



Town of Clayton
Technical Review Committee Meeting - FINAL Agenda
Wednesday, May 16, 2018 @ 9:00 AM
GS 223 - Clayton Town Hall

1. CALL TO ORDER

2. CURRENT MEMBERS OF TECHNICAL REVIEW COMMITTEE

a.

Tony Atkinson, Fire Marshal
Samantha Wullenwaber, Planning Director
Larry Bailey, Parks & Recreation Director
Steve Blasko, Street and Property Superintendent
Amy Calo, Energy Services Technician
Rich Cappola, Engineering Director
David DeYoung, Economic Development Director
Beth Franson, Planning Specialist
Jiles Harrell, NCDOT
Deborah Bridges, Johnston County Schools
Captain Herring, Police Captain
Haley Hogg, Planner
Dale Medlin, Electric Systems Director
Jay McLeod, Senior Planner
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
Chandra Farmer, Johnston County Environmental
Health

3. NEW BUSINESS

a. 9:00 - 9:15
2018-84-SPM

[Application 2018-84-SPM Ashley Bldg. Parking Expansion](#)
[2018-84-SPM Ashley Bldg. Parking Expansion](#)

b. 9:15 - 10:00
2018-85-SDM

[Application 2018-85-SDM Parkview Phases 12, 16 & 17](#)
[Site Plan 2018-85-SDM Parkview Phases 12, 16, & 17](#)

4. ADJOURN

PROPERTY OWNER INFORMATION

Name: Michael Chestnut Lessing
 Mailing Address: 2500 Meadowbrook Pkwy Suite D, Duluth GA
 Phone Number: 770 310 3220 Fax: 30096
 Email Address: Michael@primetimelessing.com

APPLICANT INFORMATION

Applicant: CAA ENGINEERS, INC.
 Mailing Address: 4932 B WINDY HILL DR, RALEIGH NC 27609
 Phone Number: 919-210-3934 Fax: _____
 Contact Person: KEITH P. GETTLE PE
 Email Address: KGETTLE@CAAENGINEERS.COM

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Minor Site Plan application.

To be completed by the applicant: Submit 9 copies of all materials unless otherwise noted or directed by staff	To be completed by staff:				
	Yes	N/A	Yes	No	N/A
1. Site Plan Review Fee (\$250 + \$5/acre)	<input checked="" type="checkbox"/>				
2. Completed application	<input checked="" type="checkbox"/>				
3. Owner's Consent Form <i>Required if applicant is not property owner.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Plan sets meeting the requirements listed in the Plan Requirements Checklist, OR plan sets meeting requirements as directed by Planning staff	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Wastewater allocation request OR verification of wastewater allocation <i>For new uses or expansion of use.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Planning Department staff may require additional materials in addition to the above.

APPLICANT AFFIDAVIT

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

Keith P. Gettle
 Print Name
Keith P. Gettle
 Signature of Applicant
7/27/19
 Date

November 2014

Page 2 of 3



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: ASHLET BLDG PARKING EXPANSION Address or PIN #: Hwy 70, Clayton NC 05104017

AGENT/APPLICANT INFORMATION:

KEITH P. GITTLE, PE
 (Name - type, print clearly)

CAA ENGINEERS, INC.
4932 B WINDY HILL DR
 (Address)
RALEIGH, NC 27609
 (City, State, Zip)

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

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

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

OWNER AUTHORIZATION:

Michael DeMaris
 (Name - type, print clearly)

4735 Bramble Rose Ln
 (Address)

[Signature]
 (Owner's Signature)

SWANEE GA 30024
 (City, State, Zip)

STATE OF Georgia
 COUNTY OF Gwinnett

Sworn and subscribed before me Sandra Rose, a Notary Public for the above State and County, this the 23 day of April, 2020.

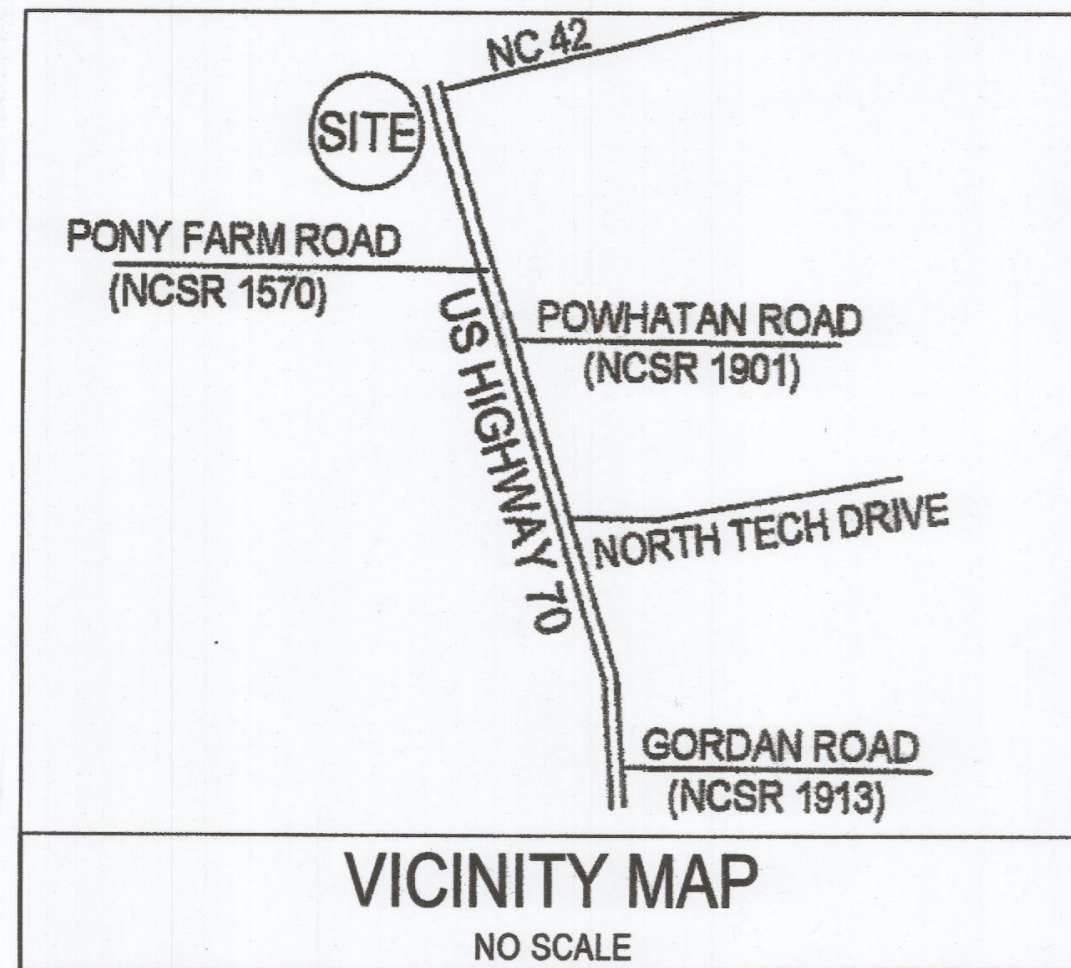
SEAL



Sandra J. Rose
 Notary Public
 My Commission Expires: 4/20/2020

Administrative Site Plan Ashley Furniture Bldg Parking Expansion

Clayton
Johnston County, North Carolina



OWNER/DEVELOPER CONTACT

PRIME TIME LEASING
CONTACT: MICHAEL DEMARIA
4735 Bramble Rose Ln
Suwanee, GA 30024
(678) 730-6000 EXT. 22
MICHAELD@PRIMETIMELEASING.COM

CIVIL ENGINEER

Caa Engineers, Inc
Keith P. Gettle, P.E.
4932-B WINDY HILL DRIVE
RALEIGH, NC 27609
(919) 210-3934
Kgettle@caaengineers.com

SURVEYOR:

Ansley J. Gilbert, PLS
L-3701

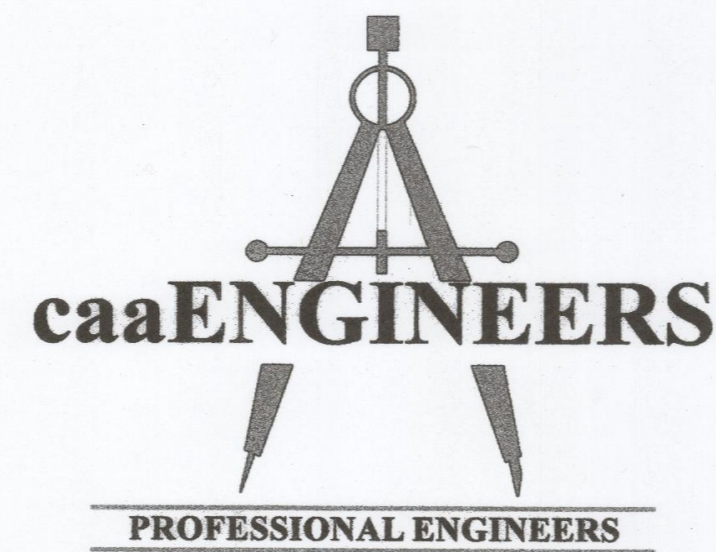
PROJECT INFORMATION

PROJECT ADDRESS: 9257 US HWY 70 BUS
PIN: OS04017
ZONING: B-3
FLOOD ZONE: N/A
NO FEMA FLOOD HAZARDS AREAS PER FIRM 3270168800J
EXISTING LOT AREA (8 ACRES)
PROPOSED USE OFFICE /WAREHOUSE
EXISTING USE OFFICE /WAREHOUSE
INSIDE CITY LIMITS YES
RIVER BASIN NEUSE
PARKING SUMMARY EXISTING = 155 SPACES
PROPOSED = 88 SPACES
TOTAL = 243 SPACES
Mezzanine 10,000 SF = 1/200 category (50 spaces)
Showroom 22,500 SF = 1/200 category (113 spaces)
Warehouse 80,000 SF = (80 spaces)
233 spaces required.

SHEET	DESCRIPTION
	Cover Sheet
	Site Survey
C1	Site Plan
C2	Landscape and Lighting Plan
D-1	Details

LEGEND

	NEW	EXISTING
DRAINAGE STRUCTURE	■	□
SANITARY SEWER MANHOLE	⊙	⊙
SANITARY SEWER CLEANOUT	⊙ ^{CO}	⊙ ^{CO}
WATER VALVE	●	●
FIRE HYDRANT	⊗	⊗
OVERHEAD UTILITY LINE	—OH—	—XOH—
UNDERGROUND ELECTRIC LINE	—E—	—XE—
UNDERGROUND TELECOM/DATA LINE	—TD—	—XTD—
FIBER OPTIC CABLE	—FO—	—XFO—
GAS LINE	—G—	—XG—
STORM DRAINAGE PIPE	—SD—	—XSD—
SANITARY SEWER LINE	—SS—	—XSS—
WATER LINE	—W—	—XW—
SURFACE ELEVATION CONTOUR	—400—	—400—
SURFACE SPOT ELEVATION	◆ 386.44	◆ 386.44
CLEARING LIMIT/TREE LINE	~ ~ ~ ~ ~	~ ~ ~ ~ ~
LIMIT OF DISTURBANCE	—	—
ELECTRICAL TRANSFORMER PAD	⊠	⊠



caaENGINEERS, Inc.

Professional Engineers

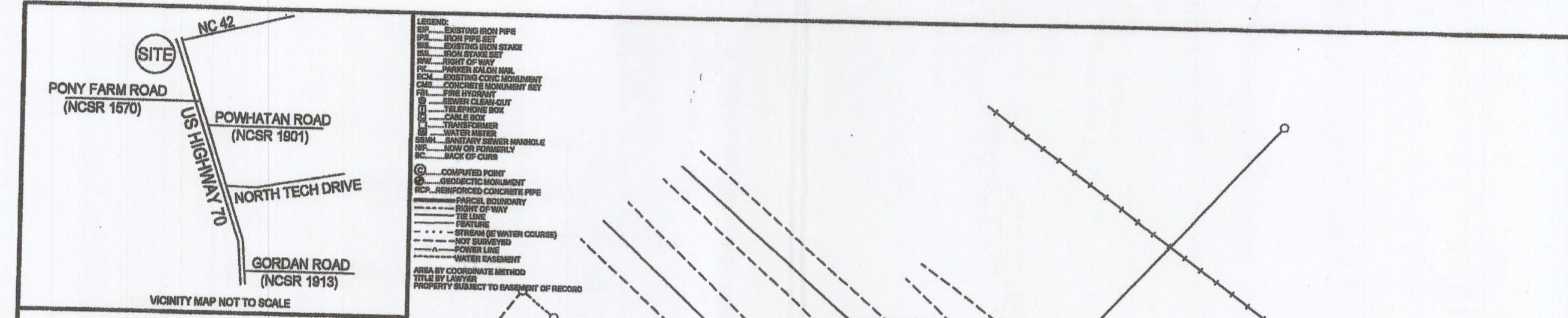
1233 Heritage Links Drive
Wake Forest, North Carolina 27587
4932 B Windy Hill Drive,
Raleigh, NC 27609
919-427-5227

