



Town of Clayton
Regular Town Council Meeting Agenda
Monday, October 4, 2021 @ 6:00 PM
Council Chambers

THE PUBLIC MAY VIEW THE LIVE COUNCIL MEETING ON THE TOWN'S YOUTUBE CHANNEL:
https://www.youtube.com/channel/UCwz_EIU1ENyy7BkFsqmWYzQ

BELOW PLEASE FIND ADDITIONAL INFORMATION REGARDING PROCEDURES FOR IN-PERSON MEETINGS:

- ALL persons attending must wear a mask.
- We will be following proper social distancing at all times.
- All council/board members will be socially distanced in the council chambers and wearing face masks.*
- All staff and visitors will be socially distanced while within the council chambers. Face masks will be worn.*
- Hand sanitizer will be available, both in the lobby and council chambers.
- Podium/microphone will be sanitized after each speaker.

**Masks may be lowered when speaking.*

1. CALL TO ORDER

Pledge of Allegiance and Invocation

2. ADJUSTMENT OF THE AGENDA

3. CONSENT AGENDA

(Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Council may request to have an item removed from the consent agenda for further discussion.)

a. DRAFT Minutes

- September 20, 2021 - Regular Session
- September 22, 2021 - Special Joint Meeting

[September 20 2021 DRAFT Minutes](#)

[September 22 2021 DRAFT Minutes](#)

b. Baptist Center Church Recognition 150th Anniversary

[Recognition](#)

POTENTIAL ACTION:

Adoption of Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

a. Resolution - 2022 Town of Clayton Holiday Schedule

Presenter: Kimberly A. Moffett, Town Clerk

[Resolution #2021-42](#)

POTENTIAL ACTION:

Adoption of Resolution #2021-42

- b. Resolution - 2022 Town of Clayton Town Council Meeting Schedule
Presenter: Kimberly A. Moffett, Town Clerk
[Resolution #2021-43](#)

POTENTIAL ACTION: Adoption of Resolution #2021-43

- c. Recommendation for Appointment to Library Advisory Board
Presenter: Kimberly A. Moffett, Town Clerk

[Cover](#)
[Application](#)

POTENTIAL ACTION: Approval of Appointment

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. Presentation of Baptist Center Church Recognition
Presented to: Richard Boyland, Member of Baptist Center Church
- b. New Employee Onboarding Welcome Video
Presenter: Nathanael Shelton, Communications Director
- c. New Employee Introductions
Presenters: Dolores Gill - D/Town Manager and Joshua Baird - Town Engineer
- Greg Nelson - Superintendent of Property Maintenance
 - Gustavo Menjavar - Facility Maintenance Technician
 - Pat Paine - Project Manager

6. PUBLIC HEARINGS

- a. 2020-103-PDD - Lumen Rezoning
Presenter: Planning Department
POTENTIAL ACTION: Continue to October 18, 2021
- b. 2020-104-SD - Lumen - Subdivision
Presenter: Planning Department
POTENTIAL ACTION: Continue to October 18, 2021
- c. Lumen - Economic Development Incentive Agreement
Presenter: Planning Department
POTENTIAL ACTION: Continue to October 18, 2021

7. OLD BUSINESS

- a. LAPP Project Update
Presenter: Patrick Pierce, Economic Development Director
POTENTIAL ACTION: None - Informational Only

8. NEW BUSINESS

- a. Resolution for Application of State Trail Status
Presenter: Matt Lorion, Parks & Recreation
[Cover](#)
[Resolution #2021-44](#)

POTENTIAL ACTION: Adoption of Resolution #2021-44

- b. Resolution Authorizing Town Manager to Execute Industry Agreements with Grifols & Novo
[Resolution #2021-45](#)

POTENTIAL ACTION: Adoption of Resolution #2021-45

- c. Parks & Recreation Update to Comprehensive List of Fees & Charges
Presenter: Matt Lorion, Parks & Recreation
[Cover](#)
[Ordinance #2021-10-01](#)
[Redline List of Comprehensive Fees & Charges](#)

POTENTIAL ACTION: Adoption of Ordinance #2021-10-01

- d. LAWSON GLEN - Wastewater Allocation
Presenter: Joshua Baird, Town Engineer
[Cover](#)
[Wastewater Allocation Request \(Revised 4/2021\)](#)
[Updated Wastewater Scoring Sheet](#)
[FINAL Approved Plan 2020-82-SD Lawson Glen \(1\)](#)
[Resolution #2021-46](#)

POTENTIAL ACTION: Adoption of Resolution #2021-46

9. STAFF REPORTS

- a. Town Manager
b. Town Attorney
c. Town Clerk
d. Other Staff
Duke Community Revitalization Grant
Presenter: Patrick Pierce, Economic Development Director

Comprehensive/Growth Plan Update
Presenter: Patrick Pierce, Economic Development Director or Ben Howell, Planning Director

Cycle NC Event
Presenter: Scott Barnard, Parks & Recreation Director

10. OTHER BUSINESS

- a. Informal Discussion & Public Comment
b. Council Comments

11. ADJOURNMENT

- a. Adjourn the Meeting
POTENTIAL ACTION: Motion to Adjourn

Quasi-Judicial (evidentiary) – These hearings are different from other public hearings in that they resemble a court hearing where testimony is presented and the Town Council acts like a court of law. During evidentiary hearings, the Town Council receives only sworn testimony and other credible evidence. In addition, the Town Council must make findings of fact based upon the evidence presented. Citizens may give testimony in an evidentiary hearing after they have taken an oath.



Town of Clayton
Regular Town Council Meeting Minutes
Monday, September 20, 2021 @ 6:00 PM
Council Chambers

COUNCIL PRESENT:

Mayor McLeod
Mayor Pro Tem Thompson
Council Member Holder
Council Member Grannis
Council Member Bunn
Council Member Everett

STAFF PRESENT:

Lee Barbee, D/Town Manager & Fire Chief
Dolores Gill, D/Town Manager
Jim Cauley, Town Attorney
Kimberly Moffett, Town Clerk
Joshua Baird, Town Engineer
Shaun Mizell, Contract & Procurement Manager
Ann Game, Customer Service Director
James Blalock, Water Resources Utilities
Maintenance Superintendent
Joy Garretson, Library Director
Nathanael Shelton, Communications Director

COUNCIL ABSENT:

1 CALL TO ORDER

Pledge of Allegiance and Invocation

- a) Mayor McLeod called the meeting to order at 6:01 p.m. He led everyone in the Pledge of Allegiance as well as offering the Invocation.

2 ADJUSTMENT OF THE AGENDA

3 CONSENT AGENDA

(Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Council may request to have an item removed from the consent agenda for further discussion.)

- a) Draft Minutes
- September 7, 2021 - Regular Meeting
 - September 7, 2021 - Closed Session
- b) SRF Funding Application - Re-Adoption of CIP & Resolution

ACTION: Adoption of Consent Agenda as Presented

Motion: Council Member Bunn
Second: Council Member Everett
Vote: Unanimous

4 ADMINISTRATIVE ITEMS

a) Recommendations for Appointments to Planning Board

Presenter: Kimberly Moffett, Town Clerk

- Kevin Lee - In Town
- Jeffrey Spence - ETJ

Ms. Moffett provided information about the process for recommendations to advisory boards. Following interviews, it was recommended that both Mr. Lee and Mr. Spence be appointed to service on the Planning Board. Ms. Moffett stated there is still a vacancy on the Planning Board for an ETJ member.

ACTION: Appointment of Planning Board Members

Motion: Council Member Grannis

Second: Council Member Holder

Vote: Unanimous

5 INTRODUCTIONS AND SPECIAL PRESENTATIONS

a) New Employee Introductions

Presenters: Joshua Baird - Town Engineer; Shaun Mizell - Contract & Procurement Manager; Ann Game - Customer Service Director and James Blalock - Water Resources Utilities Maintenance Superintendent

- Shannon Poole - Construction Project Manager
- Jonathan Jacobs - Asst. Town Engineer
- Karen Malcolm - Procurement Analyst
- Annette Williamson - Customer Service Specialist
- Jake Kyer - Utility Maintenance Mechanic 2

Mr. Baird introduced Shannon Poole who is serving as Construction Project Administrator. She comes to the town with many years of experience. Ms. Poole stated she was very happy to be part of the team. Council welcomed her.

Mr. Baird introduced Jonathan Jacobs who is serving as the Assistant Town Engineer. Mr. Jacobs has many years of experience and was recently with the Town of Wake Forest. Mr. Jacobs stated he was happy to be with the town. Council welcomed him to the team.

Mr. Mizell introduced Karen Malcolm as Procurement Analyst. Karen comes to the town with over 10 years of procurement experience. She recently was with the City of Raleigh. Ms. Malcolm stated she was very happy to in Clayton. Council welcomed her.

Ms. Game introduced Ms. Williamson as Customer Service Specialist. Ms. Williamson comes to the town with numerous years of experience. Ms. Game said she has done a great job during the last two weeks. Annette stated she was thrilled to be part of the town. Council welcomed her.

Mr. Blalock introduced Jake Kyer as Utility Maintenance Mechanic 2. He comes to the town from Goldsboro and brings a wealth of knowledge and experience. Mr. Kyer stated he was happy to be here and appreciated the opportunity. Council offered their welcome.

- b) Employee Recognition - C-Distribution Exam
Presenter: James Blalock, Water Resources Maintenance Superintendent
- Christian Holder - Utility Maintenance Mechanic

Mr. Blalock proudly announced that Mr. Holder recently passed the C-Distribution Exam. Mr. Blalock stated this was a huge accomplishment. Mr. Holder stated he was appreciative of the opportunities and proud to be part of the team. Council offered their congratulations and appreciation.

6 PUBLIC HEARINGS

7 OLD BUSINESS

- a) Wi Fi Hot Spot & Laptop Loan Policy
Presenter: Joy Garretson, Library Director

Ms. Garretson provided information about the proposed policy for lending Wi Fi Hot Spot and laptop/chrome books. Both of these items are loaned out as a kit. The proposed policy includes lending time limits, age limit to sign out equipment, fine threshold, and return protocol. Ms. Garretson stated we will be translating the policy into Spanish as well. She stated staff would be sure to go over the entire policy with everyone wishing to check out an item.

Council Member Grannis offered his thanks for the creativity of Ms. Garretson and her staff for being able to offer these opportunities to the public.

Ms. Garretson provided details about attending the Farmers Market this past weekend. She stated she and her staff shared details about the Big Read.

ACTION: Adoption of Resolution #2021-41 (Policy)

Motion: Mayor Pro Tem Thompson
Second: Council Member Grannis
Vote: Unanimous

ACTION: Adoption of Ordinance #2021-09-05 (Fees & Charges)

Motion: Mayor Pro Tem Thompson
Second: Council Member Grannis
Vote: Unanimous

- b) Discussion Regarding Employee COVID Leave
Presenter: Lee Barbee, Interim D/Town Manager & Fire Chief

Chief Barbee shared details about Resolution that was adopted back in February with reference to employee leave as it related to COVID. He shared

additional details about proposed changes for COVID leave to include that should a vaccinated employee need to take time due to COVID they would receive a total of 80 hours. Further should a non-vaccinated employee need to take off due to COVID they would need to use their accrued time off, however, should they not have any time they would be able to be advance 5 days of leave.

Also briefly discussed were incentives being offered by other municipalities for vaccinated employees. Chief Barbee stated the executive team were not recommending anything at this time but rather it out there for consideration.

Attorney Cauley stated this is under review and will brought back to council.

