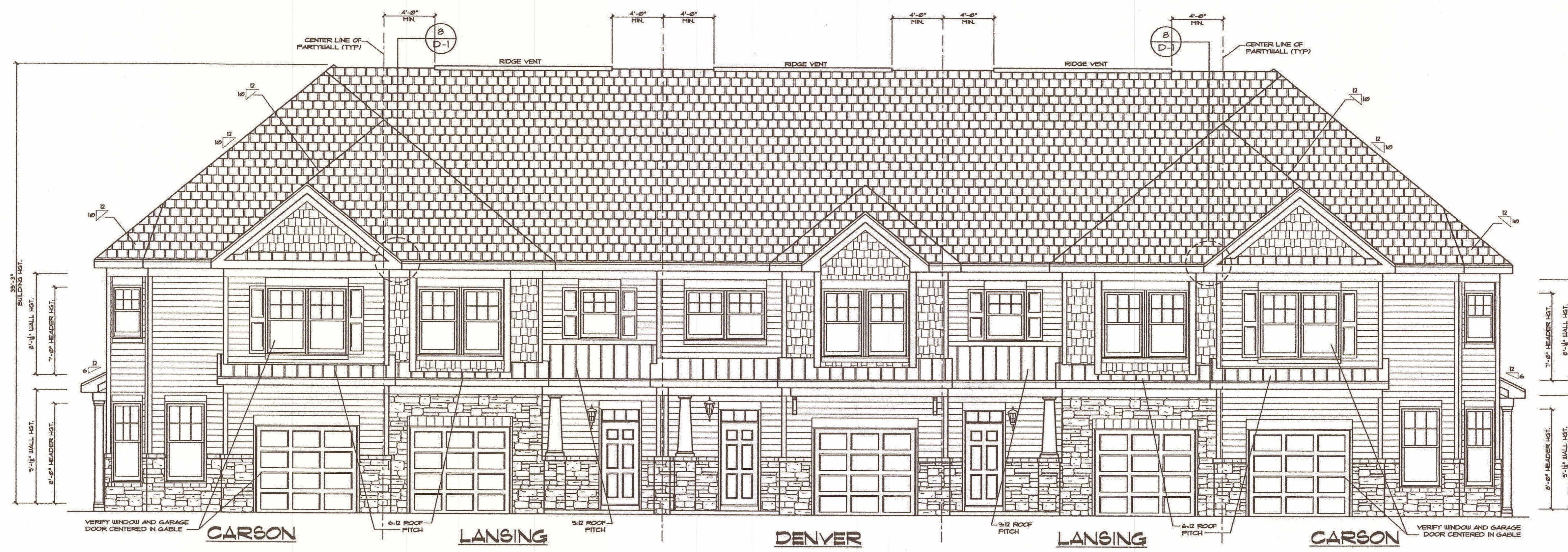
WATER & SEWER DETAIL SHEET
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.



Dalton Engineering and Associates, P.A.
446 East Main Street
P.O. Box 426
Clayton, NC 27520
(919) 550-4740
Fax (919) 550-4741

Job: 16048 Date: 8/29/18 Revision:
File: 16048-Prelim_Subd_REV Drawn: WJB Sheet: 16 OF 22

PRELIMINARY
NOT FOR CONSTRUCTION



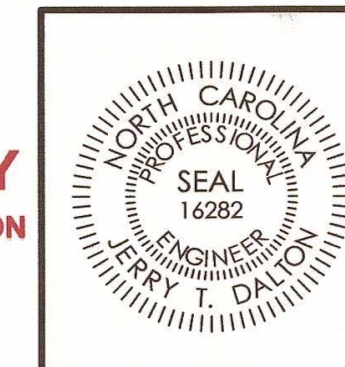
TYPICAL BUILDING ELEVATION (FRONT)
1/2" = 1'-0"



TYPICAL BUILDING ELEVATION (RIGHT)
1/2" = 1'-0"

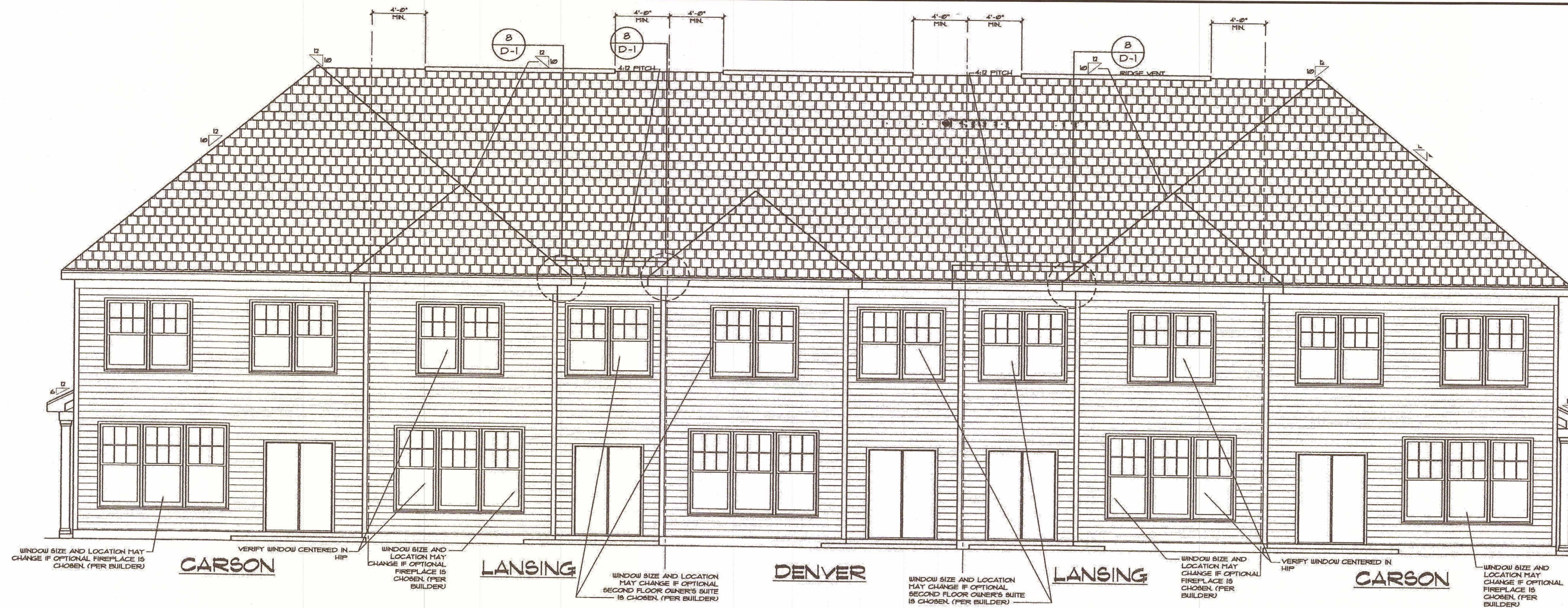
TYPICAL BUILDING ELEVATION (FRONT LOADED)
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION



Dalton Engineering and Associates, P. A.		
446 East Main Street P.O. Box 426 Clayton, NC 27520		
		(919) 550-4740 Fax (919) 550-4741
Job: 16048	Date: 8/29/18	Revision:
File: 16048-Prelim_ELEVATIONS	Drawn: WJB	Sheet: 17 OF 22

C:\Users\jbr\OneDrive\Documents\Projects\16048 - Creech Tract\16048 - Creech Tract.dwg, 8/29/2018, 4:48 PM