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C-2151

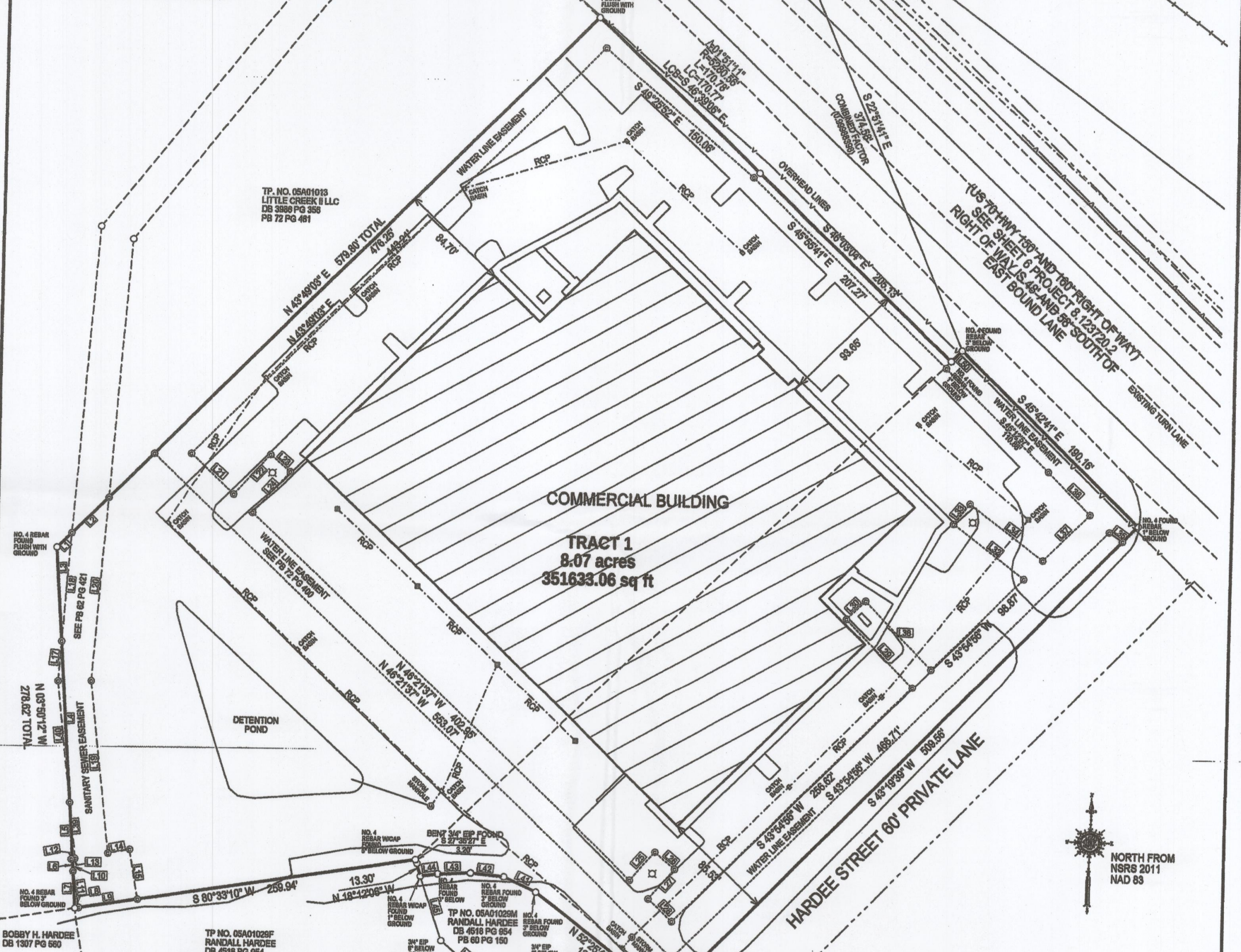


Know what's below.
Call before you dig.
(Or call: 1-800-632-4949)





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



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°30'00\"	28.19	L41	N 89°30'00\"	28.19
L2	S 89°30'00\"	72.34	L42	S 89°30'00\"	72.34
L3	S 89°30'00\"	124.50	L43	S 89°30'00\"	124.50
L4	S 89°30'00\"	45.41	L44	S 89°30'00\"	45.41
L5	S 89°30'00\"	29.64	L45	S 89°30'00\"	29.64
L6	S 89°30'00\"	2.89	L46	S 89°30'00\"	2.89
L7	S 89°30'00\"	45.41	L47	S 89°30'00\"	45.41
L8	N 0°30'00\"	8.44	L48	N 0°30'00\"	8.44
L9	N 0°30'00\"	28.19	L49	N 0°30'00\"	28.19
L10	N 0°30'00\"	0.89	L50	N 0°30'00\"	0.89
L11	N 0°30'00\"	1.47	L51	N 0°30'00\"	1.47
L12	S 79°00'00\"	18.87	L52	S 79°00'00\"	18.87
L13	S 79°00'00\"	30.44	L53	S 79°00'00\"	30.44
L14	S 79°00'00\"	39.87	L54	S 79°00'00\"	39.87
L15	N 0°30'00\"	84.27	L55	N 0°30'00\"	84.27
L16	S 0°30'00\"	153.07	L56	S 0°30'00\"	153.07
L17	S 0°30'00\"	42.87	L57	S 0°30'00\"	42.87
L18	S 0°30'00\"	41.87	L58	S 0°30'00\"	41.87
L19	N 40°30'00\"	20.07	L59	N 40°30'00\"	20.07
L20	N 40°30'00\"	20.07	L60	N 40°30'00\"	20.07
L21	S 0°30'00\"	20.07	L61	S 0°30'00\"	20.07
L22	S 0°30'00\"	20.07	L62	S 0°30'00\"	20.07
L23	S 0°30'00\"	20.07	L63	S 0°30'00\"	20.07
L24	N 89°30'00\"	70.84	L64	N 89°30'00\"	70.84
L25	N 89°30'00\"	42.87	L65	N 89°30'00\"	42.87
L26	S 89°30'00\"	42.87	L66	S 89°30'00\"	42.87
L27	S 89°30'00\"	42.87	L67	S 89°30'00\"	42.87
L28	S 89°30'00\"	42.87	L68	S 89°30'00\"	42.87
L29	N 0°30'00\"	84.27	L69	N 0°30'00\"	84.27
L30	N 0°30'00\"	84.27	L70	N 0°30'00\"	84.27

SURVEY FOR:
MOORING CAPITAL FUND LLC
 TRACT 1 PG 72 PG 481
 CLAYTON TWP., JOHNSTON CO., NC
 SCALE 1"=80' DATE 09/20/2018

OWNER: MOORING CAPITAL FUND LLC
 5800 WESTWOOD CENTER DRIVE
 VIENNA VA. 22172
 SITE ADDRESS: 6267 US HWY 70 BUS.

ALSBY J. GILBERT PLS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (and description recorded in) INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION IS 1:2288 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 42-48 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ AD. 2018

ALSBY J. GILBERT PLS
 L-9761
 REG. NO. _____

1. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 2. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND; AND
 3. ANY ONE OF THE FOLLOWING:
 a. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 b. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE, OR
 c. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
 d. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS PREVIOUSLY IN (b) THROUGH (c) ABOVE.

DATE _____ SURVEYOR _____

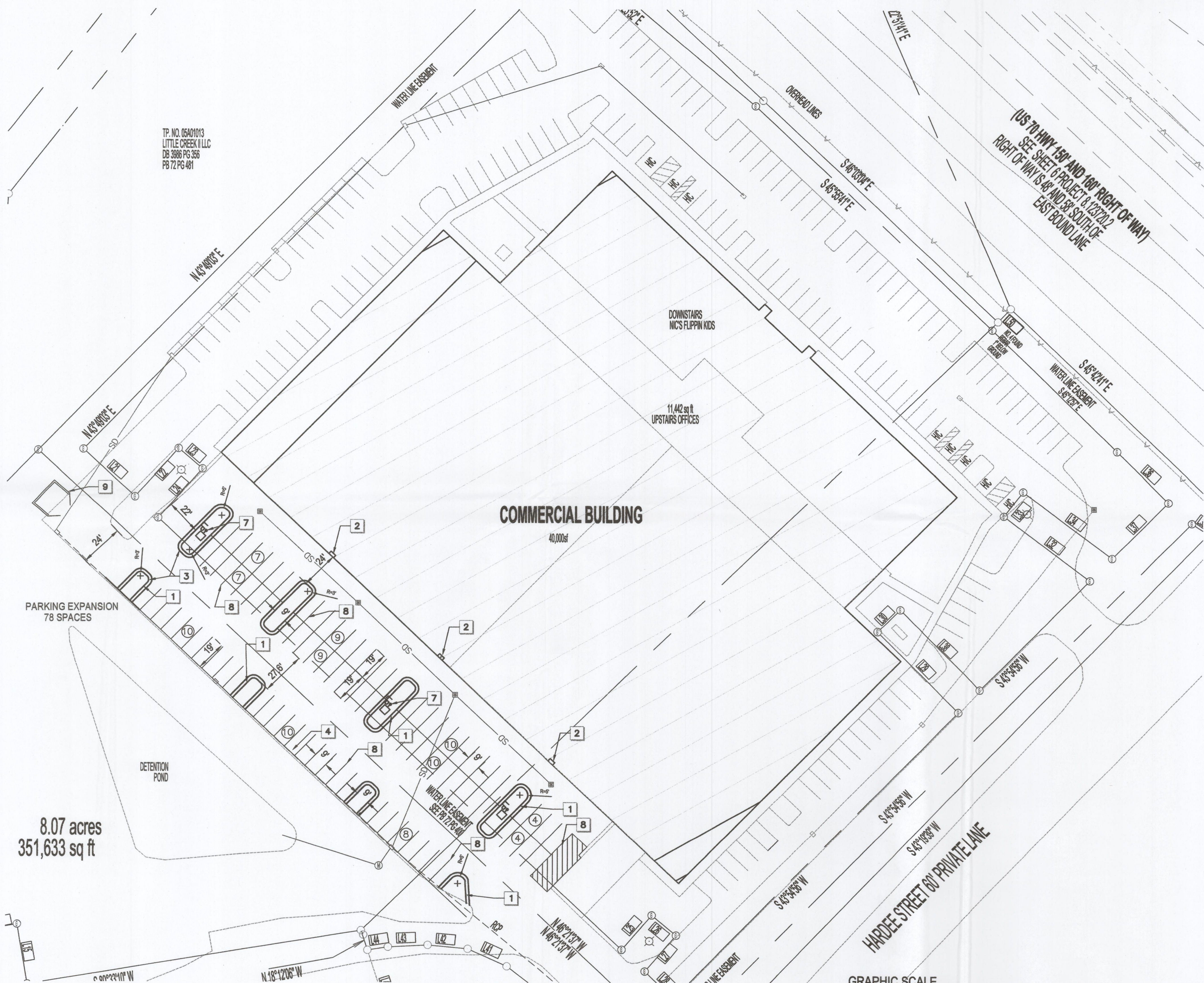
SHEET 2 OF 5

KEY KEYED NOTES - SITE PLAN

- 1 2" STANDARD CONCRETE CURB AND GUTTER, TYPICAL AT LANDSCAPE ISLANDS
- 2 PEDESTRIAN ACCESS INTO BUILDING
- 3 SAW CUT EXISTING CONCRETE PAVEMENT TO INSTALL LANDSCAPE ISLANDS
- 4 WHEEL STOP, SET 24" CLEAR FROM EDGE OF PARKING SPACE (NOT USED)
- 5 LANDSCAPE ISLAND - SEE SHEET L1 (LANDSCAPE PLAN)
- 6 STANDARD DUTY BITUMINOUS PAVING
- 7 LIGHT FIXTURE AND POLE - COORDINATE TYPE / LOCATION WITH LOCAL UTILITY PROVIDER
- 8 6"X12" PAINTED PARKING SPACE STRIPING USING 4" WIDE WHITE STRIPES
- 9 DUMPSTER PAD AND ENCLOSURE, SEE DETAIL
- 10 RED BUDS IN LANDSCAPE ISLANDS
- 11 SP TREE CIRCLE
- 12 GROUND COVER
- 13 SHRUBS

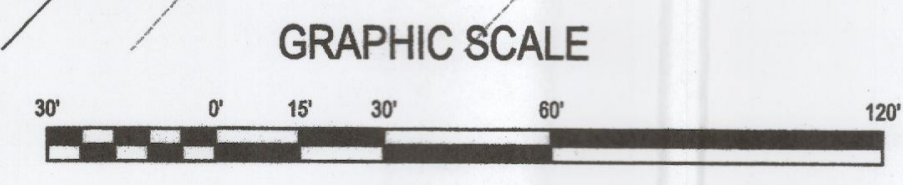
SITE NOTES

1. PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY ANSLEY J. GILBERT, PLS, DATED SEPTEMBER 20, 2016, ENTITLED "SURVEY FOR: MOORING CAPITAL FUND, LLC".
2. ALL CURB DIMENSIONS ARE MEASURED TO BACK OF CURB, AND ALL CURB RADII ARE 3 FEET, UNLESS INDICATED OTHERWISE.
3. USE REVERSE-PITCH CURB AND GUTTER WHERE ADJACENT PAVEMENT SLOPES AWAY FROM CURB, AND STANDARD-PITCH CURB AND GUTTER ELSEWHERE, UNLESS OTHERWISE NOTED. PROVIDE POSITIVE DRAINAGE ALONG AND FROM ALL GUTTERS.
4. ALL SITE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE INDICATED.
5. INSTALL ALL PAVEMENT WITH POSITIVE SURFACE DRAINAGE.
6. TIE-INS TO EXISTING PAVEMENT, CURBS, WALKS, ETC. SHALL BE MADE WITH NEAT EDGES AND SMOOTH, GRADUAL TRANSITIONS THAT ARE SAFE, FUNCTIONAL, DURABLE, AND VISUALLY ACCEPTABLE TO THE OWNER AND ENGINEER.