8 NEW BUSINESS

9 STAFF REPORTS

a) Town Manager

Chief Barbee recognized Chief Tart for being inducted into the CHS Hall of Fame. Mayor McLeod offered his sincere congratulations.

b) Town Attorney

c) Town Clerk

d) Other Staff

10 OTHER BUSINESS

a) Informal Discussion & Public Comment

b) Council Comments

Council Member Bunn shared thoughts regarding YMCA lease agreement we have in place. He spoke about restricted conveyance being placed on deed.

Council Member Grannis offered update on CAMPO and stated it was brought to attention that all LAPP projects would be delayed at least one year. Council Member Grannis will bring additional information as it becomes available.

Council Member Holder requested that leaf collection start a little early due to the number of leaves that have already fallen.

Mayor Pro Tem Thompson stated he was very impressed with the recent employee introductions and the strong recent hires.

ACTION: Termination of Lease with YMCA (Powhatan Road) To Take Place by End of the Month

Motion: Council Member Bunn

Second: Council Member Holder
Vote: Unanimous

11 ADJOURNMENT

a) Adjourn the Meeting

With there being nothing further, the meeting was adjourned at 6:28 p.m.

ACTION: Motion to Adjourn

Motion: Council Member Holder
Second: Council Member Everett
Vote: Unanimous

Duly adopted this the 4th day of October, 2021 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Town of Clayton
Special Joint Meeting - Clayton Town Council & Planning Board Minutes
Wednesday, September 22, 2021 @ 6:00 PM
Council Chambers

COUNCIL PRESENT:

Mayor McLeod
Mayor Pro Tem Thompson
Council Member Holder
Council Member Grannis
Council Member Bunn
Council Member Everett

PLANNING BOARD PRESENT:

Andria Archer
James Lipscomb
James Moore
Stephen Powers
Jeffrey Spence
Lisa Begley
Kevin Lee

STAFF PRESENT:

Rich Cappola, Interim Town Manager
Lee Barbee, D/Town Manager & Fire Chief
Jim Cauley, Town Attorney
Kimberly Moffett, Town Clerk
Ben Powell, Planning Director
Dede Bumgarner, Zoning Manager
Chrissy Freeman, Planning Administrative Asst.
Nathanael Shelton, Communications Director
Patrick Pierce, Economic Development Director

1 CALL TO ORDER

- a) Town Council Call Meeting to Order

Mayor McLeod called the meeting to order at 6:02 p.m.

- b) Planning Board Call Meeting to Order

Ms. Archer called the meeting to order at 6:02 p.m.

- c) Welcome

Mayor McLeod welcomed everyone and offered his thanks to everyone for the collaboration and this joint meeting.

2 COMPREHENSIVE GROWTH PLAN

- a) Review Public Engagement to Date

Presenters: Patrick Pierce - Economic Development Director, Ben Howell - Planning Director and Jake Petrosky - Stewart Engineering

Mr. Pierce stated this project has been underway for a little over a year and it is desired to bring it to council within the next few months for final approval. He shared details about the importance of this plan and economic development.

Mr. Petrosky who is with Stewart Engineering was present.

Ms. Alice Evans who is with Stewart Engineering was present. She shared details about the background of the project and shared details about the public engagement and feedback received. There were stakeholder interviews as well as a community survey that returned more than 1,600 responses. There were public meetings held in 2020, one was in person and there was also a virtual meeting. Additional upcoming public meeting is scheduled for October 7, 2021 at the Community Center. She stated the strategic plan for the town included a need to update the future land use map, etc. She shared details about the population growth with a 63% increase since 2010. It is estimated that the population could be at 50,000 in 20 years. Currently there are 6900 new homes approved but not yet built. She shared the vision, which is thriving diverse community, small town ambience, home for families, quality housing, easy access to shopping and a vibrant downtown and growing businesses. She shared details regarding the format of the final document.

Mr. Petrosky shared a copy of a color-coded Future Land Use map showing different types of districts. He shared some of the highlights that included minor changes to neighbor and community centers, employment center expansion, updated areas for residential growth based on utility analysis, changes to downtown to reflect character and floodplains shown as open space. He shared details regarding the various types of residential types to include agricultural/rural, low density, medium density, and high density. He stated there would be some suggested changes to the Unified Development Code (UDC) to encourage housing variety to include a mix of lot sizes in some areas. He spoke about open space and concerns that were raised. He stated that one option was to encourage more open space in subdivisions. Recommendation for minimum of 10% open space. Also discussed was tree preservation incentives or requirements. Discussion turned to Employment Center areas which are locations for employment and economic developments. Encourage mix of non-residential land use and discourage residential subdivision. It was stated it was vital the downtown be supported. Additional continue marketing, branding and promotion efforts for the town. The downtown core was discussed (Main Street) known as shop front district and focus on form at the street level. downtown support should offer more flexible, some retail, office and residential. Additionally, there would be a downtown neighborhood.

Recommendation related to downtown include promotion of quality adaptive re-use, and infill development while preserving historic character. It was stressed that people make a downtown vibrant. Also discussed was encouragement of pedestrian, safety, comfort, and connectivity. Stated it was important to monitor and manage parking supply and consider additional parking to accommodate infill and redevelopment. Stated utility upgrades and the moving of powerlines underground will be very important. Also, additional wayfinding signage for those walking.

Details regarding the need for small area plans was discussed and include US 70 W / 42 W, update of downtown master plan, US 70 Business /NC 42E and US 70 Business Western Gateway. Also, part of the plan are water and sewer

future needs. Planning for emergency services and public safety. We need to be proactive (personnel, new substations, firing range, etc.) Stated working with staff with reference to stormwater.

With reference to mobility, right of way needs were addressed. Stated other road recommendations include maintenance as a large need, need to revise standard cross sections and refine transit plans.

Discussion regarding parks and greenways and possible future locations.

A schedule was provided to include the Planning Board hearing this item at their October 25, 2021 meeting with potential recommendation to town council for adoption. Town Council would hold public hearing on November 1, 2021 and with potential adoption or changes to take place on November 15, 2021 meeting.

Council Member Grannis asked about potential for maximum amount for open space. Mr. Petrosky stated he didn't feel there would be a maximum, but this would be an opportunity for incentives. He asked about suggestions for incentives for downtown. Mr. Petrosky shared background about downtown and possible barriers. Spoke about possible partnerships, look at stormwater and think outside the box to work together. Council Member Grannis asked about any suggestions for expediting work with NCDOT and state-maintained roads. Mr. Petrosky believed it was both a short term and long-term issue.

Council Member Grannis offered his thanks and stated he was excited about where this project would lead us.

Mayor Pro Tem Thompson stated he was happy and impressed with preservation of downtown residential. He also liked the right of way acquisition portion as well. He agreed that we needed to beef up personnel and that means additional facilities. Spoke about pedestrian crosswalks being vitally important and that work on this issue needs to be continued.

Council Member Holder stated he had concerns that the majority of the plan dealt with downtown. Council Member Holder shared concerns about sidewalks and lack of connection. Mr. Petrosky stated there were recommendations in the plan that included emphasis on this area. Mr. Pierce also stated the Pedestrian Plan was also underway and this plan focused on connectivity. It is hoped this will be ready to be brought to council in the second quarter of next year.

Council Member Everett asked about what type of impact this will have on lower income residents. Mr. Petrosky shared details regarding a lack of housing at all levels and this plan would address this and hopefully balance and offer variety.

Council Member Bunn asked about "small town lifestyle" ranking #1. Mr. Petrosky stated that phrase meant different things to different people. The

phrase included a large range from knowing people on your street to special events.

Board Chair Archer asked if this plan went out to staff. Mr. Petrosky stated staff comments would be gathered. Ms. Archer asked about low/medium and high-density areas. Mr. Petrosky stated this was customized to Clayton. Ms. Archer asked about the implementation process.

Mr. Petrosky shared that additional drafting will take place following additional feedback and stated this plan would be implemented by staff and council.

Mr. Lipscomb offered his thanks. He stated it was very important to give staff the resources needed for long range planning. He stated at budget time it is important to provide the funding required.

Mr. Moore offered his thanks for the presentation. He stated that one of his deepest concerns is the range of housing types and lot sizes for the future. He was concerned that we have focused too greatly on entry level homes and there are no larger homes for folks to move into within the town limits.

Mayor Pro Tem Thompson stated he was in full agreement with Mr. Moore.

Council Member Grannis stated he was also in agreement with Mr. Moore. He stated that council agreed with Mr. Lipscomb and stated that at previous budget a total of 36 additional positions were approved.

There was brief discussion regarding gateways.

Mayor McLeod offered his thanks and appreciation for all the participation. He stated he was strongly in favor on staying in line with proposed timelines. He stated it was important to plan now for the next 20 years and continually breathe life into the plan. He agreed that long range planning should be a continual part of the process.

3 ADJOURNMENT

- a) Adjourn the Meeting - Town Council

With there being nothing further, the meeting was adjourned at 7:21 p.m.

ACTION: Motion to Adjourn

Motion: Council Member Holder
Second: Council Member Grannis
Vote: Unanimous

- b) Adjourn the Meeting - Planning Board

With there being nothing further, the meeting was adjourned at 7:21 p.m.

ACTION: Motion to Adjourn

Motion: Board Member Lipscomb

Second: Board Member Moore

Vote: Unanimous

Duly adopted this the 4th day of October 2021 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Recognition

Baptist Center Church 150th Anniversary

Baptist Center Church was organized on July 28, 1871, by members of the four surrounding Baptist Churches; Johnston Liberty (First Baptist Clayton), Mt. Moriah, Shiloh and Bethesda. Under the leadership of the church's first pastor of record, Elder Amos Weaver, a vision to help establish a permanent place of worship had begun; and

On Sunday, July 30, 1871, Baptist Center Church was officially constituted. The first building was constructed approximately one month following the constitution of the Baptist Center. The church was unfinished when members first met in September 1871; and

For over 150 years, Baptist Center Church has remained a place to nourish its members spiritually and improve the life of the community; and

Baptist Center Church has supported many groups and organizations within the community and honors our service men and women, decorated veterans, and loved ones who paid the supreme price for our freedom; and

Baptist Center Church is commemorating its 150th Church Anniversary with several events planned from July 2021 to July 2022. The Homecoming Anniversary service is October 17, 2021, with revival services from October 18-21, 2021; and

The 150th anniversary theme is Remember, Rejoice, Renew. The mission statement for Baptist Center Church is "We seek to glorify the Lord by becoming transformed disciples through loving God, connecting to the body, serving with our gifts, and engaging the lost."; and

Therefore, on behalf of the Town of Clayton, The Clayton Town Council wishes to recognize and commemorate the 150th Anniversary of Baptist Center Church on this joyous and memorable anniversary on this the 4th day of October, 2021.

Jody L. McLeod
Mayor

**TOWN OF CLAYTON
2022 HOLIDAY SCHEDULE**

WHEREAS, it is the policy of the Town of Clayton to follow the holiday schedule provided by the State of North Carolina for its employees; and

WHEREAS, the below 2022 Holiday Schedule was retrieved from the State of North Carolina website and listed below are the holidays that will be observed by state employees during 2022; and

WHEREAS, in June of 2021 the President of the United States signed a bill establishing Juneteenth as a federal holiday, it is the desire of the Clayton Town Council to add the observance of Juneteenth to the Town of Clayton holiday schedule.

2022 Holiday Schedule		
Holiday	Observance Date	Day of Week
New Year's Day	December 31, 2021	Friday
Martin Luther King Jr.'s Birthday	January 17, 2022	Monday
Good Friday	April 15, 2022	Friday
Memorial Day	May 30, 2022	Monday
Juneteenth	June 20, 2022	Monday
Independence Day	July 4, 2022	Monday
Labor Day	September 5, 2022	Monday
Veteran's Day	November 11, 2022	Friday
Thanksgiving	November 24 & 25, 2022	Thursday & Friday
Christmas	December 23, 26 & 27, 2022	Friday, Monday & Tuesday

NOW, THEREFORE, BE IT RESOLVED that the Town Council of Clayton hereby adopts the 2022 Holiday Scheduled as presented.

