



Town of Clayton
Technical Review Committee Meeting - FINAL Agenda
Wednesday, April 18, 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

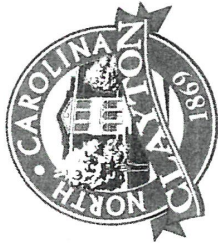
- a. Durham Street Subdivision
2018-68-SD
9:00am
[Application 2018-68-SD Durham Street subdivision](#)
[site Plan 1 2018-68-SD Durham St Subdivision](#)
[Site Plan 2 2018-68-SD Durham St Subdivision](#)
[Wastewater Allocation Request 2018-68-SD Durham St subdivision](#)
- b. Camel Street Townhomes
2018-59-SD
9:30am
[Application 2018-59-SD Camel Street Townhomes](#)

[Application Checklist 2018-59-SD Camel Street Townhomes](#)
[Adjacent Property Owners List 2018-59-SD](#)
[Site Plan 2018-59-SD Camel Street Townhomes](#)

- c. Spinning Mill Lofts at East Village
2018-64-SP
10:30am

[Application 2018-64-SP Spinning Mill Lofts at East Village](#)
[Owners Consent Form 2018-64-SP Spinning Mill Lofts at East Village](#)
[Adjacent Property Owners 2018-64-SP Spinning Mill Lofts at East Village](#)
[Site Plan 2016-64-SP Spinning Mill Lofts at East Village](#)

4. ADJOURN



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

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

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

Application Fees: **Major Preliminary Subdivision Plat Fee: \$400.00 + \$5.00 per lot**

Advertisement Fee: \$100.00

Modifications to Approved Plans Fee:

Major Modification: \$400.00 + \$5.00 per lot modified

Minor Modification: \$200.00 + \$5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.

See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.

See §155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.

See §155.706(N) for information on minor and major modifications.

See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☒ New Major Subdivision

Conventional: S Open Space:

☐ New Subdivision Master Plan

☐ Modification to Approved Preliminary Plat

Major: Minor:

Name of Project: Front Porch Bldg LLC Acreage of Property: 2.56

Tag #: 05E99200 NC PIN: 166 805 -03 -635 6325

Location: Dorham St

Number of Lots (existing): 1 (Proposed) 5 Min Lot Size: 3000

Zoning District: R-8 Electric Provider: Tec

☐ Septic

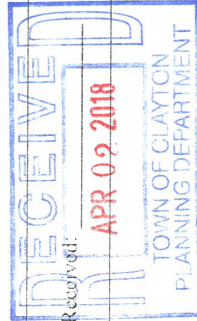
Wastewater: ☐ Sewer (check one)

Water: ☐ Well

☒ Public/Private Water (check one)

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

FOR OFFICE USE ONLY



Date Received:

Amount Paid: \$425

File Number: 2018-68-SD

PROPERTY OWNER INFORMATION

Name: FRONT PORCH Bldg LLC
Mailing Address: 411 Willow Creek Rd. Dunn NC 28334
Phone Number: 919-55-2917877 Fax: _____
Email Address: _____

APPLICANT INFORMATION

Applicant: Same
Mailing Address: _____
Phone Number: 919-291-7877 Fax: _____
Contact Person: _____
Email Address: _____

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany the application:

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

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

EXPLANATION OF PROJECT

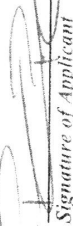
Please provide detailed information concerning all requests. Attach additional sheets if necessary.

Splitting into 5 lots along Durham St

APPLICANT AFFIDAVIT

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

Ray Reale
Print Name


Signature of Applicant

9/2/18
Date

FINDINGS OF FACT

Section 155.706(1)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:

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

yes

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

Subdivision is in character with adjacent property with exception of PF zoning Twp of Clayton Property

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

limited traffic on Road

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

Plan is consistent with town zoning & growth plan

Project Name:

Barry Bode
Print Name

[Signature]
Signature of Applicant

4/2/18
Date

MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

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

To be completed by the applicant:		Staff:
	Yes	N/A
GENERAL (ALL SHEETS):		
1. Plans are a maximum of 24" x 36", folded to an 8.5" x 11" format, with a scale no smaller than 1 inch = 100 feet (scale of 1" = 20' to 60' preferred).	☒	☐
2. Separate sheets for each: Subdivision Plan, Preliminary Engineering Plan, Existing Conditions. Information in this checklist should be placed on the appropriate sheet. (Additional sheets may be required depending on scope of the project).	☒	☐
3. Multiple sheets are consecutively numbered (e.g. Sheet 1 of 4).		
4. Engineer/Surveyor Logo Box (name, address, phone number, fax, and e-mail, if applicable)	☒	☐
5. Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).	☒	☐
6. Revision Date	☐	☒
PRELIMINARY PLAN SHEET:		
7. Name of township, county, and state in which the property is located.	☒	☐
8. Vicinity sketch/map.	☒	☐
9. Surveyor or professional engineer's name and seal.	☒	☐
10. Date of survey and plat preparation.	☒	☐
11. Provide the following project data in <u>Tabular</u> form:		
- Area of tract in square feet and acres	☒	☐
- Parcel Identification # (and/or Tag #)	☒	☐
- Owner's name and address	☒	☐
- Within Town limits or ETJ	☒	☐
- Zoning District	☒	☐
- Overlay District (if applicable)	☒	☐
- Indicate if the site is within a Watershed Protection Overlay	☒	☐
- Total Number of Lots	☒	☒
- Number of lots per acre (density)	☒	☒
- Acreage in Resource Conservation Areas (UDC §155.5500)	☒	☒
- 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.	☒	☒
- Electric Provider	☒	☐
- Water Provider (or indicate if well)	☒	☐

To be completed by the applicant:		Staff:
	Yes	N/A
- Sewer Provider (or indicate if septic)	☐	☒
- Impervious (existing and proposed, square feet and %) – provide impervious for overall development and per lot	☒	☐
- Maximum allowed impervious	☒	☐
- Existing Use	☒	☐
- Proposed Use	☒	☐
12. 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.	☒	☐
13. 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.	☒	☐
14. Accurate location and description of all monuments, markers and control points.	☒	☐
15. Show the 100 year flood plain, riparian buffer, wetlands, and any Resource Conservation Areas on all sheets.	☒	☐
16. Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot ____".	☒	☐
17. Phase lines. Phases are clearly labeled.	☐	☒
18. The name and location of all adjoining subdivisions and adjoining lot property lines drawn with dotted lines at the same scale. Include the names of adjacent landowners.	☒	☐
19. 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.	☒	☐
20. Location of safe sight triangles at project ingress/egress points, or as required.	☒	☐
21. Minimum building setbacks /envelope are noted.	☒	☐
22. All dimensional standards are shown in table format. Dimensional standards shall include: min. lot size, min. lot width, max building coverage, max impervious surface (entire subdivision), max impervious surface (per lot, in %), density, max height, and min dwelling unit size.	☒	☐
23. Location of all existing and proposed easements, labeled as "public" or "private" and labeled with easement type.	☒	☐
24. Width and type of any buffers and easements.	☒	☐
25. Indicate the boundaries of any utility or greenway easements dedicated to the Town of Clayton and label "To Be Dedicated to the Town of Clayton."	☐	☒
26. Proposed streets are labeled, named and dimensioned. Correct street cross	☒	☐

To be completed by the applicant:		Staff:
	Yes	N/A
section detail provided. Label street type based on definitions in §155.602(D). 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." Street names must be approved by Town of Clayton via a Road Name Application.	☐	☒
27. Lengths of all cul-de-sacs.	☐	☐
28. Identify proposed traffic control signs and striping.	☐	☒
29. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, 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.	☐	☒
30. 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 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 per the standards of the Unified Development Code"	☐	☒
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	☐	☒
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	☐	☒
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	☐	☒
34. Show how streets are connected to property lines ("stub-out" streets) to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	☐	☒
35. Location of clustered mailboxes.	☐	☒
36. Location and orientation of freestanding signs (signage is permitted separately). LANDSCAPING PLAN SHEET (See §155.402 for Landscaping Requirements)	☐	☒
37. Show location, width, and type of all landscape buffers.	☐	☒
38. Provide a plant list summary table which includes: - A planting key identifying the various planting elements - The quantity of each type of plant material proposed - The size, height, caliper and spacing of plant material proposed - The Botanical and common names of plant material proposed	☐	☒
39. If common landscaped areas are provided, 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	☐	☒

To be completed by the applicant:		Staff:
	Yes	N/A
species must be used).		
40. Location, species, and caliper of any existing trees that will remain on site. If used to meet planting requirements, make note of what requirements are fulfilled by the preserved trees.	☐	☒
EXISTING CONDITIONS SHEET:		
41. On the existing conditions sheet, provide topography with two-foot contour intervals, showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.	☐	☒
42. Location of all existing buildings and structures, water/sewer/gas infrastructure, underground structures, easements, or other existing features.	☐	☒
43. Existing structures, existing streets and roadway improvements, and existing utilities within 100 feet of the site.	☐	☒
44. Label adjacent property acreage, owners, and zoning districts.	☐	☒
45. Label subject parcel property owner, acreage, and zoning.	☐	☒
PRELIMINARY ENGINEERING PLAN SHEET:		
46. Show subdivision layout, streets, and all pertinent information from subdivision plat sheet.	☐	☒
47. Identify curb radii for all internal and external vehicular use areas.	☐	☒
48. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	☒	☒
49. Location of all existing and proposed drainage structures.	☒	☒
50. Location of all existing and proposed fire hydrants.	☒	☐
51. Location of all existing and proposed easements, labeled as "public" or "private."	☒	☐
52. Show street cross-sections.	☒	☐
53. Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.	☐	☒
54. 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.	☐	☒
OTHER		
55. If subdivision includes townhomes, include architectural elevations sheet, noting construction materials, finishes and colors, height, and number of stories.	☐	☒
56. Any other information considered by either the applicant or the Town to be pertinent to the review.	☐	☒

Signed by Applicant:  Date: 4/2/18

ALSEY J. GILBERT PLS
442 1/2 EAST MAIN ST. CLAYTON NC 27520
PHONE 919-553-5104 EMAIL: alseygilbert@gmail.com

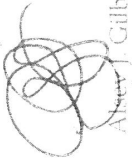
April 2nd 2018

Dear Neighbor,

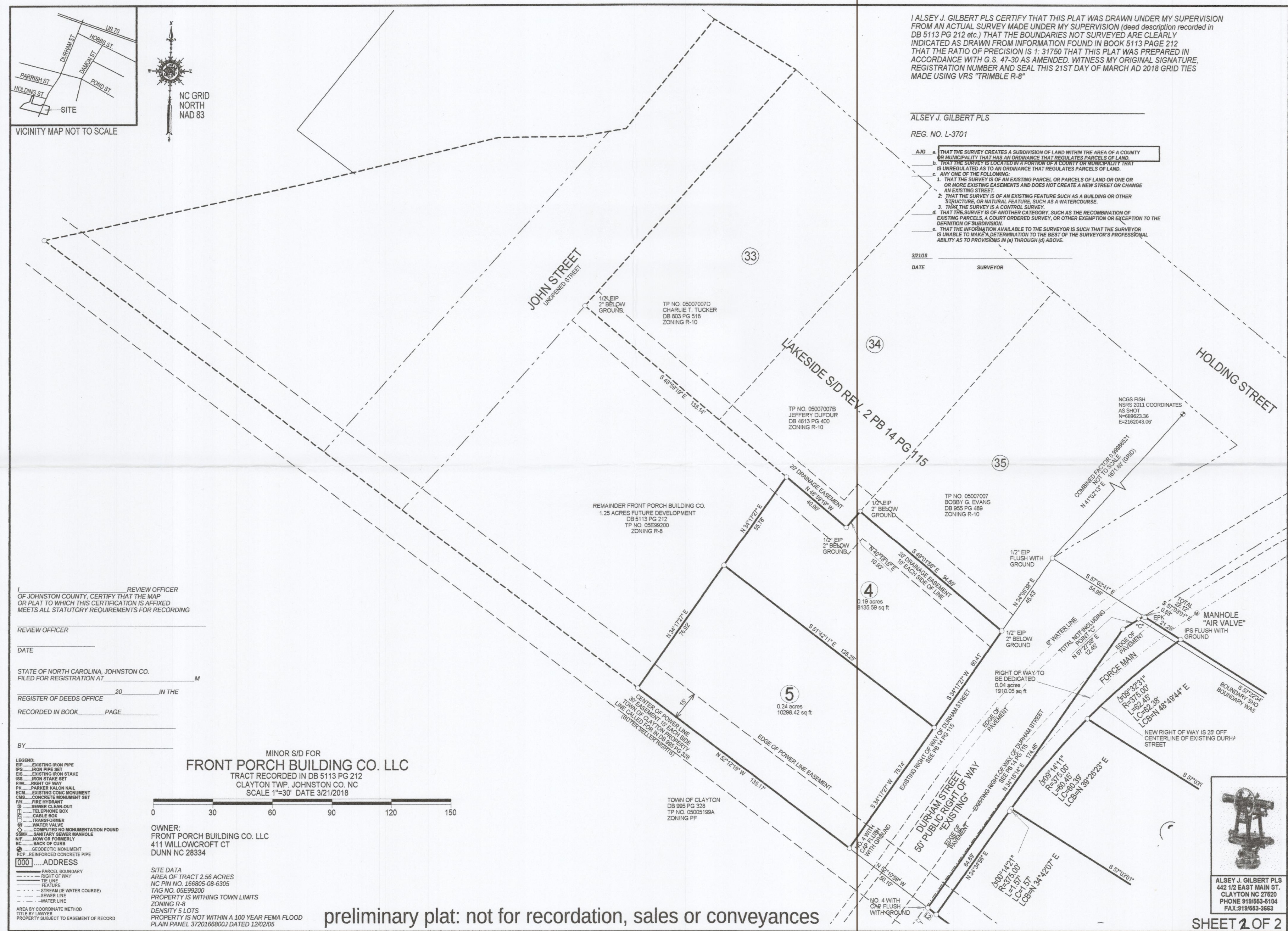
A neighborhood meeting will be held at The Horne Building 442 1/2 East Main St.
Clayton NC 27520 (the Horne Building is located behind First Federal on Main St.)
This meeting is to discuss the property that has been purchased adjacent to your property.
(Formerly the Parrish lands).

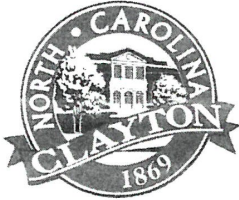
Meeting Time May 14th 2018 at 6:00 pm

Sincerely,



Alsey J. Gilbert PLS





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

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.

Simple request request

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

SITE INFORMATION

Name of Project: Front Porch Building Co. LLC Acreage of Property: 2.56
County Tag Number: 05E99200 NC PIN: 166805-08-6305
Address/Location: Not Assigned
Durham St just south of Holding St
Zoning District: R-8
Town Limits / ETJ: ☒ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

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

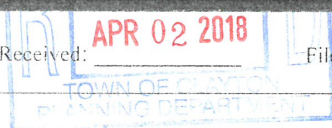
Applicant: Alsey J. GILBERT PLS
Mailing Address: 442 1/2 E. MAIN ST CLAYTON NC 27520
Phone Number: 919-553-5104 Fax: 919-553-3663
Contact Person: Alsey Gilbert
Email Address: alsey.gilbert@gmail.com

PROPERTY OWNER INFORMATION

Name: Front Porch LLC Building Co. LLC
Mailing Address: 411 Midway Court CT Dunn NC 28334
Phone Number: 919-291-7877 Fax: _____
Email Address: Paul.Duda@icloud.com

FOR OFFICE USE ONLY

Date Received: APR 02 2018 File Number: _____ Associated Project Number: _____



Page 1 of 6

PROJECT INFORMATION

Use: ☒ New ☐ Expanded ☐ Change

Use Type: ☒ Residential ☐ Non-Residential

Proposed Use(s): 5 Lots Existing Use(s): 1 Lot

Invoice shall be mailed to the following:

Developer Name: Frost Dorch Building LLC

Mailing Address: 411 Willowcroft Ct. Dunn NC 28334

Phone Number: 919-291-7877 Fax Number: _____

Email Address: Perry.Pendon@icloud.com

ALLOCATION REQUEST

- Use additional sheets if necessary.
- Provide any documentation supporting justifying the request as an attachment.
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: _____

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units		250	1250 GPD
3 Bedroom Units	5	120+3 = 360	1800 GPD
>3 Bedroom Units			
Total		-----	

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	

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: _____

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Total			-----	

TOTAL REQUESTED GALLONS PER DAY: 1800 GPD

John P. ...

Page 2 of 6

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.

Alsey Gilbert MS
Print Name


Signature of Applicant

3/22/18
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.

APPENDIX A: DESIGN FLOW RATES

The following table from the North Carolina Administrative Code 02T.0114 shall be used to determine the minimum allowable design daily flow of wastewater facilities. Alternatively, the Town in its sole and absolute discretion may calculate the customer's initial average daily wastewater flow based on data from the customer's operations (or from similarly situated customers) with a comparable sanitary sewer system, where such data are available and reasonably current.