TP. NO. 05A01013
LITTLE CREEK II LLC
DB 3986 PG 353
PB 72 PG 481

8.07 acres
351,633 sq ft



SHEET 3 OF 5



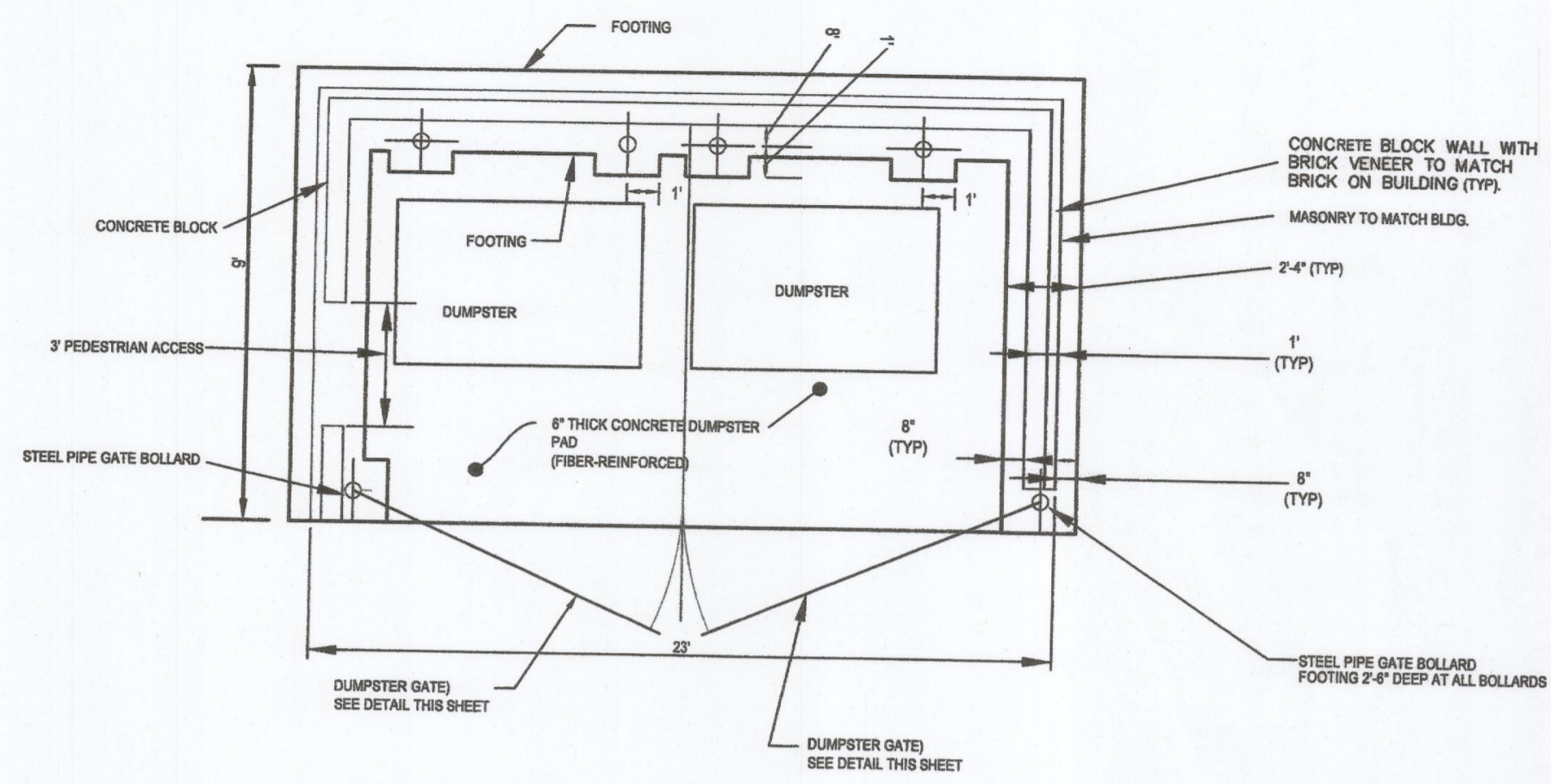
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Professional Engineers
1233 Heritage Link Drive
Wake Forest, North Carolina 27587
4937 B Winky Hill Drive
Raleigh, NC 27609 919-625-6755
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NO.	DATE	REVISION/DESCRIPTION	BY	CHK
1				
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3				
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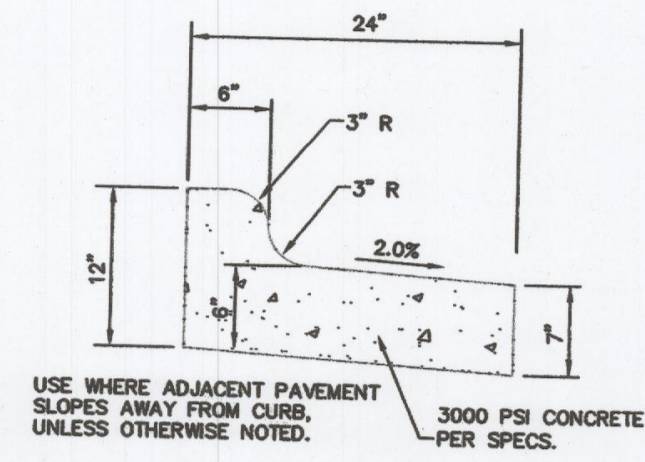
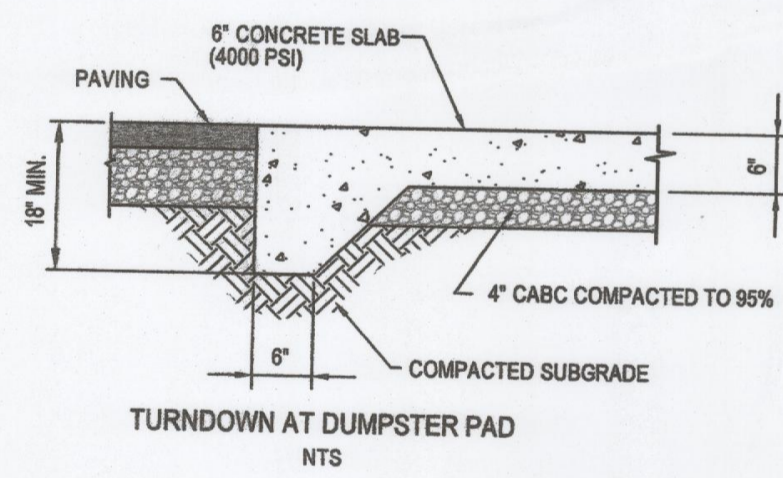
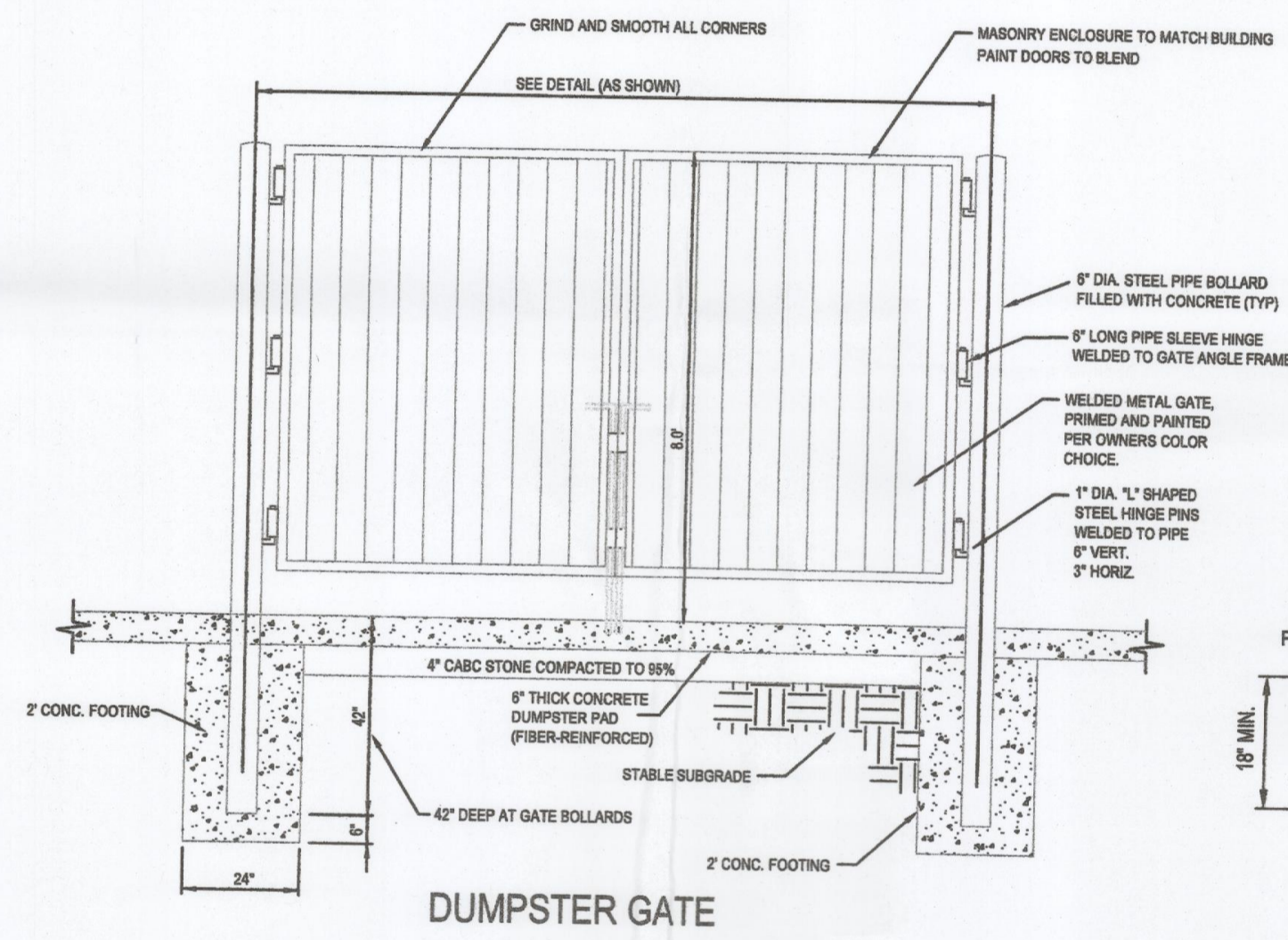


Site Plan
Ashley Furniture Building
Prime Time Leasing
Clayton, Johnston County, North Carolina

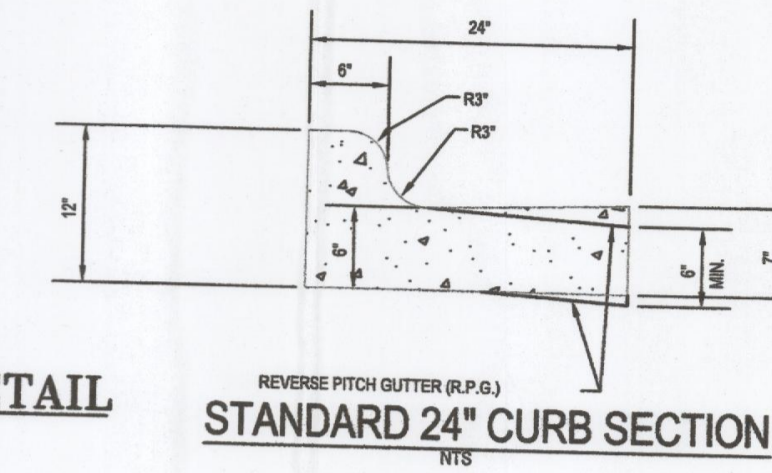
Job No.
Dwg No.
C1



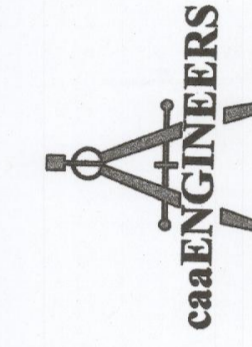
PLAN VIEW - DUMPSTER ENCLOSURE & PAD
NTS



PRIVATE CURB AND GUTTER DETAIL
NTS



caaENGINEERS, Inc.
Professional Engineers
1233 Heritage Links Drive
Wake Forest, North Carolina 27587
4932 B Winde Hill Drive



No.	Date	Comment	By	By
1				
2				
3				
4				
5				
6				
7				



Site Details
Ashley Furniture Building
Prime Time Leasing
Clayton, Johnston County, North Carolina

Job No.
Dwg No.
D1



TOWN OF CLAYTON

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

**SUBDIVISION:
FINAL PLAT, MINOR SUBDIVISION PLAT**

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

Application fee: Final Plat: \$250.00 + \$5.00 per lot.
Minor Subdivision: \$200.00 + \$5.00 per lot *All fees are due when the application is submitted.*

Definition of Minor Subdivision: Please see §155.706(F) of the Unified Development Code for a definition of Minor Subdivisions and §155.706(H) for information on process. Minor Subdivisions are those subdivisions that do NOT involve the following: creation of more than 5 lots, creation of new public streets, extension of water/sewer lines, or installation of drainage improvements through one or more lots to serve one or more other lots. Any other subdivision, unless “exempt” per §155.706(B) is considered a Major Subdivision and a “Preliminary Plat: Major Subdivision” application shall be required.

SITE INFORMATION

Final Plat Minor Subdivision

Name of Project: Parkview Phases 12, 16, &17 Acreage of Property: 5.5 Acs

Preliminary Plat Approval Date and Project # (if applicable): 2017-150-SD

Tag #: 05030071, 05029055, 05029054, 05029053, 0502952 NC PIN: 165912-86-2754, 165912-76-9495, 165912-76-9542, 165912-76-8680, 165912-76-8701

Location: W. Stallings St and Liberty Ln.

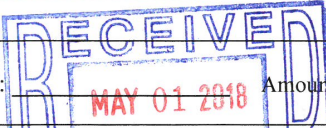
Section(s)/Phases(s): Phases 12, 16, &17

Number of Lots (existing): 0 (Proposed) 29 Min Lot Size: 2750

Zoning District: PD-R Electric Provider: Town of Clayton

Recreation/Open Space Requirement: Fee in lieu Land Dedication – Acreage: _____

FOR OFFICE USE ONLY

Date Received:  Amount Paid: \$ 345 File Number: 2018-85-SDM

PROPERTY OWNER INFORMATION

Name: Donald C. Adams
 Mailing Address: 1340 Old Drug Store Rd, Garner, NC 27529
 Phone Number: 919-763-7278 Fax: _____
 Email Address: donnie@adamsandhodge.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC
 Mailing Address: 314 East Main Street, Clayton, NC 27520
 Phone Number: 919-763-7278 Fax: _____
 Contact Person: Donnie Adams
 Email Address: donnie@adamsandhodge.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Final Plat or Minor Subdivision application.

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
Submit 4 copies of all materials	<input checked="" type="checkbox"/>				
1. Completed Application	<input checked="" type="checkbox"/>				
2. Plat Review Fee - Final Plat: \$250 + \$5/lot - Minor Subdivision: \$200 + \$5/lot	<input checked="" type="checkbox"/>				
3. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Final Plat/Minor Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	<input checked="" type="checkbox"/>				
5. Plat sheet(s) meeting requirements of the Requirements Checklist	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Verification of wastewater allocation OR wastewater allocation request	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Driveway Permits (Town of Clayton or NCDOT with associated documentation)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

APPLICANT AFFIDAVIT

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

Amy D. STANCIL
 Print Name

Amy D. Stancil
 Signature of Applicant

05/01/18
 Date

FINAL PLAT/MINOR SUBDIVISION PLAT REQUIREMENTS CHECKLIST

The applicant is responsible for completing this checklist. Please submit with the completed application.