Duly adopted this 4th day of October, 2021 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

**TOWN OF CLAYTON
2022 TOWN COUNCIL MEETING SCHEDULE**

WHEREAS, the Clayton Town Council exists to conduct the business of the citizens; and

WHEREAS, the Clayton Town Council meetings are held the first and third Monday of the month at 6:00 p.m. in the Council Chambers at Town Hall, unless otherwise noted; and

WHEREAS, each meeting of the Clayton Town Council is open to the public, except as provided by NC G.S. 143-318.11; and

WHEREAS, the Clayton Town Council may amend the yearly meeting schedule in accordance with NC G.S. 143-318.12.

TOWN OF CLAYTON 2022 CALENDAR TOWN COUNCIL MEETINGS		
MONTH	MEETING #1	MEETING #2
January	January 3, 2022	January 18, 2022 (Tuesday)
February	February 7, 2022	February 21, 2022
March	March 7, 2022	March 21, 2022
April	April 4, 2022	April 18, 2022
May	May 2, 2022	May 16, 2022
June	June 6, 2022	June 21, 2022 (Tuesday)
July	July 18, 2022* There is only one meeting held during the month of July, 2022.	
August	August 1, 2022	August 15, 2022
September	September 6, 2022 (Tuesday)	September 19, 2022
October	October 3, 2022	October 17, 2022
November	November 7, 2022	November 21, 2022
December	December 5, 2022	December 19, 2022

NOW THEREFORE, BE IT RESOLVED that the Town Council of Clayton hereby adopts the 2022 Clayton Town Council Schedule as presented.

Duly adopted this 4th day of October, 2021 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

October 4, 2021

Agenda Location

Administrative

Item Title

Library Board Appointment Recommendations

Presenter

Kimberly Moffett, Town Clerk

Summary/Description

The Library Board had a total of 2 current vacancies, 1 ETJ and 1 in-town. The applications received were all for the in-town position which leaves the ETJ position still vacant. The vacancies were advertised, applications were received and interviews conducted by staff and board chair. The recommendation for appointment to the Library Advisory Board presented for consideration are as follow:

Name	Board Position #	Term Expiration
William Wheeler	LA5	12/31/2023

Requested Action

Approval/Denial

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Applications

Meeting Timeline

Click or tap here to enter text.



Clerk's Office Use	
Date Rec'd:	9.8.2021
Town/ETJ:	In-town

ADVISORY BOARD CANDIDATE APPLICATION

The Town of Clayton welcomes and appreciates your interest in serving the Town. This application is designed to gather information to evaluate your qualifications. Candidates may be interviewed prior to appointment.

If requesting consideration for more than one board, please submit a separate application for each board.

CHOOSE ONE:

- | | |
|--|--|
| ☐ Planning Board | ☒ Library Advisory Board |
| ☐ Downtown Development Association Advisory Board | ☐ Fire Advisory Board |
| ☐ Recreation Advisory Board | ☐ Public Art Advisory Board |
| ☐ Board of Adjustment | |

PLEASE NOTE: In accordance with North Carolina law, this application is a public record and will be disclosed upon request without notice. If there is any information you do not want released to the public, please do not include it.

Please type or print using dark ink.

Name: William Eugene Wheeler

Mailing Address: 213 Waterford Drive, Clayton, NC 27520

Physical HOME Address: same

Phone Number (HOME): (919) 820-0960 (WORK) (919) 553-7113

FAX Number: _____ Mobile Number: (919) 820-0960

Email Address: uncwheeler@gmail.com

☐ Female*

☒ Male*

Employer: Johnston County Schools

Occupation: Literacy teacher, West Clayton Elementary

*This information is voluntary and is requested for the sole purpose of assuring that a cross section of the community is appointed; NCGS 143-157.1

Residency within the Town limits or ETJ (extra territorial jurisdiction) is required for membership on **most** Council advisory boards.

Length of residence in Clayton: 4 years

Do you live in Clayton Corporate Limits: ☒ Yes ☐ No ETJ: ☐ Yes ☐ No

How did you find out about this board?

☐ Facebook ☒ Website ☐ Newspaper ☐ Twitter
☐ TV ☐ Friend ☐ Email ☐ Other

Outline your qualifications and why you wish to serve on the board you indicated:

The library is a central part of my and my daughter's life in Clayton, and I received my master's degree from N.C. State in education as a K-12 reading specialist. The last couple of years I have received intensive training in the science of reading and would love to be able to educate parents about how to best help their child become a better reader.

State why you believe you would be an asset to this board:

I'm personable, objective, and passionate about community. I have been teaching 20+ years with degrees in journalism and education, and am experienced in organizing large events. I was a founder of the nOg Run Club in Raleigh (and race director for the group's Oktoberfest race) which has now donated nearly one million dollars to local charities.

Do you anticipate a conflict of interest if asked to serve as a member of the requested board:

☒ No ☐ Yes *If Yes, please explain:*

Please list any current or previous service to the community, civic organizations, activities and any special talents:

Boards/Civic Organization/Talents	From	To
<u>Book club organizer, West Clayton Elementary</u>	<u>August 2019</u>	<u>present</u>
<u>The nOg Run Club, president</u>	<u>2008</u>	<u>2015</u>
<u>Oktoberfest 8k, race director</u>	<u>2012</u>	<u>2015</u>
		<u>09.08.2021</u>
<i>Signature</i>		<i>Date</i>

- Please do not submit resumes or attachments.
- This application is a PUBLIC RECORD.
- Information contained in the application will be considered when making appointments.
- Candidates may be interviewed prior to appointment.
- If not initially appointed to serve, applications will remain active for one year from date of receipt.

Applications should be submitted to the Town Clerk in person at 111 East Second Street, by mail at Town of Clayton, PO Box 879, Clayton, NC 27528 or via email at kmoffett@townofclaytonnc.org



Town Council Agenda Cover Sheet

Meeting Date

October 4, 2021

Agenda Location

New Business

Item Title

Application of State Trail Status

Presenter

Matt Lorion

Summary/Description

Staff is looking to complete an application to make Sam's Branch Greenway an official segment of the newly recognized East Coast Greenway as a North Carolina State Trail. News release about this is below.

<https://www.greenway.org/stories/it-s-official-greenway-gains-north-carolina-state-parks-designation>

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Resolution 2021-44

Meeting Timeline

Click or tap here to enter text.

TOWN OF CLAYTON
RESOLUTION IN SUPPORT OF APPLICATION FOR SAM'S BRANCH GREENWAY TO BE
DESIGNATED AS A SEGMENT OF THE EAST COAST GREENWAY

WHEREAS, designation as a segment of a State Trail is recognition awarded by the Secretary of the North Carolina Department of Natural and Cultural Resources (DNCR) to governmental agencies and non-profit organizations for constructed trails which meet basic trail standards noted in the State Trail Guidelines and are located on a recognized state trail corridor; and

WHEREAS, state trails, acknowledged by the North Carolina Department of Natural and Cultural Resources State Trails Program, must be located on public land managed by a governmental agency or organization which either owns or has a legally recorded permanent easement; and

WHEREAS, trails that are awarded State Trail status by DNCR are given special consideration regarding applications for trail grants managed by the State Trails Program; and

WHEREAS, it is acknowledged that State Trail status awarded by DNCR is a privilege which can be revoked if standards are not maintained, or if repeated infractions are brought to the attention of the State Trails specialists and/or local government officials; and

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CLAYTON, NC that it hereby fully supports and endorses the application of designation of Sam's Branch Greenway as a segment of East Coast Greenway, a State Trail.

Duly adopted this the 4th day of October, 2021 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

**RESOLUTION AUTHORIZING INTERIM CLAYTON TOWN MANAGER TO
EXECUTE CERTAIN AGREEMENTS UPON LEGAL REVIEW AND APPROVAL**

Whereas, per Town of Clayton Resolution #2020-40, the Clayton Town Manager is authorized to enter into contracts and authorized to execute contracts and agreements that do not specifically require authorization and execution by the Mayor and/or Town Council; and

Whereas, the Clayton Town Council grants authority for Richard Cappola, Interim Clayton Town Manager, upon legal review and approval, to execute Industry Agreements (take or pay) with both Grifols and Novo.

Duly adopted this the 4th day of October, 2021 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

October 4, 2021

Agenda Location

New Business

Item Title

Parks & Recreation – Amend Comprehensive List of Fees & Charges

Presenter

Matt Lorion

Summary/Description

Parks & Recreation staff are looking to update fees and charges due to market conditions, demand and program offerings.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Ordinance Amending Comprehensive List of Fees & Charges

Meeting Timeline

Click or tap here to enter text.

Town of Clayton
Ordinance Establishing Rates and Fees

Be it hereby adopted by the Town Council for the Town of Clayton, North Carolina that the following fees are established as noted herein:

RECREATION DEPARTMENT
ATHLETICS

Adult Sports

Softball	<u>Resident Fee (50% Discount)</u>
Soccer	Included in Team Fee
Basketball	Included in Team Fee
Volleyball	Included in Team Fee
Flag Football	Included in Team Fee

REMOVAL OF:
SUMMER PLAYGROUND CAMP

FACILITY RENTALS**Community Center Gym**

	<u>Resident Fee (50% Discount)</u>	<u>Non-Resident Fee</u>
Half Court	\$30 / hour	\$60 / hour
Tennis Courts	\$5 / hour	\$10 / hour

Ballfields***REMOVAL OF: Legend Park***

	<u>Resident Fee (50% Discount)</u>	<u>Non-Resident Fee</u>
East Clayton Community Park Soccer Field	\$50 / hour	\$100 / hour
East Clayton Community Park Multipurpose – Full Field	\$40 / hour	\$80 / hour
East Clayton Community Park Multipurpose – Half Field	\$20 / hour	\$40 / hour
CMS Football/Soccer	\$50 / hour	\$100 / hour
CMS Softball	\$20 / hour	\$40 / hour
CMS Baseball	\$25 / hour	\$50 / hour
CHS Football – Artificial Turf	\$100 / hour	\$200 / hour
CHS Soccer	\$75 / hour	\$150 / hour
CHS Baseball	\$50 / hour	\$100 / hour
CHS Softball	\$40 / hour	\$80 / hour

Field Rental Add Ons

	<u>Resident Fee (50% Discount)</u>	<u>Non-Resident Fee</u>
Lights (Community, Municipal and Legend)	Flat Fee - \$15 / hour	Flat Fee - \$15 / hour
Lights (East Clayton Soccer & Baseball)	Flat Fee - \$20 / hour	Flat Fee - \$20 / hour
Lights – CHS Softball	Flat Fee - \$30 / hour	Flat Fee - \$30 / hour
Lights – CHS Baseball	Flat Fee - \$40 / hour	Flat Fee - \$40 / hour
Lights – CHS Soccer	Flat Fee - \$40 / hour	Flat Fee - \$40 / hour
Lights – CHS Football	Flat Fee - \$50 / hour	Flat Fee - \$50 / hour
Baseball / Softball Field Prep (All Fields)	Flat Fee - \$30 / hour	Flat Fee - \$30 / hour
Soccer Field Paint – Off Season	Flat Fee - \$100	Flat Fee - \$100
Football Field Paint	Flat Fee - \$300	Flat Fee - \$300

Picnic Shelters

	<u>Resident Fee (50% Discount)</u>	<u>Non-Resident Fee</u>
All Star Park (4 Hour Block)	\$32	\$64
Community Park & East Clayton Community Park (4 Hour Block)	\$40	\$80

All shelter rentals are now in designated 4 hour blocks

Community Center Memberships

	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
Annual Memberships*		
Individual	\$0	\$50
<i>REMOVAL OF: Middle School Student</i>		
<i>REMOVAL OF: High School Student</i>		
Family with Dependents	\$0	\$100
<i>REMOVAL OF: Family with No Dependents</i>		
<i>REMOVAL OF: Senior Individual</i>		

**Memberships now run on a calendar year (January – December). Non-resident membership fees would be ½ price in Q4 (October – December)*

All above rates will be effective immediately upon adoption.