Establishment Type	Daily Flow Rate
Barber and Beauty Shops	
Barber Shops	50 gal/chair
Beauty Shops	125 gal/booth or bowl
Businesses, Offices and Factories	
General business and office facilities	25 gal/employee/shift
Factories, excluding industrial waste	25 gal/employee/shift
Factories or businesses with showers or food preparation	35 gal/employee/shift
Warehouse	100 gal/loading bay
Warehouse - self storage (not including caretaker residence)	1 gal/unit
Churches	
Churches without kitchens, day care or camps	3 gal/seat
Churches with kitchen	5 gal/seat
Churches providing day care or camps	25 gal/person (child & employee)
Fire, Rescue and Emergency Response	
Fire or rescue stations without on-site staff	25 gal/person
Fire or rescue stations with on-site staff	50 gal/person/shift
Food and Drink Facilities	
Banquet, dining hall	30 gal/seat
Bars, cocktail lounges	20 gal/seat
Caterers	50 gal/100 sq. ft. floor space
Restaurant, full service	40 gal/seat
Restaurant, single service articles	20 gal/seat
Restaurant, drive-in	50 gal/car space
Restaurant, carry out only	50 gal/100 sq. ft. floor space
Institutions, dining halls	5 gal/meal
Deli	40 gal/100 sq. ft. floor space
Bakery	10 gal/100 sq. ft. floor space
Meat department, butcher shop or fish market	75 gal/100 sq. ft. floor space
Specialty food stand or kiosk	50 gal/100 sq. ft. floor space
Hotels and Motels	
Hotels, motels and bed & breakfast facilities, without in-room cooking facilities	120 gal/room
Hotels and motels, with in-room cooking facilities	175 gal/room
Resort hotels	200 gal/room
Cottages, cabins	200 gal/unit
Self-service laundry facilities	500 gal/machine
Medical, Dental and Veterinary Facilities	
Medical or dental offices	250 gal/practitioner/shift
Veterinary offices (not including boarding)	250 gal/practitioner/shift
Veterinary hospitals, kennels, animal boarding facilities	20 gal/pen, cage, kennel or stall
Hospitals, medical	300 gal/bed
Hospitals, mental	150 gal/bed
Convalescent, nursing, rest homes without laundry facilities	60 gal/bed
Convalescent, nursing, rest homes with laundry facilities	120 gal/bed
Residential care facilities	60 gal/person

Establishment Type	Daily Flow Rate
Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities	
Campgrounds with comfort station, without water or sewer hookups	75 gal/campsite
Campgrounds with water and sewer hookups	100 gal/campsite
Campground dump station facility	50 gal/space
Construction, hunting or work camps with flush toilets	60 gal/person
Construction, hunting or work camps with chemical or portable toilets	40 gal/person
Parks with restroom facilities	250 gal/plumbing fixture
Summer camps without food preparation or laundry facilities	30 gal/person
Summer camps with food preparation and laundry facilities	60 gal/person
Swimming pools, bathhouses and spas	10 gal/person
Public access restrooms	325 gal/plumbing fixture
Schools, Pre-school and Day Care	
Day care and preschool facilities	25 gal/person (child & employee)
Schools with cafeteria, gym and showers	15 gal/student
Schools with cafeteria	12 gal/student
Schools without cafeteria, gym or showers	10 gal/student
Boarding schools	60 gal/person (student & employee)
Service Stations and Car Wash Facilities	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay
Sports Centers	
Bowling center	50 gal/lane
Fitness, exercise, karate or dance center	50 gal/100 sq. ft.
Tennis, racquet ball	50 gal/court
Gymnasium	50 gal/100 sq. ft.
Golf course with only minimal food service	250 gal/plumbing fixture
Country clubs	60 gal/member or patron
Mini golf, putt-putt	250 gal/plumbing fixture
Go-kart, motocross	250 gal/plumbing fixture
Batting cages, driving ranges	250 gal/plumbing fixture
Marinas without bathhouse	10 gal/slip
Marinas with bathhouse	30 gal/slip
Video game arcades, pool halls	250 gal/plumbing fixture
Stadiums, auditoriums, theaters, community centers	5 gal/seat
Stores, Shopping Centers, Malls and Flea Markets	
Auto, boat, recreational vehicle dealerships/showrooms with restrooms	125 gal/plumbing fixture
Convenience stores, with food preparation	60 gal/100 sq. ft.
Convenience stores, without food preparation	250 gal/plumbing fixture
Flea markets	30 gal/stall
Shopping centers and malls with food service	130 gal/1000 sq. ft.
Stores and shopping centers without food service	100 gal/1000 sq. ft.
Transportation Terminals	
Air, bus, train, ferry, port and dock	5 gal/passenger

Source: North Carolina Administrative Code 02T.0114, January 1, 2007



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

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

Application Fees: **Major Preliminary Subdivision Plat Fee: \$400.00 + \$5.00 per lot**

Advertisement Fee: \$100.00

Modifications to Approved Plans Fee:

Major Modification: \$400.00 + \$5.00 per lot modified

Minor Modification: \$200.00 + \$5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.

See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.

See §155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.

See §155.706(N) for information on minor and major modifications.

See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☒ New Major Subdivision

Conventional: YES Open Space: _____

☐ New Subdivision Master Plan

☐ Modification to Approved Preliminary Plat

Major: _____ Minor: _____

Name of Project: CAMEL STREET TOWNHOMES Acreage of Property: 8.98 AC

Tag #: 05E99012C NC PIN: 166914-23-5178

Location: 312 CAMEL STREET, CLAYTON, NORTH CAROLINA 27520

Number of Lots (existing): 1 (Proposed) 67 Min Lot Size: 627 SQFT

Zoning District: R-8 Electric Provider: TOWN OF CLAYTON

Wastewater: ☐ Septic

☒ Sewer (check one)

Water: ☐ Well

☒ Public/Private Water (check one)

Recreation/Open Space Requirement: ☒ Fee in lieu ☐ Land Dedication – Acreage: N/A

FOR OFFICE USE ONLY

Date Received: _____

TOWN OF CLAYTON
PLANNING DEPARTMENT

Amount Paid: \$835

File Number 2018-59

01-06-2018

Page 1 of 1

PROPERTY OWNER INFORMATIONName: SCA VENTURESMailing Address: 132 CITATION LANE SMITHFIELD, NC 27577Phone Number: 919-938-1086Fax: N/AEmail Address: syauch@ceamanufacturing.com**APPLICANT INFORMATION**Applicant: SANDERSON ENGINEERING, INCMailing Address: P.O. BOX 2016, WENDELL, NC 27591Phone Number: 919-366-2016Fax: N/AContact Person: STEVEN S. SANDERSON, PEEmail Address: sandersonengineering@yahoo.com**REQUIRED INFORMATION (to be submitted with the application)***The following items must accompany the application:*

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: <u>03/21/2018</u>	☒				
2. Completed Application	☒				
3. Review Fee and Advertisement Fee	☒				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	☒	☐			
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	☒	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	☒				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☒	☐			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(1)(7).	☐	☒			
9. Adjacent Property Owners List	☒	☐			
10. Road Name Application <i>Included in this packet</i>	☒	☐			
11. Wastewater allocation request OR verification of wastewater allocation <i>Letter format, to the attention of the Town Manager.</i>	☒	☐			

03/21/2018

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

EXPLANATION OF PROJECT

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

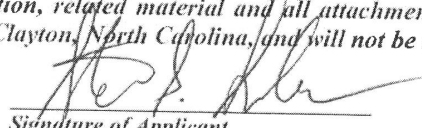
This project is a development of a property that is located across from Cooper Academy near the intersection of Mial Street and Camel Street. A vacant, wooded lot with a stream located on it will be developed as a 66 lot attached townhome subdivision and 1 single family lot that fronts Mial Street. The townhomes will be built close to the Camel Street road frontage in order to have as little impact as possible on the existing woods. Street trees, parking island trees and shrubs for parking screening will soften the impact of the development. Evergreen shrubs will assist in screening the dumpster enclosures. This development is conducive to those commuters who want to live in a small town in a home with little to no lawn maintenance.

APPLICANT AFFIDAVIT

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

Steven S. Sanderson, PE

Print Name


Signature of Applicant

04/02/2018

Date

01/06/2016

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FINDINGS OF FACT

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

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

This subdivision has been designed to meet all required specifications of the Town of Clayton's Subdivision Regulations and conforms to the town's Unified Development Code. It is being developed under the existing zoning ordinance. It provides for parking, infrastructure, and landscaping as required by the UDO. No exceptions or waivers are being requested.

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

This subdivision has been designed to match the character of surrounding developments as well as other developments in the near vicinity.

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

This subdivision utilizes an infill lot which minimizes the creation of impervious surfaces to creates 66 townhomes without creating any urban sprawl. In addition, this development makes use of the existing street network and existing traffic patterns in the area. Utility services are a combination of public water and sewer which currently are directly adjacent to and traverse across this property. There is nothing in the design of the infrastructure for this development that would materially endanger the environment, public health, safety or general welfare of the public.

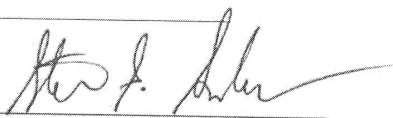
- (4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

This subdivision does not adversely affect the orderly growth and development of the Town and is consistent with the planning policies adopted by the Town Council. It is being developed under its existing zoning ordinance.

Project Name: CAMEL STREET TOWNHOMES

STEVEN S. SANDERSON

Print Name


Signature of Applicant

04/02/2018

Date

04/06/2018

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

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: Camel Street Townhomes **Address or PIN #:** 05E99012C

AGENT/APPLICANT INFORMATION:

Steven S. Sanderson, PE

(Name - type, print clearly)

PO Box 2016

(Address)

Wendell, NC 27591

(City, State, Zip)

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

Major Preliminary Subdivision Application and Plat

Final Plat

Construction Plans

Boundary Plat

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

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

OWNER AUTHORIZATION:

SCA Ventures

(Name - type, print clearly)

132 Citation Lane

(Address)

Smithfield, NC 27577

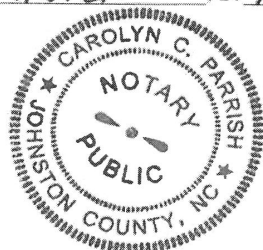
(City, State, Zip)

STATE OF
COUNTY OF

North Carolina
Johnston

Sworn and subscribed before me Carolyn C. Parrish, a Notary Public for the above State and County, this the 6 day of March, 2018.

SEAL



01/06/2016

Carolyn C. Parrish
Notary Public

My Commission
Expires:

November 08, 2020

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MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

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

To be completed by the applicant:			Staff:
	Yes	N/A	
GENERAL (ALL SHEETS):			
1. Plans are a maximum of 24" x 36", folded to an 8.5" x 11" format, with a scale no smaller than 1 inch = 100 feet (scale of 1" = 20' to 60' preferred).	☒	☐	
2. Separate sheets for each : Subdivision Plan, Preliminary Engineering Plan, Existing Conditions. Information in this checklist should be placed on the appropriate sheet. (Additional sheets may be required depending on scope of the project).	☒	☐	
3. Multiple sheets are consecutively numbered (e.g. Sheet 1 of 4).			
4. Engineer/Surveyor Logo Box (name, address, phone number, fax, and e-mail, if applicable)	☒	☐	
5. Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).	☒	☐	
6. Revision Date	☒	☐	
PRELIMINARY PLAN SHEET:			
7. Name of township, county, and state in which the property is located.	☒	☐	
8. Vicinity sketch/map.	☒	☐	
9. Surveyor or professional engineer's name and seal.	☒	☐	
10. Date of survey and plat preparation.	☒	☐	
11. Provide the following project data in <u>Tabular</u> form:			
- Area of tract in square feet and acres	☒	☐	
- Parcel Identification # (and/or Tag #)	☒	☐	
- Owner's name and address	☒	☐	
- Within Town limits or ETJ	☒	☐	
- Zoning District	☒	☐	
- Overlay District (if applicable)	☒	☐	
- Indicate if the site is within a Watershed Protection Overlay	☒	☐	
- Total Number of Lots	☒	☐	
- Number of lots per acre (density)	☒	☐	
- Acreage in Resource Conservation Areas (UDC §155.500)	☒	☐	
- 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.	☒	☐	
- Electric Provider			
- Water Provider (or indicate if well)	☒	☐	

01/06/2010

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To be completed by the applicant:			Staff:
	Yes	N/A	
- Sewer Provider (or indicate if septic)	☒	☐	
- Impervious (existing and proposed, square feet and %) – provide impervious for overall development and per lot	☒	☐	
- Maximum allowed impervious	☒	☐	
- Existing Use	☒	☐	
- Proposed Use	☒	☐	
12. 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.	☒	☐	
13. 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.	☒	☐	
14. Accurate location and description of all monuments, markers and control points.	☒	☐	
15. Show the 100 year flood plain, riparian buffer, wetlands, and any Resource Conservation Areas on all sheets.	☒	☐	
16. Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot ___".	☒	☐	
17. Phase lines. Phases are clearly labeled.	☐	☒	
18. The name and location of all adjoining subdivisions and adjoining lot property lines drawn with dotted lines at the same scale. Include the names of adjacent landowners.	☒	☐	
19. 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.	☒	☐	
20. Location of safe sight triangles at project ingress/egress points, or as required.	☒	☐	
21. Minimum building setbacks /envelope are noted.	☒	☐	
22. All dimensional standards are shown in table format. Dimensional standards shall include: min. lot size, min. lot width, max building coverage, max impervious surface (entire subdivision), max impervious surface (per lot, in %), density, max height, and min dwelling unit size.	☒	☐	
23. Location of all existing and proposed easements, labeled as "public" or "private" and labeled with easement type.	☐	☒	
24. Width and type of any buffers and easements.	☒	☐	
25. Indicate the boundaries of any utility or greenway easements dedicated to the Town of Clayton and label "To Be Dedicated to the Town of Clayton."	☐	☒	
26. Proposed streets are labeled, named and dimensioned. Correct street cross	☐	☒	

01/16/2016

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To be completed by the applicant:			Staff:
	Yes	N/A	
section detail provided. Label street type based on definitions in §155.602(D). 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."	☒	☐	
Street names must be approved by Town of Clayton via a Road Name Application.			
27. Lengths of all cul-de-sacs.	☐	☒	
28. Identify proposed traffic control signs and striping.	☐	☒	
29. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, 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.			
30. 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 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 per the standards of the Unified Development Code"	☒	☐	
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	☒	☐	
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	☒	☐	
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	☐	☒	
34. Show how streets are connected to property lines ("stub-out" streets) to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	☐	☒	
35. Location of clustered mailboxes.	☒	☐	
36. Location and orientation of freestanding signs (signage is permitted separately).	☒	☐	
LANDSCAPING PLAN SHEET (See §155.402 for Landscaping Requirements)			
37. Show location, width, and type of all landscape buffers.	☒	☐	
38. Provide a plant list summary table which includes:			
- A planting key identifying the various planting elements			
- The quantity of each type of plant material proposed			
- The size, height, caliper and spacing of plant material proposed	☒	☐	
- The Botanical and common names of plant material proposed			
39. If common landscaped areas are provided, 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	☒	☐	

04/06/2016

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To be completed by the applicant:			Staff:
	Yes	N/A	
species must be used).			
40. Location, species, and caliper of any existing trees that will remain on site. If used to meet planting requirements, make note of what requirements are fulfilled by the preserved trees.	☒	☐	
EXISTING CONDITIONS SHEET:			
41. On the existing conditions sheet, provide topography with two-foot contour intervals, showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.	☒	☐	
42. Location of all existing buildings and structures, water/sewer/gas infrastructure, underground structures, easements, or other existing features.	☒	☐	
43. Existing structures, existing streets and roadway improvements, and existing utilities within 100 feet of the site.	☒	☐	
44. Label adjacent property acreage, owners, and zoning districts.	☒	☐	
45. Label subject parcel property owner, acreage, and zoning.	☒	☐	
PRELIMINARY ENGINEERING PLAN SHEET:			
46. Show subdivision layout, streets, and all pertinent information from subdivision plat sheet.	☒	☐	
47. Identify curb radii for all internal and external vehicular use areas.	☒	☐	
48. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	☒	☐	
49. Location of all existing and proposed drainage structures.	☒	☐	
50. Location of all existing and proposed fire hydrants.	☒	☐	
51. Location of all existing and proposed easements, labeled as "public" or "private."	☒	☐	
52. Show street cross-sections.	☒	☐	
53. Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.	☐	☒	
54. 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.	☒	☐	
OTHER			
55. If subdivision includes townhomes, include architectural elevations sheet, noting construction materials, finishes and colors, height, and number of stories.	☒	☐	
56. Any other information considered by either the applicant or the Town to be pertinent to the review.	☐	☒	

Signed by Applicant:



Date: 04/02/2018

04/02/2018

Page 13 of 17

Sanderson Engineering, Inc.

Engineering and Land Planning
License # C-2218
April 20, 2018

Dear Clayton Area Property Owner:

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

Meeting Date: Tuesday May 8, 2018

Meeting Time: 6:00 pm

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

Type of Application: Special Use Permit and Major Subdivision Application

Project Property Address: 312 Camel Street Clayton, NC 27520

Description of Project: Townhomes

Upcoming public meetings for this application: Planning Board Tuesday May 29, 2018, Town Council Work Session Monday June 18, 2018 and Town Council Public Hearing Monday July 16, 2018. All meetings are at 6:00 pm in the Council Chambers located at 111 East Second Street

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

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

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

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

Sincerely,

Steven S. Sanderson, P. E.