To be completed by the applicant:			Staff:
	Yes	N/A	N/A
1. Plans are 18 inches by 24 inches with a scale no smaller than 1 inch = 100 feet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Name of township, county, and state in which the property is located.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Vicinity sketch.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Provide the following project data in Tabular form: <ul style="list-style-type: none"> - Area of tract in square feet and acres - Owner's name and address - NC PIN and/or Tag # - Within Town limits or ETJ - Zoning of property (and any special conditions if applicable) - Number of lots per acre (density) - Acreage in Resource Conservation Areas (UDC §155.500) - Indicate if the site is within a Watershed Protection Overlay - Annexation # (if applicable) - FEMA designated flood plain and floodway (include FIRM panel reference number and effective date) or certification that no flood plain exists within the subdivision. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
6. Surveyor or professional engineer's name, seal, and registration number.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Date of survey and plat preparation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. All required certificates. <i>Certificates for both Final Plats and Minor Subdivisions are included in this application packet.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. An accurately positioned north arrow indicating true north, magnetic north, North Carolina grid ("NAD 83" or "NAD 27"), or is referenced to old deed or plat bearings. If the north index is magnetic or referenced to an old deed or plat bearings, the date and the source (if known) the index was originally determined is clearly indicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. The exact course and distance of every boundary line of the tract to be subdivided, fully dimensioned (metes and bounds) along with the location of intersecting boundary lines of adjoining lands in accordance with the North Carolina General Statutes § 47-30 - Plats and subdivisions; mapping requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Accurate location and description of all monuments, markers and control points.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. All lot boundaries changed or eliminated by requested combination are indicated by dashed lines.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot __".	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

To be completed by the applicant:			Staff:
	Yes	N/A	N/A
14. The names of adjacent landowners, or lot, block, parcel, subdivision designations or other legal reference where applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15. Location and width of all existing and proposed rights-of-way, Resource Conservation Areas, easements and areas dedicated to public use with the purpose of each stated where crossing or forming any boundary line of the property shown. Sight triangles noted where required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Location of all existing buildings and structures. <i>Required for minor subdivision applications only.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Minimum building setbacks are noted, along with other dimensional standards set in preliminary plat approval (i.e. max impervious per lot, max building coverage, building height, etc).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
18. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19. Location of all existing and proposed drainage structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
20. Location of all proposed easements, labeled as "public" or "private"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
21. Proposed streets are labeled, named and dimensioned. Street names must be approved by Town of Clayton. Correct street cross section detail provided. If streets are private: - All private streets shall be maintained by a designated responsible party. The party shall be noted on the plat. - Streets are labeled "Private Streets – No Town Maintenance."	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
22. Location, purpose and dimensions of areas to be used for purposes other than residential (such as HOA-maintained areas, recreation, open space, etc.) - All open space, parks, and similar common areas shall be maintained by a designated responsible party. The party shall be noted on the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
23. Width and type of any buffers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
24. Verification of minimum Finished Floor Elevation (FFE). The minimum FFE must be at least two feet above the Base Flood Elevation (BFE) on properties affected by FEMA 100 year flood plain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
25. Indicate the boundaries of any greenway dedicated to the Town of Clayton and label "Public Greenway Dedicated to the Town of Clayton."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
26. Resource Conservation Areas must be shown and dimensioned on the plat. The following note must also be provided: "The Resource Conservation Area shown hereon is being provided per the requirements of Article 5 of the Town of Clayton's Unified Development Code. This Resource Conservation Area must be preserved in perpetuity."	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
27. Any other information considered by either the applicant or the Town to be pertinent to the review.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Signed by Applicant:



Date:

05/01/18



**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: Parkview Phases 12, 16 & 17 **Address or PIN #:** 165912-76-9495,165912-76-9542,165912-76-8680

AGENT/APPLICANT INFORMATION:

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

314 East Main St
(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*):

Minor Subdivision Plans
Construction Plans

Final Plats
Revisions and Amendments

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:

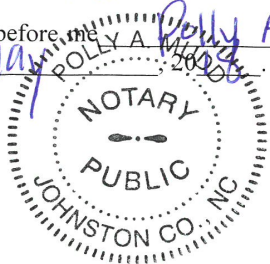
Sam's Branch
(Name - type, print clearly)
[Signature]
(Owner's Signature)

328 East Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me, Polly A. Mudd, a Notary Public for the above State and County, this the 1st day of May, 2009.

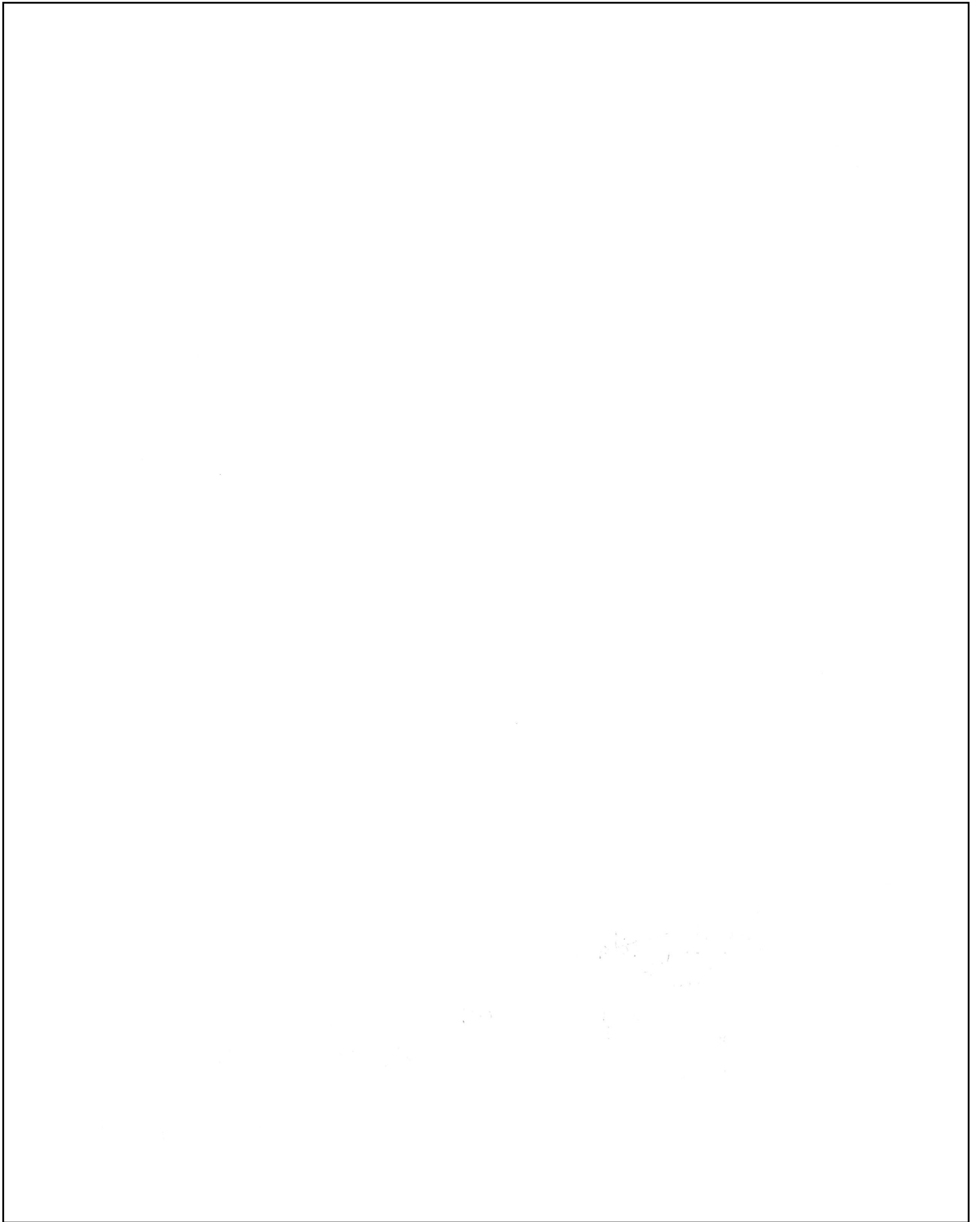
SEAL

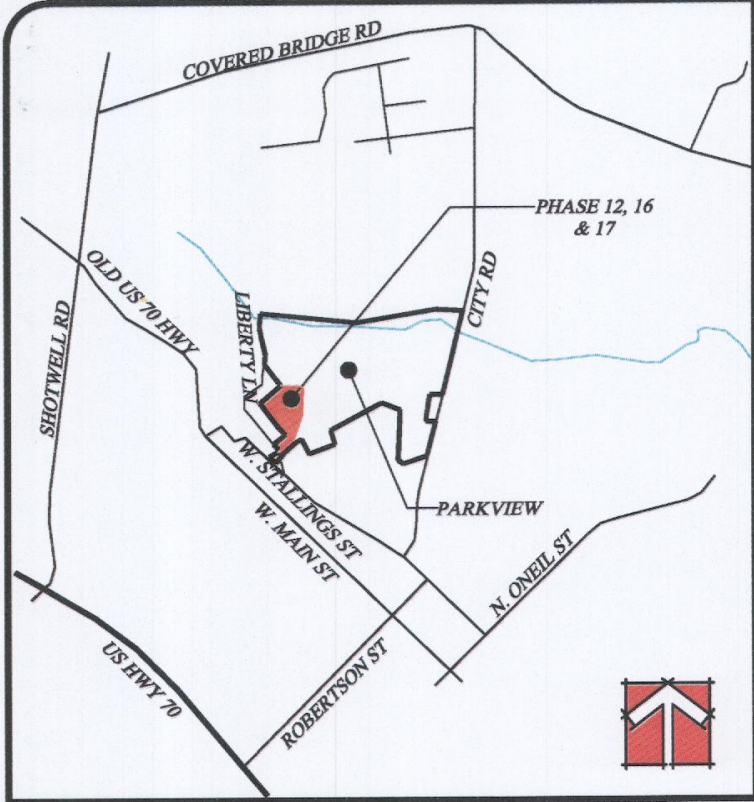


[Signature]
Notary Public
My Commission Expires: June 18, 2010

November 2014

Page 5 of 12





VICINITY MAP
(NO SCALE)

PRELIMINARY SUBDIVISION DESIGN

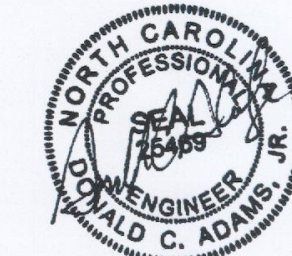
FOR

PARKVIEW PHASE 12, 16, & 17

IN

TOWN OF CLAYTON, NC

NOT RELEASED FOR
CONSTRUCTION



REVISED
4:51 pm, Apr 30, 2018

DEVELOPER/APPLICANT:

CITY ROAD, LLC
114 WEST MAIN STREET, SUITE 102
Clayton, NC 27520
CONTACT/AGENT: DONNIE C. ADAMS
919-763-7278

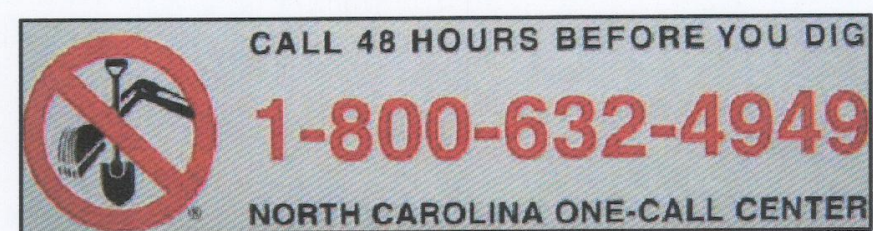
SHEET INDEX

SHEET TITLE	SHEET No.
PHASE MAP.....	SP01
EXISTING CONDITIONS PLAN.....	SP02
SITE PLAN.....	SP03
UTILITY PLAN.....	SP04
LANDSCAPE PLAN.....	SP05
CBU SITE PLAN.....	SP06
SCHEMATIC GRADING PLAN.....	SP07

ADAMS & HODGE
ENGINEERING, PC
314 East Main Street
Clayton, NC 27520
919-243-1332 donnie@adamsandhodge.com
FIRM # C-4157

PARKVIEW PHASES 12, 16 & 17
CLAYTON, NORTH CAROLINA

MAY 1, 2018



T.O.C. PROJECT: 2018-

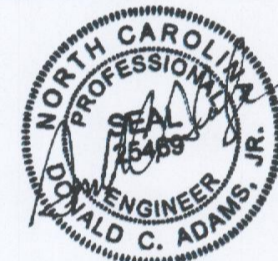
CHART IS CURRENT AS OF 04/26/2018

PARKVIEW MASTER DEVELOPMENT CHART

PHASE	AREA OF PHASE	# OF LOTS	RIGHTS-OF-WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA	% OF OVERALL SITE	STATUS OF PHASE
OVERALL SITE	85.16 AC	347	11.85 AC	12.9 AC	30.23 AC	26.04 AC (31%)	59.12 AC (69%)	100.00%	APPROVED MASTER PLAN
PHASE 1	15.11 AC	42	2.05 AC	6.19 AC	3.00 AC	4.81 AC (32%)	10.30 AC (68%)	17.74%	APPROVED
PHASE 2A	4.32 AC	22	0.65 AC	0.77 AC	0.94 AC	1.95 AC (45%)	2.37 AC (55%)	5.07%	APPROVED
PHASE 2B	6.25 AC	22	1.08 AC	1.34 AC	1.56 AC	2.11 AC (34%)	4.14 AC (66%)	7.34%	APPROVED
PHASE 3	1.75 AC	11	0.37 AC	0.4 AC	0.38 AC	0.80 AC (45%)	0.95 AC (55%)	2.05%	APPROVED
PHASE 4	5.14 AC	24	0.51 AC	0.33 AC	2.11 AC	1.33 AC (26%)	3.81 (74%)	6.04%	APPROVED
PHASE 5	2.46 AC	17	0.42 AC	0.4 AC	0.55 AC	1.07 AC (43%)	1.39 AC (57%)	2.89%	APPROVED
PHASE 6	5.04 AC	27	0.83 AC	0.4 AC	1.51 AC	1.73 AC (34%)	3.31 AC (66%)	5.92%	APPROVED
PHASE 7	2.67 AC	12	0.42 AC	0.31 AC	0.83 AC	0.87 AC (33%)	1.8 AC (67%)	3.14%	APPROVED
PHASE 8	5.63 AC	24	1.03 AC	0.83 AC	1.40 AC	2.36 AC (42%)	3.27 AC (58%)	6.61%	APPROVED
PHASE 9	3.83 AC	12	0.36 AC	0.64 AC	1.67 AC	1.10 AC (29%)	2.73 AC (71%)	4.50%	APPROVED
PHASE 10	2.81 AC	12	0.34 AC	0.39 AC	0.82 AC	1.10 AC (39%)	1.71 AC (61%)	3.30%	APPROVED
PHASE 11	2.11 AC	14	0.35 AC	0.4 AC	0.35 AC	1.21 AC (57%)	0.90 AC (43%)	2.48%	APPROVED
PHASE 12	2.7 AC	12	0.38 AC	0.4 AC	1.10 AC	0.27 AC (10%)	2.43 AC (90%)	3.17%	SUBMITTED FOR APPROVAL
PHASE 13	8.52 AC	25	1.17 AC	0.34 AC	4.28 AC	2.61 AC (31%)	5.91 AC (69%)	10.00%	APPROVED
PHASE 14	3.11 AC	18	0.89 AC	0.41 AC	1.01 AC	1.07 AC (43%)	2.04 AC (57%)	3.65%	APPROVED
PHASE 15	3.01 AC	24	0.77 AC	N/A	1.0 AC	1.06 AC (35%)	1.95 AC (65%)	3.53%	APPROVED
PHASE 16	1.90 AC	11	0.23 AC	0.4 AC	0.80 AC	0.16 AC (8%)	1.74 AC (92%)	2.23%	SUBMITTED FOR APPROVAL
PHASE 17	0.90 AC	6	0%	0.4 AC	0.37 AC	0 AC	0.9 AC (100%)	1.06%	SUBMITTED FOR APPROVAL
NEIGHBORHOOD GARDEN	2.10 AC	N/A	N/A	N/A	2.10 AC	0.18 AC (9%)	1.92 AC (91%)	2.47%	APPROVED
SAM'S BRANCH GREENWAY TRAIL	5.80 AC	0	0 AC	1.35 AC	4.45 AC	.25 AC (4%)	5.55 (96%)	6.81%	
GRAND TOTAL	85.16 AC	335	11.85 AC	12.9 AC	30.23 AC	26.04 AC (31%)	59.12 AC (69%)	100.00%	