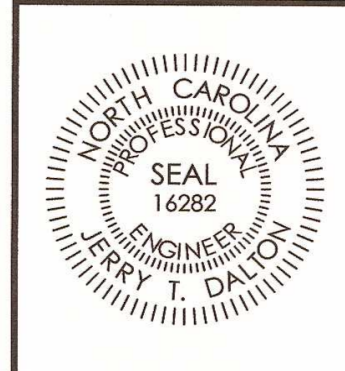
TYPICAL BUILDING ELEVATION (REAR)
1/2"=1'-0"



TYPICAL BUILDING ELEVATION (LEFT)
1/2"=1'-0"

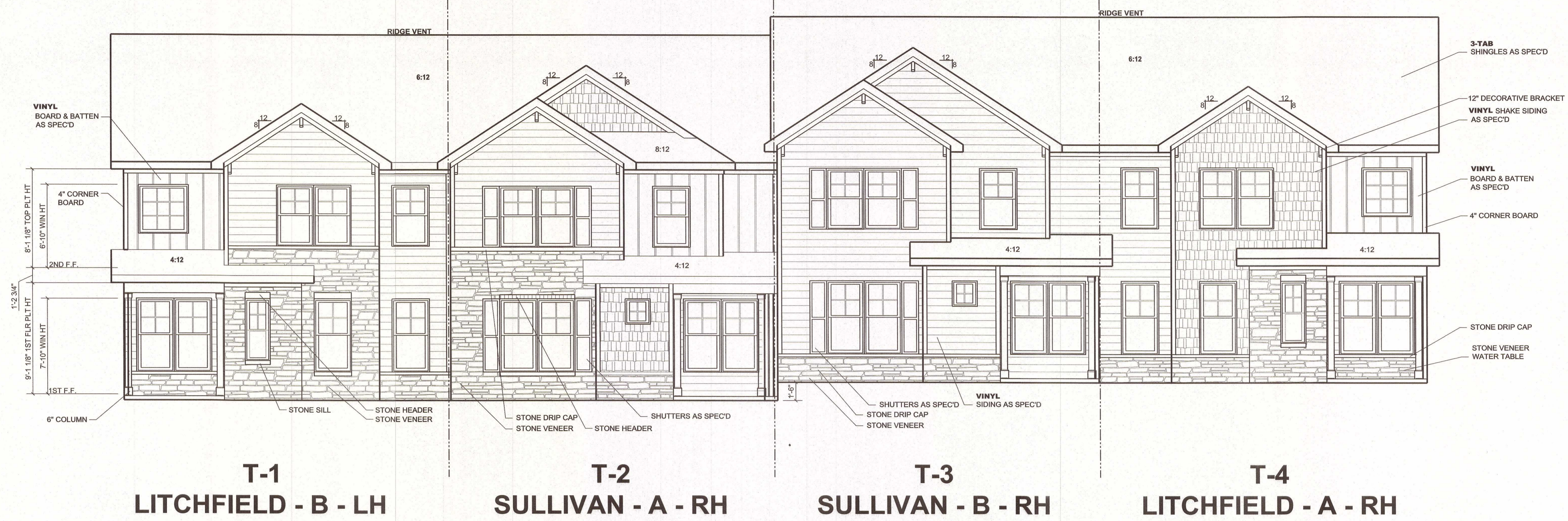
TYPICAL BUILDING ELEVATION (FRONT LOADED)
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION



Dalton Engineering and Associates, P. A.		
446 East Main Street P.O. Box 426 Clayton, NC 27520		(919)550-4740 Fax (919) 550-4741
Job: 16048	Date: 8/29/18	Revision:
File: 16048-Prelim_ELEV02000	Drawn: WJB	Sheet: 18 OF 22

C:\Users\B... \Public\Documents\Projects\16048_D.P. - Horton_Sea_Village-2018m_ELEVATIONS.dwg, BRELAND, 8/29/2018 1:47 PM



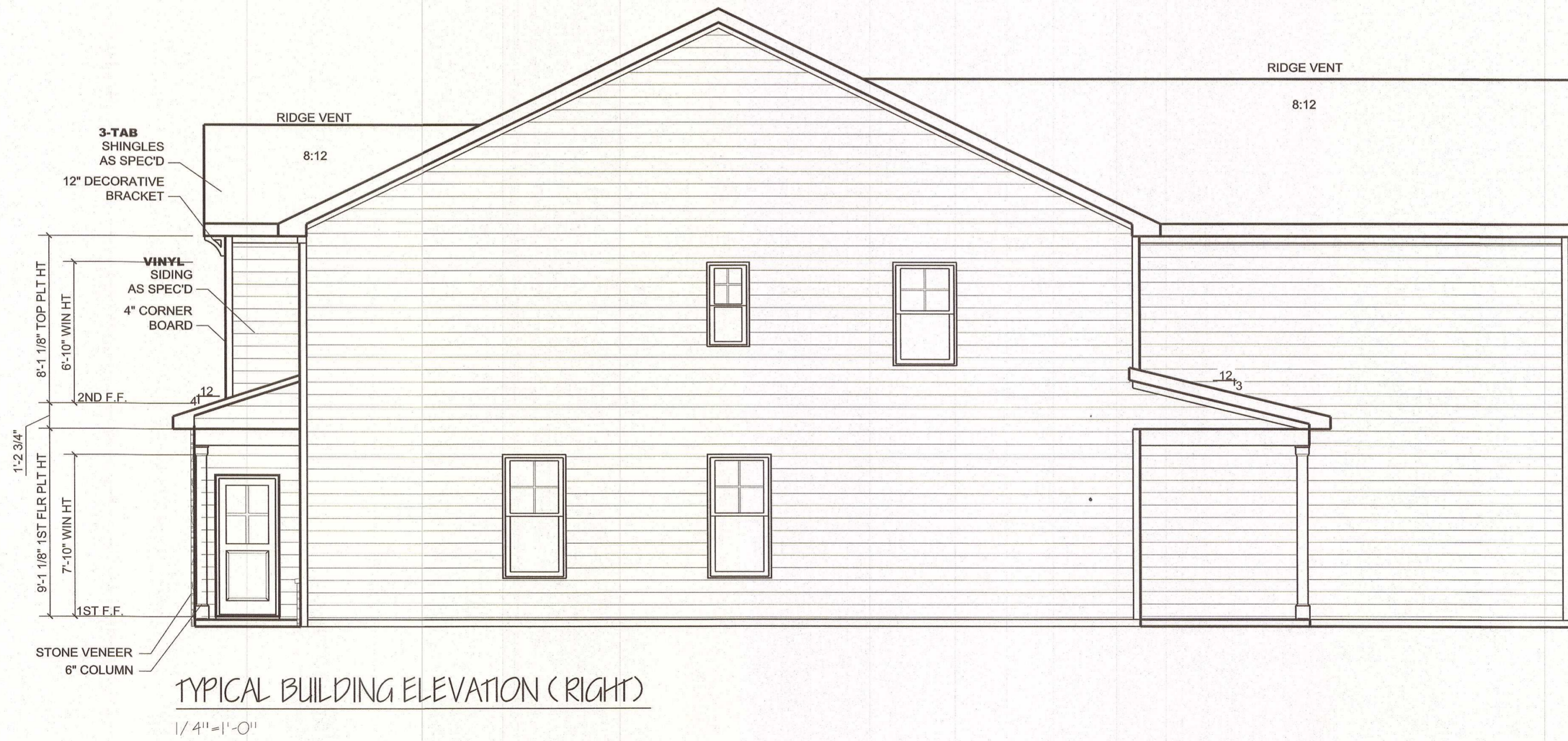
**T-1
LITCHFIELD - B - LH**

**T-2
SULLIVAN - A - RH**

**T-3
SULLIVAN - B - RH**

**T-4
LITCHFIELD - A - RH**

TYPICAL BUILDING ELEVATION (FRONT)
1/4"=1'-0"