SSS/

cc: Town of Clayton Planning Department

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

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

ADJACENT PROPERTY OWNERS LIST

Project Name: **CAMEL STREET TOWNHOMES**

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

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

PARCEL NUMBER	NAME	ADDRESS
166914-34-2175	Johnston Co. Board of Education	PO Box 1336, Smithfield, NC 27577-1336
166914-33-1431	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528
166914-33-1303	LAROSE CONSTRUCTION LLC	1190 BARBER MILL RD, CLAYTON, NC 27520-7750
166914-33-1225	MCADAMS, LINDA M & C JOHN	611 S BARBOUR STREET, CLAYTON, NC 27520
166914-33-0271	RICHARD, MIA M & CHRISTOPHER DALE	3195 BARBER MILL RD, CLAYTON, NC 27520-8569
166914-33-0145	ROGERS, EMILY MCADAMS	3199 G BARBER MILL RD, CLAYTON, NC 27520
166914-33-0187	VANVLECK, ARDEN JULIA & LEGRANDE, JOSEPH NELSON	532 COOPER ST, CLAYTON, NC 27520
166914-33-0037	LAROSE CONSTRUCTION LLC	1190 BARBER MILL RD, CLAYTON, NC 27520-7750
166914-22-9948	C2 STRATEGIC NC LLC	512 CAMEL ST, CLAYTON, NC 27520-1815
166914-22-7983	BARBOUR, JACQUELYN D.	234 HEDGEROW LN, CLAYTON, NC 27520-6149
166914-22-7947	THEET, STEPHANIE FINCH	540 N CHURCH ST, CLAYTON, NC 27520
166914-23-6071	SHAH, TASVIR H	109 ST THOMAS DRIVE, CHAPEL HILL, NC 27517
166914-23-6005	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166914-23-5077	MASSEY, JOHN WESLEY	8041 ST ANDREWS DR, LAURINBURG, NC 28352
166914-23-5130	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166913-23-3187	RAHEL META LLC	2325 SAPPHIRE VALLEY DR, RALEIGH, NC 27604-1486
166913-23-1021	RIVERA, LISSETTE	220 EAST HINTON STREET, CLAYTON, NC 27520

4/10/2016

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ADJACENT PROPERTY OWNERS LIST

Project Name: **CAMEL STREET TOWNHOMES**

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

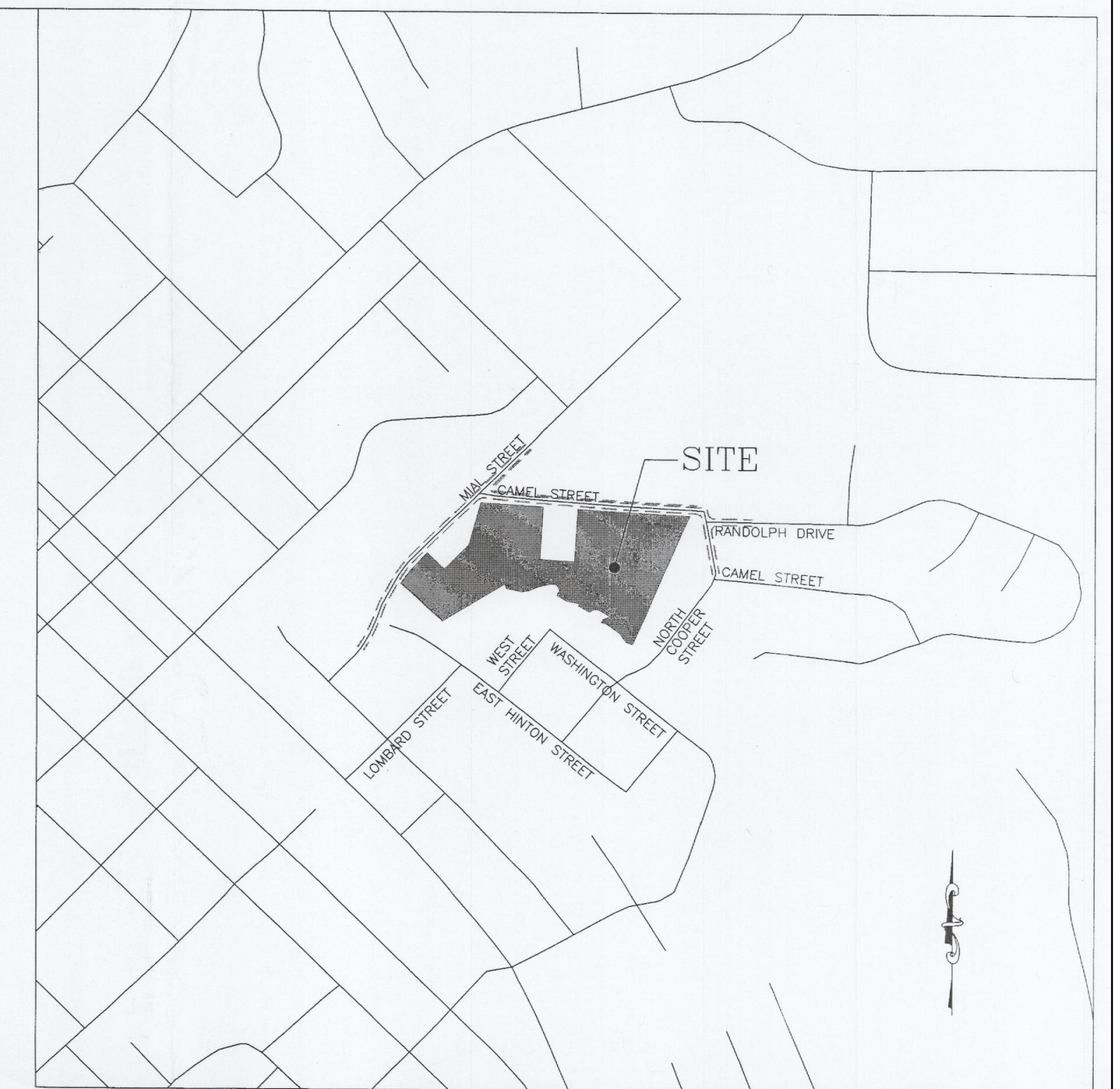
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
166913-23-0041	RENT TO OWN REALTY LLC	2800 PEACHLEAF ST, RALEIGH, NC 27614-7966
166913-13-9094	HINTON, JUANITA B	PO BOX 1196, CLAYTON, NC 27528-1196
166913-13-9057	FALKENMEYER, GUSTAV J JR	208 E HINTON ST, CLAYTON, NC 27520-1937
166913-13-9102	JACOBS GROUP	PO BOX 99535, RALEIGH, NC 27624
166913-12-8933	JACOBS GROUP	PO BOX 99535, RALEIGH, NC 27624
166913-13-7382	413 CHURCH STREET LAND TRUST	1204 STONE HOME LN, RALEIGH, NC 27603-5500
166913-13-7442	TOMLINSON, GEORGE A & BESSIE A	815 WESTON ST, RALEIGH, NC 27610
166913-13-8480	TOMLINSON, GEORGE A & BESSIE A	815 WESTON ST, RALEIGH, NC 27610
166913-13-9426	LEE, CHARLES FRED & TEXIE C	2130 SHOTWELL RD, CLAYTON, NC 27520-8221
166913-23-0344	SANDERS, PAUL KELLER & BESSIE	176 CREEKVIEW CT, AUGUSTA, GA 30907-4527
166913-23-0377	SMITH, CLEMETINE	PO BOX 891, CLAYTON, NC 27528-0891
166913-23-1411	SMITH, CLEMETINE	PO BOX 891, CLAYTON, NC 27528-0891
166913-23-1468	EASON, WILLIAM M & ETHELEEN S	209 PINELAND AVE, CLAYTON, NC 27520
166913-23-1624	SHAMLOO, JOSH A & CHRISTINE A	11015 WARWICKSHIRE DR, GREAT FALLS, VA 22066
166913-14-9192	EASTERN REGIONAL HOUSING AUTH	560 N CHURCH ST, CLAYTON, NC 27520
166913-23-1790	SHAMLOO, JOSH A & CHRISTINE A	11015 WARWICKSHIRE DRIVE, GREAT FALLS, VA 22066
166914-23-5465	BARNES, EULA S	PO BOX 802, CLAYTON, NC 27528-0802

01/06/2016

Page 7 of 17

Developer:
Terramisu, LLC
P.O. Box 90427
Raleigh, North Carolina 27675



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

Sheet Index

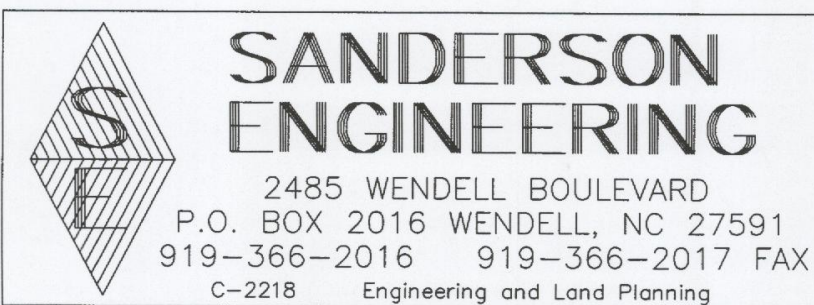
- | | | |
|---------|---|------------------------------|
| | 1 | Cover Sheet |
| | 2 | Existing Conditions |
| | 3 | Subdivision Plan |
| | 4 | Conceptual Engineering Plan |
| | 5 | Conceptual Grading & EC Plan |
| LP01.00 | | Landscape Plan |
| LP02.00 | | Landscape Plan Details |
| EL01.00 | | Elevations |

RECEIVED
APR 02 2018
TOWN OF CLAYTON
PLANNING DEPT.
SCALE SHEET NO. 1
HORIZONTAL: As Shown
VERTICAL: NA
OF: 5

DATE: Apr 2018
SE PROJ. # 17-027
DWG FILE # 17-027

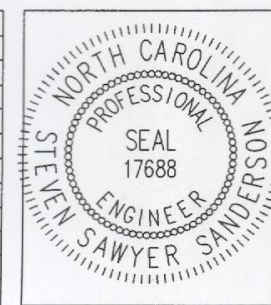
Cover Sheet

Camel Street Townhomes
Clayton, NC



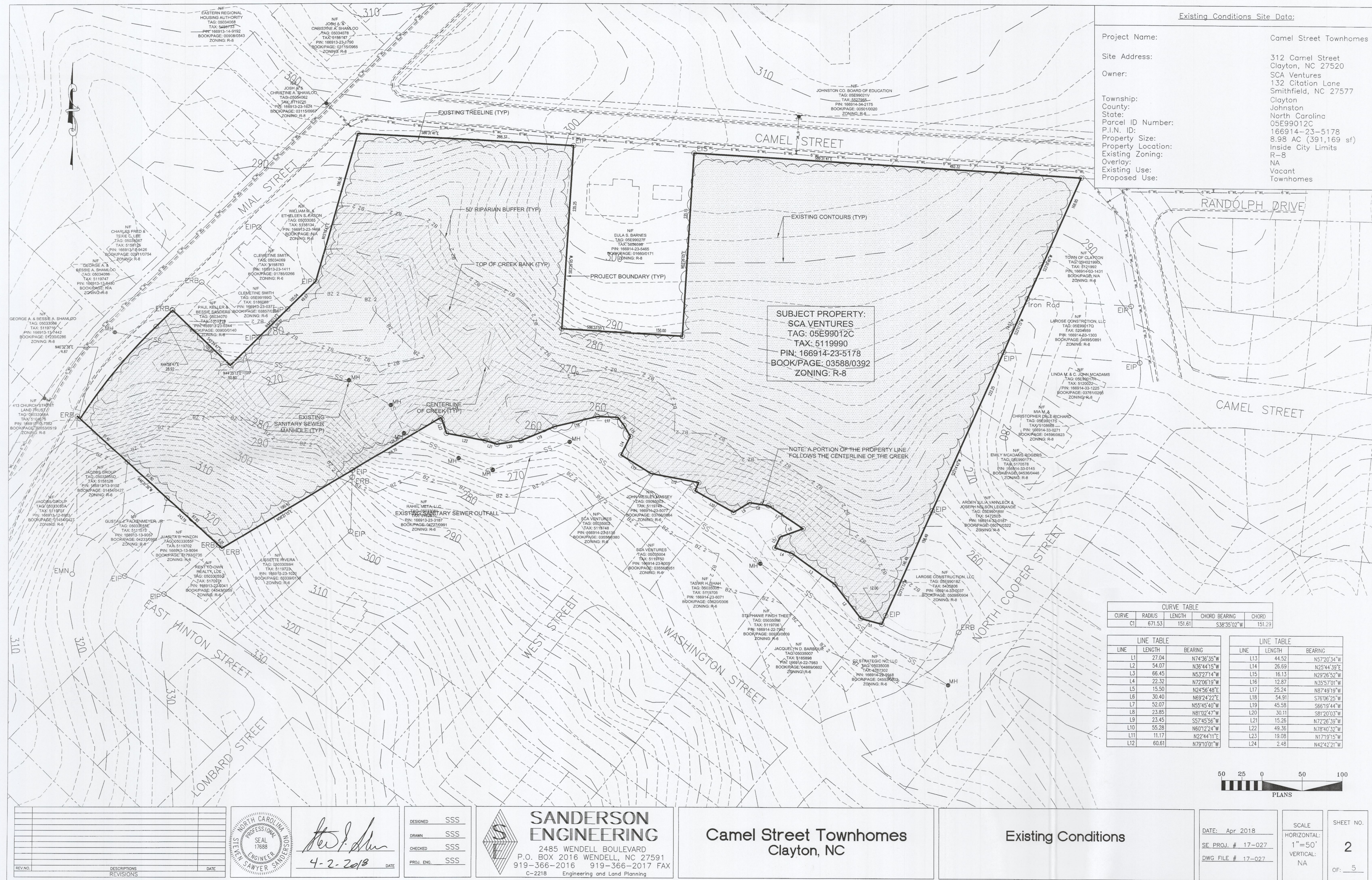
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DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

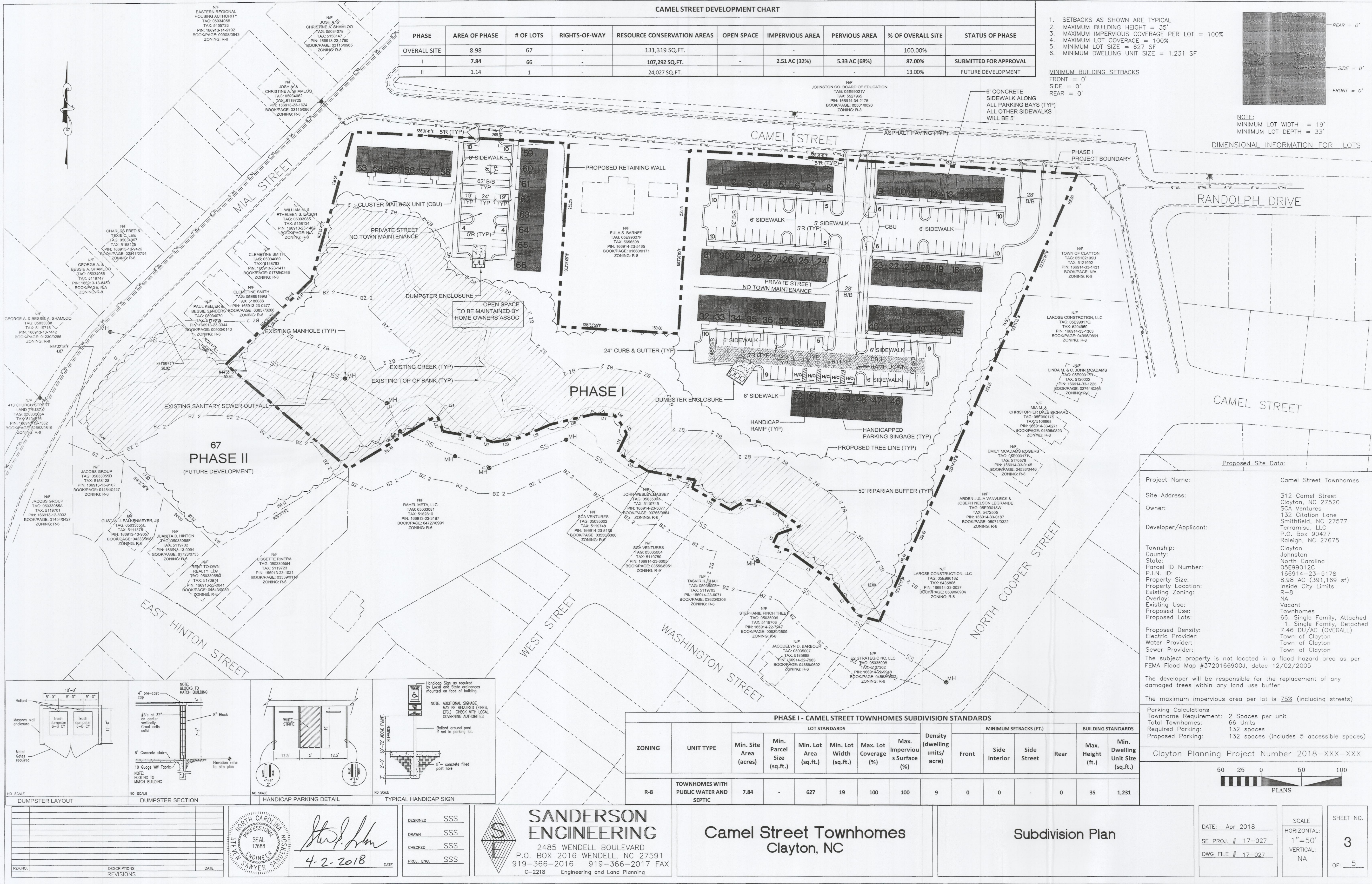
4-2-2018

[illegible]

Clayton Planning Project Number 2018-XXX-XXX

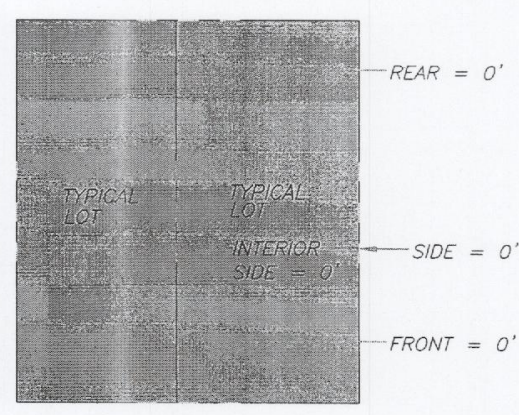
Owner:	SCA Ventures 132 Citation Lane Smithfield, NC 27577
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CAMEL STREET DEVELOPMENT CHART								
PHASE	AREA OF PHASE	# OF LOTS	RIGHTS-OF-WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA	% OF OVERALL SITE
OVERALL SITE	8.98	67	-	131,319 SQ.FT.	-	-	-	100.00%
I	7.84	66	-	107,292 SQ.FT.	-	2.51 AC (32%)	5.33 AC (68%)	87.00%
II	1.14	1	-	24,027 SQ.FT.	-	-	-	13.00%

- 1. SETBACKS AS SHOWN ARE TYPICAL
- 2. MAXIMUM BUILDING HEIGHT = 35'
- 3. MAXIMUM IMPERVIOUS COVERAGE PER LOT = 100%
- 4. MAXIMUM LOT COVERAGE = 100%
- 5. MINIMUM LOT SIZE = 627 SF
- 6. MINIMUM DWELLING UNIT SIZE = 1,231 SF



NOTE:
MINIMUM LOT WIDTH = 19'
MINIMUM LOT DEPTH = 33'

MINIMUM BUILDING SETBACKS
FRONT = 0'
SIDE = 0'
REAR = 0'

6" CONCRETE SIDEWALK ALONG ALL PARKING BAYS (TYP)
ALL OTHER SIDEWALKS WILL BE 5'

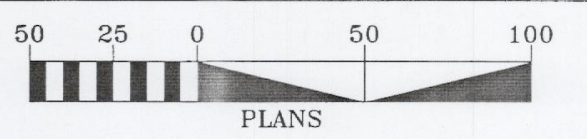
DIMENSIONAL INFORMATION FOR LOTS

Project Name: Camel Street Townhomes
Site Address: 312 Camel Street
Owner: SCA Ventures
Developer/Applicant: 132 Citation Lane, Smithfield, NC 27577
Township: Claydon
County: Johnston
State: North Carolina
Parcel ID Number: 05E99012C
P.I.N. ID: 166914-23-5178
Property Size: 8.98 AC (391,169 sf)
Property Location: Inside City Limits
Existing Zoning: R-8
Overlay: NA
Existing Use: Vacant
Proposed Use: Townhomes
Proposed Lots: 66, Single Family, Attached
1, Single Family, Detached
Proposed Density: 7.46 DU/AC (OVERALL)
Electric Provider: Town of Clayton
Water Provider: Town of Clayton
Sewer Provider: Town of Clayton
The subject property is not located in a flood hazard area as per FEMA Flood Map #3720166900J, dated 12/02/2005.
The developer will be responsible for the replacement of any damaged trees within any land use buffer.