NOTE: OPEN SPACE INCLUDES AMENITIES, GREENWAYS, PARKS, ACTIVE AND PASSIVE SPACES, ETC.

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REVISED
4:51 pm, Apr 30, 2018



hereby approved, subject to all applicable provisions of the Zoning Ordinance and the following conditions:

(1) The applicant shall complete the subdivision strictly in accordance with the plans submitted to and approved by the Board, a copy of which is filed in the Planning Department office.

(2) If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval shall be void and of no effect.

The Town Council imposed the following additional conditions of the Subdivision Approval:

- Following Board approval, three copies of the Master Plan / Preliminary Subdivision Plan meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.
- The development of the site is limited to the site design and uses approved by the Town Council. Modifications to the approved Master Plan / Preliminary Subdivision Plan shall require review and approval in accordance with Section 166.705 of the Unified Development Code.
- The Master Plan / Preliminary Subdivision Plan is considered a preliminary plan. Individual phases are subject to final plan review, except that Townhome phases that are not to be further subdivided shall be reviewed as a Major Site Plan.
- Neighborhood parks and amenities shall be reviewed as Minor Site Plans prior to construction.
- Approval of all land not currently within Town Limits shall be required prior to final Plat approval for the first phase of the development.
- Development fees shall be paid for each phase prior to final Plat approval. For phases requiring only Major Site Plan review, fees shall be paid prior to issuance of building permits. Recreation fees submitted for the development shall be directed toward improvements of Legend Park.
- Land shown as "dedicated to the Town of Clayton" shall be dedicated to the Town prior to final Plat approval for the first phase of the development.
- A combination of dedication and fee-in-lieu is being submitted to meet recreation and open space requirements. To meet requirements, additional recreation area must be dedicated or a recreation fee-in-lieu shall be provided at the Conservation Areas does not count toward meeting recreation and open space requirements.
- Traffic improvements as recommended by NCDOT shall be installed prior to the issuance of a certificate of occupancy for the phase that generated the need for the improvement. Additional right-of-way necessary for City Road shall be dedicated as a part of the first phase of the development.
- The access drive to the development shall align with the Legend Park driveway.
- All roof mounted and ground mounted equipment not associated with single family detached residential development must be completely screened from view.
- Final wide sidewalks are required along one side of each road within the development. Ten foot wide paved multi-use paths shall be installed as shown on the Master Plan to justify the superior of the sidewalk requirement on both sides of each road. An Engineer's estimate which documents the cost allocations for each road segment between the dedicated five foot concrete sidewalk and the proposed 10 foot asphalt multi-use path is required. Any cost shortage between the required five foot sidewalk and 10 foot multi-use path shall be paid as a fee-in-lieu.
- All sidewalks and greenways shall be bonded or constructed prior to plat recordation for the associated phase.
- Bain's Branch Greenway shall be bonded and constructed prior to the platting of phase 6 of the development.
- Interior greenway shall be constructed prior to the first Certificate of Occupancy for the adjacent phase.
- The neighborhood garden plot shall be completed prior to the platting of phase 6 of the development.
- The arrangement of passive and active recreation areas identified in the Master Plan shall be considered minimum requirements and may not be reduced without approval by the Town Council. The recreation area shall be constructed concurrent with the construction in adjacent phases.
- Class C buffer and the 10 foot paved greenway shall be constructed along City Road prior to the issuance of the first Certificate of Occupancy. Class C buffers around the remainder of the site shall be installed concurrently with construction of the associated phase of the development.
- A mix of at least three housing types shall be required and shall be selected from the list of housing type options presented in the regulating plan. The specific percentage of each housing type shall be flexible, but shall be chosen from the housing and lot types established in the regulating plan, and are subject to approved subdivision and dimensional standards established for each housing type in the regulating plan. In no case shall the maximum density exceed 4 units per acre (200 units). Detached single family lot types may be considered as separate housing types with approval by the Planning Director so long as the lot sizes vary and permit a variety of housing configurations.
- Final location and configuration of Cluster Mailbox Units (CMUs) shall be determined in the final plat plan review (as applicable) for each phase. CMUs are required to have sidewalk / pedestrian access and must be approved by the USPS.
- All external project access points must connect to an existing/pending public right-of-way built to Town of Clayton standards. If the external connection is to right-of-way not built to Town standards, the right-of-way will need to be brought into conformance by the developer.
- More than 75 certificates of occupancy may be issued within the subdivision until the required secondary access has been constructed or bonded for construction.
- No more than 250 certificates of occupancy may be issued within the subdivision until the required secondary access has been constructed or bonded for construction to the property line in the northwest corner of the development.
- Street tree species shall be approved by the Town Engineer and Town Planning Director as part of individual phase final plat / major site plan review.
- All signs shall require review and approval pursuant to §165.713.
- Final design of individual elements identified within the Regulating Plan (such as lighting, recreation, or housing elevations) may be modified during individual phase review without need to modify the Regulating Plan, but shall be approved by staff and shall require (or exceed) the sign and vision of the original approval/design shown in the Regulating Plan, including but not limited to quality, style, and material. Modifications that are determined by the Planning Director not to meet or exceed the original intent or do not comply as "minor" modifications per §165.705 shall require major review and approval.
- The review and approval of project water, sewer, storm drainage and street construction drawings is a separate process. Two sets of these drawings must be submitted for approval to Public Works Department when they become available.
- Resource Conservation Areas as defined in Article 5 of the Unified Development Code shall remain undisturbed pursuant to standards of Article 5, and shall be shown on all plats as being permanently set aside pursuant to §165.600(c).
- Prior to site grading and construction activities, tree protection fencing shall be installed around all resource conservation areas. Once the tree protection fence is installed, it must be inspected by the Planning Department before construction activities begin.

IN WITNESS WHEREOF, the Town has caused this approval to be issued in its name.

TOWN OF CLAYTON
BY: *Jody L. McLeod, Mayor*
Jody L. McLeod, Mayor

ATTEST:
Kimberly A. McMillan (SEAL)
Kimberly A. McMillan, Town Clerk

DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
DATE: 05/01/2018
JOB NO.: AH-
SHEET: SP01

314 East Main Street Clayton
Clayton, NC 27020
dennis@adams-hodge.com
919-242-1332
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

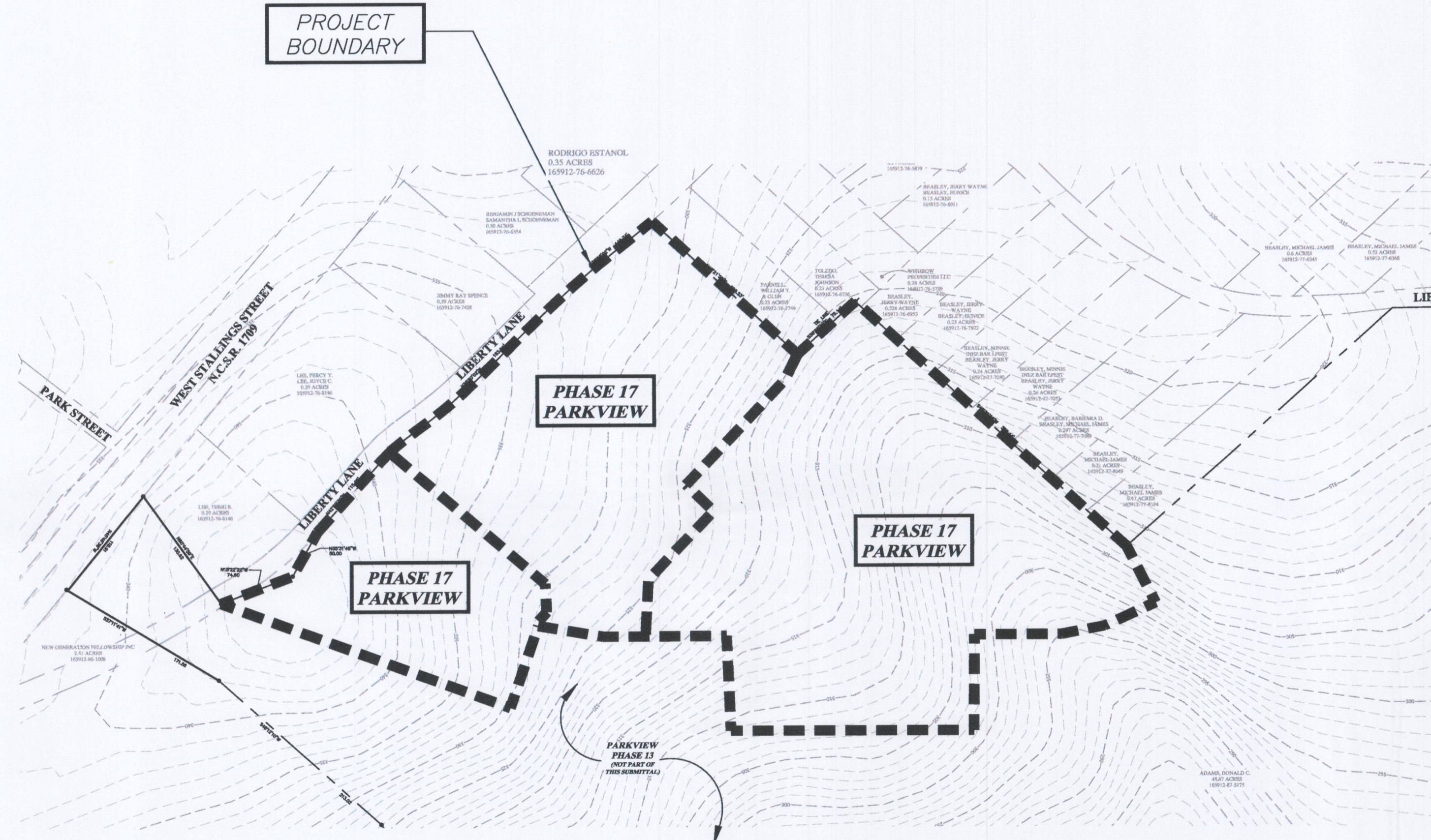


PARKVIEW
PHASE 12, 16 & 17
CITY ROAD, LLC, CLAYTON, NC 27020

PHASE MAP

DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
DATE: 05/01/2018
JOB NO.: AH-
SHEET: SP01

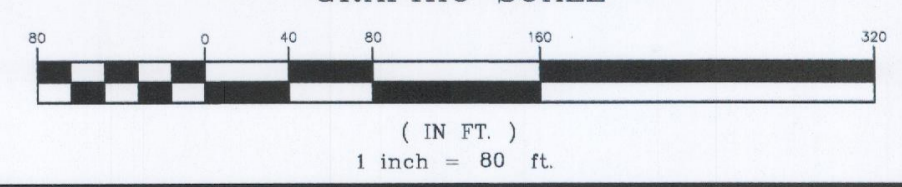
CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
 NORTH CAROLINA ONE-CALL CENTER



NOT RELEASED FOR
 CONSTRUCTION



REVISED
 4:45 pm, Apr 30, 2018



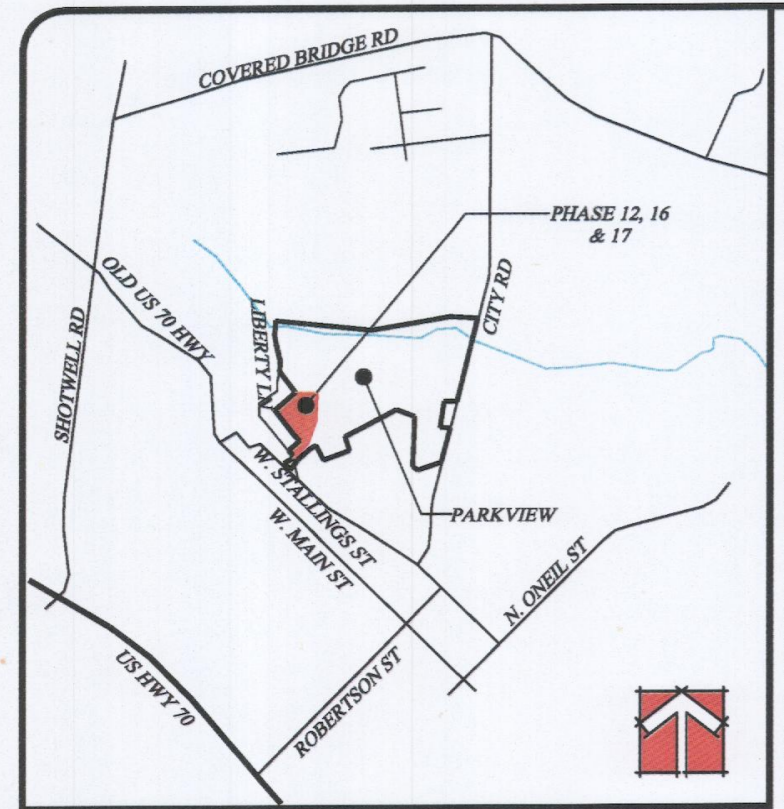
314 East Main Street
 Clayton, NC 27920
 dominic@adamsandhodge.com
 FIRM # C-4187