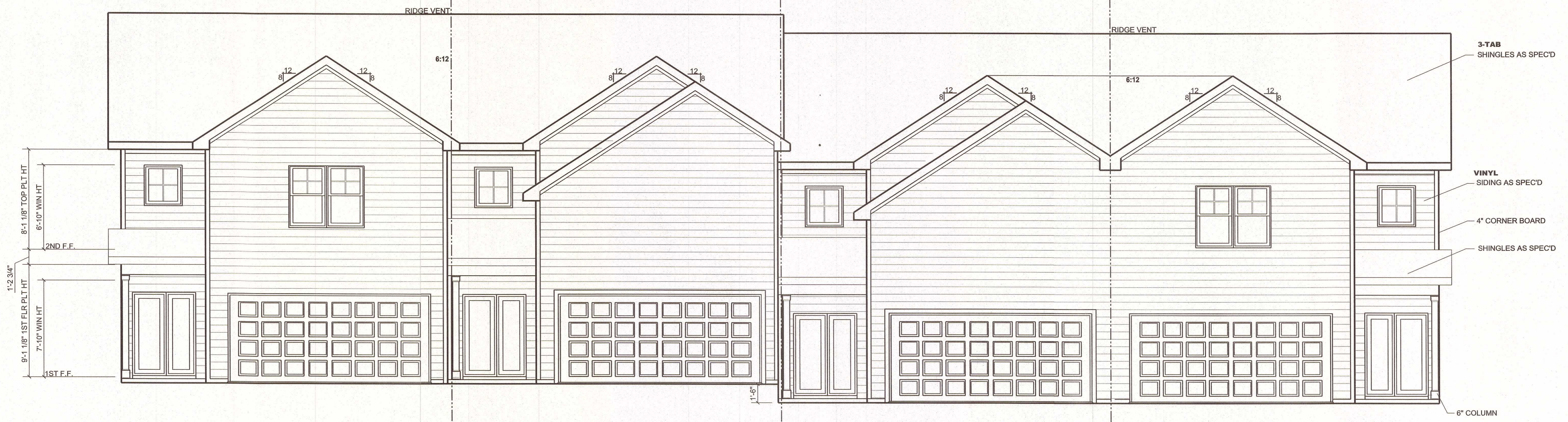
TYPICAL BUILDING ELEVATION (RIGHT)
1/4"=1'-0"

TYPICAL BUILDING ELEVATION (ALLEY LOADED)
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

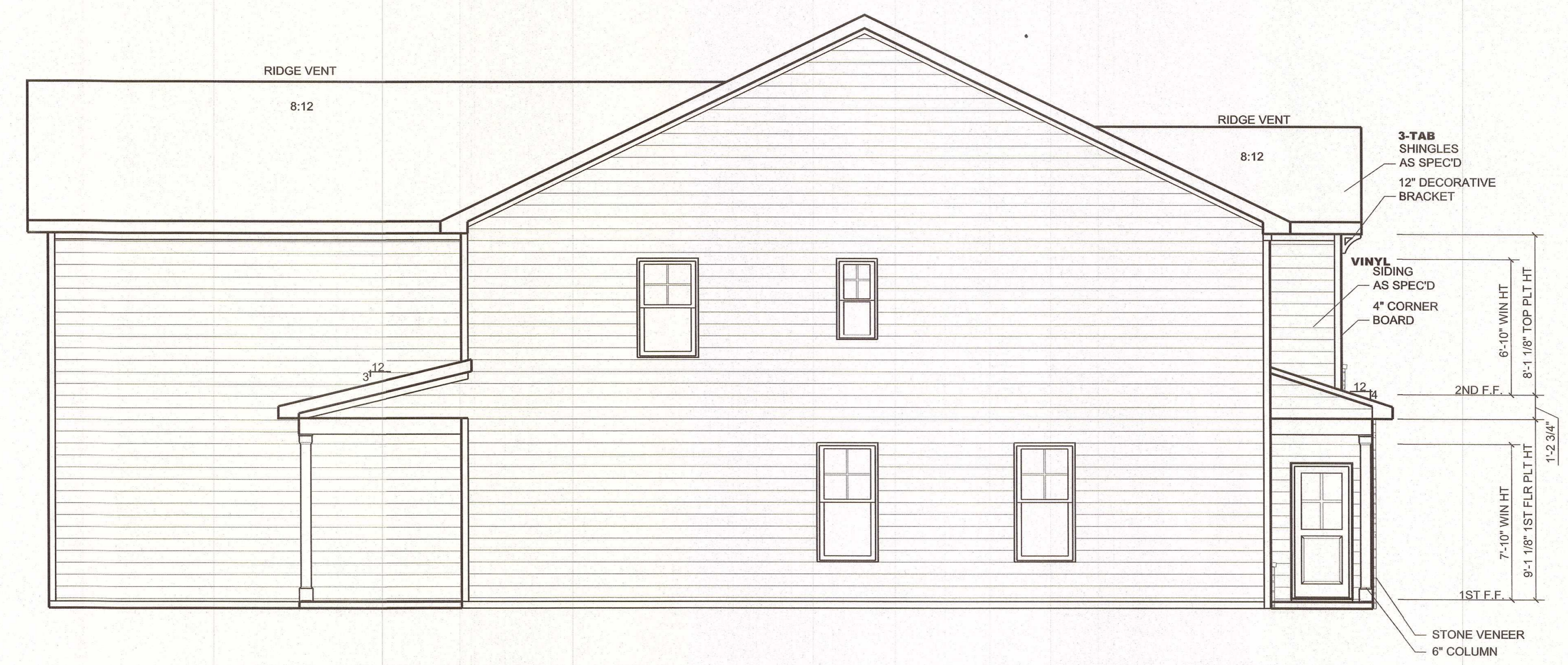
Dalton Engineering and Associates, P. A. 446 East Main Street P.O. Box 426 Clayton, NC 27520			(919)550-4740 Fax (919) 550-4741
Job: 16048	Date: 8/29/18	Revision:	
File: 16048-Prelim_ELEVATIONS	Drawn: WJB	Sheet: 19 OF 22	

A:\2016\16048\16048-01\16048-01.dwg - ELEVATIONS.dwg - ROBERT A. W. 8/29/2018 8:09 AM



T-4 LITCHFIELD - A - RH **T-3 SULLIVAN - B - RH** **T-2 SULLIVAN - A - RH** **T-1 LITCHFIELD - B - LH**

TYPICAL BUILDING ELEVATION (REAR)
 1/4" = 1'-0"



TYPICAL BUILDING ELEVATION (LEFT)
 1/4" = 1'-0"

TYPICAL BUILDING ELEVATION (ALLEY LOADED)
 FOR
CREECH TRACT DEVELOPMENT
 TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

Dalton Engineering and Associates, P. A. 446 East Main Street P.O. Box 426 Clayton, NC 27520			(919)550-4740 Fax (919) 550-4741
Job: 16048	Date: 8/29/18	Revision:	
File: 16048-Prelim_ELEVATIONS	Drawn: WJB	Sheet: 20 OF 22	