The maximum impervious area per lot is 75% (including streets)

Parking Calculations
Townhome Requirement: 2 Spaces per unit
Total Townhomes: 66 Units
Required Parking: 132 spaces
Proposed Parking: 132 spaces (includes 5 accessible spaces)

Clayton Planning Project Number 2018-XXX-XXX

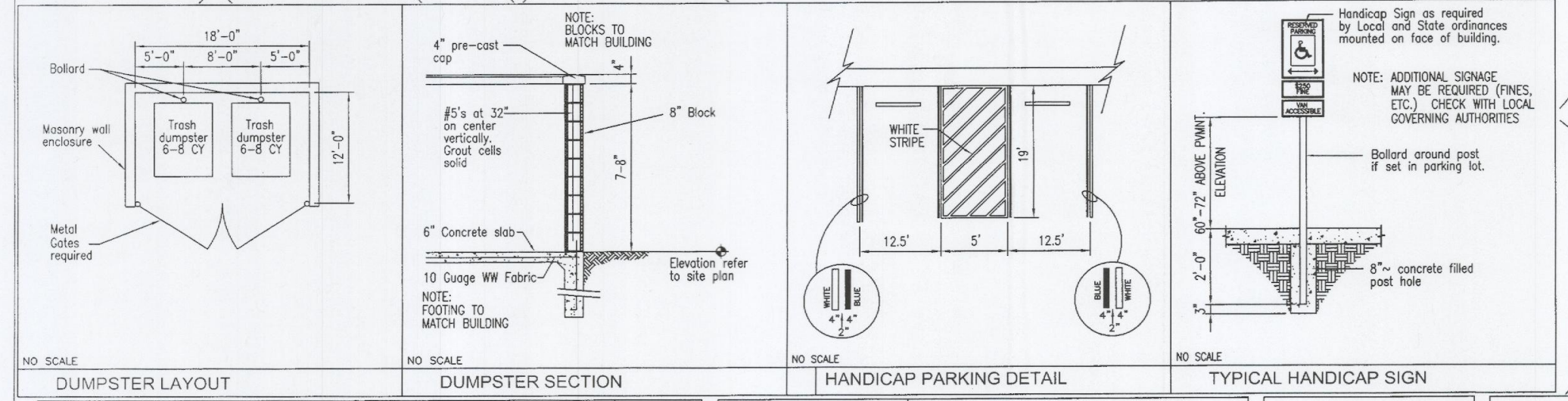


DATE: Apr 2018
SE PROJ. # 17-027
DWG FILE # 17-027

SCALE
HORIZONTAL: 1"=50'
VERTICAL: NA

SHEET NO.
3
OF: 5

PHASE I - CAMEL STREET TOWNHOMES SUBDIVISION STANDARDS													
ZONING	UNIT TYPE	LOT STANDARDS					Density (dwelling units/acre)	MINIMUM SETBACKS (FT.)				BUILDING STANDARDS	
		Min. Site Area (acres)	Min. Parcel Size (sq.ft.)	Min. Lot Width (sq.ft.)	Min. Lot Depth (sq.ft.)	Max. Lot Coverage (%)		Front	Side Interior	Side Street	Rear	Max. Height (ft.)	Min. Dwelling Unit Size (sq.ft.)
R-8	TOWNHOMES WITH PUBLIC WATER AND SEPTIC	7.84	-	627	19	100	9	0	0	-	0	35	1,231



REV. NO.	DESCRIPTIONS	DATE

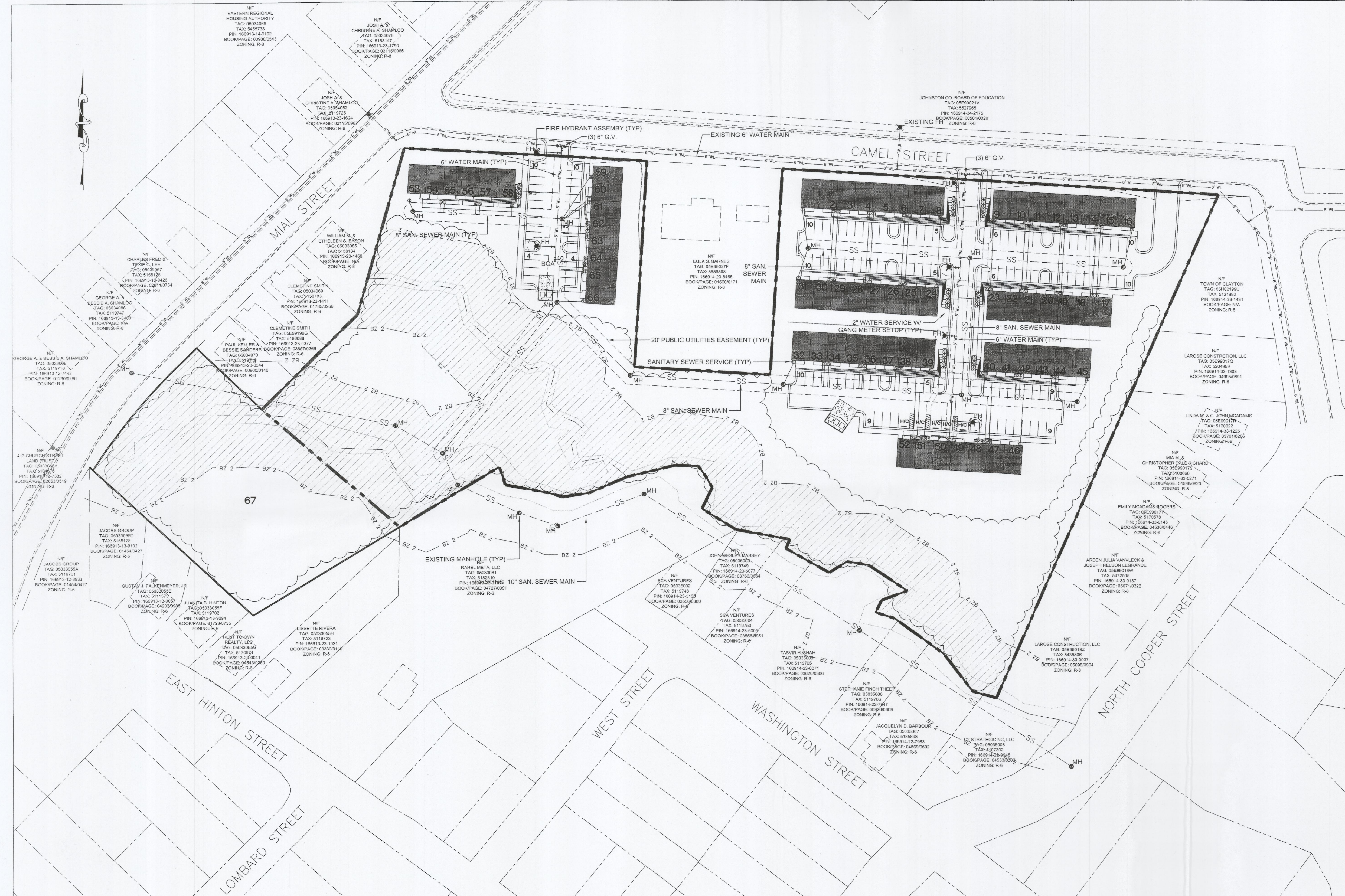
DESIGNED: SSS
DRAWN: SSS
CHECKED: SSS
PROJ. ENG. SSS

DATE: 4-2-2018

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

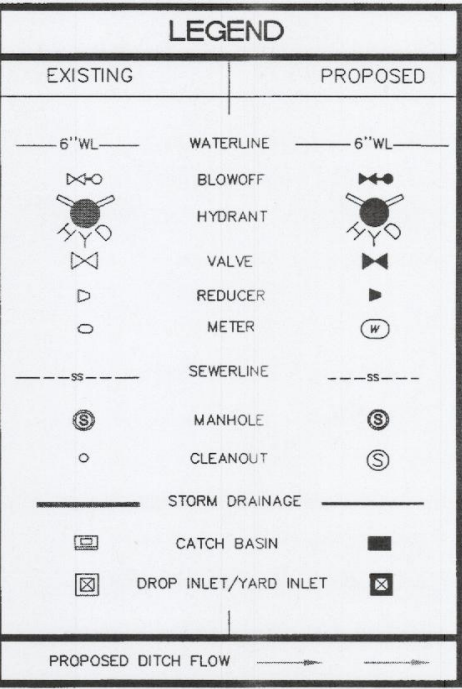
Camel Street Townhomes
Clayton, NC

Subdivision Plan



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

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



DATE: Apr 2018
SE PROJ. # 17-027
DWG FILE # 17-027

SCALE
HORIZONTAL:
1"=50'
VERTICAL:
NA

SHEET NO.
4
OF 5

REV.	DESCRIPTION	DATE

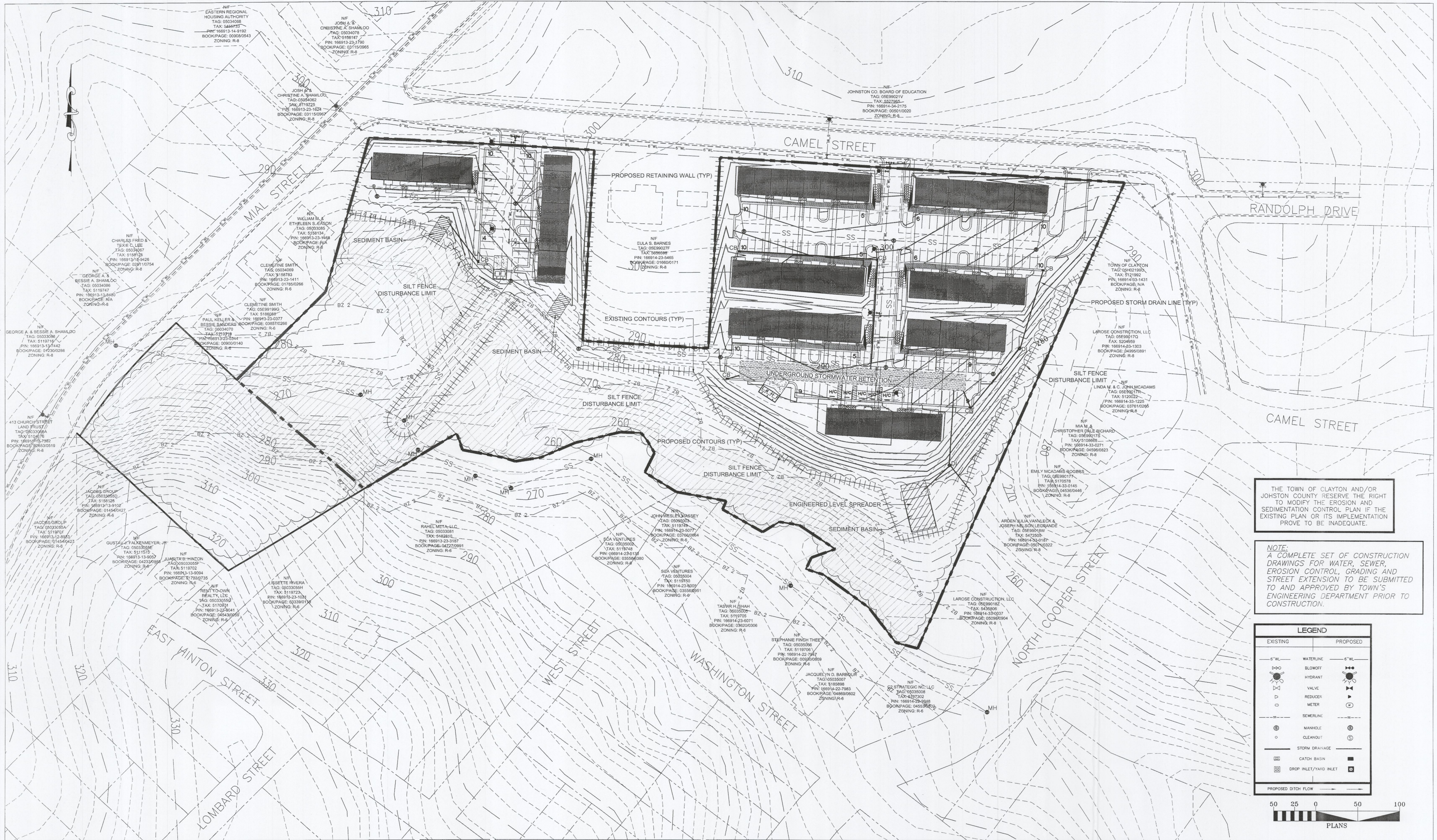
4-2-2018

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

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

Camel Street Townhomes
Clayton, NC

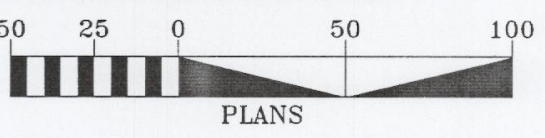
Conceptual Engineering Plan



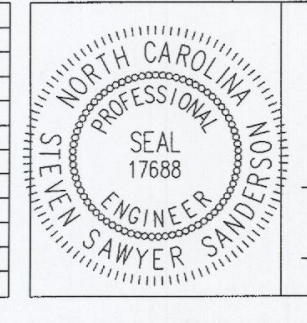
THE TOWN OF CLAYTON AND/OR JOHNSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

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

LEGEND	
EXISTING	PROPOSED
6" WL	WATERLINE
6" WL	BLOWOFF
6" WL	HYDRANT
6" WL	VALVE
6" WL	REDUCER
6" WL	METER
6" WL	SEWERLINE
6" WL	MANHOLE
6" WL	CLEANOUT
6" WL	STORM DRAINAGE
6" WL	CATCH BASIN
6" WL	DROP INLET/YARD INLET
6" WL	PROPOSED DITCH FLOW

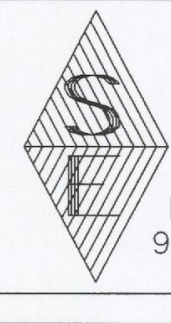


REV. NO.	DESCRIPTIONS	DATE



Stephen Sawyer
4-2-2018 DATE

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS



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

Camel Street Townhomes
Clayton, NC

Conceptual Grading and Erosion Control Plan

DATE: Apr 2018
SE PROJ. # 17-027
DWG. FILE # 17-027

SCALE
HORIZONTAL:
1"=50'
VERTICAL:
NA

SHEET NO.
5
OF: 5

Plant Symbol Key

SHRUB: INS (16)

SHRUB: ICB (83)

SHRUB: LCB (46)

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 SODDED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.

6. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. ALL PLANTING BEDS, SAUCERS, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 3-4 INCHES OF TRIPLE SHREDDED HARDWOOD MULCH.

8. PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "V" CUT ALONG ITS BORDER WITH SODDED 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 PROVIDED INTO SODS AND CLIPPED HEDGEOVER.

13. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.

14. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.

Plant List

ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
CANOPY TREES (CANOPY TREES = 78, INCLUDES TREES USED FOR SCREENING, STREET TREES AND EXISTING TREES)								
ARO	22	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	8' MIN.	-	B & B	STREET & BUFFER TREES
OS	24	QUERCUS SHUMARDII	SHUMARD OAK	2 1/2"	8' MIN.	-	B & B	PARKING ISLAND TREES
EXISTING TREES IN WOODED AREAS & RESOURCE CONSERVATION AREA								
UNDERSTORY TREES = 78, EXISTING TREES IN WOODED AND RESOURCE CONSERVATION AREAS								
EXISTING TREES IN WOODED AREAS & RESOURCE CONSERVATION AREA								
SHRUBS (TOTAL SHRUBS = 156, INCLUDES SHRUBS USED FOR SCREENING)								
ICN	83	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	-	36" MIN.	-	5 GAL. MIN.	BUFFER & PARKING SCREENING
INS	16	ILEX X NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	-	36" MIN.	-	5 GAL. MIN.	DUMPSTER SCREENING
LCB	46	LOROPETALUM CHINENSIS 'BURGUNDY'	BURGUNDY LOROPETALUM	-	12" MIN.	-	5 GAL. MIN.	-
LAWN AREAS: SEEDED WITH TARMHEIL II TALL FESCUE (NOTE: OWNER MAY SUBSTITUTE BERMAUDA, CENTPEDE OR ZOYSIA SOD AS DESIRED)								
1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCE.								
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.								
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.								
4. 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.								