Duly adopted this 4th day of October, 2021 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly Moffett, CMC, NCCMC
Town Clerk

Comprehensive List of Fees and Charges - FY 2021-2022

TAXES & FEES								
Town of Clayton Tax Rate	\$0.58 / \$100 valuation of property	Vehicle Fee (pursuant to NCGS 20-97 (b1)			\$30 / vehicle			
Claytex Fire District Tax Rate	\$0.1175 / \$100 valuation of property							
DOCUMENT / COPY / ADMINISTRATIVE FEES								
Copying up to 11"x17' (black & white)	\$0.10 / sheet	Paper Copy of Agenda		\$10 (annually)	Email free.			
Town meeting(s) audio or documents	\$1.50 / storage device provided	Filing Fee for Office of Council Member			\$5.			
Certified copy of Town records	In accordance with NCGS 161-10(9)	Filing Fee for Office of Mayor			\$10			
CEMETERY FEES								
Lot Purchase - including footstone	\$1,000	Cremains Interment - Monday through Saturday			\$450			
Interment - Monday through Saturday	\$900	Cremains Interment - Sundays and Holidays*			\$900			
Interment - Sundays and Holidays*	\$1,200	* Excludes Christmas Day, Thanksgiving Day, New Year's Day						
Footstone Marker and Installation	\$100	and Good Friday						
CUSTOMER DEPOSITS								
Residential Electric	\$250 / \$800 (high risk)	Non-residential Electric	2.5 times average bill for location or comparable use.					
Residential Water	\$50 / \$120 (high risk)	Non-residential Water	2.5 times average bill for location or comparable use.					
Residential Sewer	\$50 / \$120 (high risk)	Non-residential Sewer	2.5 times average bill for location or comparable use.					
Residential Irrigation	\$50 / \$120 (high risk)	Non-residential Irrigation	2.5 times average bill for location or comparable use.					
CUSTOMER FEES								
Connection Fee	\$25	Late fee for charges unpaid by due date			5%			
Returned Check/Draft Fee	\$25	Bucket Truck Mobilization Fee			\$500			
Non-Payment Penalty	\$50							
SOLID WASTE FEES								
Solid Waste Collection	\$20.50 per month	Extra Garbage Cart	\$4.18 / month	Extra Recycling Cart	\$3.17 / month			
WATER & SEWER UTILITY RATES								
BASE RATES			COMMODITY RATES					
Meter Size:	In Town	Out of Town	Residential:	In Town	Out of Town			
5/8" Meter	\$17.19	\$21.48	Block 1	0 - 2,000 Gallons	\$4.48	\$5.61		
3/4" Meter	\$25.79	\$32.22	Block 2	2,001 - 4,000 Gallons	\$4.71	\$5.89		
1" Meter	\$42.98	\$53.72	Block 3	4,001 - 6,000 Gallons	\$4.94	\$6.17		
1.5" Meter	\$85.95	\$107.44	Block 4	All Gallons > 6,000	\$5.39	\$6.73		
2" Meter	\$137.52	\$171.90	Commercial:	Block 1	0 - 100,000 Gallons	\$5.01	\$6.27	
3" Meter	\$257.85	\$322.31		Block 2	All Gallons > 100,000	\$5.76	\$7.20	
4" Meter	\$429.74	\$537.17		Industrial:	Block 1	0 - 100,000 Gallons	\$5.09	\$6.35
6" Meter	\$859.48	\$1,074.35			Block 2	All Gallons > 100,000	\$5.85	\$7.31
8" Meter	\$1,375.16	\$1,718.96						
10" Meter	\$1,976.80	\$2,471.00						
Monthly AMI Charge (per water meter):	\$2.00	\$2.00						
BASE RATES			COMMODITY RATES					
Meter Size:	In Town	Out of Town	Residential:	In Town	Out of Town			
5/8" Meter	\$17.19	\$21.48	Block 1	0 - 8,000 Gallons	\$6.96	\$6.96		
3/4" Meter	\$25.79	\$32.22	Block 2	8,001 - 16,000 Gallons	\$8.68	\$8.68		
1" Meter	\$42.98	\$53.72	Block 3	All Gallons > 16,000	\$10.68	\$10.68		
1.5" Meter	\$85.95	\$107.44	Non-Residential	Block 1	0 - 50,000 Gallons	\$5.65	\$5.65	
2" Meter	\$137.52	\$171.90		Block 2	50,001 to 100,000 Gallons	\$7.79	\$7.79	
3" Meter	\$257.85	\$322.31		Block 3	All Gallons > 100,000	\$9.17	\$9.17	
4" Meter	\$429.74	\$537.17						
6" Meter	\$859.48	\$1,074.35						
8" Meter	\$1,375.16	\$1,718.96						
10" Meter	\$1,976.80	\$2,471.00						
Monthly AMI Charge (per water meter):	\$2.00	\$2.00						
SEWER			WATER & SEWER - Bulk					
Base Rates:			Monthly Commodity Rates (Water):		\$5.00 / 1,000 gallons			
Meter Size:	In Town	Out of Town	High Strength Surcharge (Sewer):					
5/8" Meter	\$22.26	\$27.83	Biochemical Oxygen Demand (BOD)		\$0.305 / pound for concentration in excess of 250 mg/liter			
3/4" Meter	\$33.40	\$41.75						
1" Meter	\$55.66	\$69.58						
1.5" Meter	\$111.33	\$139.16						
2" Meter	\$178.13	\$222.67	Total Suspended Solids (TSS)		\$0.125 / pound for concentration in excess of 250 mg/liter			
3" Meter	\$334.00	\$417.49						
4" Meter	\$556.65	\$695.82						
6" Meter	\$1,113.32	\$1,391.65						
8" Meter	\$1,781.30	\$2,226.63	Ammonia Nitrogen (NH3-N)		\$1.562 / pound for concentration in excess			
10" Meter	\$2,560.62	\$3,200.77						
12" Meter	\$5,899.55	\$7,374.97						
Commodity Rates:								
All usage (per 1,000 gallons)	\$7.16	\$8.96						
Flat Rate Sewer (No Meter):	\$43.82	\$54.78	Industrial High Strength Surcharge		\$3.79 / 1,000 gallons			
ELECTRIC UTILITY RATES								
RESIDENTIAL			INSTITUTIONAL					
Monthly Base Charges:			Monthly Base Charge:	\$30.00				
Single Phase Service		\$12.75	Monthly Energy Charge:	\$0.13613 / kWh for first 600 kWh				
Three Phase Service		\$16.00		\$0.11411 / kWh for next 1,900 kWh				
Monthly Energy Charge:		\$0.11967 / kWh		\$0.10394 / kWh for all additional kWh				
Monthly AMI Charge (per electric meter):		\$2.00	Monthly AMI Charge (per electric meter):	\$2.00				

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SMALL GENERAL SERVICE			MEDIUM GENERAL SERVICE		
Monthly Base Charges:		\$17.50	Monthly Base Charges:		\$30.00
Monthly Energy Charges:	\$0.13818 per kWh for the first 750 kWh* \$0.09248 per kWh for the next 2,000 kWh \$0.08100 per kWh for the additional kWh		Monthly Demand Charges:		\$8.41 / kW
Monthly AMI Charge (per electric meter):		\$2.00	Monthly Energy Charge:		\$0.07827 / kWh
*When the kW of billing demand exceeds 5kW, add into the first block 150 kWh for each additional kW of excess.			Monthly AMI Charge (per electric meter):		\$2.00
LARGE GENERAL SERVICE			COINCIDENT PEAK (CP)		
Monthly Base Charge:		\$100.00	Monthly Base Charge:		\$175.00
Monthly Demand Charge:			Monthly Demand Charge:		
CP Demand		\$17.50 / CP kW	CP Demand		\$18.00 / CP kW
Excess Demand		\$1.50 / kW	Excess Demand		\$3.50 / kW
Monthly Energy Charge:		\$0.04813 / kWh	Monthly Energy Charge:		\$0.05472 / kWh
Monthly AMI Charge (per electric meter):		\$2.00	Monthly AMI Charge (per electric meter):		\$2.00
TOWN FACILITIES			TIME OF USE		
Monthly Base Charge:		\$10.25	Monthly Base Charge:		\$175.00
Monthly Energy Charge:		\$0.08362 / kWh	Monthly Demand Charge:		\$17.27 / kW
Monthly AMI Charge (per electric meter):		\$2.00	Monthly Energy Charge:		\$0.05778 / kWh
			Monthly AMI Charge (per electric meter):		\$2.00
AREA LIGHTING					
Monthly Rate Per Lighting Unit:			Monthly Rate Per Pole Type:		
Residential Unit		\$11.94	Wooden		\$3.00
Small Commercial Unit		\$15.85	Decorative		\$6.60
Large Commercial Unit		\$36.17	Monthly Energy Charge:		\$0.08362 / kWh
Underground Charge		\$4.80	Monthly AMI Charge (per electric meter):		\$2.00
ELECTRIC DEPARTMENT					
Residential Electric Meter	Cost of Meter + 10%		Large Commercial Meter	Cost of Meter + 10%	
Small Commercial Meter	Cost of Meter + 10%		Underground Electric Fee	\$425 + \$3/foot > 120 feet	
PUBLIC WORKS					
WATER AND SEWER TAPS AND WATER AND SEWER / ELECTRIC METER FEES					
Meter Size	Base Cost	Street Cut	Concrete Cut	Meter Only	Permit Fee
5/8 Inch Water	\$1,500	\$500	\$500	Cost of Meter + End Point + 10%	N/A
1 Inch Water	\$1,750	\$500	\$500	Cost of Meter + End Point + 10%	N/A
2 Inch Water	\$2,250	\$500	\$500	Cost of Meter + End Point + 10%	N/A
4 Inch Sewer	\$3,000	\$500	\$500	N/A	N/A
Irrigation	\$300	\$500	\$500	Cost of Meter + End Point + 10%	\$50
Irrigation Split	\$500	N/A	N/A	N/A	N/A
Relocate Service Line	\$500	N/A	N/A	N/A	N/A
Residential Electric	N/A	N/A	N/A	Cost of Meter + 10%	N/A
Small Commercial Electric	N/A	N/A	N/A	Cost of Meter + 10%	N/A
Large Commercial Electric	N/A	N/A	N/A	Cost of Meter + 10%	N/A
SYSTEM DEVELOPMENT FEES					
Meter Size	Water	Sewer	Total		
5/8 Inch	\$1,793	\$3,260	\$5,053	New & Existing users expanding usage requiring meters greater than 2-in require a Developer's Agreement. Current Cost per gallon based on 2018 SDF Study:	
3/4 Inch	\$2,690	\$4,890	\$7,580		
1 Inch	\$4,483	\$8,150	\$12,633		
1.5 Inch	\$8,965	\$16,300	\$25,265	Water = \$6.18 per gallon per day (GPD)	
2 Inch	\$14,344	\$26,080	\$40,424	Sewer = \$15.52 per gallon per day (GPD)	
NUTRIENT OFFSET FEES					
Residential Tap	\$450/ Tap	Non Residential Tap	\$0.005 / gallon of annual wastewater capacity		
PLANNING DEPARTMENT					
DEVELOPMENT SUBMITTAL FEES					
Advertising - Newspaper		\$200	Plat, Exempt		\$100
Appeal / Interpretation		\$250	Plat, Final		\$250 + \$5 / lot
Annexation (See Town Clerk)		\$0	Plat, Recombination		\$100
Urban Archery Hunting Permit		\$10	Re-Inspection		\$100
Major Subdivision		\$400 + \$5 / lot	Rezoning		\$500
Minor Subdivision (<5 lots)		\$200 + \$5 / lot	Conditional Rezoning		\$500
Master (Open Space) Subdivision Plan		\$700 + \$5 / acre	Sign, Master Plan		\$100
Conditional Zoning, with associated Master Plan		\$1,000 + \$5 / acre	Sign, Permanent	\$50 + \$5 / additional sign	
Small Cell Wireless	\$100 ea for first 5 facilities, \$50 ea additional		Sign, Temporary		\$30
Zoning Site Inspection	\$50 first acre, \$20 ea additional		Site Plan, Administrative Amendment		\$100
Zoning Landscape Inspection	\$50 first acre, \$20 ea additional		Site Plan	\$500 + \$5 / acre	
Resubmittal Fee	3rd Submittal 1/2 of Original		Special Use Permit		\$400
Landscape/site plan violation/enforcement	Same as initial inspection		Temporary Use / Special Event		\$100
	type		Tree Removal / Clearing Permit		\$50
Partial release landscape/site improvement bond	Same as initial inspection		Variance Application	\$250 (\$500 after the fact)	
	type		Zoning Compliance Permit		\$50
Conditional Use		\$400	Zoning Verification Letter		\$50