C:\PROJECTS\16048\DRAWINGS\16048-Prelim_ELEVATIONS.dwg ROBERT, M/W/20/2018 8:10 AM



TOWNHOMES: FRONT LOADED GARAGE

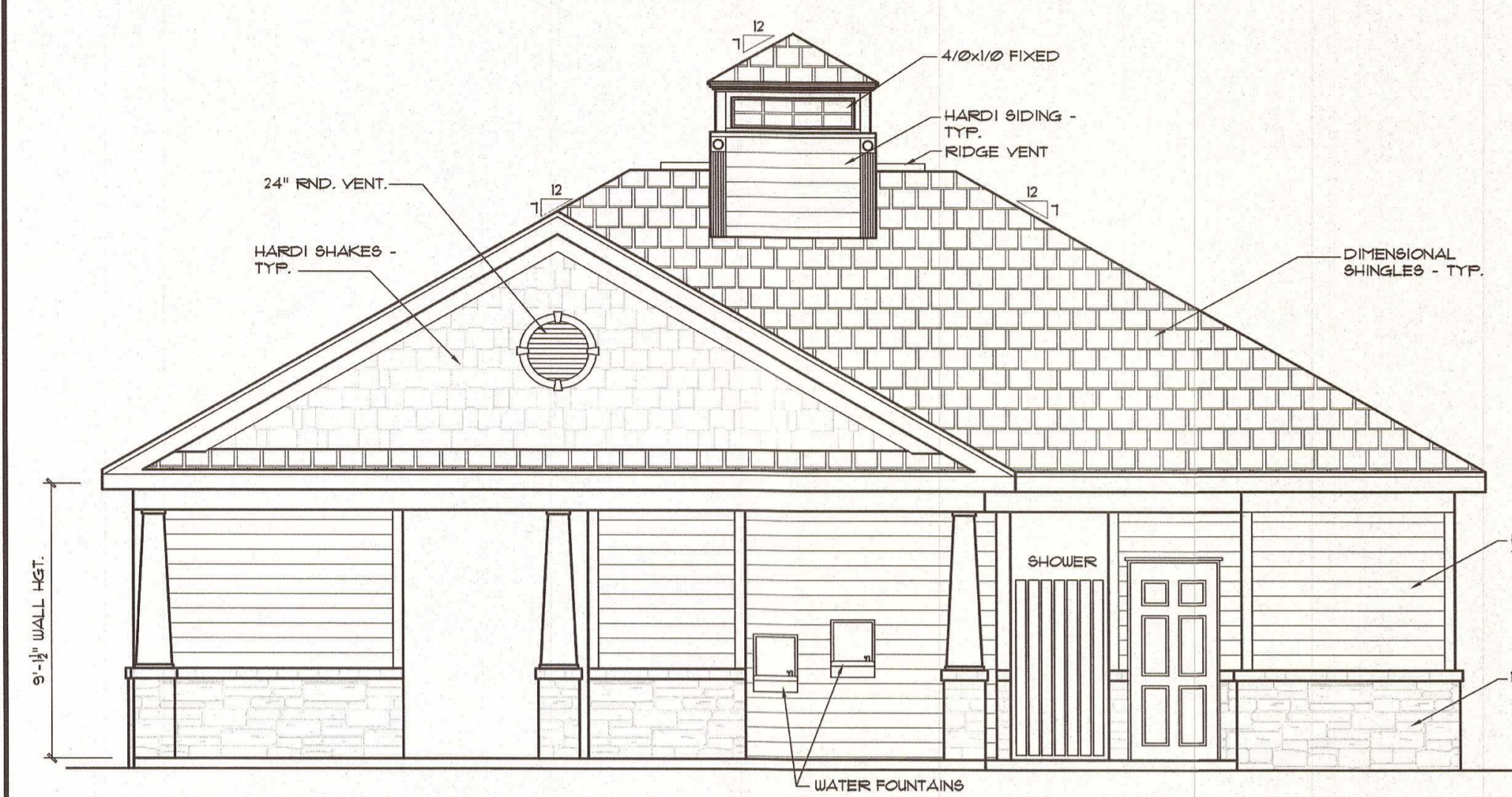


TOWNHOMES: ALLEY LOADED GARAGE

TYPICAL BUILDING RENDERINGS
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

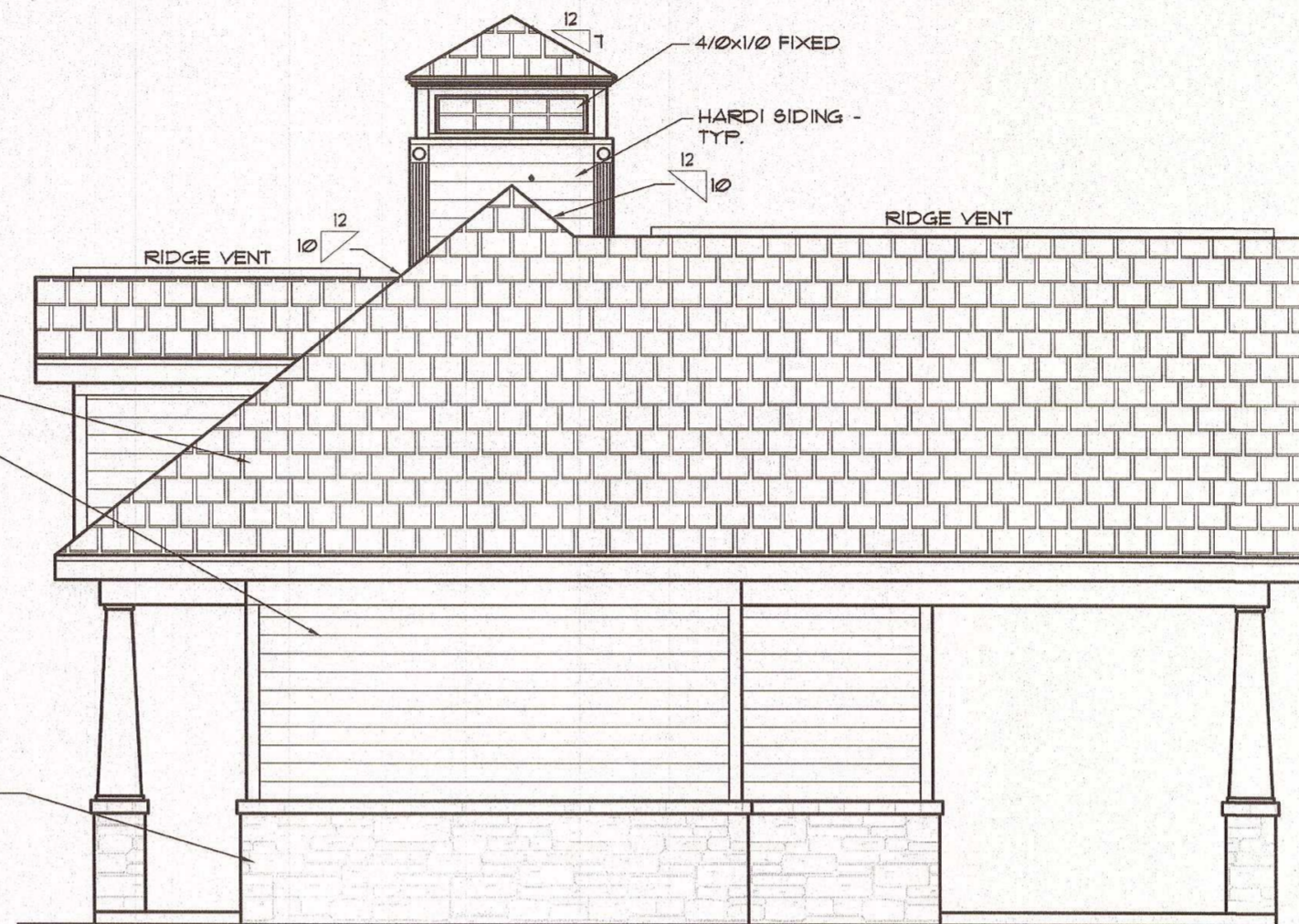
PRELIMINARY
NOT FOR CONSTRUCTION

Dalton Engineering and Associates, P. A.		
446 East Main Street P.O. Box 426 Clayton, NC 27520		(919) 550-4740 Fax (919) 550-4741
Job: 16048	Date: 8/29/18	Revision:
File: 16048-Prelim_ELEVATIONS	Drawn: WJB	Sheet: 21 OF 22