LANDSCAPE CALCULATION*

TOTAL AREA OF LOT:	391,169 SQ.FT.	PLANT TYPE	REQUIRED**	PROPOSED***
20% OF LOT AREA:	78,234 SQ.FT.	CANOPY TREE	78	78
REQUIRED LANDSCAPE AREA:	78,234 SQ.FT.	UNDERSTORY TREE	78	78
PROPOSED LANDSCAPE AREA:	±79,000 SQ.FT.***	SHRUBS	156	156

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

Landscape Data

LANDSCAPE REQUIREMENTS

TOTAL AREA OF LOT:	391,169 SQ.FT.	PLANTINGS PROVIDED:	78 CANOPY TREES
20% OF LOT AREA:	78,234 SQ.FT.		78 UNDERSTORY TREES
PLANTINGS REQUIRED:	78 CANOPY TREES		156 SHRUBS
	78 UNDERSTORY TREES		
	156 SHRUBS		

BUFFERS REQUIRED/PROVIDED: AS PER 55.402(E)(2)(c), TABLE 4-5, NO BUFFERS ARE REQUIRED

STREET TREES:

(17) CANOPY TREES ALONG CAMEL STREET AT 40' O.C.
(5) CANOPY TREES ALONG MIAL STREET AT 40' O.C.

LANDSCAPE PLAN

SCALE: 1" = 30'

100 DOVE CT
CLAYTON, NC 27520
919.810.8408

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

LANDSCAPE PLAN FOR
CAMEL STREET TOWNHOMES
CLAYTON, NORTH CAROLINA
MITCH MURPHY ET AL, LLC, RALEIGH, NORTH CAROLINA

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

PROJECT:	CS18-18004	DATE	04.2018
ISSUE:	PRELIM. SITE PLAN		04.01.2018

REVISIONS:

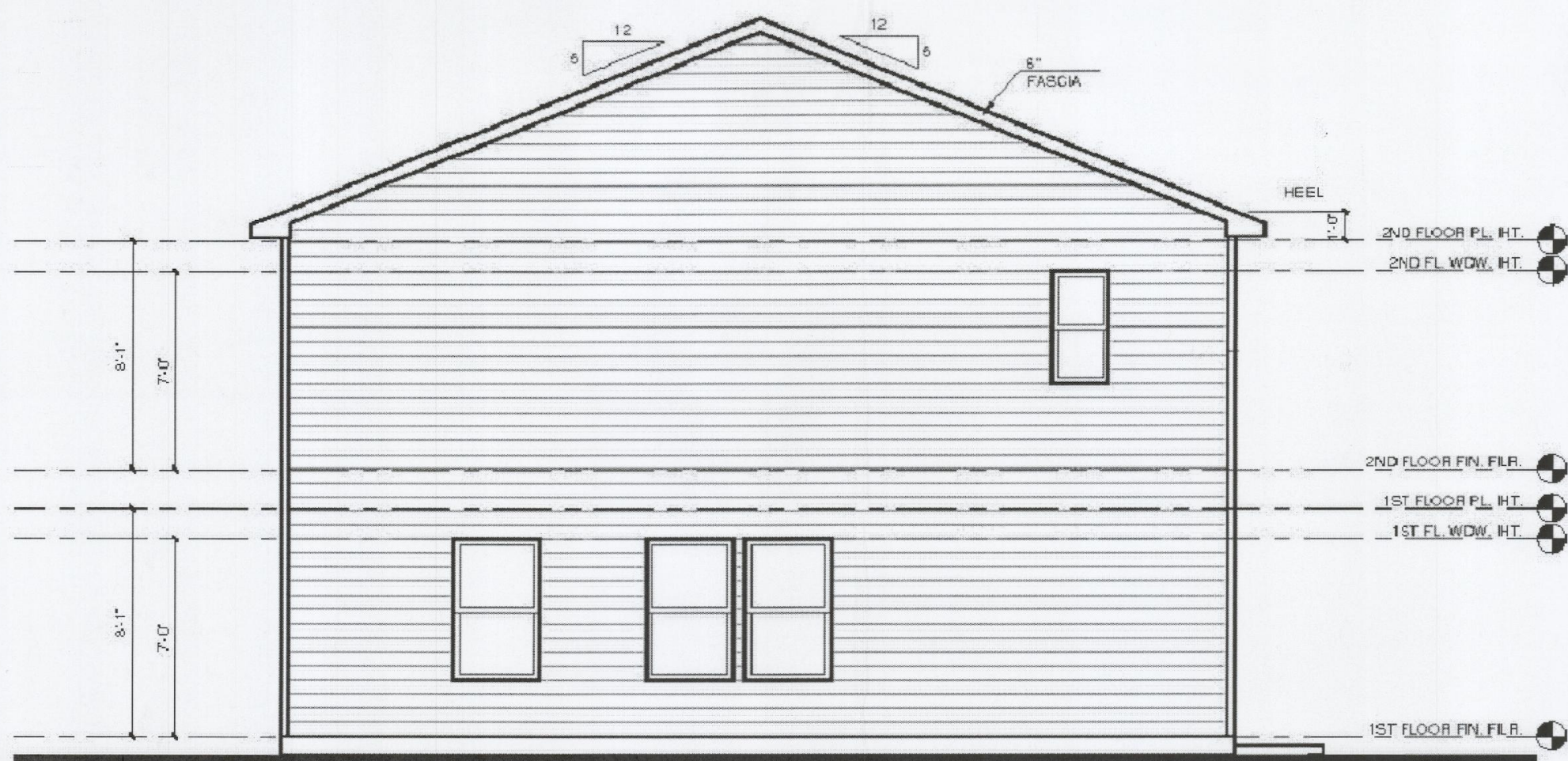
DRAWN BY:	TMH
CHECKED BY:	TMH
CONTENT:	LANDSCAPE PLAN

LP01.00

MUNICIPALITY PROJECT NO: 2019-XXX-XX
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LEFT ELEVATION '1'



RIGHT ELEVATION '1'

Scheme #1			Scheme #3			Scheme #5			Scheme #7		
Siding	Cameo	Eaglet Beige SW 7573	Siding	Pebblestone Clay	Dry Dock SW 7502	Siding	Sandtone	Skyline Steel SW 1015	Siding	Desert Sand	Wool Skein
Board & Batten	Scottish Thistle	Austere Gray SW 6184	Board & Batten	Sandtone	Skyline Steel SW 1015	Board & Batten	Black	Quiver Tan SW 6151	Board & Batten	Tuscan Olive	Honed Soapstone SW 9126
Metal Roof	Mansard Brown	Mansard Brown	Metal Roof	Black	Black	Metal Roof	Black	Black	Metal Roof	Hanford Green	Hanford Green
Front Door	Black Fox SW7020	Black Fox SW7020	Front Door	Tricorn Black SW6258	Tricorn Black SW 6258	Front Door	Tricorn Black SW6258	Tricorn Black SW6258	Front Door	Roanwood Shutter Green	Roanwood Shutter Green
Gutters	Desert Sand	Desert Sand	Gutters	Black	Black	Gutters	Dark Bronze	Dark Bronze	Gutters	SW2809	SW2809
Shake	Pebblestone Clay	Dry Dock SW 7502	Shake	Montana Suede	Brainstorm Bronze SW 7033	Shake	Russet Red	Carriage Door SW 7594	Shake	Pebblestone Clay	Pebblestone Clay
Trim	Desert Sand	Wool Skein SW 6148	Trim	Desert Sand	Wool Skein SW 6148	Trim	Desert Sand	Wool Skein SW 6148	Trim	Misty Shadow	Rock Bottom SW 7062
Garage	Almond	Almond	Garage	Taupe	Taupe	Garage	Desert Sand	Desert Sand	Garage	Desert Sand	Wool Skein SW 6148
Shutters	Musket Brown	Musket Brown	Shutters	Black	Black	Shutters	Black	Black	Shutters	Desert Tan	Desert Tan
Stone	Chardonay	Chardonay - ledge	Stone	Chestnut	Chestnut - ledge	Stone	Buckeye	Buckeye - ledge	Shutters	Midnight Green	Midnight Green
Brick	Southampton	Southampton	Brick	Charleston	Charleston	Brick	Old South Handform	Old South Handform	Stone	Aspen	Aspen - ledge
Ext Paint	Accessible Beige SW7036	Wool Skein SW6148	Ext Paint	Accessible Beige SW 7036	Accessible Beige SW6148	Ext Paint	Accessible Beige SW7036	Wool Skein SW6148	Brick	Stone Canyon	Stone Canyon
Shingle	Weathered Wood	Weathered Wood	Shingle	Weathered Wood	Weathered Wood	Shingle	Weathered Wood	Weathered Wood	Ext Paint	Accessible Beige SW7036	Wool Skein SW6148
Windows	Almond	Almond	Windows	Almond	Almond	Windows	Almond	Almond	Shingle	Weathered Wood	Weathered Wood
Scheme #2			Color Schemes			Scheme #6			Manufactures		
Siding	Scottish Thistle	Austere Gray SW 6184	Siding	Victorian Gray	Argos SW 7065	Siding	Wicker	Cargo Pants SW 7738	Vinyl Siding - Masco	Stone - Stoneworks	Shutters - Mid America
Board & Batten	Almond	Skyline Steel SW 1015	Board & Batten	White	Reserved White SW 7056	Board & Batten	Rugged Canyon	Quiver Tan SW 6151	Cement Siding	Brick - Triangle Brick	Gutters - Alcoa
Metal Roof	Brandywine	Brandywine	Metal Roof	Charcoal	Charcoal	Metal Roof	Mansard Brown	Mansard Brown	Roofing - Certainteed	Exterior Paint - Sherwin Williams	
Front Door	Arresting Auburn SW6034	Arresting Auburn SW6034	Front Door	Peppercorn SW7674	Peppercorn SW7674	Front Door	Black Fox SW7020	Black Fox SW7020	Windows - Moss	Garage Doors - Wayne Dalton	
Gutters	Almond	Almond	Gutters	Desert Sand	Desert Sand	Gutters	Dark Bronze	Dark Bronze			
Shake	Wicker	Cargo Pants SW 7738	Shake	Desert Sand	Desert Sand	Shake	Lakeshore Fern	Eclipse SW 6166			
Trim	Desert Sand	Wool Skein SW 6148	Trim	Portsmouth Blue	Foggy Day SW 6235	Trim	Desert Sand	Wool Skein SW6148			
Garage	Desert Tan	Desert Tan	Garage	Desert Sand	Wool Skein SW 6148	Garage	Brown	Brown			
Shutters	Bordeaux	Bordeaux	Shutters	White	White	Shutters	Musket Brown	Musket Brown			
Stone	Bucks Country	Bucks Country - ledge	Stone	Tuxedo Gray	Tuxedo Gray	Stone	New England	New England - ledge			
Brick	Bessemer Grey	Bessemer Grey	Brick	Kentucky	Kentucky - ledge	Brick	Stone Canyon	Stone Canyon			
Ext Paint	Accessible Beige SW7036	Wool Skein SW6148	Ext Paint	Bessemer Grey	Bessemer Grey	Ext Paint	Accessible Beige SW7036	Wool Skein SW6148			
Shingle	Weathered Wood	Weathered Wood	Shingle	Accessible Beige SW7036	Wool Skein SW6148	Shingle	Weathered Wood	Weathered Wood			
Windows	Almond	Almond	Windows	Weathered Wood	Weathered Wood	Windows	Almond	Almond			

NOTES:
CONSTRUCTION SHALL BE WOOD FRAME
MATERIAL/FINISHES ARE SELECTED FROM
7 SCHEMES.
UNITS ARE TWO STORY 24' HEIGHT



FRONT ELEVATION

EL01.00 – Elevations
Not To Scale



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

MAJOR SITE PLAN APPLICATION

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

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

SITE INFORMATION

☒ New Major Site Plan

☐ Major Modification to an approved site plan
Project Modified: _____

Name of Project: Spinning Mill Lofts at East Village Acreage of Property: 24.50

County Tag #: See Attachment NC PIN: See Attachment

Address/Location: 300 Mill St., Clayton, NC

Existing Use: Vacant Manufacturing Bldg. and Office Proposed Use: Apartments

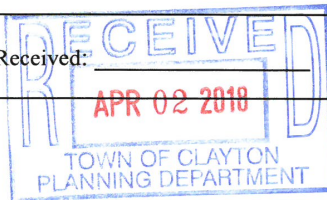
Zoning District: Existing: O&I; B-1; B-3; RE Proposed: B2 - Neighborhood Business

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

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

FOR OFFICE USE ONLY

Date Received:



Amount Paid: \$

File Number: 2018-64-SP

Spinning Mill Lofts at East Village

County Tag #	NC PIN	Deed	Page
05037009T	1669.18-30-2104	3322	198
05037008V	1669.18-30-5328	3322	196
05037009W	1669.18-30-8385	3322	198
05037009U	1669.18-30-4740	3322	196
5037011	1668.06-48-6538	4099	330
05H03197H	1669.18-40-2748	3371	449

PROPERTY OWNER INFORMATION

Name: WBB, LLC; HCY, LLC; SCA Ventures, LLC; East Village Investments, LLC

Mailing Address: 132 Citation Lane, Smithfield, NC and 227 E. Front St. New Bern, NC 28560-2145

Phone Number: 919-938-1086; 252-670-9370

Fax: N/A

Email Address: Hubie@uhfdevelopmentgroup.com

APPLICANT INFORMATION

Applicant: Bass, Nixon and Kennedy, Inc. Consulting Engineers

Mailing Address: 6310 Chapel Hill Rd, Ste, 250, Raleigh, NC 27607

Phone Number: 919-851-4422

Fax: 919-851-8968

Contact Person: Marty D. Bizzell, PE

Email Address: marty.bizzell@bnkinc.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>2/14/18</u>	☒	☐			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☒	☐			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☒	☐			
7. Copy of plan sets in .PDF on USB flash drive	☒	☐			
8. Adjacent property owners list	☒	☐			
9. Wastewater allocation request OR verification of wastewater allocation	☒	☐			
10. Signed and sealed traffic impact analysis (2 copies) <i>(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)</i>	☐	☐			
11. Neighborhood meeting notice letter (1 copy)* <i>See sample letter and meeting requirements included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	☐	☐			
12. Neighborhood meeting summary form (1 copy) * <i>Included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

Project includes the renovation of the Historic Clayton Spinning Mill Building. The existing mill building will be converted to a loft apartment building which will house 25 loft apartments. In addition, 8 new market rate apartments will be constructed on the surrounding properties to the south and east of the mill building containing 230 new market rate apartments.

There will also be a portion of the existing building that will be utilized for a small coffee shop or restaurant.

APPLICANT AFFIDAVIT

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

Marty D. Bizzell

Print Name

Signature of Applicant

Date



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

OWNER'S CONSENT FORM

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

Project Name: Spinning Mill Lofts at East Village **Address or PIN #:** 1669.06-48-6538

AGENT/APPLICANT INFORMATION:

Marty D. Bizzell, PE
(Name - type, print clearly)

6310 Chapel Hill Rd., Ste. 250
(Address)
Raleigh, NC 27607
(City, State, Zip)

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

Rezoning
Major Site Plan

Special Use Permit

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.

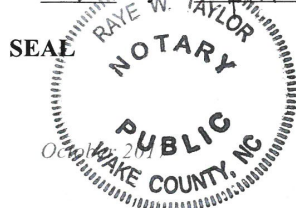
OWNER AUTHORIZATION:

East Village Investments, LLC
(Name - type, print clearly)
[Signature]
(Owner's Signature)

227 E. Front Street
(Address)
New Bern, NC 28560-2145
(City, State, Zip)

STATE OF NC
COUNTY OF Wake

Sworn and subscribed before me Raye W. Taylor, a Notary Public for the above State and County, this the 2nd day of April, 2018.



Raye W. Taylor
Notary Public
My Commission
Expires: March 27, 2020



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

OWNER'S CONSENT FORM

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Project Name: Spinning Mill Lofts at East Village **Address or PIN #:** 1669.18-40-2748

AGENT/APPLICANT INFORMATION:

Marty D. Bizzell, PE
(Name - type, print clearly)

6310 Chapel Hill Rd., Ste. 250
(Address)
Raleigh, NC 27607
(City, State, Zip)

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

Rezoning
Major Site Plan

Special Use Permit

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OWNER AUTHORIZATION:

SCA Ventures, LLC
(Name - type, print clearly)

132 Citation Lane
(Address)

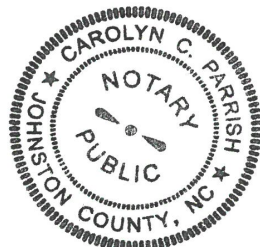
[Signature]
(Owner's Signature)

Smithfield, NC 27577
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Carolyn C Parrish, a Notary Public for the above State and County, this the 2nd day of April, 2018.