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CODE ENFORCEMENT			
Tall Grass and Overgrowth	0 to .25 acres	\$150 + \$100 Admin Fee	Private Property Clean Up
	.26 to .50 acres	\$200 + \$100 Admin Fee	Amount Billed by Contractor + \$100 Admin Fee
	> 1.00 acres	\$250 + \$100 Admin Fee	
COPIES AND MAPS			
Copy < 11" x 17" (Black & White)		\$0.10	Map 24" x 36"
Copy > 11" x 17" (Black & White)		\$1	Map 36" x 48"
Copy < 11" x 17" (Color)		\$0.40	General Design Guidelines
Copy > 11" x 17" (Color)		\$5	Strategic Growth Plan
Map 18" x 24"		\$10	Unified Development Plan
CONSULTANT REVIEW FEES			
Tower Review, New Structure, One Related Meeting		\$5,000	Tower Review, Co-Location/Mod/Upgrade
Tower Review, New Structure, Two Related Meetings		\$6,500	Traffic Review
RECREATION AND OPEN SPACE FEES			
Residential Fee		\$2,000	Multi-Family Fee
			\$2,000
INSPECTIONS DEPARTMENT			
Plan Review Fee - Initial Review	No Charge		Re-Inspection Fees
Plan Review Fee - Permit Cancelled or Not Picked up/Issued	\$100		First Re-Inspection
Plan Review Fee - Subsequent Reviews (ea)	\$150		Additional Re-Inspection of Same Item
New Dwelling (Single):			After Hours (Requires Special Approval)
Up to 1,200 sq. ft.	\$600 / dwelling		Day Care Re-Certification
> 1,200 sq. ft.	\$600 + \$0.30 / sq. ft.		ABC Permit Form
Residential - Additions/Remodel:			Expired Permit Reissue
0 - 400 sq. ft.	\$300		Work Started / Code Changes
> 400 sq. ft.	\$300 + \$0.30/sq. ft.		No Work Started / No Code Changes
Additional per trade	\$75		Re-Review, Lost Plans / Update
Multi-Family Dwelling Duplex/Triplex			Service Pole Inspections
Up to 3 units	\$600 + \$0.30/sq ft > 1,200 sq ft		Electrical (\$1 Building if no permit exists)
Each additional unit	\$200		Update for Permits - Contractor Change (Ord. 2017-09-01)
Mobile Homes			Service Change Inspections
Single-Wide (Building Only)	\$250		Conditional Service (Ord. 2017-09-01)
Double - Wide (Building Only)	\$275		Building
Triple - Wide (Building Only)	\$300		Electrical
Quad - Wide (Building Only)	\$325		Sign
Travel Trailers / Campers	\$75		Building
Poured Footing Inspection	\$50		Electrical
Mechanical Permit Fee	\$50		Swimming Pools
Electrical Permit Fee	\$50		Building
Plumbing Permit Fee	\$50		Electrical
Dwelling Moved On			Pedestals
Fee	\$250		Building
Trade Fee	\$75		Electrical
Residential Accessory Building (12'x12' and over)			LP Gas Tanks
Storage Building	\$75		Building
Garage / Carport	\$100		Electrical
Deck / Porch/ Gazebo	\$75 + \$0.30/sf for > 144 sf		Replace Roof of Existing House or Mobile Home
Additional trade	\$75		Per Building
Trade Inspections			Tents (Per Building over 240 sq. ft.)
Building, Electrical, Plumbing and Mechanical	\$50		ATM
Farm Storage Buildings			Commercial Rate
Livestock Production Buildings	\$40		Conditional Power/Gas - Single Family
Bulk Tobacco Barns			90 Day Temp Power - New Construction Residential
Building, Electrical, Plumbing and Mechanical	\$75		Conditional Power/Gas - Multi Family
Electrical Permit Fee	\$75		90 Day Temp Power - Commercial
Permit Fee for Commercial Buildings (Based on cost per trade)			Reconnect Power - Building
\$0 - \$2,500	Trade fee (Minimum \$75)		Reconnect Power - Electrical
\$2,501 - \$25,000	\$225		Connect County Water / Sewer - Building
\$25,001 - \$50,000	\$550		Connect County Water / Sewer - Electrical
\$50,001 - \$100,000	\$1,000		Demolition - Residential
\$100,001 - \$200,000	\$1,650		Demolition - Commercial
\$200,001 - \$350,000	\$2,850		Sprinkler System
\$350,001 - \$500,000	\$3,900		Penalty
\$500,001 - \$750,000	\$5,250		For work started before proper permitting is obtained, a penalty of one-half the cost of the permit(s) that should have been obtained shall apply. GS 160A-414.
\$750,001 - \$1,000,000	\$6,500		Irrigation of New Landscape
>\$1,000,000	\$6,500 + 0.2% for every dollar over \$1,000,000		One Time Extension - Irrigation New Landscape
ENGINEERING DEPARTMENT			
REVIEW FEES			
Residential Subdivision (Initial & 2nd submittal)	\$250 + \$10 per lot		Record Drawing / As-Built Review
Residential Re-Review (Per review)	\$100		Record Drawing / As-Built Review Re-Review
Non-Residential (Initial & 2nd submittal)	\$250 + \$25 per acre		Infrastructure Performance Guarantee (non-cash)
Non-Residential Re-Review (Per review)	\$100		Infrastructure Performance Guarantee (cash)
Infrastructure Only (Road/Sewer/Water extension)	\$250 + \$0.25 per linear foot		Infrastructure Performance Guarantee Renew/Change
Alternative Standard Request	\$500 per standard		Landscaping Performance Guarantee
Construction Plan Amendment/revision to approved plans	\$50 + \$5 per sheet		Encroachment Agreement
Pump Station Review - CDs	\$500		Encroachment Agreement (work started/completed)
Pump Station Review - Re-Review	\$250		Water Extension Permit Forms
Special Study (Flood, Traffic Calming, etc.)	\$250		Sewer Extension Permit Forms (ETZ, FTSE, etc.)
3rd Party Consultant Review of Studies	Cost of Consultant		Wastewater Allocation Requests
Floodplain MGMT Document Review (LOMR, CLOMR, etc.)	\$100 per form		

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INSPECTION FEES			
Public Streets Construction (curb & gutter)	\$1.50 per linear foot	Public Storm Drainage (outside right-of-way)	\$0.50 per linear foot
Public Streets Construction (roadside swales)	\$2.00 per linear foot	Public Greenways & Sidewalks	\$0.50 per linear foot
Application for Acceptance of Public Infrastructure - Utilities and Street (Walk-through and follow-up inspection)	\$50 + \$.25 per linear foot	Driveways	\$50 per driveway
Acceptance of Public Infrastructure - (3rd and 4th Reinspection)	\$100 + \$.25 per linear foot	Fire Lanes	\$100 + \$0.25 per linear foot
Water System Extensions	\$0.75 per linear foot	Sanitary Sewer Taps (not perofrmed by Town)	\$50 per tap
Sanitary Sewer System Extensions	\$0.75 per linear foot	Water Taps (not performed by Town)	\$50 per tap
		Fee-in-lieu (Infrastructure, etc).	125% of Engineer's Estimate
FIRE DEPARTMENT			
Fire Inspection Fees		Miscellaneous	
Up to 3,000 sq. ft.	\$40	Hydrant Flow Test	\$50
3,001 - 5,000 sq. ft.	\$75	Special Standby Operations	
5,001 - 10,000 sq. ft.	\$125	Engine	\$100 / hour (one hour minimum)
10,001 - 25,000 sq. ft.	\$375	Personnel	\$22.50 / hour (one hour minimum)
25,001 - 50,000 sq. ft.	\$500	Hazmat Emergency Response Charges	
50,001 - 100,000 sq. ft.	\$625	Engine, Tanker or Ladder Truck	\$250 / hour
100,001 - 500,000 sq. ft.	\$750	Support Vehicles	\$50 / hour
Re-Inspection Fees		All Responding Personnel	1.5 x hourly rate of pay
First Re-Inspection	\$45	Materials Used	Replacement cost + 10%
Second Reinspection	\$45 + \$20	Materials Damager	Replacement cost + 10%
Third Reinspection	\$45 + \$20 + \$20	First False Alarm in Month	
Fourth Reinspection, etc.	\$45 + \$20 + \$20 + \$20	Subsequent False Alarms in Month	
			\$100 each
RECREATION DEPARTMENT			
ATHLETICS			
Youth Sports (Officiated - O, and Unofficiated - U)		Resident Fee (50% Discount)	Non-Resident Fee
Winter Basketball (O)		\$40	\$80
Spring Baseball (O)		\$40	\$80
Spring Softball (O)		\$40	\$80
Fall Volleyball (O)		\$40	\$80
Fall Softball (O)		\$40	\$80
Spring T-Ball (U)		\$30	\$60
Fall Soccer (U)		\$30	\$60
Adult Sports		Resident Fee (50% Discount)	Non-Resident Fee
Softball		Included in Team Fee	\$25
Soccer		Included in Team Fee	\$25
Basketball		Included in Team Fee	\$25
Volleyball		Included in Team Fee	\$25
Flag Football		Included in Team Fee	\$25
PROGRAMS			
Classes		Resident Fee	Non-Resident Fee
Class fees vary according to the type of class, cost of the facility, instructor and number of participants.		Base	Base + 50%
SUMMER PLAYGROUND CAMP			
Registration Fee		Resident Fee (50% Discount)	Non-Resident Fee
\$25 / attendee		\$100	\$200
FACILITY RENTALS			
Community Center Gym		Resident Fee (50% Discount)	Non-Resident Fee
Full Court		\$50 / hour	\$100 / hour
Half Court		\$30 / hour	\$60 / hour
Scoreboard		\$10 / hour	\$20 / hour
Tennis Courts		\$5 / hour	\$10 / hour
Ballfields		Resident Fee (50% Discount)	Non-Resident Fee
Community Park Field #1		\$20 / hour	\$40 / hour
Community Park Field #2		\$20 / hour	\$40 / hour
Community Park Field #3		\$20 / hour	\$40 / hour
Legend Park		\$20 / hour	\$40 / hour
Municipal Park		\$20 / hour	\$40 / hour
East Clayton Community Park Baseball Field		\$25 / hour	\$50 / hour
East Clayton Community Park Soccer Field		\$50 / hour	\$100 / hour
East Clayton Community Park Multipurpose - Full Field		\$40 / hour	\$80 / hour
East Clayton Community Park Multipurpose - Half Field		\$20 / hour	\$40 / hour
CMS Football/Soccer		\$50 / hour	\$100 / hour
CMS Softball		\$20 / hour	\$40 / hour
CMS Baseball		\$25 / hour	\$50 / hour
CHS Football - Artificial Turf		\$100 / hour	\$200 / hour
CHS Soccer		\$75 / hour	\$150 / hour
CHS Baseball		\$50 / hour	\$100 / hour
CHS Softball		\$40 / hour	\$80 / hour
Field Rental Add Ons		Resident Fee (50% Discount)	Non-Resident Fee
Lights (Community, Municipal and Legend)		Flat Fee - \$15 / hour	Flat Fee - \$15 / hour
Lights (East Clayton Soccer & Baseball)		Flat Fee - \$20 / hour	Flat Fee - \$20 / hour
Lights - CHS Softball		Flat Fee - \$30 / hour	Flat Fee - \$30 / hour
Lights - CHS Baseball		Flat Fee - \$40 / hour	Flat Fee - \$40 / hour
Lights - CHS Soccer		Flat Fee - \$40 / hour	Flat Fee - \$40 / hour
Lights - CHS Football		Flat Fee - \$50 / hour	Flat Fee - \$50 / hour
Baseball / Softball Field Prep (All Fields)		Flat Fee - \$30 / hour	Flat Fee - \$30 / hour
East Clayton Soccer Field Paint - In Season		Included	Included
Soccer Field Paint - Off Season		Flat Fee - \$100	Flat Fee - \$100
Football Field Paint		Flat Fee - \$300	Flat Fee - \$300