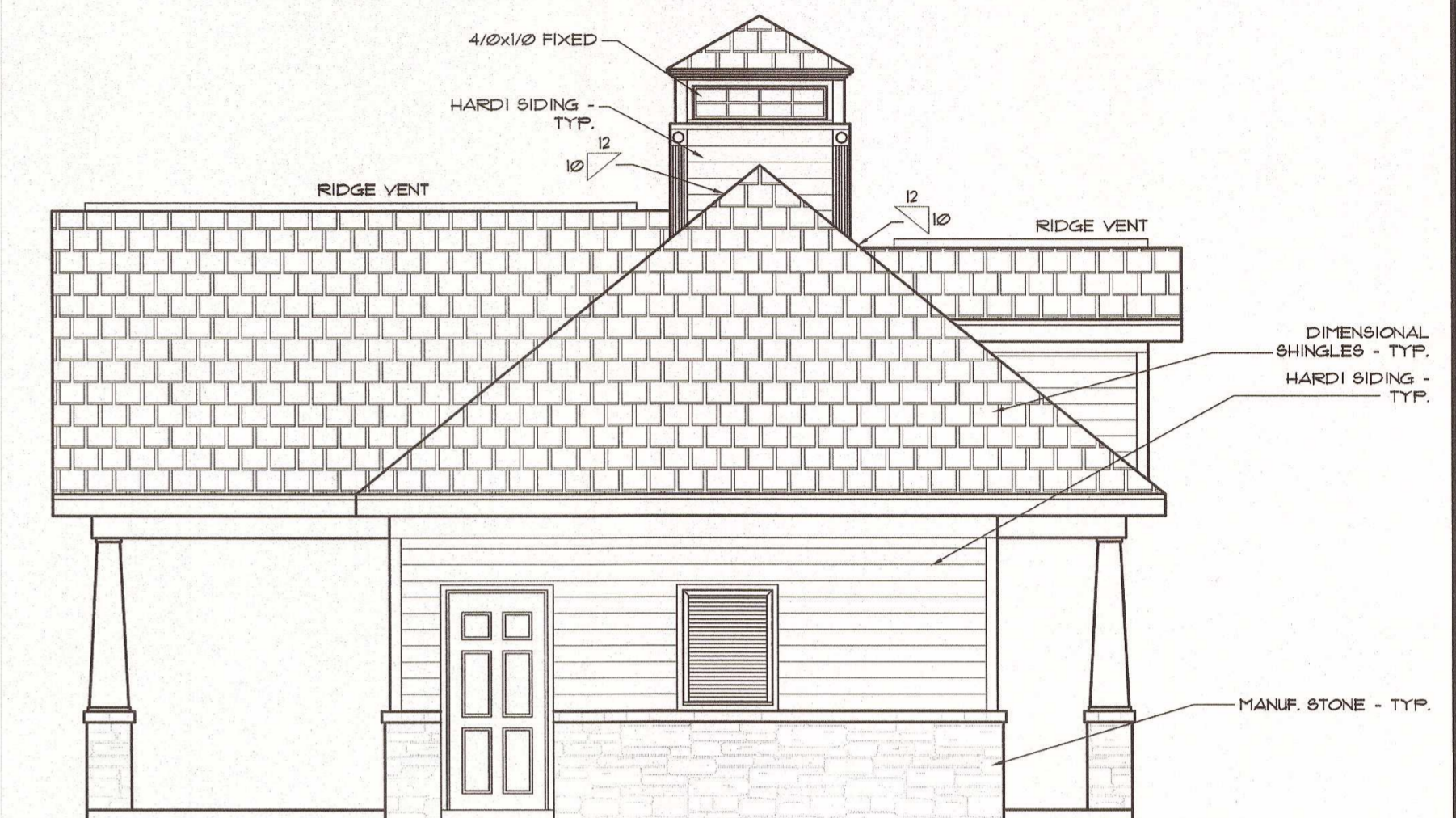
FRONT ELEVATION

1/4"=1'-0"



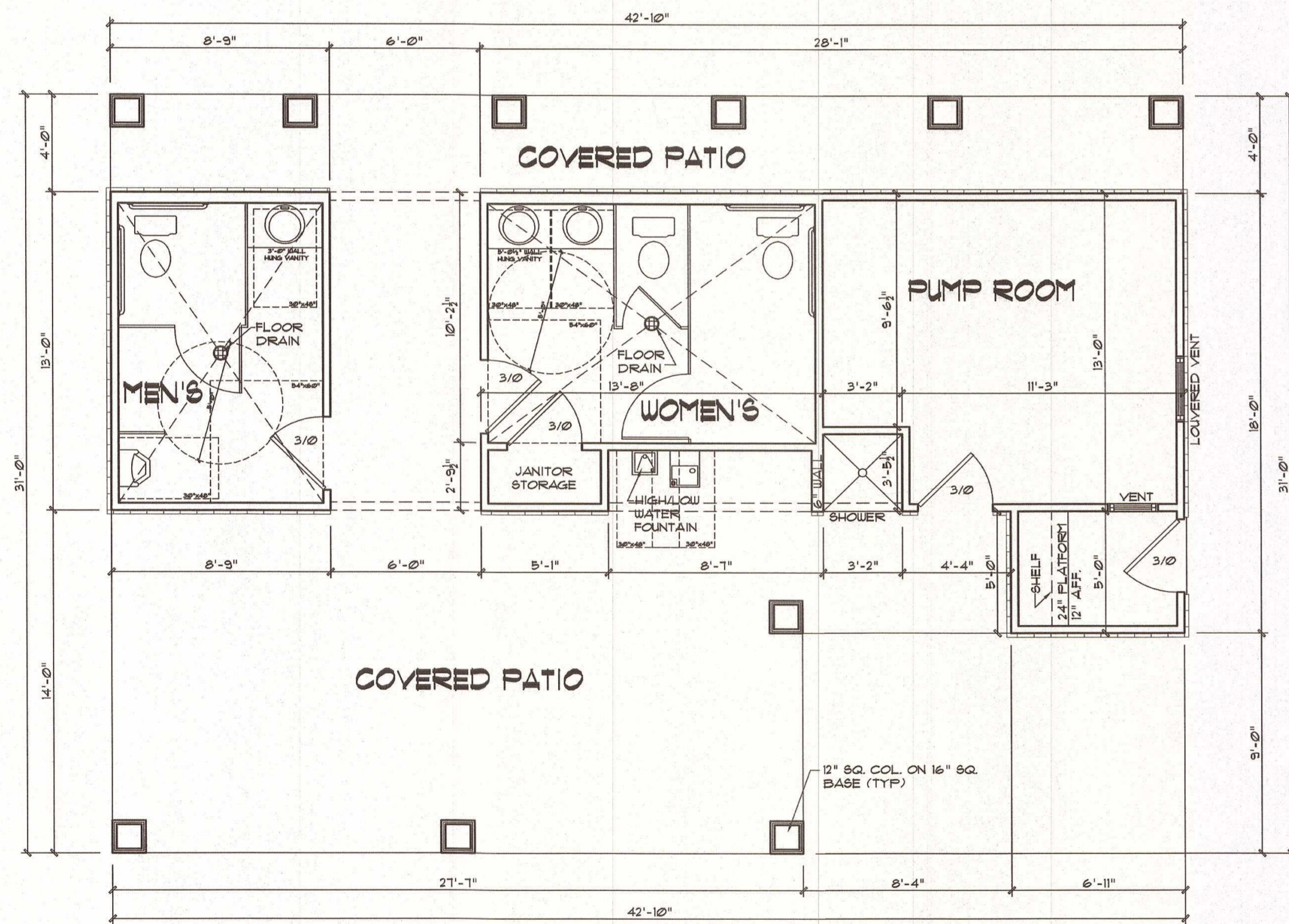
LEFT ELEVATION

1/4"=1'-0"