ADAMS & HODGE
 ENGINEERING, PC

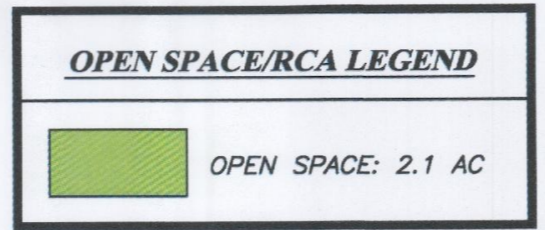
PARKVIEW
 PHASE 12, 16 & 17
 CITY ROAD, LLC, CLAYTON, NC 27920

EXISTING CONDITIONS

DESIGN: DCA
 DRAWN: ADS
 CHECKED: DCA
 HORIZONTAL SCALE: SEE GRAPHIC SCALE
 VERTICAL SCALE: N/A
 DATE: 04/30/2018
 JOB NO.: AH-
 SHEET: SP02

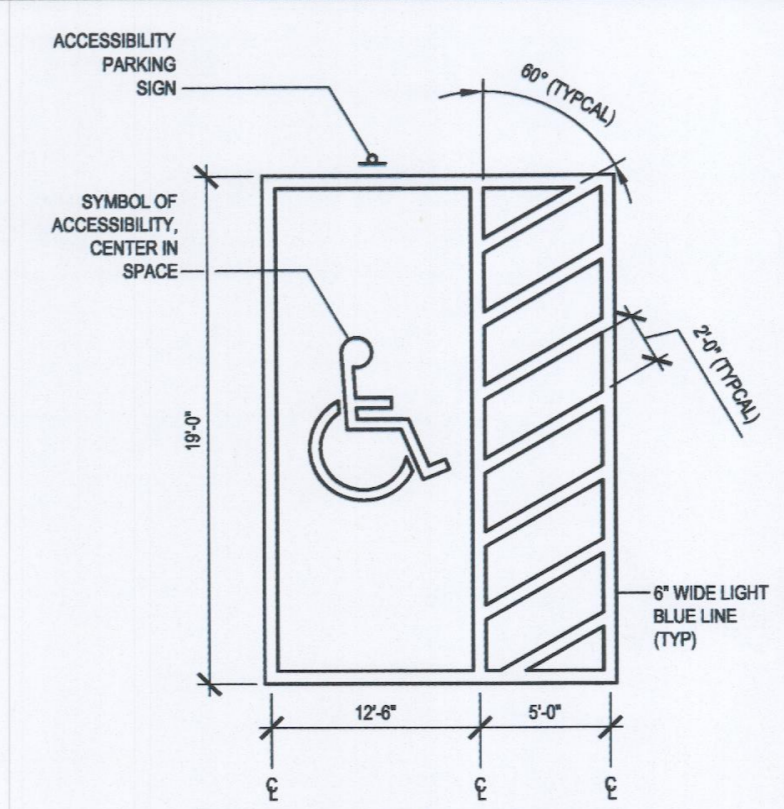


SITE DATA CHART			
PARCEL OWNER	DONALD C. ADAMS	SAM'S BRANCH	JERRY WAYNE BEASLEY EUNICE BEASLEY
PARCEL OWNER ADDRESS	1340 OLD DRUG STORE RD GARNER, NC 27520	328 EAST MAIN STREET CLAYTON NC 27520	139 LIBERTY LANE CLAYTON, NC 27520
PARCEL IDENTIFICATION	165912-86-2754	165912-76-9495, 165912-76-9542, 165912-76-8680	165912-76-8701
PROPERTY SIZE (SF) TOTAL	TOTAL = 239,580SF/5.5 ACS		
PROPERTY LOCATION	TOWN OF CLAYTON		
EXISTING/PROPOSED ZONING	PD-R		
EXISTING USE	VACANT		
PROPOSED USE	SINGLE FAMILY		
PROPOSED NUMBER OF LOTS	29 LOTS		
PROPOSED DENSITY	29 UNITS/5.5 ACS = 5.27 UNITS/AC		
MINIMUM LOT SIZE	2750 SF/ 0.06 AC		
MAX. LOT COVERAGE	50.00%		
MAX. IMPERVIOUS AREA PER LOT	75%		
MAX LOT COVERAGE PER LOT	50%		
BUILDING HEIGHT (NUMBER OF STORIES & FEET)	2 STORIES/ 35'		
ELECTRIC PROVIDER	TOWN OF CLAYTON		
WATER PROVIDER	TOWN OF CLAYTON		
SEWER PROVIDER	TOWN OF CLAYTON		
BUILDING SEPARATION	10'		
REQUIRED FRONT BUILDING SETBACKS	18'		
REQUIRED SIDE BUILDING SETBACKS	5'		
REQUIRED SIDE STREET BUILDING SETBACKS	12'		
REQUIRES REAR SETBACKS	10'		

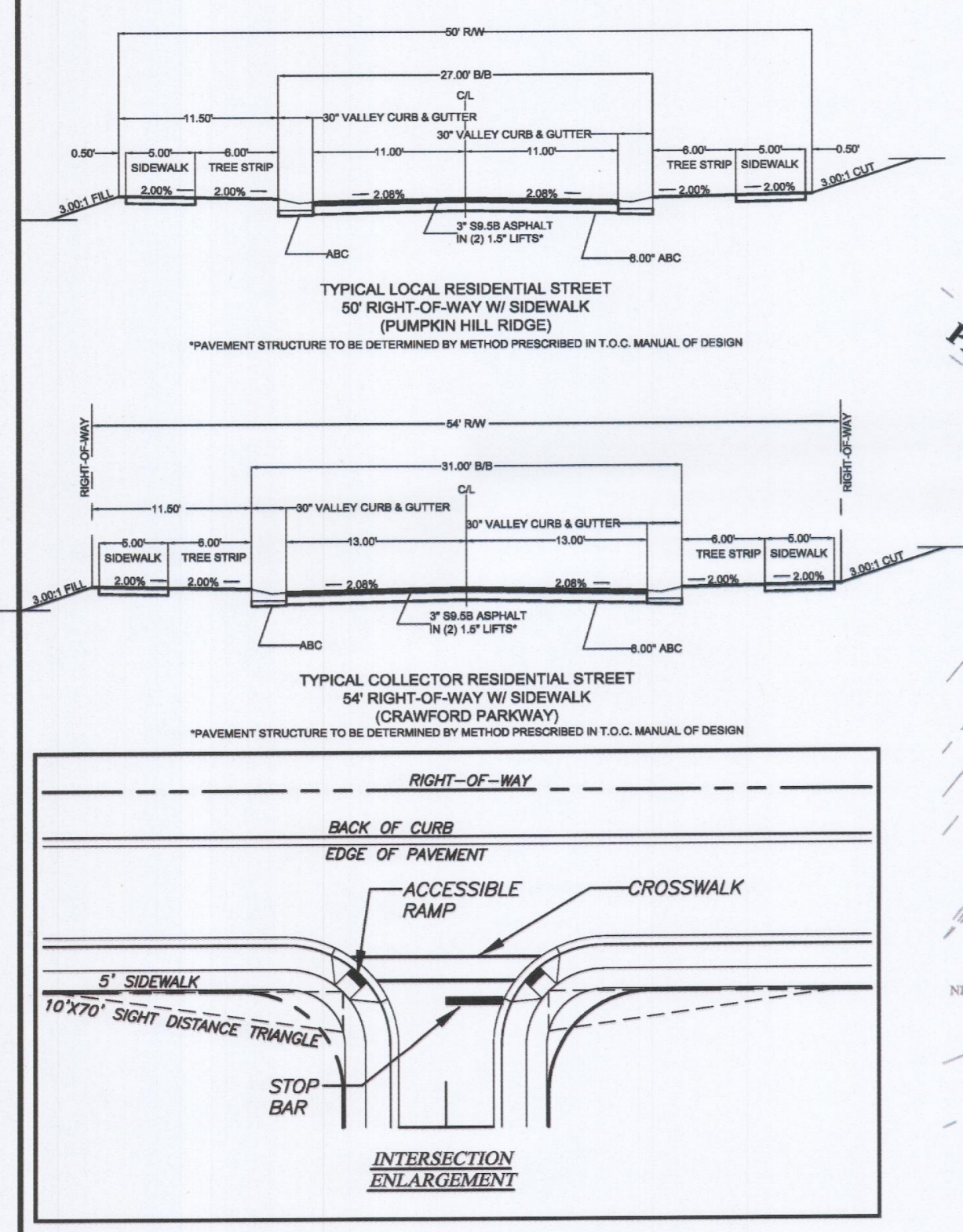


NOTES

1. ALL OPEN SPACE TO BE MAINTAINED BY PARKVIEW HOA.
2. THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN ANY LAND USE BUFFER.



CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER



1. SETBACKS AS SHOWN ARE TYPICAL
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM IMPERVIOUS AREA PER LOT = 75%
4. MAXIMUM LOT COVERAGE = 50%
5. MINIMUM LOT SIZE = 2750 SF

MINIMUM BUILDING SETBACKS
FRONT = 18'
SIDE = 5'
REAR = 10'
STREET SIDE = 12'
BUILDING SEPARATION = 10'

NOTE: MINIMUM LOT WIDTH = 32'
MINIMUM LOT DEPTH = 80'

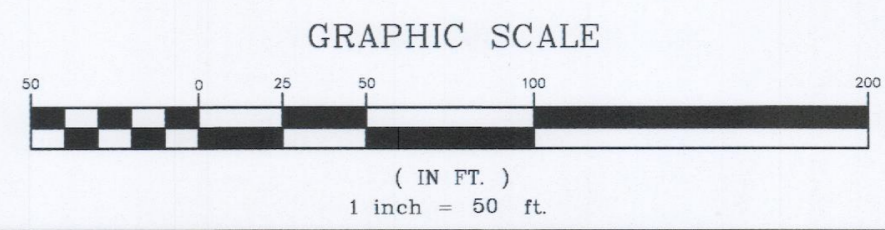
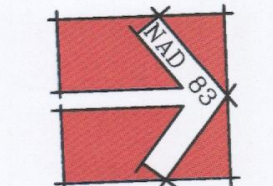
DIMENSIONAL INFORMATION FOR PHASES 12, 16 & 17 LOTS

(4) CONCRETE PARKING SPACES INCLUDING:
(1) ACCESSIBLE SPACE & CLUSTER MAILBOX UNITS
(2) 16 UNITS CLUSTER MAILBOX UNITS SEE SHEET SP3 FOR ENLARGED SITE PLAN

NOT RELEASED FOR CONSTRUCTION



REVISED
4:46 pm, Apr 30, 2018



111 East Main Street
Clayton, NC 27520
donald@adamsandhodge.com
919-243-1332
FIRM # C-1187

ADAMS & HODGE
ENGINEERING, PC

A&H
ENGINEERS

PARKVIEW
PHASE 12, 16 & 17
CITY ROAD, I.L.C., CLAYTON, NC 27520

DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 04/20/2018
JOB NO.: AH-
SHEET: SP03

CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
 NORTH CAROLINA ONE-CALL CENTER

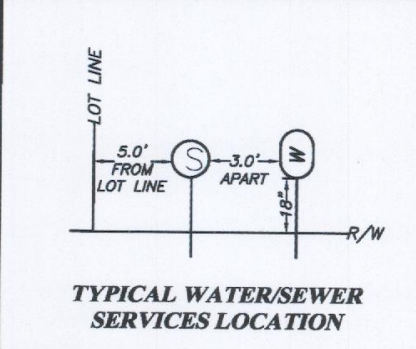
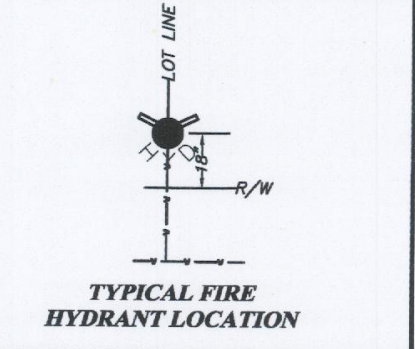
NOTE:
 A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

- NOTES:**
1. ALL PUBLIC WATER AND SEWER UTILITY MATERIALS AND METHODS OF INSTALLATION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS AND MEET APPLICABLE NC PLUMBING CODES.
 2. CONTRACTOR SHALL CALL NC CALL ONE AT 1-800-632-4949 TO VERIFY LOCATION OF EXISTING SERVICES BEFORE BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL REPAIR ALL AREAS DISTURBED TO THEIR ORIGINAL CONDITIONS. THIS INCLUDES ANY EXISTING UTILITY DAMAGE AND REPAIR OF ANY PAVEMENT, WALKWAYS, OR STRUCTURAL ITEMS, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, ELECTRIC, GAS, IRRIGATION, CATV, FIBER OPTIC, TELEPHONE, LANDSCAPING, PAVEMENT, SIDEWALKS AND CURB & CUTTER.
 4. INTERNAL SIDEWALKS TO BE INSTALLED BY BUILDER.

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

WATER AND SEWER SERVICES MUST BE:

1. INSTALLED 3' APART
2. INSTALLED ±5' FROM LOW SIDE OF LOT CORNER, PER STREET GRADE.
3. WATER AND SEWER SERVICES SHOULD BE INSTALLED 18" FROM R/W, INSIDE THE LOT.
4. SEWER SERVICE MUST BE INSTALLED CLOSEST TO LOT CORNER
5. SEE DETAILS BELOW.