Updated 9/27/2021

Tournament Field Rentals and Add Ons		
Community Park - Full Day	Resident Fee \$250 / field / day	Non-Resident Fee \$250 / field / day
Community Park - Half Day	\$125 / field / day	\$125 / field / day
East Clayton - Baseball	\$350 / day	\$350 / day
Additional Field Prep	\$30 / field	\$30 / field
Scoreboard	\$25 / field / day	\$25 / field / day
Drying Agents	\$10 / bag	\$10 / bag
Admission Fee to Town	\$50 / day	\$50 / day
Concessions	Only CPRD Allowed	Only CPRD Allowed
Other Vendors (Non-Food)	\$50 / vendor / weekend	\$50 / vendor / weekend
Picnic Shelters		
	Resident Fee (50% Discount)	Non-Resident Fee
All Star Park		
4 hour block	\$32	\$64
Community Park & East Clayton Community Park		
4 hour block	\$40	\$80
All shelter rentals are now in designated 4 hour blocks		
Community Center Memberships		
	Resident Fee	Non-Resident Fee
Annual Memberships*		
Individual	\$0	\$50
Middle School Student	\$0	\$75
High School Student	\$0	\$75
Family with Dependents	\$0	\$100
Family with No Dependents	\$0	\$200
Senior Individual	\$0	\$75
Daily Memberships (Non-Resident Only)		
Individual	N/A	\$5
Lost Cards	\$5	\$5
* Memberships now run on a calendar year (January-December). Non-resident membership fees would be 1/2 price in Q4 (October-December)		
HOCUTT ELLINGTON MEMORIAL LIBRARY		
Library Cards		
	Resident Fee	Non-Resident Fee
Individual - Annual	\$0	\$25
Individual - Semi-Annual	\$0	\$15
Individual - Quarterly	\$0	\$10
Family - Annual	\$0	\$50
Education Employee (All Johnston County - with ID)	\$0	\$0
Internet Usage		
With Valid Library Card	\$0	\$0
Without Valid Library Card	\$0	\$5 per hour
Library Fees		
Copy Machine or Computer Printouts	\$0.20 per copy	\$0.20 per copy
Lost Book	Replacement Cost	Replacement Cost
Overdue Fines	\$0.25 per day	\$0.25 per day
Library Card Replacement (Unexpired)	\$5	\$5
IT Technology Lending		
Return of Device Kit In "After Hours" Book Drop	\$10 plus cost of any damage*	\$10 plus cost of any damage*
Device(s) Returned Late	\$5 per day / max \$25	\$5 per day / max \$25
Device(s) not Returned within 7 Days of Due Date	Full replacement cost*	Full replacement cost*
Lost or Damaged Technology or Accessories	Cost as indicated on checklist*	Cost as indicated on checklist*
* These costs/fees will be included on fully executed lending agreement		
SPECIAL EVENTS		
Special Event Fees		
	Resident Fee	Non-Resident Fee
Application Review	\$100	\$200
Sanitation Deposit	\$250	\$250
Town Square/Horne Square Rental	\$25 / day	\$50 / day
Street Closure	\$50 / day	\$100 / day
Type III Barricade Rental	\$5 / barricade / day	\$25 + \$5 / barricade / day
Police Detail Fee (3 hour minimum)	\$35 / officer / hour	\$35 / officer / hour + \$100 Admin Fee
Garbage/Recycling Container Rental (minimum of 4)	\$13 / container / day	\$13 / container / day + \$50 Admin Fee
Generating Notice Addresses (one hour minimum)	\$25 / hour	\$50 / hour
Emergency Notification Call / Mass Phone	\$50	\$100
Utility Fees (Water and Electricity)		
Events longer than one day	\$10 / utility	\$20 / utility
NON-DEPARTMENTAL EQUIPMENT USAGE RATES		
Sewer Jetter	\$65 / hour	Dump Truck \$40 / hour
Leaf Machine	\$65 / hour	Ditch Witch Trencher \$40 / hour
Backhoe	\$55 / hour	Asphalt Roller \$40 / hour
Line Truck	\$50 / hour	Riding Mower \$35 / hour
Bucket Truck	\$50 / hour	1/2 Ton Pickup Truck \$25 / hour
Sewer Rodding Machine	\$40 / hour	Air Hammer \$25 / hour
Tractor & Bush Hog	\$40 / hour	Soil Tamp \$25 / hour
Mowing Machine	\$40 / hour	Push Mower \$20 / hour
* Rates for usage of equipment not listed above shall be based on the rates published by FEMA plus 15% for billing, management, and overhead.		

Updated 9/27/2021



Town Council Agenda Cover Sheet

Meeting Date

October 4, 2021

Agenda Location

New Business

Item Title

Lawson Glen Subdivision Wastewater Allocation

Presenter

Joshua Baird – Engineering Director

Summary/Description

Town staff have received application for wastewater for the Lawson Glen Subdivision located off Ranch Rd/Little Creek Church Rd. The development consists of 90 lots and is requesting a total of 22,500 gallons per day. The subdivision plan was administratively approved under the new code following 160D updates. The project will be Town electric customer and received a total of 70 points per the current Town wastewater policy.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☐

Additional Documents to be Included in Agenda Packet

Wastewater Application
Scoring Sheet
Approved Subdivision Plan
Resolution

Meeting Timeline

Click or tap here to enter text.



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

WASTEWATER ALLOCATION REQUEST

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

Wastewater Allocation Request Review Fee: \$50

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

SITE INFORMATION

Name of Project: Lawson Glen Acreage of Property: 27.3 acres
County Tag Number: 05H04031D NC PIN: 166814-33-0328
Address/Location: Intersection of Ranch Road and Little Creek Church Road

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: Timmons Group
Mailing Address: 5410 Trinity Road, Suite 102, Raleigh, NC 27607
Phone Number: 919-532-3281 Fax: 919-859-5663
Contact Person: Mike Zaccardo, PE
Email Address: mike.zaccardo@timmons.com

PROPERTY OWNER INFORMATION

Name: Devra S Massey Trust
Mailing Address: 513 West Broad Street #302, Falls Church, VA 22046
Phone Number: _____ Fax: _____
Email Address: _____

FOR OFFICE USE ONLY

Date Received: _____ File Number: _____ Associated Project Number: _____

PROJECT INFORMATIONUse: ☒ New ☐ Expanded ☐ ChangeUse Type: ☒ Residential ☐ Non-ResidentialProposed Use(s): Single Family Residential Existing Use(s): Vacant

Invoice shall be mailed to the following:

Developer Name: D.R.Horton - Bobby StuartMailing Address: 2000 Aerial Center Parkway, Suite 110, Morrisville, NC 27560Phone Number: 919-796-6363

Fax Number: _____

Email Address: RCStuart@drhorton.com**ALLOCATION REQUEST**

The following is required:

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

Residential:

Gross Acreage: 27.3 acres

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units	90	250	22,500
Total	90	-----	22,500

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: 22,500

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

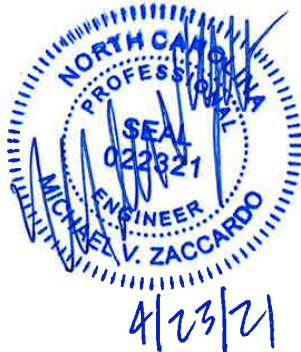
I/We, the undersigned, do hereby make application and petition to the Town of Clayton to approve the subject Wastewater Allocation. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct 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.

MICHAEL V. ZACCARDO
Print Name


Signature of Applicant

4/23/21
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
Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities	
Campgrounds with comfort station, without water or sewer hookups	75 gal/campsite

Establishment Type	Daily Flow Rate
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



WATER & WASTEWATER ALLOCATION CRITERIA				
		TOTAL POINTS = 70		MINIMUM 50 POINTS REQUIRED
	Category	Points	Calc.	Notes
DEVELOPMENT TYPE ¹ (Choose 1 from this category)	Government/Public Admin./Public Safety	50		
	Non-residential (Commercial) - Retail & Restaurant	30		
	Non-residential (Commercial) - Office	20		
	Non-residential (Commercial) - Warehouse	15		
	Non-residential (Commercial) - Medical	25		
	Non-residential (Commercial) - Hotel/Motel	35		
	Industrial/Manufacturing	30		
	Institutional	15		
	Residential Existing Lot- Single Family Detached	40		Individual Existing Lot construction
	Residential Subdivision - Single Family Detached (> 0.25 Acre Lots)	20		Single Family Homes on Individual Lots greater than 0.25 acres
	Residential Subdivision - Single Family Detached (< 0.25 Acre Lots)	15	15	Single Family Homes on Individual Lots less than 0.25 Acres
	Residential Subd.- Single Family Attached (> 1,500 SF Heated Space)	10		Townhomes with heated square-footage greater than 1,500 SF
	Residential Subd.- Single Family Attached (< 1,500 SF Heated Space)	5		Townhomes with heated square-footage less than 1,500 SF
	Residential - Multifamily (Apartments)	10		
	Mixed-Residential	25		Mix of various lot sizes of Single-family, Townhomes, and Apartments
	Mixed-Use Commercial & Residential	30		Mix of Residential and Non-residential (Commercial) uses
	Downtown Redevelopment	30		
	Infill Development	25		Utilities already exist within 300 Feet of property
FUTURE TAX STATUS (Choose 1 from this category)	Exempt	0		
	Residential	5	5	
	Non-residential	10		
	Industrial	10		
COMMUNITY BENEFIT BONUS POINTS (Choose All that apply from this category)	Cultural Arts/Entertainment for Public	10		
	Sports/Recreation for Public	10		
	Town Electric Customer	20	20	
	Expansion of existing non-residential use	10		
	Re-development of an existing property	5		Must result in increased property value
	Residential Subdivision - Additional amenities included	5 - 15		Pool, Clubhouse, sports courts, etc. - 5 pts per, max 15 pts
	Job Creation - 10 to 25 new jobs	5		
	Job Creation - 26 to 100 new jobs	10		
	Job Creation - 100+ new jobs	15		
	Job creation - Jobs created will have salaries at or above median income	5		Must be greater than 50% of jobs added with documentation to confirm
	Residential - Multiple-Car Garages provided	5	5	
	Residential - Overflow Parking provided	5		Subject to Planning and Engineering support
	Masonry Elements included in Building Construction	10	10	
	Sustainable/High Efficiency Products and appliances used	5 - 15	15	5 pts per, max 15 pts
	Private trail connection to Public Greenway	10		
COMMUNITY IMPACT DEDUCT POINTS (Choose All that apply from this category)	Pump Station Improvements required ²	-10		Subject to Town policy and standards
	New Pump Station Required ²	-20		Subject to Town policy and standards
	Out-of Town Status (After construction)	-10		
	Outside Fire District	-5		
	Inconsistent with Comp Plan	-5		
CLARIFICATIONS	1	Any Development Type Category not listed is subject to Town Council discretion with staff recommendation.		
	2	The Town Engineer may waive these deductions if the improvements are consistent with Future utility service plans, replace/offline an aging station, or are in the best interest of the Town.		