SEAL



October 2017

Carolyn C Parrish
Notary Public
My Commission
Expires: November 08, 2020

Page 10 of 10



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

OWNER'S CONSENT FORM

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

Project Name: Spinning Mill Apartments **Address or PIN #:** 1669.18-30-2104; 1669.18-30-8385

AGENT/APPLICANT INFORMATION:

Marty D. Bizzell, PE
(Name - type, print clearly)

6310 Chapel Hill Rd., Ste. 250
(Address)
Raleigh, NC 27607
(City, State, Zip)

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

Rezoning
Major Site Plan

Special Use Permit

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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:

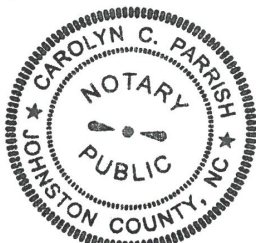
WBB, LLC
(Name - type, print clearly)
[Signature]
(Owner's Signature)

132 Citation Lane
(Address)
Smithfield, NC 27577
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Carolyn C. Parrish, a Notary Public for the above State and County, this the 2nd day of April, 2018.

SEAL



October 2017

Carolyn C. Parrish
Notary Public
My Commission
Expires: November 08, 2020

Page 10 of 10



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

OWNER'S CONSENT FORM

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

Project Name: Spinning Mill Lofts at East Village **Address or PIN #:** 1669.18-30-5328; 1669.18-30-4740

AGENT/APPLICANT INFORMATION:

Marty D. Bizzell, PE
(Name - type, print clearly)

6310 Chapel Hill Rd., Ste. 250
(Address)
Raleigh, NC 27607
(City, State, Zip)

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

Rezoning
Major Site Plan

Special Use Permit

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:

HCY, LLC
(Name - type, print clearly)

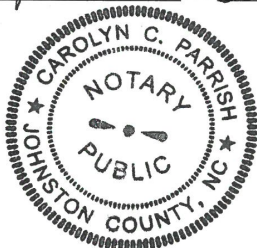
(Owner's Signature)

132 Citation Lane
(Address)
Smithfield, NC 27577
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Carolyn C. Parrish, a Notary Public for the above State and County, this the 22 day of April, 2018.

SEAL



October 2017


Notary Public
My Commission
Expires: November 08, 2020

Page 10 of 10

ADJACENT PROPERTY OWNERS LIST

Project Name: Spinning Mill Lofts at East Village (Page 1 of 2)

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

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

PARCEL NUMBER	NAME	ADDRESS
1669.18-30-1510	United States Postal Service	3980 Dekalb Tech. Parkway S240, Atlanta, GA 30340-2778
1669.18-30-3737	Scott J. Perdun	111 Central Street, Clayton, N.C. 27520-2004
1669.18-30-3799	Allen Rhodes	P.O. Box 973, Greenboro, NC 27402-0973
1669.18-30-2808	John R. & Elaine W. Johnson	155 Richard Dr., Garner, NC 27529-6717
1669.18-30-6834	SCA Ventures, LLC	132 Citation Lane, Smithfield, NC 27577
1669.18-30-5814	Nelson K. & Angelina A. Daniels	401 Central Street, Clayton, NC 27520
166.18-30-5887	Raechel L. Marsh	409 Central Street, Clayton, NC 27520-2006
1669.18-30-6849	Joy R. Roberson	P.O. Box 865, Clayton, NC 27528
1669.18-31-9081	Joyce Roberson	P.O. Box 865, Clayton, NC 27528
1669.18-31-7006	Joy R. Roberson	P.O. Box 865, Clayton, NC 27528
1669.18-31-1477	Harvey B. & Mildred S. Gordon	133 Plantation Cir S., Ponte Vedra Beach, FL 32082
1669.18-41-1304	Joy R. Roberson	P.O. Box 865, Clayton, NC 27528
1669.18-41-7775	Walden Homeowners Assoc., Inc.	2044 Deer Trail, Clayton, NC 27527
1669.18-41-6242	Jerry D. & Leetha House	2025 Deer Trail, Clayton, NC 27527
1669.18-41-5034	Hamilton Family Trust	2021 Deer Trail, Clayton, NC 27527
1669.18-40-5883	Anthony R. Tuel	2017 Deer Trl., Clayton, NC 27527-9181
1668.07-59-0985	TH Clayton Development Co., LLC	P.O. Box 566, Greenville, NC 27835-0566

ADJACENT PROPERTY OWNERS LIST

Project Name: Spinning Mill Lofts at East Village (Page 2 of 2)

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

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

PARCEL NUMBER	NAME	ADDRESS
1668.06-49-3499	Clayton Multi Family Investments, LLC	P.O Box 566, Greenville, NC 27835-0566
1668.06-39-9260	East Village Investments, LLC	227 E. Front St., New Bern, NC 28560-2145
	North Carolina Railroad	2809 Highwoods Blvd., Raleigh, NC 27604

4/22/2018 1:21:35 PM PLT: B:\work\options R:\2014\1033 - East Village Spinning Mill Apartments\CVL403 Pre Initial\400 - 1033_cover.dgn

SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE		EXISTING CURB INLET
ALUM	ALUMINUM		EXISTING DROP INLET / YARD INLET
ASSY	ASSEMBLY		EXISTING FLARED END SECTION
B-B	BACK TO BACK		EXISTING FIRE HYDRANT
BOA	BLOW-OFF ASSEMBLY		EXISTING BLOW-OFF ASSEMBLY
C&G	CURB AND GUTTER		EXISTING GATE VALVE
CFS	CUBIC FEET PER SECOND		EXISTING REDUCER
CI	CURB INLET		EXISTING WATER METER
C/L	CENTER LINE		EXISTING MANHOLE / JUNCTION BOX
CO	CLEAN OUT		EXISTING CLEAN OUT
COM	COMMUNICATION		EXISTING POWER POLE
CONC	CONCRETE		EXISTING GUY WIRE
CT	COURT		EXISTING TELEPHONE PEDESTAL
CU	COPPER		EXISTING LIGHT POLE / AREA LIGHT
DCV	DOUBLE CHECK VALVE		EXISTING SIGN
DDCV	DOUBLE DETECTOR CHECK VALVE		NEW CURB INLET
DEFL	DEFLECTION		NEW GRATE INLET/YARD INLET
DI	DROP INLET		NEW FLARED END SECTION
DIP	DUCTILE IRON PIPE		NEW FIRE HYDRANT
DRAIN	DRAINAGE		NEW BLOW-OFF ASSEMBLY
DR	DRIVE		NEW GATE VALVE
EASE	EASEMENT		NEW REDUCER
ELEC	ELECTRIC		NEW WATER METER
EOP	EDGE OF PAVEMENT		NEW TEE
EXIST	EXISTING		NEW PLUG
FES	FLARED END SECTION		NEW MANHOLE
FH	FIRE HYDRANT		NEW CLEAN OUT
FM	FORCE MAIN		NEW SIGN
FT	FEET		IRON PIPE
FT/SEC	FEET PER SEC		BENCHMARK
GALV	GALVANIZED		STORM STRUCTURE LABEL
GV	GATE VALVE		
HCR	HANDICAP RAMP		
INV	INVERT		
L	LENGTH		
LF	LINEAR FEET		
LP	LIGHT POLE		
LT	LEFT		
MH	MANHOLE		
MIN	MINIMUM		
OHE	OVERHEAD ELECTRIC		
PAVE	PAVEMENT		
PERM	PERMANENT		
PP	POWER POLE		
PVC	POLYVINYL CHLORIDE		
R	RADIUS		
R/W	RIGHT-OF-WAY		
RED	REDUCER		
RPZ	REDUCED PRESSURE ZONE		
RT	RIGHT		
S	SLOPE		
SS	SANITARY SEWER		
STA	STATION		
T	TANGENT		
TDD	TEMPORARY DIVERSION DITCH		
TELE	TELEPHONE		
TSB	TEMPORARY SEDIMENT BASIN		
TSD	TEMPORARY SLOPE DRAIN		
UG	UNDERGROUND		
W	WIDTH		
W/L	WATER LINE		
WM	WATER METER		
YI	YARD INLET		

	BLOCK AND GRAVEL INLET PROTECTION
	SILT FENCE INLET PROTECTION
	EXCAVATED INLET PROTECTION
	SEDIMENT BASIN
	RISE R BASIN
	ROCK DAM
— G —	EXISTING GAS LINE
— COM —	EXISTING COMMUNICATIONS LINE
— UT —	EXISTING UNDERGROUND TELEPHONE
— UE —	EXISTING UNDERGROUND ELECTRIC
— OHE —	EXISTING OVERHEAD ELECTRIC
— W —	EXISTING WATER LINE
— FM —	EXISTING SANITARY SEWER FORCE MAIN
— SS —	EXISTING SANITARY SEWER
=====	EXISTING STORM DRAINAGE
-----	NEW STORM DRAINAGE
-----	STREAM
-----	NEW WATER LINE
-----	NEW SANITARY SEWER
— FM — F1	NEW SANITARY SEWER FORCE MAIN
— G —	NEW GAS MAIN
— GL —	GRASSSED LINED DITCH/CHANNEL
— JM —	JUTE MATTING LINED DITCH/CHANNEL
— P —	PYRAMAT LINED DITCH/CHANNEL
— C —	LIMITS OF CUT SLOPE
— F —	LIMITS OF FILL SLOPE
— S —	SILT FENCE
— TF — X — TF —	TREE FENCE
— S — X — S —	COMBINATION SILT / TREE FENCE
— D —	DIVERSION DITCH

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPALITY STANDARDS, SPECIFICATIONS, AND DETAILS. WORK IN THIS PROJECT SHALL ALSO CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS, THE FINAL GEOTECHNICAL REPORT, AND GENERAL DESIGN STANDARDS IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
3. THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE-CALL UTILITIES LOCATION SERVICE (1-800-452-4949) FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
4. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
5. TRAFFIC CONTROL ON PUBLIC STREETS SHALL BE IN CONFORMANCE WITH THE TRAFFIC CONTROL PLAN, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND AS FURTHER DIRECTED BY CITY AND STATE INSPECTORS.
6. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

7. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE CITY ENGINEERING DIVISION.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
9. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND APPLICABLE MUNICIPALITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
10. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
11. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D698. BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ASTM STANDARD D1557. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
12. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES/SURFACE ELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY

DEVELOPER:

SPINNING MILL INVESTMENTS, LLC
P.O. BOX 566
GREENVILLE, NC 27835
TELEPHONE: (252) 752-7101

VICINITY MAP

NOT TO SCALE

PREPARED BY:

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919)851-4422 or (800)354-1879
FAX: (919)851-8968
www.BNKinc.com
CERTIFICATION NUMBERS: NCBELS (C-0110)
NCBOLA (C-0267)

ENGINEERS:
BASS, NIXON AND KENNEDY, INC.
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919) 851-4422
FAX: (919) 851-8968

CONTACT: MARTY D. BIZZELL, PE, CPESC
EMAIL: MARTY.BIZZELL@BNKINC.COM

13. THE CONTRACTOR SHALL REVIEW, VERIFY AND COORDINATE ALL DIMENSIONS SHOWN ON PLANS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER PRIOR TO STARTING PROJECT.
14. ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 15 FEET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
15. ALL HANDICAP RAMPING, STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE NORTH CAROLINA STATE BUILDING CODE, VOL. 1-C ACCESSIBILITY CODE.
16. OWNER SHALL PROVIDE FENCING AND OTHER SAFETY MEASURES NECESSARY IN AND AROUND ANY PROPOSED STORMWATER MANAGEMENT MEASURES (PONDS, WETLANDS, ETC.) OBTAINING PROPER PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER.
17. RETAINING WALLS EXCEEDING 30 INCHES IN HEIGHT SHALL INCLUDE FALL PROTECTION IN THE FORM OF A HANDRAIL OR FENCING ON THE HIGH SIDE OF THE RETAINING WALL.
18. PROPER COMPACTION OF ALL FILL SOILS PLACED ON SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION SHALL BE ADEQUATE TO SUPPORT THE PROPOSED USE OF AREAS IN WHICH FILL SOILS ARE PLACED. THE CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO TEST AND VERIFY THAT COMPACTION IS ADEQUATE FOR THE PROPOSED USE OF IN THE AREA OF FILL PLACEMENT.
19. ALL ASPECTS OF THIS PROJECT SHALL BE IN FULL COMPLIANCE WITH CURRENT ADA STANDARDS. IF THE CONTRACTOR NOTES ANY ASPECTS OF THE PROJECT WHICH ARE NOT IN COMPLIANCE, THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY FURTHER WORK BEING PERFORMED. ANY WORK PERFORMED AFTER THE CONTRACTOR NOTES SUCH A NON COMPLIANCE IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S EXPENSE.

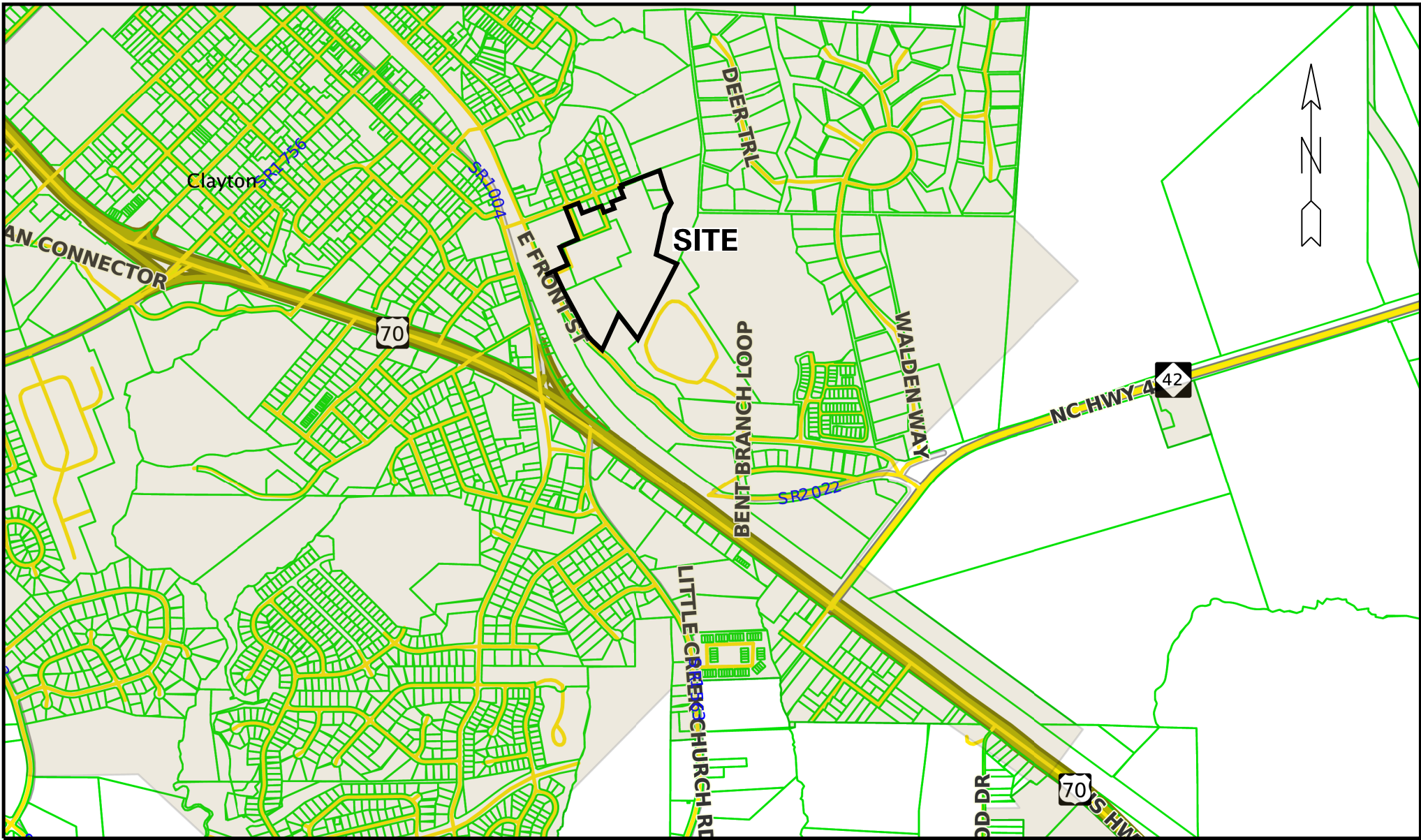
20. THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR THESE PLANS, WHICHEVER IS MORE STRINGENT. EMBANKMENTS FOR PONDS SHALL BE PLACED IN 6 INCH LOOSE LAYERS AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF 1 OR TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF THE OUTLET STRUCTURE AT ALL PHASES OF INSTALLATION AND SHALL RETAIN WITH GEOTECHNICAL TESTING DATA. THE CONTRACTOR SHALL ALSO RETAIN ALL SHIPPING RECORDS AND SPECIFICATIONS FOR THE OUTLET STRUCTURE MATERIALS AND STRUCTURES. ALL OF THE ABOVE DATA MAY BE REQUIRED AS PART OF THE MUNICIPALITY AS-BUILT PROCESS AND SHALL BE MADE AVAILABLE TO THE ENGINEER UPON REQUEST. THE CONTRACTOR AND OWNER SHALL HAVE DOCUMENTATION OF THESE TESTS AVAILABLE UPON REQUEST.
21. RETAINING WALLS SHOWN HEREIN SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER WITH EXPERIENCE DESIGNING RETAINING WALLS. AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION OF RETAINING WALLS, THE CONTRACTOR SHALL CONTACT THE OWNER'S GEOTECHNICAL ENGINEER TO SCHEDULE AND COORDINATE ALL APPROPRIATE INSPECTIONS, TESTING AND VERIFICATION NECESSARY DURING RETAINING WALL CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTION, TESTING AND VERIFICATION FOR THE DURATION OF RETAINING WALL CONSTRUCTION, PROPER SCHEDULING, EXECUTION AND RECORD KEEPING FOR ALL REQUIRED INSPECTIONS, TESTING AND VERIFICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RECORDS SHALL BE RETAINED AND SHALL BE PROVIDED TO THE OWNER AND BASS, NIXON & KENNEDY, INC. ALL MONITORING, TESTING AND VERIFICATION SHALL CONFORM TO THE MOST RECENT VERSION OF THE NC BUILDING CODE CHAPTER 18, SECTION 1806 OR THE WALL DESIGN ENGINEER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