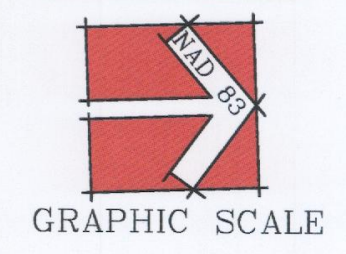


LEGEND	
PROPOSED	
WATERLINE	—
BLOWOFF	—
HYDRANT	—
VALVE	—
REDUCER	—
METER	—
SEWERLINE	—
MANHOLE	—
CLEANOUT	—
STORM DRAINAGE	—
CATCH BASIN	—
DROP INLET/AND INLET	—

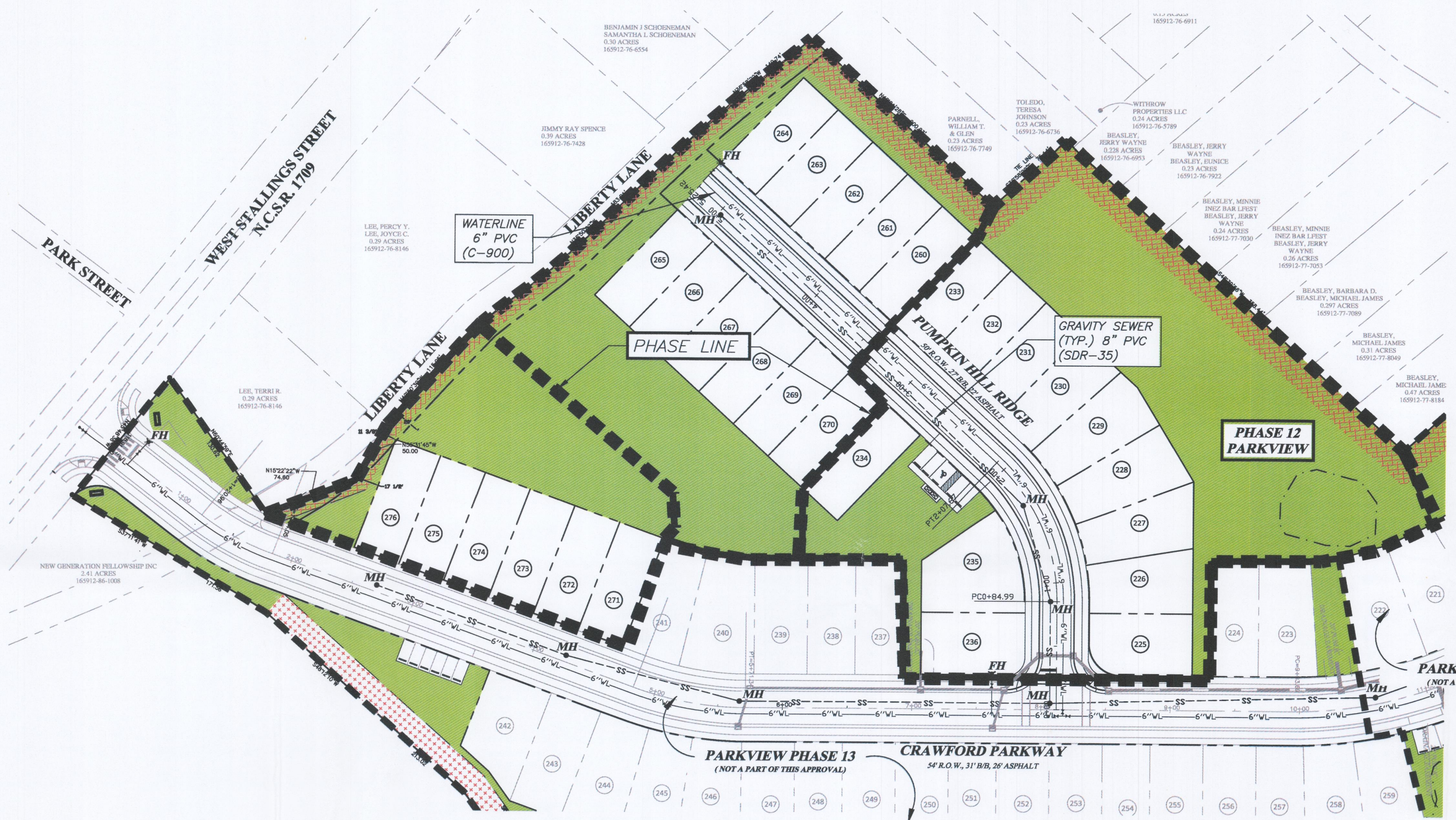
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REVISED
 4:48 pm, Apr 30, 2018



(IN FT.)
 1 Inch = 50 ft.



314 East Main Street
 Clayton, NC 27320
 damm@adams-hodge.com
 919.435.1313
 FIRM # C-1187

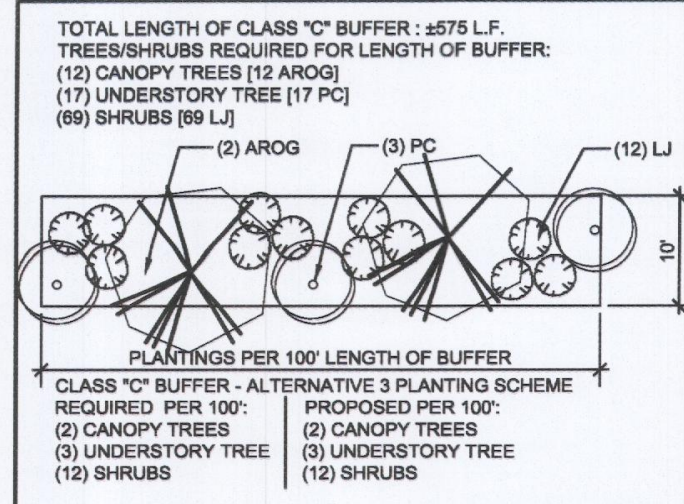
ADAMS & HODGE
 ENGINEERING, PC

PARKVIEW
 PHASE 12, 16 & 17
 CITY ROAD, LLC, CLAYTON, NC 27320

PRELIMINARY
 UTILITY PLAN

DESIGN: DCA
 DRAWN: ADS
 CHECKED: DCA
 HORIZONTAL SCALE: SEE GRAPHIC SCALE
 VERTICAL SCALE: N/A
 DATE: 05/01/2018
 JOB NO.: 4H-
 SHEET:

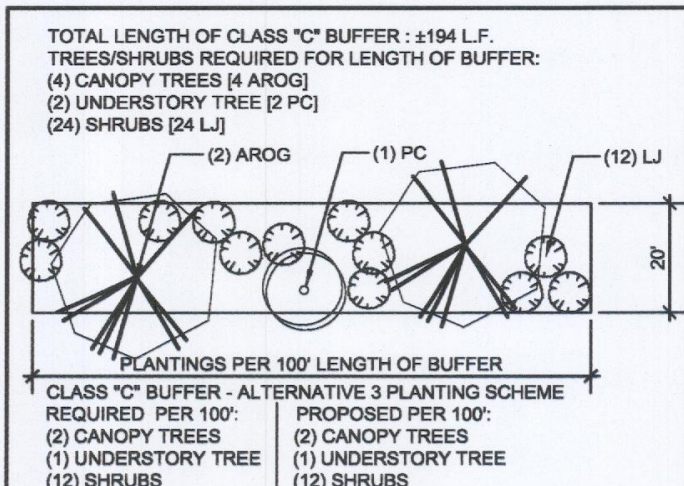
SP04



NOTE: THE PROPOSED BUFFER WILL INCLUDE A 6" HT BERM. SEE ENLARGED DETAIL THIS SHEET.

NOTE: WHERE APPLICABLE, THE DEVELOPER WILL USE EXISTING VEGETATION TO MEET THE CLASS "C" BUFFER REQUIREMENTS. THIS WILL BE FIELD DETERMINED ALONG WITH TOTALS FOR ANY ADDITIONAL SUPPLEMENTAL BUFFER PLANTINGS THAT MAY BE NEEDED AND PRESENTED TO THE TOWN OF CLAYTON FOR APPROVAL PRIOR TO INSTALLATION OF BUFFER PLANTINGS.

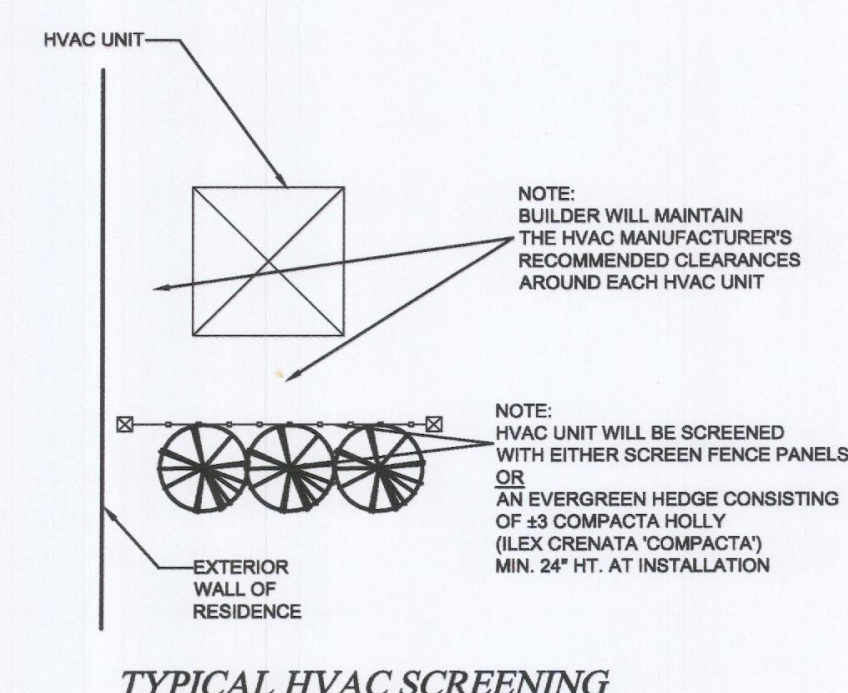
Class "C" Buffer ALTERNATIVE 1



NOTE: THE PROPOSED BUFFER WILL INCLUDE A 6" HT BERM. SEE ENLARGED DETAIL THIS SHEET.

NOTE: WHERE APPLICABLE, THE DEVELOPER WILL USE EXISTING VEGETATION TO MEET THE CLASS "C" BUFFER REQUIREMENTS. THIS WILL BE FIELD DETERMINED ALONG WITH TOTALS FOR ANY ADDITIONAL SUPPLEMENTAL BUFFER PLANTINGS THAT MAY BE NEEDED AND PRESENTED TO THE TOWN OF CLAYTON FOR APPROVAL PRIOR TO INSTALLATION OF BUFFER PLANTINGS.

Class "C" Buffer ALTERNATIVE 3



Class "C" Buffer Plant List

ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
U N D E R S T O R Y T R E E S (UNDERSTORY TREES = 34)								
AROG	16	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	2"	8' MIN.	-	CONT/B&B	BUFFER PLANTINGS
PC	19	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	2"	8' MIN.	-	CONT/B&B	BUFFER PLANTINGS
S H R U B S (SHRUBS = 80)								
LJ	83	LIGUSTRUM JAPONICUM	JAPANESE LIGUSTRUM	-	12" MIN.	-	CONT	BUFFER PLANTINGS

- ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE 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.
- THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY BUFFER PLANTINGS AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.

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.
- NUTTALL OAK, QUERCUS NUTTALLII, IS THE DESIGNATED STREET TREE.

NOTES

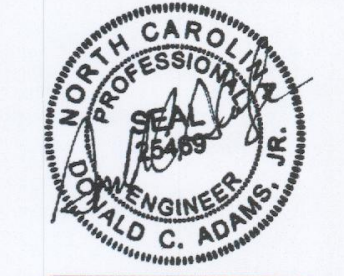
- ALL OPEN SPACE TO BE MAINTAINED BY PARKVIEW HOA.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN ANY LAND USE BUFFER.

OPEN SPACE/RCA LEGEND

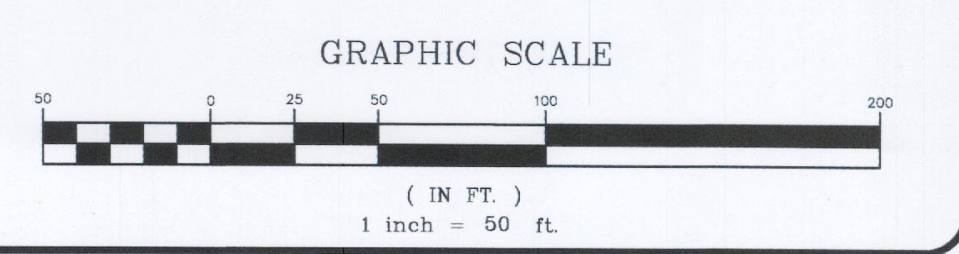
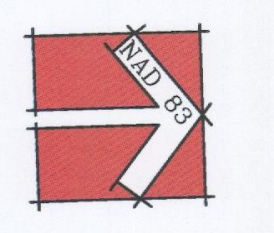
OPEN SPACE: 2.1 AC