FILE COPY

Town of Clayton
Planning Department
Date: 08/12/2021
By: 
Plan Approval

LAWSON GLEN

PRELIMINARY OPEN SPACE SUBDIVISION PLAN

CLAYTON, NC 27520

JOHNSTON COUNTY

TOWN OF CLAYTON PROJECT NUMBER: 2020-82-SD

ENGINEER

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102

RALEIGH, NC 27607

JIM CHANDLER, PE

PH: (919) 866-4507

JIM.CHANDLER@TIMMONS.COM

DEVELOPER

D.R. HORTON

2000 AERIAL CENTER PARKWAY, SUITE 110

MORRISVILLE, NC 27560

ROBERT STUART

PH: (919) 460-2943

RCSTUART@DRHORTON.COM

OWNER

DEVRA S MASSEY TRUST

513 WEST BROAD STREET #302

FALLS CHURCH, VA 22046

SURVEYOR

BOHLER

4130 PARKLAKE AVENUE, SUITE 130

RALEIGH, NC 27612

THOMAS TEABO, LS

TTEABO@BOHLERENG.COM



VICINITY MAP
1"=500'



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
1 OF 3	BOUNDARY AND TOPOGRAPHIC SURVEY
2 OF 3	BOUNDARY AND TOPOGRAPHIC SURVEY
3 OF 3	BOUNDARY AND TOPOGRAPHIC SURVEY
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C2.1	OPEN SPACE PLAN
C2.2	TRAFFIC IMPROVEMENT PLAN
C3.0	GRADING AND STORM DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	LIGHTING PLAN
LP.0	LANDSCAPE PLAN
LP.1	LANDSCAPE NOTES
LP.2	LANDSCAPE DETAILS



THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL: 919.866.4951 FAX: 919.833.8124 www.timmons.com

REVISION DESCRIPTION

DATE	
05/25/2021	
331	
331	
331	
N/A	

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

LAWSON GLEN

CLAYTON - JOHNSTON COUNTY - NORTH CAROLINA

COVER SHEET

JOB NO.
45393

SHEET NO.
C0.0

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PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF CLAYTON,
NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



NOTES:

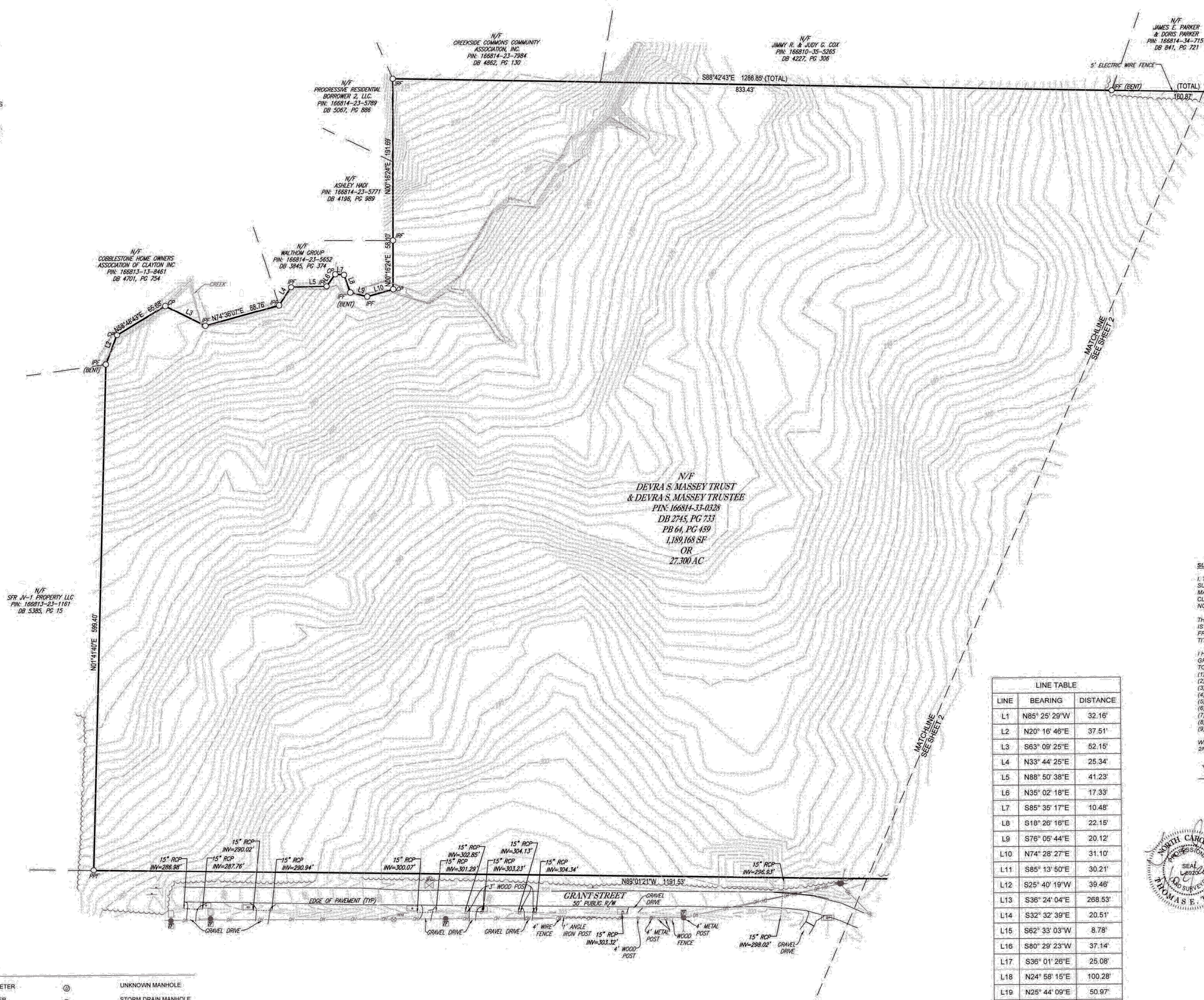
1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
6. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
7. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PRE THE NCNRS NETWORK.
8. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
9. VERTICAL DATUM SHOWN HEREON IS NAVD83.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720166800K, PANEL 1668 EFFECTIVE DATE JUNE 20, 2016.

REFERENCES:

DB 674, PG 187
DB 721, PG 351
DB 786, PG 751
DB 841, PG 721
DB 1275, PG 633
DB 1511, PG 348
DB 2744, PG 11
DB 2745, PG 733
DB 2852, PG 108
DB 3250, PG 482
DB 3375, PG 400
DB 3845, PG 374
DB 3879, PG 896
DB 4004, PG 556
DB 4195, PG 889
DB 4227, PG 306
DB 4387, PG 606
DB 4701, PG 754
DB 4818, PG 330
DB 4862, PG 130
DB 4942, PG 173
DB 5067, PG 896
DB 5296, PG 747
DB 5361, PG 384
DB 5385, PG 15
DB 5517, PG 523
DB 64, PG 459

LEGEND

LINE SURVEYED	WATER METER	UNKNOWN MANHOLE
LINE NOT SURVEYED	GAS METER	STORM DRAIN MANHOLE
EXISTING CONTOUR	SIGN	CONCRETE MONUMENT FOUND
EXISTING SPOT ELEVATION	MAIL BOX	IRON PIPE FOUND
WATER VALVE	BOLLARD	IRON REBAR FOUND
OVERHEAD WIRES	FENCE	T-BAR FOUND
UNKNOWN VALVE	AREA LIGHT	PINCHED PIPE FOUND
TRANSFORMER	CLEAN OUT	AXLE FOUND
HYDRANT	GUY WIRE	IRON PIPE SET
UTILITY POLE/LIGHT POLE	UTILITY POLE	COMPUTED POINT
	STORM GRATE	



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85° 25' 29"W	32.16'
L2	N20° 16' 46"E	37.51'
L3	S83° 09' 25"E	52.15'
L4	N33° 44' 25"E	25.34'
L5	N88° 50' 48"E	41.23'
L6	N35° 02' 18"E	17.33'
L7	S85° 35' 17"E	10.48'
L8	S18° 26' 16"E	22.15'
L9	S76° 05' 44"E	20.12'
L10	N74° 28' 27"E	31.10'
L11	S85° 13' 50"E	30.21'
L12	S25° 40' 19"W	39.46'
L13	S36° 24' 04"E	268.53'
L14	S32° 32' 39"E	20.51'
L15	S62° 33' 03"W	8.78'
L16	S80° 29' 23"W	37.14'
L17	S36° 01' 28"E	25.08'
L18	N24° 58' 15"E	100.28'
L19	N25° 44' 09"E	50.97'
L20	S27° 33' 18"W	49.93'
L21	S26° 08' 08"W	50.00'
L22	S69° 07' 32"E	33.39'
L23	S88° 07' 32"E	4.96'

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS. HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

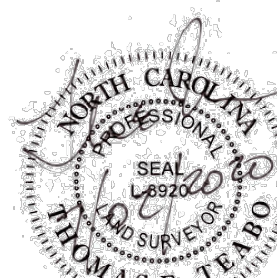
THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1:10,000, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: 0.04"
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCNRS
- (4) DATES OF SURVEY: JANUARY 26, 2020 TO JANUARY 31, 2020
- (5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- (6) PUBLISHED FIXED-CONTROL USE: NCNRS
- (7) GEOID MODEL 2015 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.999884169
- (9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 2ND DAY OF JULY A.D., 2020.