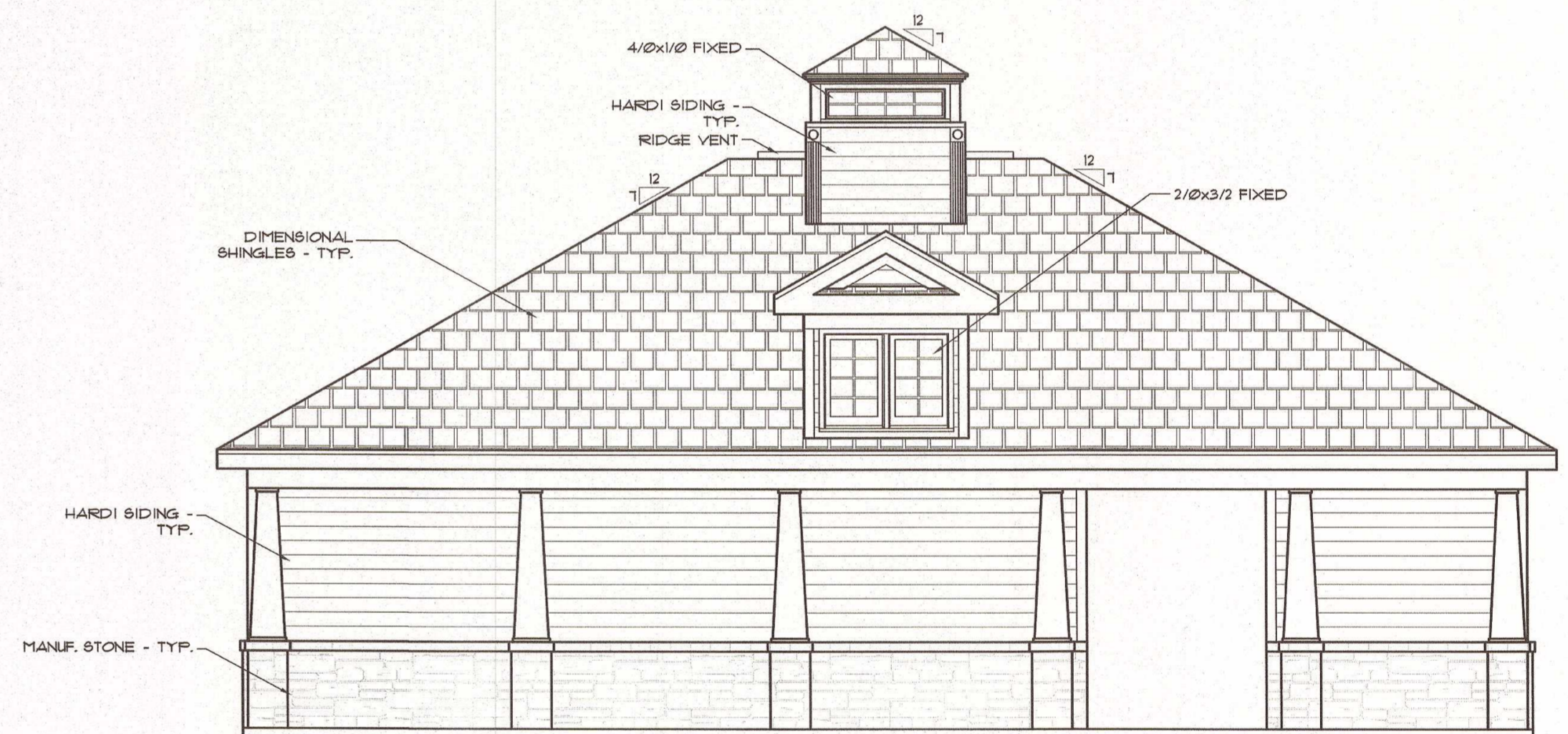
RIGHT ELEVATION

1/4"=1'-0"



FLOOR PLAN

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Heated Square Footage	
Pool House	481.9
Total	481.9
Unheated Square Footage	
Covered Patio	128.7

TYPICAL BUILDING ELEVATION (CLUB HOUSE)
FOR
CREECH TRACT DEVELOPMENT
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

Dalton Engineering and Associates, P. A.

446 East Main Street (919)550-4740
P.O. Box 426 Fax (919) 550-4741
Clayton, NC 27520

Job: 16048	Date: 8/29/18	Revision:
File: 16048-Prelim-ELEVATIONS	Drawn: WJB	Sheet: 22 OF 22

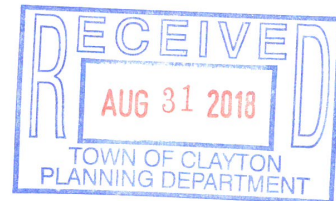
E:\PROJECTS\16048\DRAWINGS\16048-Prelim-ELEVATIONS.dwg ROBERT M. 8/29/2018 11:31 AM



Town of
Planning I
111 E. Second Street, Clayton
P.O. Box 879, Clayton
Phone: 91
Fax: 91

TECHNICAL REVIEW COMMITTEE REVIEW

FROM: Planning
CONTACT: Haley Hogg, Planner, hhogg@townofclaytonnc.org
DATE: May 16, 2018
PROJECT NAME
& NUMBER: 2018-90-SD Creech Tract Major Subdivision
SUBJECT: 1st Review Comments



General Comments:

1. Please record the project number on the cover sheet.
Reply : The project number has been added to the upper right hand corner of the cover sheet.
2. Please outline the subject properties on the vicinity map; as it is currently submitted it is unclear exactly which properties are included within this submittal.
Reply : The subject properties have been shaded with the color 'yellow' within the vicinity map.
3. Please revise the scale on all sheets to be submitted at 1"=20', 30', 40', 50', or 60' as noted within the Plan Requirements Checklist document.
Reply : With the exception of an overall site layout sheet, the scale on the sheets has been revised to 1"=60'.
4. Please submit a Traffic Impact Analysis to the Planning Department. Please note that applications shall not proceed to Planning Board for review until the TIA has been reviewed and staff has received comments back from NCDOT congestion management.
Reply : A copy of the previously-approved Traffic Impact Analysis has been included in the re-submittal package.
5. Please note that the plans must be TRC Certified by all departments prior to the application proceeding to Planning Board.
Reply : Comment noted.

6. Will this development be phased? If so, please provide a separate sheet containing a phasing plan.

Reply : The project is proposed to be developed in two phases, as shown on Sheets 5, 6 and 7.

Existing Conditions Sheet:

CERTIFICATION ISSUES

7. Please provide a signed and sealed boundary survey within the site plan package. This survey must meet the requirements noted within the "Plan Requirements Checklist".

Reply : The project's signed and sealed boundary survey is included on Sheets 2 and 3.

8. Please provide the adjacent property owner information for all adjacent properties.

Reply : The adjacent property owner information is included on Sheets 2 and 3.

9. Please show existing structures and driveways within 100' of the subject properties.

Reply : The items requested are shown on Sheets 2, 3 and 4.