SPINNING MILL LOFTS
AT EAST VILLAGE

PRELIMINARY REVIEW SET

JOHNSTON COUNTY

NORTH CAROLINA



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C1.2	SITE PLAN
C1.3	SITE PLAN
C2.1	UTILITY PLAN
C2.2	UTILITY PLAN
C2.3	OFF SITE SANITARY SEWER PLAN
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A1.01	BUILDING TYPE I FLOOR PLAN
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A3.20	BUILDING TYPE 3.2 FLOOR PLAN
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A1.2	BUILDING PLAN
A1.3	POOL-HOUSE – BUILDING PLAN – ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING ELEVATIONS

NOT PERMITTED FOR CONSTRUCTION

4/2/2018 9:54:41 AM PLOT 01: north-greens R=4201747033 - East Village Spinning Mill Apartments#001 - 17033.ctb.dgn



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SHEET
C1.0

**SPINNING MILL LOFTS
AT EAST VILLAGE**
PHASE I PRELIMINARY SUBMITTAL
TOWN OF CLAYTON
JOHNSON COUNTY
NORTH CAROLINA

JOB NO.	DATE	BY
17033	04-02-18	
EXISTING CONDITIONS AND DEMOLITION PLAN		
NO.	DATE	DESCRIPTION REVISIONS

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919) 851-4422 OR (800) 354-1879 FAX: (919) 851-8988
CERTIFICATION NUMBERS: NCELS (C-1110); NCBOJA (C-0267)

BNK

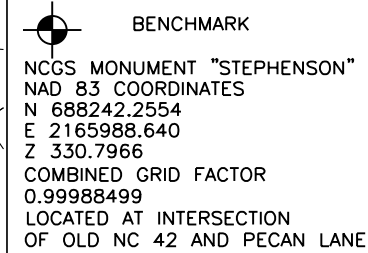
LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEAN OUT
- EXISTING WATER VALVE
- EXISTING WATER VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ELECTRICAL METER
- EXISTING TELEVISION VAULT
- EXISTING POWER POLE
- EXISTING GUY WIRE & ANCHOR
- EXISTING INLET
- EXISTING YARD INLET
- EXISTING FES
- EXISTING LIGHT POLE
- EXISTING BOLLARD
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SURVEY CONTROL
- EXISTING IRON PIPE

PRELIMINARY
DO NOT CONSTRUCT

SCALE IN FEET
0 50 100 200 300 400

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

SCALE IN FEET

0 40 80 160 240 320

PIN NUMBERS:
SITE ADDRESS:
EXISTING ZONING:
PROPOSED ZONING:
OVERLAY DISTRICT:
SITE AREA:

TOTAL SITE ACERAGE:
CORPORATE LIMITS:
EXISTING USE:
EXISTING IMPERVIOUS:
PROPOSED USE:
PROPOSED DENSITY:
PROPOSED IMPERVIOUS:
PERVIOUS AREA:
BUILDING COVERAGE:
BUILDING HEIGHT:
NUMBER OF STORIES:
REQUIRED PARKING:

TOTAL REQUIRED PARKING:
PROPOSED PARKING:
REQUIRED ACCESSIBLE PARKING:
PROPOSED ACCESSIBLE PARKING:
PROPOSED GARAGES:

SITE DATA

166918-30-4740, 166918-30-5328, 166806-48-6538,
166918-30-8385, 166918-40-2748, 166918-30-2104
300 MILL, STREET, CLAYTON, NC
B3-SUP, B-1, O-4, R-E
B-2 NEIGHBORHOOD BUSINESS
WATERSHED PROTECTION
166918-30-4740, 1.21 AC
166918-30-5328, 4.75 AC
166806-48-6538, 4.51 AC, PARTIAL TRACT
166918-30-8385, 13.36 AC
166918-40-2748, 0.674 AC, PARTIAL TRACT
24.50 AC
YES
VACANT, COMMERCIAL, SINGLE FAMILY RESIDENTIAL
134,843.7 SF(3.19 AC
RESIDENTIAL APARTMENTS
10.41 UNITS PER ACRE
360,620.5 SF/8.28 AC
622,036.80 SF/14.28 AC
264,919.20 SF OR 23.70%
50' MAX. HEIGHT
2, 3, 3-4 SPLIT, 4-5 SPLIT
104 - 1 BR@1 = 104
128 - 2 BR@2 = 256
23 - 3 BR@2 = 46
GUEST @ 1/4 = 63.75

BNK

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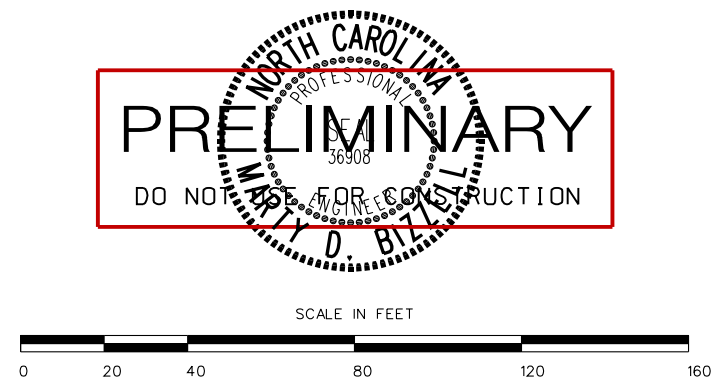
17033	04-02-18	M/JG
JOB NO.	DATE	DRAWN BY
OVERALL		
PRELIMINARY SITE PLAN		
SCALE: 1" = 80' HORZ		

SPINNING MILL LOFTS AT EAST VILLAGE

PHASE I PRELIMINARY SUBMITTAL

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

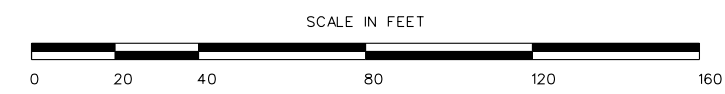
SHEET
C1.1



**SPINNING MILL LOFTS
AT EAST VILLAGE**
PHASE I PRELIMINARY SUBMITTAL
IN OF CLAYTON JOHNSTON COUNTY NORTH CAROLINA
CONSTRUCTION OR BID SOLICITATION

BASS, NIXON & KENNEDY, INC.
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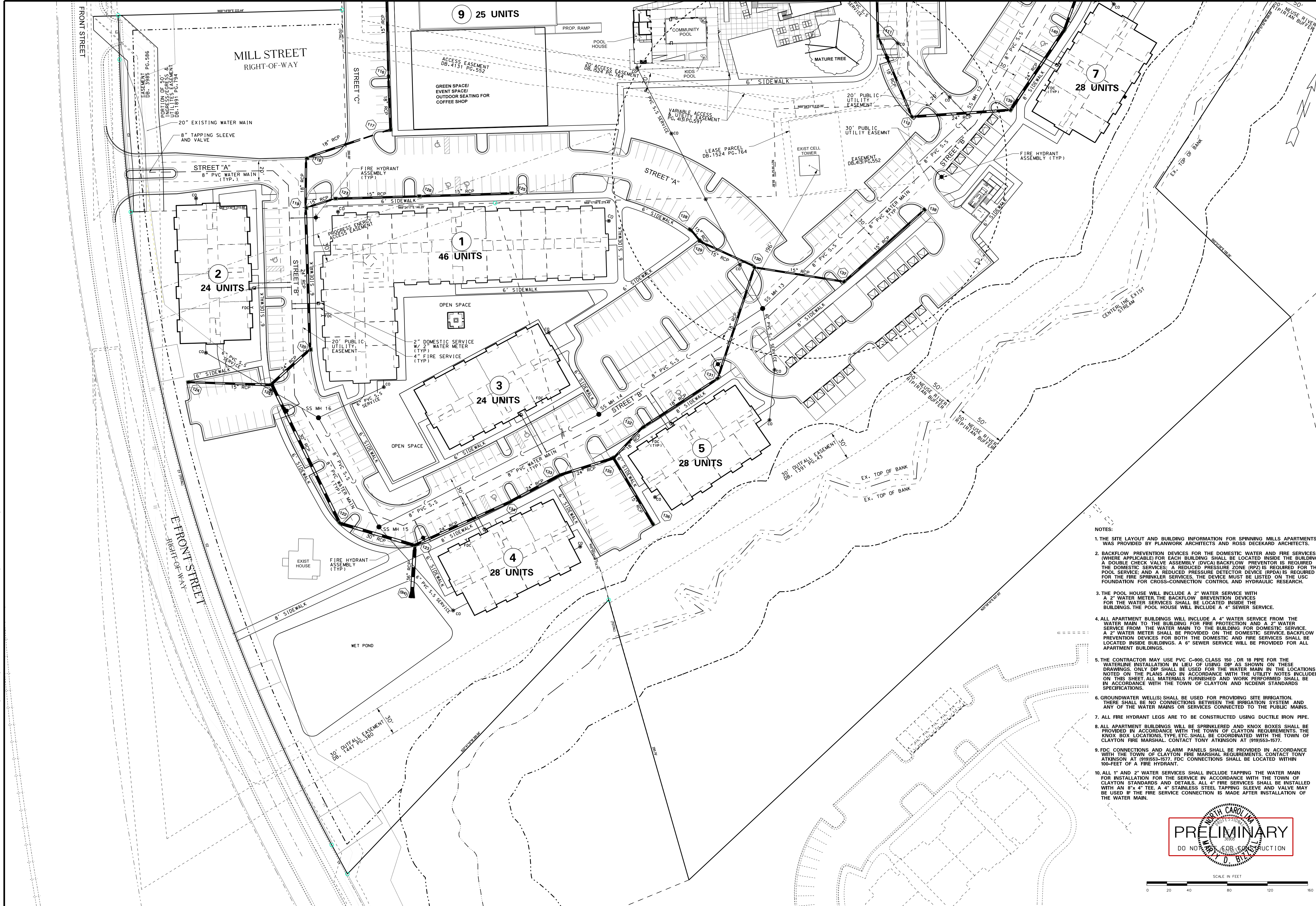
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
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BNK

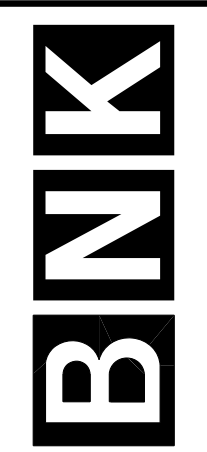
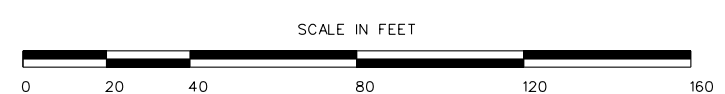
NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

4/2/2018 11:27:10 AM PLOT B1:ncsk-081003 - East Village Submittal Mill Apartments-Civil-03 Preliminary-007 - 17033.c2-2.dgn

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- NOTES:
1. THE SITE LAYOUT AND BUILDING INFORMATION FOR SPINNING MILLS APARTMENTS WAS PROVIDED BY PLANWORK ARCHITECTS AND ROSS DECKARD ARCHITECTS.
 2. BACKFLOW PREVENTION DEVICES FOR THE DOMESTIC WATER AND FIRE SERVICES (WHERE APPLICABLE) FOR EACH BUILDING SHALL BE LOCATED INSIDE THE BUILDINGS. A DOUBLE CHECK VALVE ASSEMBLY (DVCA) BACKFLOW PREVENTOR IS REQUIRED FOR THE DOMESTIC SERVICES. A REDUCED PRESSURE ZONE (RPZ) IS REQUIRED FOR THE POOL SERVICE AND A REDUCED PRESSURE DETECTOR DEVICE (RPDD) IS REQUIRED FOR THE FIRE SPRINKLER SERVICES. THE DEVICE MUST BE LISTED ON THE USC FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH.
 3. THE POOL HOUSE WILL INCLUDE A 2" WATER SERVICE WITH A 2" WATER METER. THE BACKFLOW PREVENTION DEVICES FOR THE WATER SERVICES SHALL BE LOCATED INSIDE THE BUILDINGS. THE POOL HOUSE WILL INCLUDE A 4" SEWER SERVICE.
 4. ALL APARTMENT BUILDINGS WILL INCLUDE A 4" WATER SERVICE FROM THE WATER MAIN TO THE BUILDING FOR FIRE PROTECTION AND A 2" WATER SERVICE FROM THE WATER MAIN TO THE BUILDING FOR DOMESTIC SERVICE. A 2" WATER METER SHALL BE PROVIDED ON THE DOMESTIC SERVICE. BACKFLOW PREVENTION DEVICES FOR BOTH THE DOMESTIC AND FIRE SERVICES SHALL BE LOCATED INSIDE BUILDINGS. A 6" SEWER SERVICE WILL BE PROVIDED FOR ALL APARTMENT BUILDINGS.
 5. THE CONTRACTOR MAY USE PVC C-900, CLASS 150, DR 18 PIPE FOR THE WATERLINE INSTALLATION IN LIEU OF USING DIP AS SHOWN ON THESE DRAWINGS. ONLY DIP SHALL BE USED FOR THE WATER MAIN IN THE LOCATIONS NOTED ON THE PLANS AND IN ACCORDANCE WITH THE UTILITY NOTES INCLUDED ON THIS SHEET. ALL MATERIALS FURNISHED AND WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE TOWN OF CLAYTON AND NCENR STANDARDS SPECIFICATIONS.
 6. GROUNDWATER WELL(S) SHALL BE USED FOR PROVIDING SITE IRRIGATION. THERE SHALL BE NO CONNECTIONS BETWEEN THE IRRIGATION SYSTEM AND ANY OF THE WATER MAINS OR SERVICES CONNECTED TO THE PUBLIC MAINS.
 7. ALL FIRE HYDRANT LEGS ARE TO BE CONSTRUCTED USING DUCTILE IRON PIPE.
 8. ALL APARTMENT BUILDINGS WILL BE SPRINKLERED AND KNOX BOXES SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF CLAYTON REQUIREMENTS. THE KNOX BOX LOCATIONS, TYPE, ETC. SHALL BE COORDINATED WITH THE TOWN OF CLAYTON FIRE MARSHAL. CONTACT TONY ATKINSON AT (919)553-1577.
 9. FDC CONNECTIONS AND ALARM PANELS SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF CLAYTON FIRE MARSHAL REQUIREMENTS. CONTACT TONY ATKINSON AT (919)553-1577. FDC CONNECTIONS SHALL BE LOCATED WITHIN 100 FEET OF A FIRE HYDRANT.
 10. ALL 1" AND 2" WATER SERVICES SHALL INCLUDE TAPPING THE WATER MAIN FOR INSTALLATION FOR THE SERVICE IN ACCORDANCE WITH THE TOWN OF CLAYTON STANDARDS AND DETAILS. ALL 4" FIRE SERVICES SHALL BE INSTALLED WITH AN 8"x4" TEE. A 4" STAINLESS STEEL TAPPING SLEEVE AND VALVE MAY BE USED IF THE FIRE SERVICE CONNECTION IS MADE AFTER INSTALLATION OF THE WATER MAIN.



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CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

17033	JOB NO.	DATE	MUG	DATE	BY

SPINNING MILL LOFTS
AT EAST VILLAGE
PHASE I PRELIMINARY SUBMITTAL
TOWN OF CLAYTON, NORTH CAROLINA

SHEET
C2.2

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



TOWN OF CLAYTON PROJECT NO. XX-XX-XX

1. A/C UNITS, TRANSFORMERS AND OTHER MECHANICAL OR UTILITY EQUIPMENT, NOT SHOWN ON THE PLAN, SHALL BE SCREENED FROM VIEW EITHER BY ADJUSTING THE LOCATION OF THE SCREENING OR BY THE ADDITION OF PLANTING WITH WAX MYRTLES @ 24" H. 5" OC. (SEE GENERAL NOTES FOR EQUIPMENT ACCESSIBILITY TO PLANTING PROXIMITY, ETC.). DUMPSTER IS SCREENED FROM OFF-SITE VIEWS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING.
3. MULCH SHALL BE 3" DEEP SHREDED HARDWOOD UNLESS OTHERWISE NOTED.
4. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST AND ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
5. ALL TREES, SHRUBS, GROUNDCOVER, ETC. SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL ROOTBALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO PLANTING.
7. BAB AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED & BURLAPPED.
8. ALL PLANTS/PLANTINGS SHALL BE MULCHED IMMEDIATELY AFTER PLANTING AND WATERED.
9. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE (UNLESS OTHERWISE NOTED).
10. ALL TREES AND SHRUBS SHALL REQUIRE MULCH RINGS AT THEIR BASE IF LEFT WITH LAWN AREAS.
11. MULCH EDGES AND PROPOSED PLANTINGS SHALL NOT DISTURB ANY EXISTING GRASSES OR TREES TO REMAIN. EDGES ARE SHOWN FOR APPROXIMATION ONLY, BE SURE TO MATCH EXISTING.
12. CULVERTS, RIP-RAP STRUCTURES, AND OTHER STORMWATER DEVICES SHALL BE SCREENED WITH EVERGREEN SHRUBS. IF STRUCTURES ARE NOT SHOWN ON THE PLAN, INSTALL WAX MYRTLES @ 24" H. 5" OC.
13. TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (C.O.). THE SITE SHALL BE STABILIZED AND THE EROSION CONTROL MEASURES (E.C.M.) IN PLACE (C.O.).
14. REQUIRED PLANTING AREAS SHALL INCORPORATE EXISTING NATURAL VEGETATION TO THE MAXIMUM EXTENT FEASIBLE.

Site Landscaping

20% OF TOTAL LOT AREA SHALL BE LANDSCAPED AT A RATE OF (1) CANOPY TREE, (1) UNDERSTORY TREE, AND (2) SHRUBS PER 1,000 SF.