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4:47 pm, Apr 30, 2018



CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER

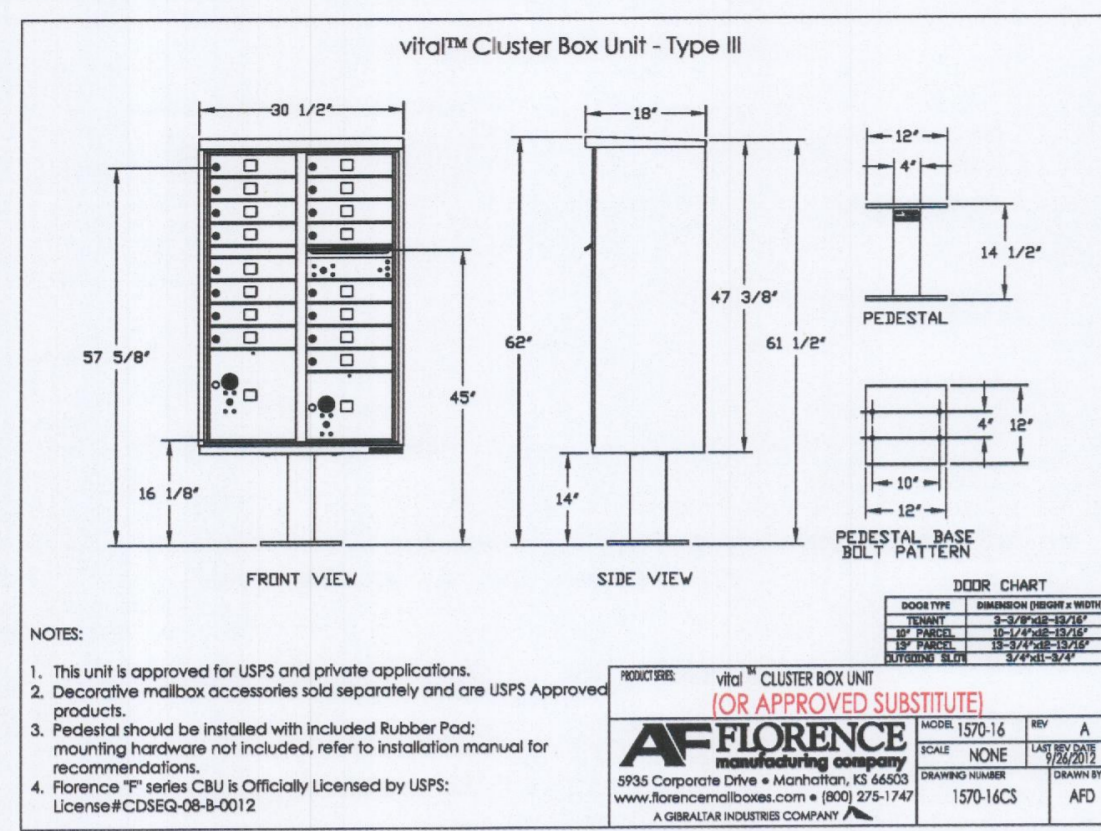
314 East Main Street
Clayton, NC 27520
domie@adamshodge.com
919-241-1132
EPA # C-437

ADAMS & HODGE
ENGINEERING, PC

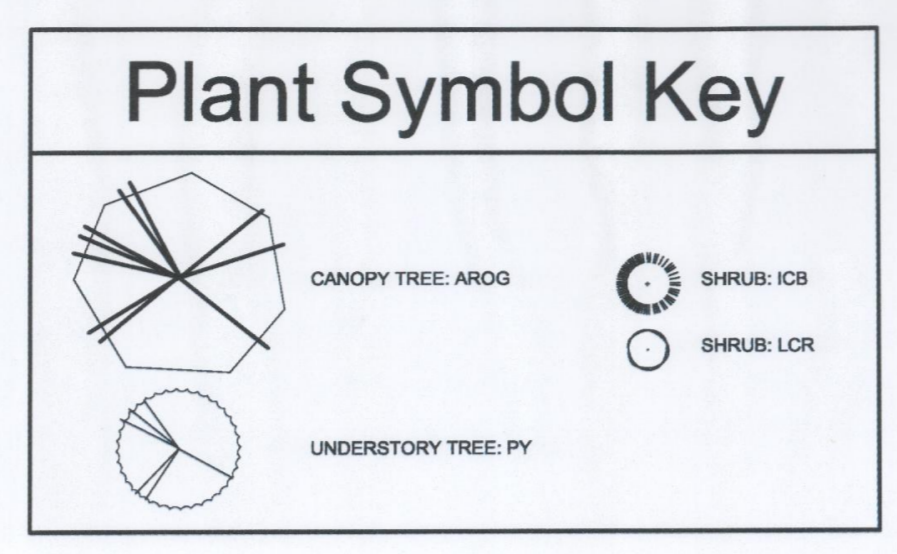
L&H

PARKVIEW
PHASE 12, 16 & 17
CITY ROAD, LLC, CLAYTON, NC 27520

LANDSCAPE PLAN
DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 05/01/2018
JOB NO.: 14-
SHEET: SP05



CLUSTER MAILBOX UNIT
NOT TO SCALE

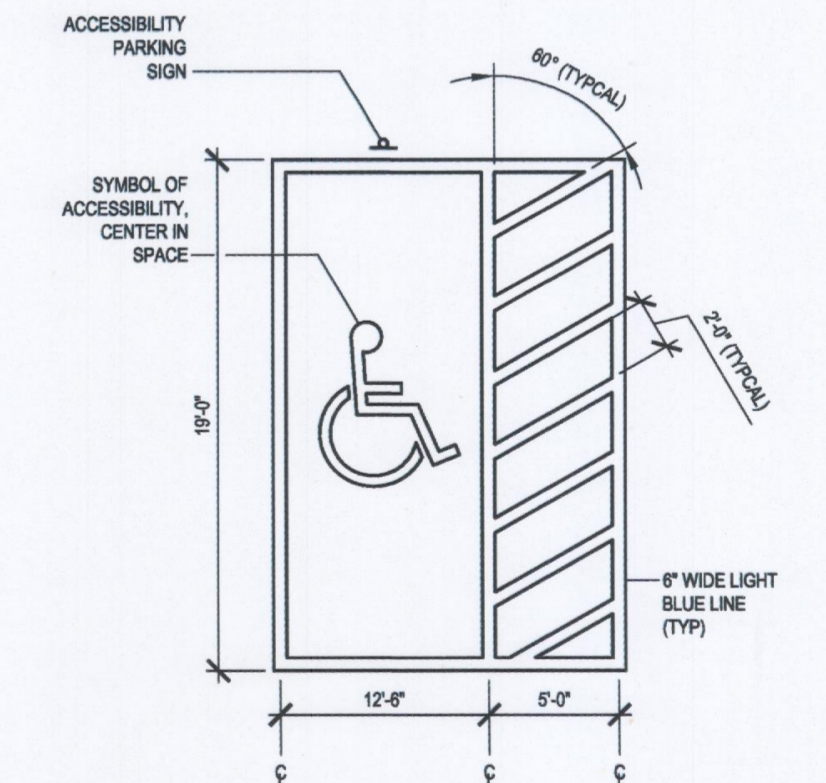
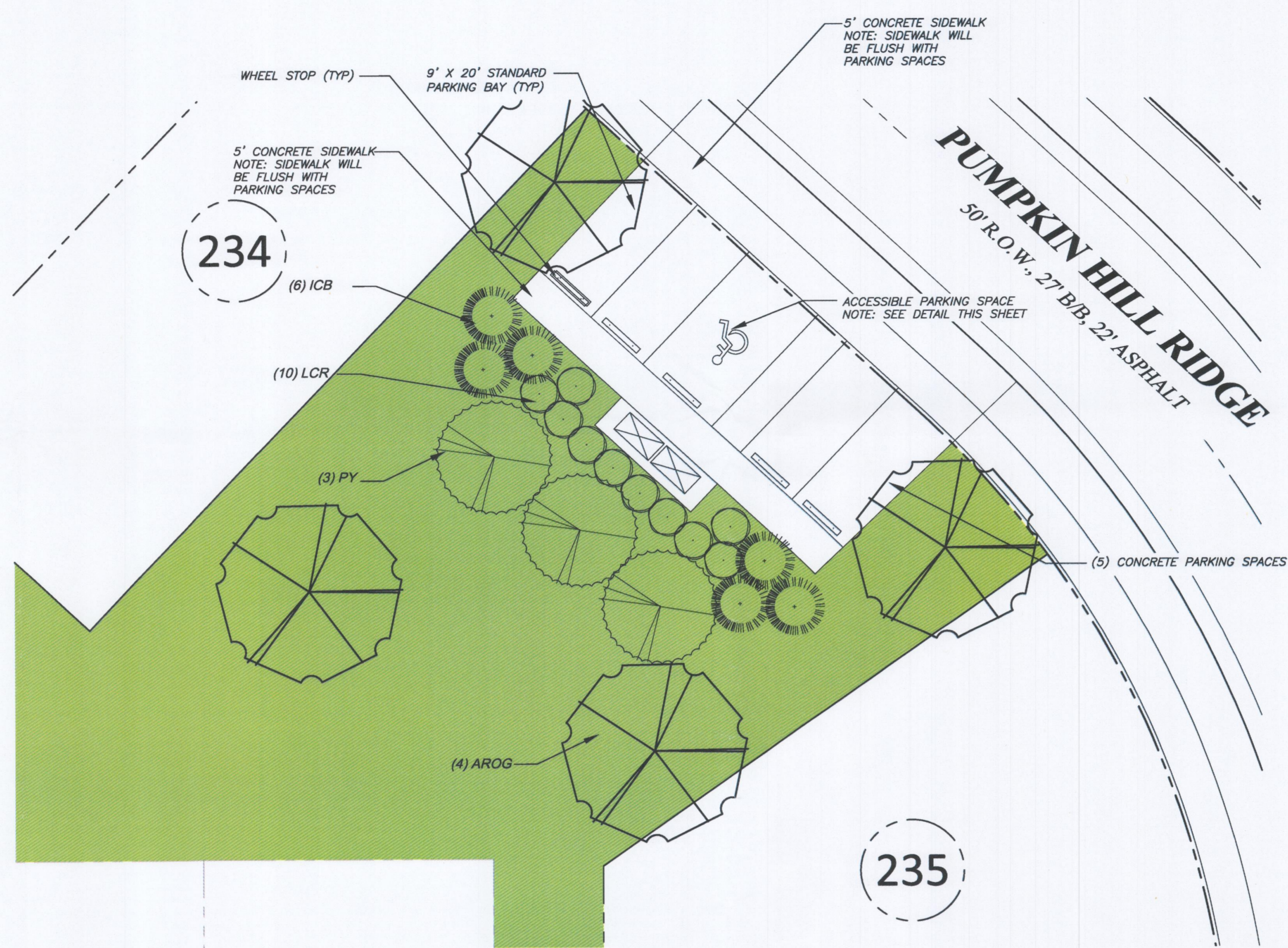


Cluster Mail Box Parking/Unit Plant List

ALIAS	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
AROG	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	8' MIN.	-	CONT/848	BUFFER PLANTINGS
ICB	6	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	-	6' MIN.	-	CONT/848	BUFFER PLANTINGS
LCR	10	LOROPETALUM CHINENSE 'RUBY'	RUBY LOROPETALUM	-	12' MIN.	-	CONT	BUFFER PLANTINGS
PY	3	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2"	6' MIN.	-	CONT/848	BUFFER PLANTINGS

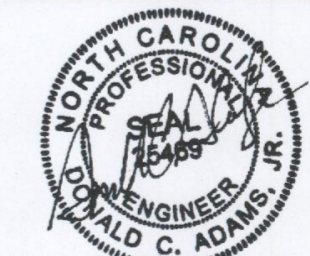
Landscape Notes

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

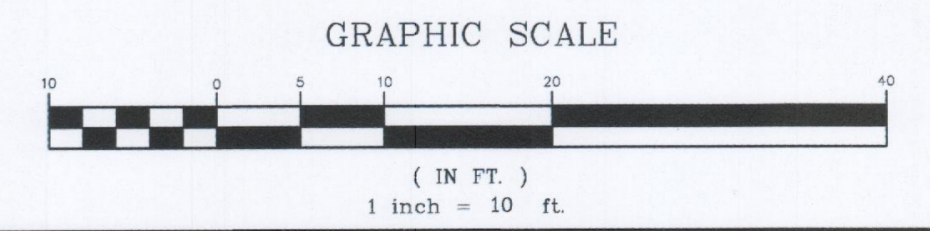
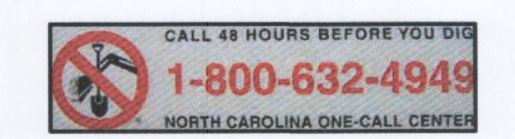


ACCESSIBLE PARKING DETAIL
AS PER 155.401(C)(3)(b) OF THE
TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE

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CONSTRUCTION



REVISED
4:48 pm, Apr 30, 2018



314 Park Mail Street
Clayton, NC 27020
919-843-1332
adamsh@adamshandhodge.com
FIRM # C-4187

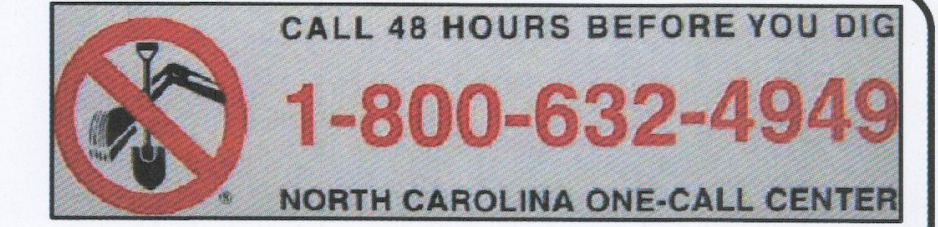
ADAMS & HODGE
ENGINEERING, P.C.

ASH

CLUSTER BOX UNIT
AND PARKING
SITE PLAN

DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE DRAWING SCALE
VERTICAL SCALE: N/A
DATE: 04/20/2018
JOB NO.: AH-
SHEET:

SP06



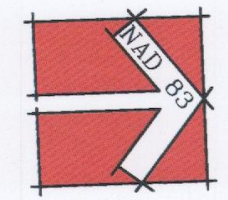
SEE PARKVIEW
PHASE 11 PLAN
(NOT A PART OF THIS
APPROVAL)

SEE PARKVIEW
PHASE 13 PLAN
(NOT A PART OF THIS
APPROVAL)

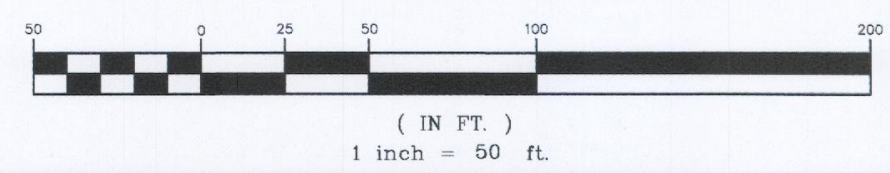
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CONSTRUCTION



REVISED
4:49 pm, Apr 30, 2018



GRAPHIC SCALE



314 East Main Street
Clayton, NC 27520
domingo@adamsandhodge.com
704.283.1100
FIRM # CA-1187

A&H **ADAMS & HODGE**
ENGINEERING, P.C.

PARKVIEW
PHASE 12, 16 & 17
CITY ROAD, LLC, CLAYTON, NC 27520

SCHEMATIC GRADING
(SUPPLEMENTAL DRAWING FOR
INFORMATION ONLY)

DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE DRAWING SCALE
VERTICAL SCALE	N/A
DATE	08/01/2018
JOB NO.	SP07
SHEET	