Site / Subdivision Plan Sheet:

CERTIFICATION ISSUES

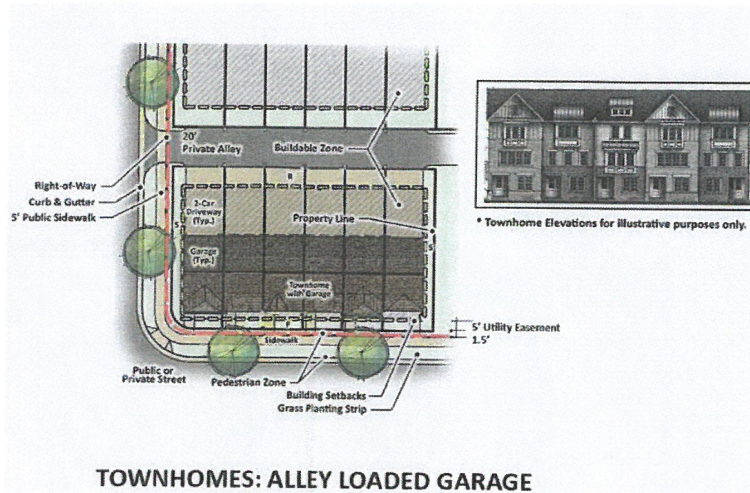
10. Please add the following information to the Site Data Table:

- a. Proposed Zoning
- b. Existing Use
- c. Proposed Use (clubhouse should be added)
- d. Clubhouse size
- e. Pool size
- f. Proposed dimensional standards per lot, including max. impervious surface, maximum building coverage, min. lot width, min. lot size, etc.
- g. Parking Calculations; proposed vs. required (this should be provided for the townhome uses, and the clubhouse and mail kiosks as well)

Reply : The items requested are shown within the Site Data Table on Sheet 5.

11. Please provide a plan view typical of the townhomes to scale, labeling all proposed dimensional standards. See below example:

Reply : The detail requested is shown on the right hand side of Sheet 7.



12. Please label the mail kiosk locations.

Reply : The mail kiosk locations have been labeled on Sheets 5 and 6.

13. Please show adjacent lots with owner information and zoning. Please show structures and driveways within 100' of project boundary.

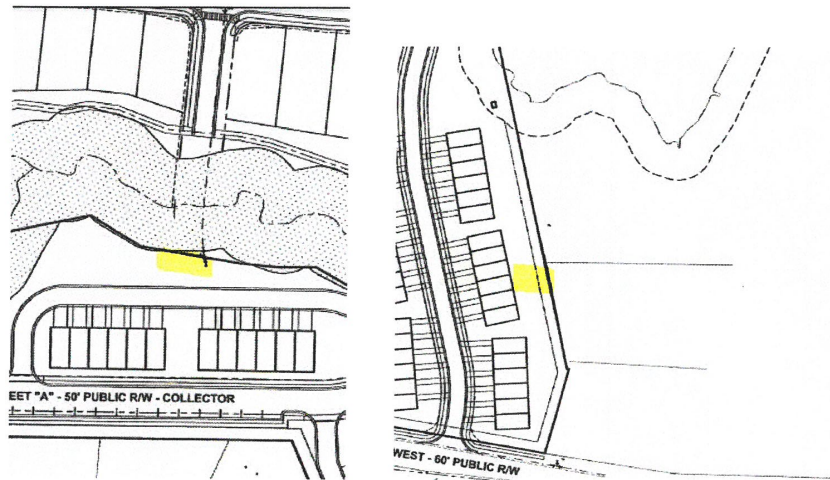
Reply : The items requested are shown on Sheets 5, 6 and 7.

14. Please show the existing stub-out in the neighborhood to the east.

Reply : The item requested is shown on Sheet 5.

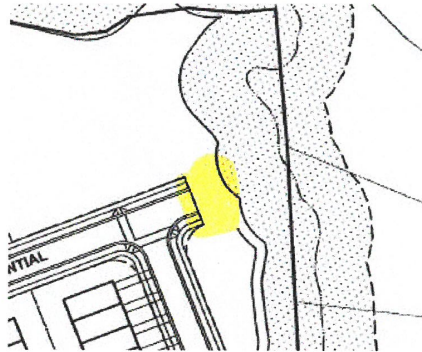
15. Please provide a connection to the existing stub-outs in adjacent developments. Specifically, a stub-out is required to the property line to the northeast, to ultimately connect to Highgate subdivision. A connection to an existing stub-out to the east is also required. See below for specific locations. This is a requirement per 155.400(H)(1) of the Unified Development Code, which states that future development shall complete a connection to any existing stub.

Reply : In addition to the project's three ingress/egress points of connection to existing N.C.D.O.T. maintained roadways, the three proposed connection points to adjacent developments and properties have been discussed with the Town and are shown on Sheets 4, 5, 6 and 7.



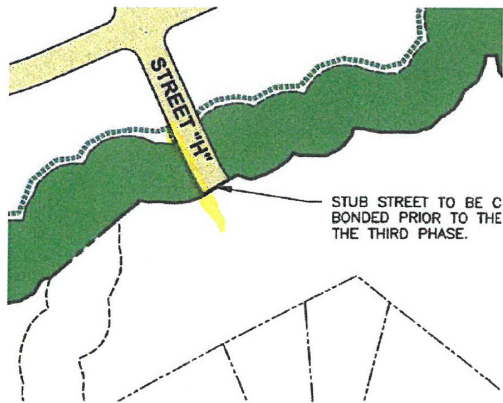
16. As discussed previously with staff, please provide a stub-out up to the riparian buffer to the northeast and provide a note stating that payment in lieu shall be provided for half of the stream crossing, in order to ensure that this development ultimately connects to Parkview subdivision in the future.

Reply : The stub-out requested is shown on Sheet 5. As discussed with the Town of Clayton, a letter of credit would be provided to the Town for half of the stream crossing. The letter of credit would be provided / renewed for a specified amount of time.



17. Please provide a greenway connection to Highgate, as discussed previously with staff and run the greenway to the east to ultimately connect to Parkview's greenway. Please see the location of the greenway tie-in below:

Reply : The item requested is shown on Sheet 5.



18. Please show all safe sight triangles at intersections.

Reply : The items requested are shown on Sheets 5, 6 and 7.

19. Please show all individual lot lines for each unit.

Reply : The items requested are shown on Sheets 5, 6 and 7.

20. Please label all proposed streets, including alleys. Also, please ensure the labels are properly placed (specifically, Street "D" label appears to be misplaced).

Reply : The items requested are shown on Sheets 5, 6 and 7.

21. Please provide crosswalks and handicap ramps at all sidewalk crossings, including at the development entrances.

Reply : The items requested are shown on Sheets 5, 6 and 7.

22. Please coordinate the design of the street sections with the Engineering department.

Reply : The Town of Clayton Engineering Department's Standards and Details would be utilized at the time of Construction Plan submittal.

23. Please note that the minimum corner clearance from the curb line or edge of pavement of intersecting streets shall be at least 20 feet from the point of tangency of the radius curvature, or 20 feet from the intersection of right-of-way lines, whichever is greater (155.400(E)(4)(c)). Please keep this requirement in mind when submitting individual lots for zoning compliance approval in the future.

Reply : Comment noted.

24. Please label the clubhouse/amenity area.

Reply : The item requested is not shown on Sheet 5 and would be corrected with a Subdivision Plan revision.

25. Please provide an enlarged site plan on a separate sheet for the clubhouse/amenity area. This plan should include the following information:

- a. Site data table, noting proposed clubhouse size, parking requirements, impervious surface coverage, pool size, etc.

- b. Dumpster locations and proposed screening
- c. Location of all mechanical equipment and proposed screening
- d. Detailed landscaping plan, including 20% landscaped area as required by the UDC

Reply : It is the Developer's intention to submit the clubhouse and pool amenities area as a Minor Site Plan to the Town of Clayton Planning Department for review and approval, as was performed previously at Highgate Subdivision.