1,117,750 SF x .20 = 223,550 S.F.

223,550/1,000 = 224

224 CANOPY TREES REQUIRED: 224 PROVIDED

224 UNDERSTORY TREES REQUIRED: 224 PROVIDED

SHRUBS REQUIRED: 223,550/500 = 448 SHRUBS REQUIRED/ PROVIDED

FRONT STREET: 800/40 = 20 TREES REQUIRED/PROVIDED
CENTRAL STREET: 78/40 = 2 TREES REQUIRED/PROVIDED
CREEKSIDE DRIVE: 265/40 = 7 TREES REQUIRED/PROVIDED
EAST RIDGE CIRCLE: 343/40 = 9 TREES REQUIRED/PROVIDED

15' WIDE TYPE 'C' STREET BUFFER ALONG FRONT STREET
15' WIDTH REQUIRES (2) CANOPY TREES, (2) UNDERSTORY TREES AND (12) SHRUBS PER 100 L
800/100 x 2 = 16 CANOPY TREES REQUIRED/PROVIDED
800/100 x 2 = 16 UNDERSTORY TREES REQUIRED/PROVIDED
800/100 x 12 = 96 SHRUBS REQUIRED/PROVIDED

15' WIDE TYPE 'B' BUFFER ALTERNATIVE 2
15' WIDTH REQUIRES (2) CANOPY TREES, (2) UNDERSTORY TREES AND (16) SHRUBS PER 100 L
2,755/100 x 2 = 56 CANOPY TREES REQUIRED/PROVIDED
2,755/100 x 2 = 56 UNDERSTORY TREES REQUIRED/PROVIDED
2,755/100 x 16 = 441 SHRUBS REQUIRED/PROVIDED

1. ALL DISTURBED AREAS TO BE BERMUDA GRASS PLANT, UNLESS OTHERWISE INDICATED.
PLANTING AREAS SHALL CONSIST OF UNCOMPACTED SOIL THAT IS A MINIMUM OF 8 INCHES DEEP. SOILS SHALL BE FREE OF TREE TRUNKS, STONES, RUBBER, METAL, AND OTHER FOREIGN MATERIAL. SOIL SHALL BE REMOVED.
2. MULCH ALL LANDSCAPE BEDS WITH DOUBLE-SHREDED HARDWOOD MULCH.
CANOPY TREES SHALL BE LOCATED NO CLOSER THAN TEN FEET FROM ANY STRUCTURE. UNDERSTORY TREES SHALL BE PLANTED NO CLOSER THAN SEVEN FEET FROM ANY STRUCTURE.
3. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL PROVIDE SUFFICIENT WATER TO ALL PLANTING MATERIALS. IRRIGATION SHALL INCLUDE A RAIN SENSOR.
4. 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.

NO FLOODPLAINS EXIST ON-SITE

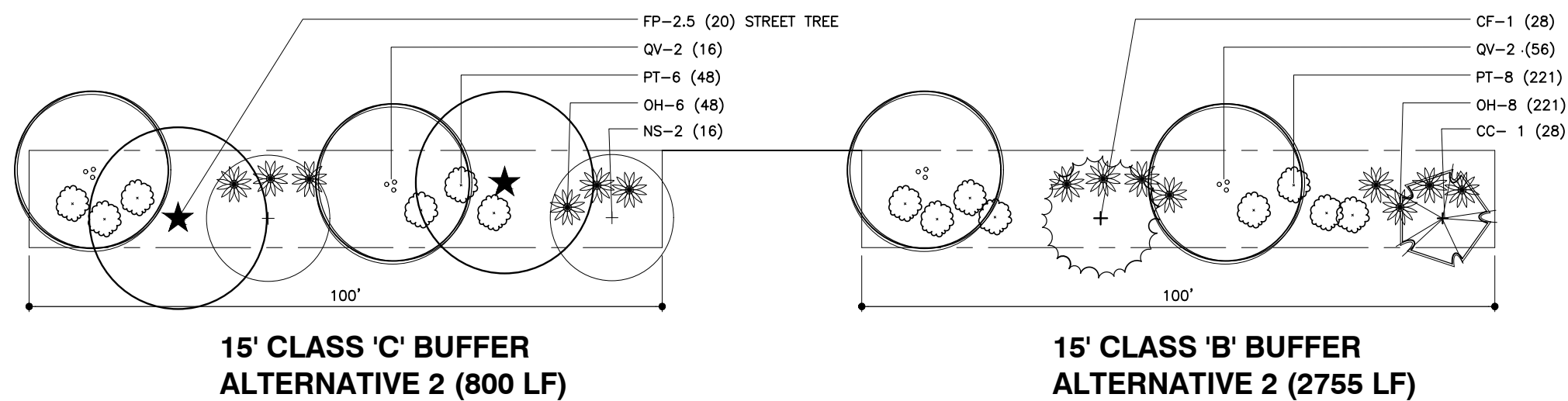
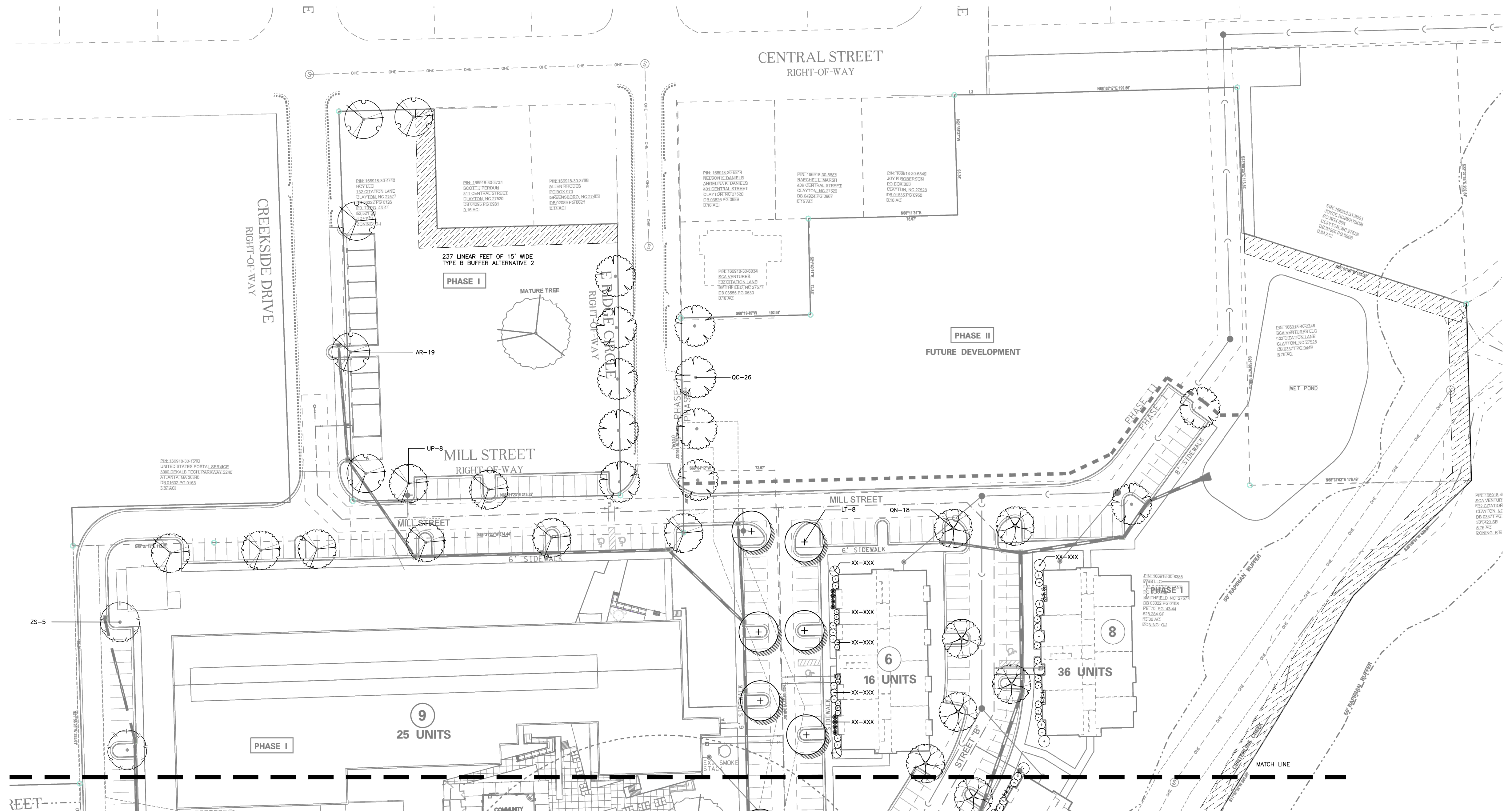
NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF CLAYTON AND NCDOT

BASS, NIXON & KENNEDY, INC.
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CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOBA (C-0267)

**SPINNING MILL LOFTS
AT EAST VILLAGE
PHASE I PRELIMINARY SUBMITTAL**
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET
L1.0

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL	HT	ROOT	REMARKS
SHADE TREES							
AR	Acer rubrum 'Somerset'	Red maple	19	2.5"	10'	B&B	
AS	Acer saccharum	Sugar Maple	7	2.5"	10'	B&B	
CB	Carpinus betula	European Hornbeam	9	2.5"	10'	B&B	
OC	Quercus cocinea	Scarlett Oak	26	2.5"	10'	B&B	
QN	Quercus nuttallii	Nuttall oak	18	2.5"	10'	B&B	
QV	Quercus virginiana	Live Oak	72	2.5"	10'	B&B	
UP	Ulmus parvifolia	Chinese lacebark elm	8	2.5"	10'	B&B	
ZS	Zelkova serrata	Village Green Zelkova	5	2.5"	10'	B&B	
UNDERSTORY TREES							
AP	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	2	1.5"	6'	B&B	Matched Spec.
CC	Cercis canadensis 'Forest Pansy'	Eastern Redbud	28	2"	8'	B&B	
CF	Cornus florida	Dogwood	28	2"	8'	B&B	Buffer Tree
CJ	Cryptomeria japonica	Japanese Cryptomeria	6	8"	8'	B&B	
JV	Juniperus virginiana	Eastern Red Cedar	8	8"	8'	B&B	
LCS	Lagerstroemia 'Centennial Spirit'	Crape Myrtle	3	8"	8'	B&B	
MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	3	8"	8'	B&B	
NS	Syssa sylvatica	Tegelo	16	2"	8'	B&B	Buffer Tree
TE	Thuja occidentalis 'Emerald'	Emerald Arborvitae	6	8"	8'	B&B	
TG	Thuja 'Green Giant'	Green Giant Arborvitae	12	4"	4'	Cont	
SHRUBS							
BM	Buxus microphylla 'Winter Green'	Wintergreen Boxwood	9	12"	12"	Cont	
CP	Chamaecyparis pisifera 'Golden Mops'	False Cypress	71	12"	12"	Cont	
CJ	Gardenia jasminoides 'Ravens'	Dwarf Trailing Gardenia	12	12"	12"	Cont	
IC	Ilex cornuta 'Burfordii 'Nana'	Burford Holly	192	18"	18"	Cont	
IM	Ilex X 'Mary Nell'	Mary Nell Holly	24	12"	12"	Cont	
IL	Ilex latifolia	Lustreleaf Holly	x	12"	12"	Cont	
JL	Juniperus chinensis 'Spartan'	Spartan Juniper	x	48"	48"	Cont	
LC	Longpetalum chinensis 'Chang's Ruby'	Longpetalum	78	12"	12"	Cont	
OH	Osmanthus heterophyllus 'Yotundifolius'	Holly Osmanthus	x	24"	24"	Cont	Buffer Shrub
PJ	Pieris japonica 'Mountain Snow'	Japanese Pieris	6	12"	12"	Cont	
PL	Prunus laurocerasus otto Luyken	Otto Luyken Laurel	76	12"	12"	Cont	
PT	Pittosporum tobira 'Tall 'N' Tuft'	Pittosporum	x	24"	24"	Cont	Buffer Shrub
RR	Rosa 'Double Red'	Double Knockout Rose	53	12"	12"	Cont	
VD	Viburnum davidii	David Viburnum	8	12"	12"	Cont	

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF CLAYTON AND NCDOT



TOWN OF CLAYTON PROJECT NO. XX-XX-XX



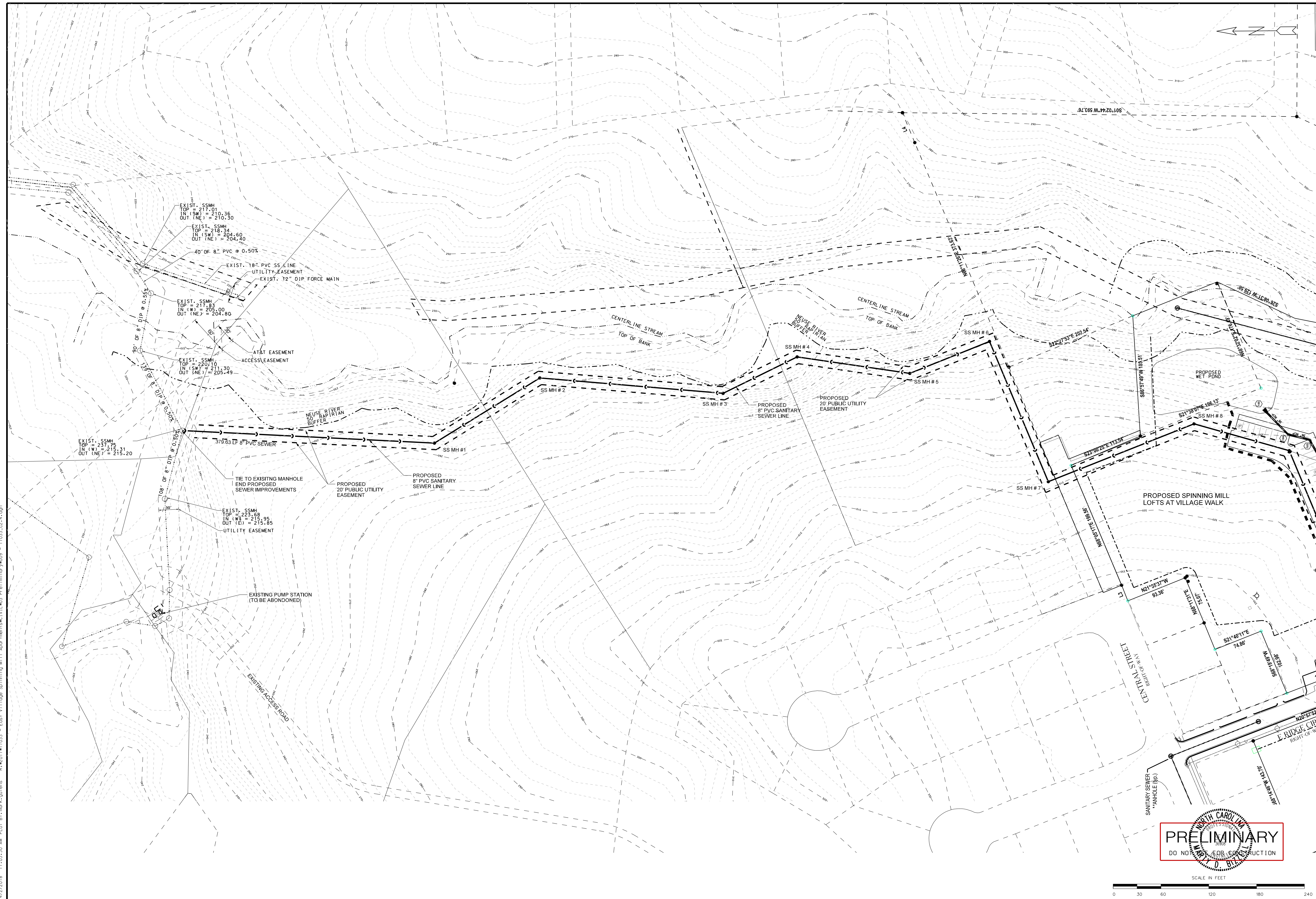
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, FALCON, NC 27607
CLAYTON, NC 27804
CERTIFICATION NUMBERS: NCBELS (C-010), NCBOLA (C-0267)

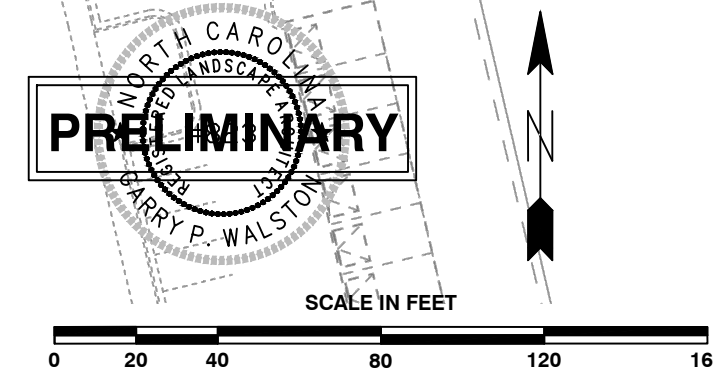
NO.	DATE	DESCRIPTION	BY
03-17033	04-02-18	LANDSCAPE PLAN NORTH	GPW
			DRAWN BY

SPINNING MILL LOFTS
AT EAST VILLAGE
PHASE I PRELIMINARY SUBMITTAL
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET
L1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION





NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

BNK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-4968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

05-17033	04-02-18	GPW				
JOB NO.	DATE	DRAWN BY				
LANDSCAPE PLAN						
SOUTH						
SCALE: 1" = 40'			CHK BY: GPW			
			NO.	DATE	DESCRIPTION	BY
					REVISIONS	

**SPINNING MILL LOFTS
AT EAST VILLAGE
PHASE I PRELIMINARY SUBMITTAL**
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET
L1.2