Landscaping Sheet:

CERTIFICATION ISSUES:

26. Please provide the adjacent property owner and zoning information.

Reply : The items requested are shown on Sheets 11, 12 and 13.

27. Since the property is proposed to be rezoned to R-10, a Class "C" landscape buffer is not required along all property lines. Please revise the plans accordingly to provide the correct buffer and update the buffer planting table, unless a more stringent buffer requirement is desired.

- a. A class "A" landscape buffer is required along all property lines abutting R-E zoning.
- b. A class "A" landscape buffer is required along all minor thoroughfares.
- c. No landscape buffer is required along property lines abutting R-8 zoning.

Reply : The items requested are shown on Sheets 11, 12 and 13.

28. Please note that street trees are required along both sides of the street at the rate of one canopy tree per 40 linear feet, per 155.402(F). Please revise the plans accordingly. Specifically, the portion of Street "A" along the on-street parking does not appear to meet this requirement.

Reply : The item requested is shown on Sheet 11.

29. Please note that all parking rows are required to terminate in a curbed landscaped island, containing a minimum of one tree with a minimum 2.5" caliper, per 155.402(D)(2)(b)(2) of the UDC. Please revise the plans accordingly. Specifically, the parallel parking on Street "A", the mail kiosk parking, and the parking lot for the clubhouse do not appear to meet this requirement.

Reply : The items requested are shown on Sheets 11 and 12.

Typical Landscape Planting Details Sheet:

CERTIFICATION ISSUES:

30. Please show the proposed locations of the mechanical equipment for each individual unit.

Reply : The item requested is shown on Sheet 14.

31. Please provide a detail showing the proposed landscaping to screen the mechanical equipment, per 155.402(G)(4).

Reply : The item requested is shown on Sheet 14.

32. Please provide a detail showing any proposed dumpster enclosures that may be included at the amenity site, per 155.402(G)(4).

Reply : The clubhouse and pool amenities area is proposed to utilize 'roll-out' refuse containers.

Architectural Elevations / Details Sheet:

33. Please incorporate the proposed architectural elevations into the full sized plan set. Please label the elevations (i.e. Front, Side, Rear).

Reply : The items requested are shown on Sheet 22.



Town of
Planning I
111 E. Second Street, Clayton
P.O. Box 879, Clayton
Phone: 91
Fax: 91

TECHNICAL REVIEW COMMITTEE REVIEW

FROM: Electric
CONTACT: Amy Calo 919-530-1530 Ext.6510
DATE: 05/16/2018
PROJECT NAME
& NUMBER: 2018-90SD Creech Tract
SUBJECT: 1st Review Comments



General Comments:

1. Town of Clayton Electric will request a DWG of development to design electric utilities.
Reply : Following the issuance of Subdivision Plan and Construction Plan letters of approval, a .dwg file could be released to the Town of Clayton Electric Department.
2. How will townhomes be metered? Individual meter on each town home or metered at gang base?
Reply : It is the Developer's intent to sell the proposed townhomes to individuals. Who makes the final determination of how the townhomes are metered ? What are the advantages of the two metering options ?
3. What will be the average square footage for townhomes?
Reply : \leq 2,200 square feet each
4. All townhomes will be required to have a load management box installed by electrician.
Reply : Comment noted.
5. Town of Clayton Electric will need an easement granted to run electric.
Reply : Comment noted.

Existing Conditions Sheet:

6.

Site / Subdivision Plan Sheet:

7.

Landscaping Sheet:

8.

Architectural Elevations / Details Sheet:

9.

Lighting Plan Sheet:

10. Not Included. Town of Clayton Electric will only provide lighting for public street any additional lighting for the private drive will charged as an area light under contract.

Reply : Comment noted.



Town of
Planning I
111 E. Second Street, Clayton
P.O. Box 879, Clayton
Phone: 91
Fax: 91

TECHNICAL REVIEW COMMITTEE REVIEW

FROM: Engineering
CONTACT: Rich Cappola
DATE: 5/16/18
PROJECT NAME
& NUMBER: Creech Tract
SUBJECT: 1st Review Comments

General Comments:

1. Add firm license number to cover sheet
Reply : Engineer's license number is shown on Cover Sheet. See Sheet 1 of 22.
2. All sheets need to be signed and sealed. Name on seal is not visible. Engineers license number is not visible. (all sheets)
Reply : Engineer's seal, signature and license number are provided on the site plan and utility plan related sheets. Other sheets, including boundary survey, landscape plan and building elevations and renderings were provided by others.
3. Provide datum for north arrow. (all sheets)
Reply : North arrow provided by Surveyor, as shown on Sheet 3 of 22.
4. Provide signed and sealed boundary survey.
Reply : Signed and sealed boundary survey has been provided. See Sheet 2 of 22 and Sheet 3 of 22.
5. Provide stormwater management statement per Johnston County requirements.
Reply : A stormwater management statement would be provided to Johnston County Public Utilities at the time a Stormwater Management Plan is submitted to the County for review and approval.

Existing Conditions Sheet:

1.

Site / Subdivision Plan Sheet:

2.

Landscaping Sheet:

3.

Architectural Elevations / Details Sheet:

4.

Lighting Plan Sheet:

5.



Town of
Planning I
111 E. Second Street, Clayton
P.O. Box 879, Clayton
Phone: 91
Fax: 91

TECHNICAL REVIEW COMMITTEE REVIEW

FROM: Parks and Recreation
CONTACT: Larry Bailey
DATE: May 16, 2018
PROJECT NAME
& NUMBER: CREECH TRACT
SUBJECT: Review Comments

General Comments:

1. Dedicated easement and extension of the Sam's Branch Greenway was supposed to extend through this project from the border with Parkview to Shotwell Rd, but see no indication of this.

Reply : The dedicated easement and extension of Sam's Branch Greenway is indicated on Sheet 5 of 22 and Sheet 6 of 22.

Existing Conditions Sheet:

2.

Site / Subdivision Plan Sheet:

3.

Landscaping Sheet:

4.

Architectural Elevations / Details Sheet:

5.

Lighting Plan Sheet:

6.



Town of
Planning I
111 E. Second Street, Clayton
P.O. Box 879, Clayton
Phone: 91
Fax: 91

TECHNICAL REVIEW COMMITTEE REVIEW

FROM: Public Works
CONTACT: Tim Simpson
DATE: May 16, 2018
PROJECT NAME
& NUMBER: Creech Tract Development 2018-90-SD
SUBJECT: 1st. Review Comments

General Comments:

1. Proposed collector streets require a 60-foot R/W and 31-foot back to back typical section.
Reply : The typical street section for the proposed collector streets has been revised to reflect a 60-foot R/W and 31-foot back to back section.
2. Information requested about coordinating abandonment of existing Liberty Lane lift station with proposed sewer design has not been provided to-date.
Reply : The sheet labeled "Preliminary Utility Plan – Phase One" (Sheet 8 of 22) depicts two proposed sanitary sewer manholes located within the Street 'B' right-of-way that the Town could tie into. Are Utility Construction Plans available from the Town of Clayton showing the proposed depth of the Town's future sanitary sewer outfall in this area ? If so, would the Town provide Dalton Engineering and Associates, P.A. a copy of the Construction Plans ?
3. Connection of stub street from Highgate S/D to proposed "Street A" is not depicted.
Reply : The Creech Tract Development is proposed to tie to Highgate Subdivision on the Western end ('Phase 2' / Shotwell Road side) of the project, via the proposed street stub to the North located near the intersection of Shotwell Road and Street 'A'.
4. System Development Fees will be required prior to Building Permit issuance.
Reply : Comment noted.
5. Proposed Street Tree species are subject to final approval by the Town.

Reply : Comment noted.