THOMAS E. TEABO
SURVEYOR NC L-5920



BOUNDARY & TOPOGRAPHIC SURVEY

FOR

DEVRA S. MASSEY TRUST

PIN: 166814-33-0328

DB 2745, PG 733

PB 64, PG 459

TOWN OF CLAYTON

CLAYTON TOWNSHIP

JOHNSTON COUNTY, NORTH CAROLINA

FILE NO. NS201003

DATE 07/02/2020

FIELD DATE 01/31/2020

CREW CHIEF RJ

DRAWN BG

REVIEWED TET/JT

APPROVED TET

SCALE 1"=60'

DWS NO. 1 OF 3

BOHLER //

1100 PARKLAKE AVENUE, SUITE 100, WILKES-BARRE, NORTH CAROLINA 28152-9195

www.bohlerengineering.com

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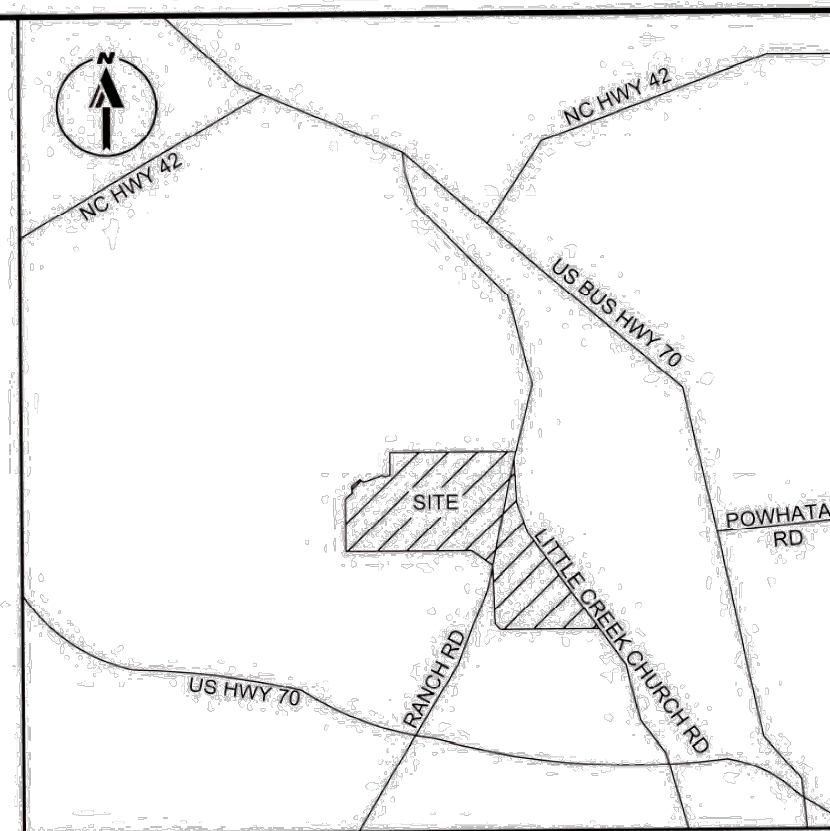
BOHLER ENGINEERING, INC. A PROFESSIONAL ENGINEERING FIRM

BOHLER ENGINEERING, INC. A PROFESSIONAL ENGINEERING FIRM

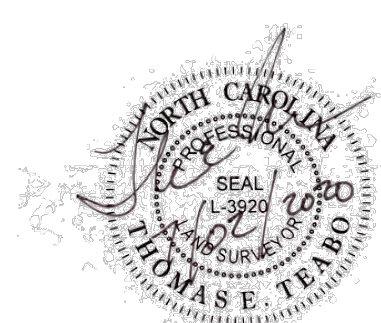
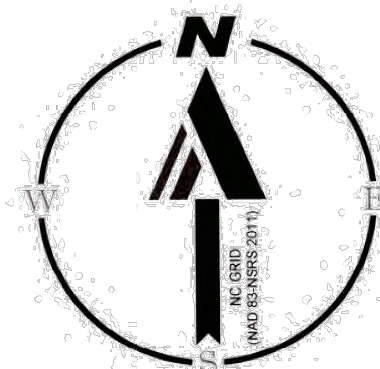
THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS A GUARANTEE OF OWNERSHIP OR AS A GUARANTEE OF A MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCOMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND REASONABLE REGARDING MARKETABLE TITLE OF THE SURVEY AREAS COMPUTED BY COORDINATE METHOD. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND REZONING. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS. PER THE NCVRS NETWORK. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011). VERTICAL DATUM SHOWN HEREON IS NAVD83. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING. REFERENCE TO THE FLOOD INSURANCE RATE MAP (FIRM PANEL 1068 EFFECTIVE DATE JUNE 20, 2018).

REFERENCES

DB 674, PG 15
DB 721, PG 35
DB 798, PG 75
DB 841, PG 72
DB 1275, PG 6
DB 1511, PG 6
DB 2744, PG 1
DB 2745, PG 7
DB 2852, PG 4
DB 3250, PG 1
DB 3375, PG 4
DB 3845, PG 3
DB 3879, PG 8
DB 4004, PG 5
DB 4196, PG 3
DB 4227, PG 3
DB 4587, PG 6
DB 4701, PG 7
DB 4818, PG 3
DB 4862, PG 1
DB 4942, PG 1
DB 5067, PG 8
DB 5295, PG 7
DB 5361, PG 3
DB 5385, PG 1
DB 5517, PG 3
PR 64, PG 45E



LOCATION MAP
NOT TO SCALE



**BOUNDARY & TOPOGRAPHIC SURVEY
FOR**

DEVRA S. MASSEY TRUST

PIN: 16684-33-028

DB 2745, PG 733

PB 64, PG 49

TOWN OF CLAYTON

CLAYTON TOWNSHIP

JOHNSON COUNTY, NORTH CAROLINA

NOISE # 1122

FILE NO.
N5201103

DATE
07/02/2020

FIELD DATE
01/31/2020

BOHLER //

4150 PARKLAKE AVENUE, SUITE 120
DALLAS, TEXAS 75244
20124251531500

www.bohlerengineering.com

* PROJECT NOT YET FOR BOSTON, NEWARK, NEW HAVEN, NEW BRITAIN, NEW HAVEN, NEW BR

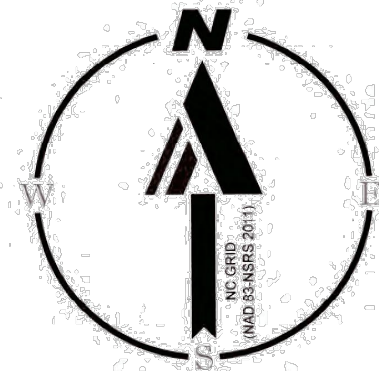
NOTES:

1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
6. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
7. NO GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PRE THE NCVRS NETWORK.
8. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
9. VERTICAL DATUM SHOWN HEREON IS NAVD88.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 372015500K, PANEL 1558 EFFECTIVE DATE JUNE 20, 2018.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85° 25' 29"W	32.16'
L2	N20° 16' 46"E	37.51'
L3	S63° 09' 25"E	52.15'
L4	N33° 44' 25"E	25.34'
L5	N88° 50' 38"E	41.23'
L6	N35° 02' 18"E	17.33'
L7	S85° 35' 17"E	10.48'
L8	S18° 26' 16"E	22.15'
L9	S76° 05' 44"E	20.12'
L10	N74° 28' 27"E	31.10'
L11	S85° 13' 50"E	30.21'
L12	S25° 40' 19"W	39.46'
L13	S36° 24' 04"E	268.53'
L14	S32° 32' 39"E	20.51'
L15	S62° 33' 03"W	8.78'
L16	S80° 29' 23"W	37.14'
L17	S36° 01' 26"E	25.08'
L18	N24° 58' 15"E	100.28'
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L20	S27° 33' 18"W	49.93'
L21	S26° 09' 08"W	50.00'
L22	S89° 07' 32"E	33.39'
L23	S89° 07' 32"E	4.99'

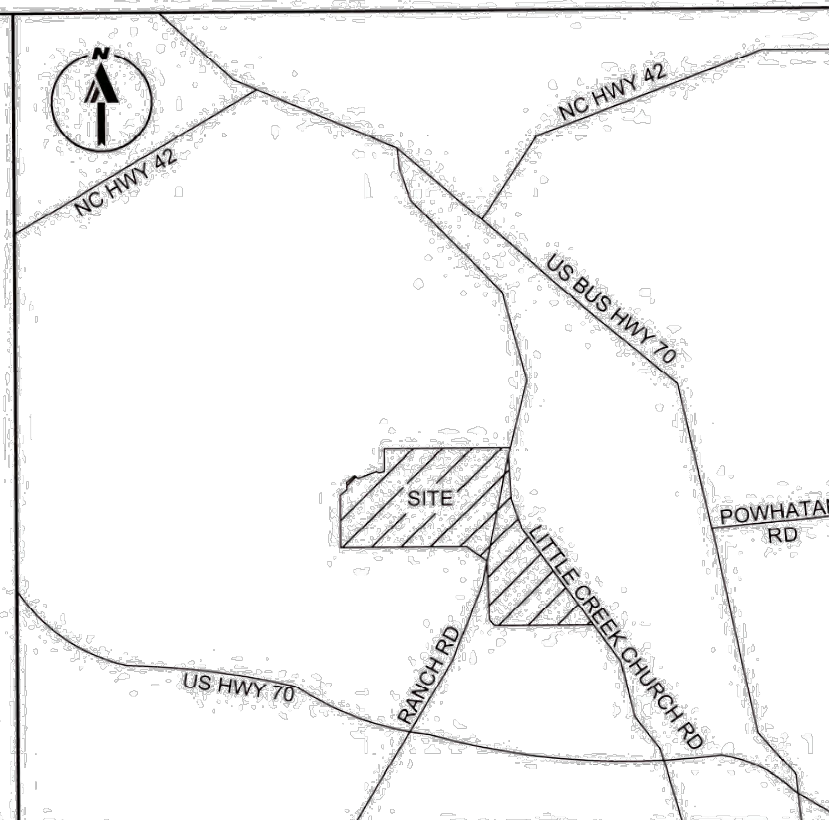
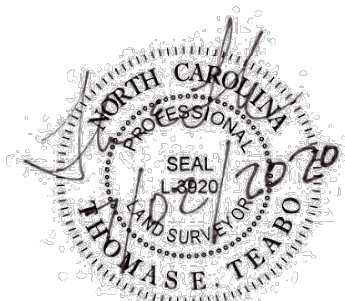
LEGEND

LINE SURVEYED	WATER METER	UNKNOWN MANHOLE
LINE NOT SURVEYED	GAS METER	STORM DRAIN MANHOLE
EXISTING CONTOUR	SIGN	CONCRETE MONUMENT FOUND
EXISTING SPOT ELEVATION	MAIL BOX	IRON PIPE FOUND
WATER VALVE	BOLLARD	IRON REBAR FOUND
OVERHEAD WIRES	FENCE	T-BAR FOUND
UNKNOWN VALVE	AREA LIGHT	PINCHED PIPE FOUND
TRANSFORMER	CLEAN OUT	AXLE FOUND
HYDRANT	GUY WIRE	IRON PIPE SET
UTILITY POLE/LIGHT POLE	UTILITY POLE	COMPUTED POINT
	STORM GRATE	



REFERENCES:

DB 674, PG 157
DB 721, PG 351
DB 788, PG 751
DB 841, PG 721
DB 1275, PG 633
DB 1511, PG 348
DB 2744, PG 11
DB 2745, PG 733
DB 2852, PG 108
DB 3250, PG 462
DB 3375, PG 400
DB 3845, PG 374
DB 3870, PG 686
DB 4004, PG 555
DB 4190, PG 989
DB 4227, PG 309
DB 4587, PG 606
DB 4701, PG 754
DB 4818, PG 330
DB 4862, PG 130
DB 4942, PG 173
DB 5067, PG 686
DB 5295, PG 747
DB 5361, PG 364
DB 5385, PG 15
DB 5517, PG 525
PB 64, PG 459

LOCATION MAP
NOT TO SCALE

BOUNDARY & TOPOGRAPHIC SURVEY

FOR

DEVRA S. MASSEY TRUST

PIN: 166814-33-0328

DB 2745, PG 733

PB 64, PG 459

TOWN OF CLAYTON

CLAYTON TOWNSHIP

JOHNSTON COUNTY, NORTH CAROLINA

NCBLS P1132

FILE NO.

NS201003

DATE

07/02/2020

FIELD DATE

01/31/2020

CHIEF

RJ

DRAWN

BG

REVIEWED

TET/UT

APPROVED

TET

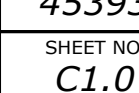
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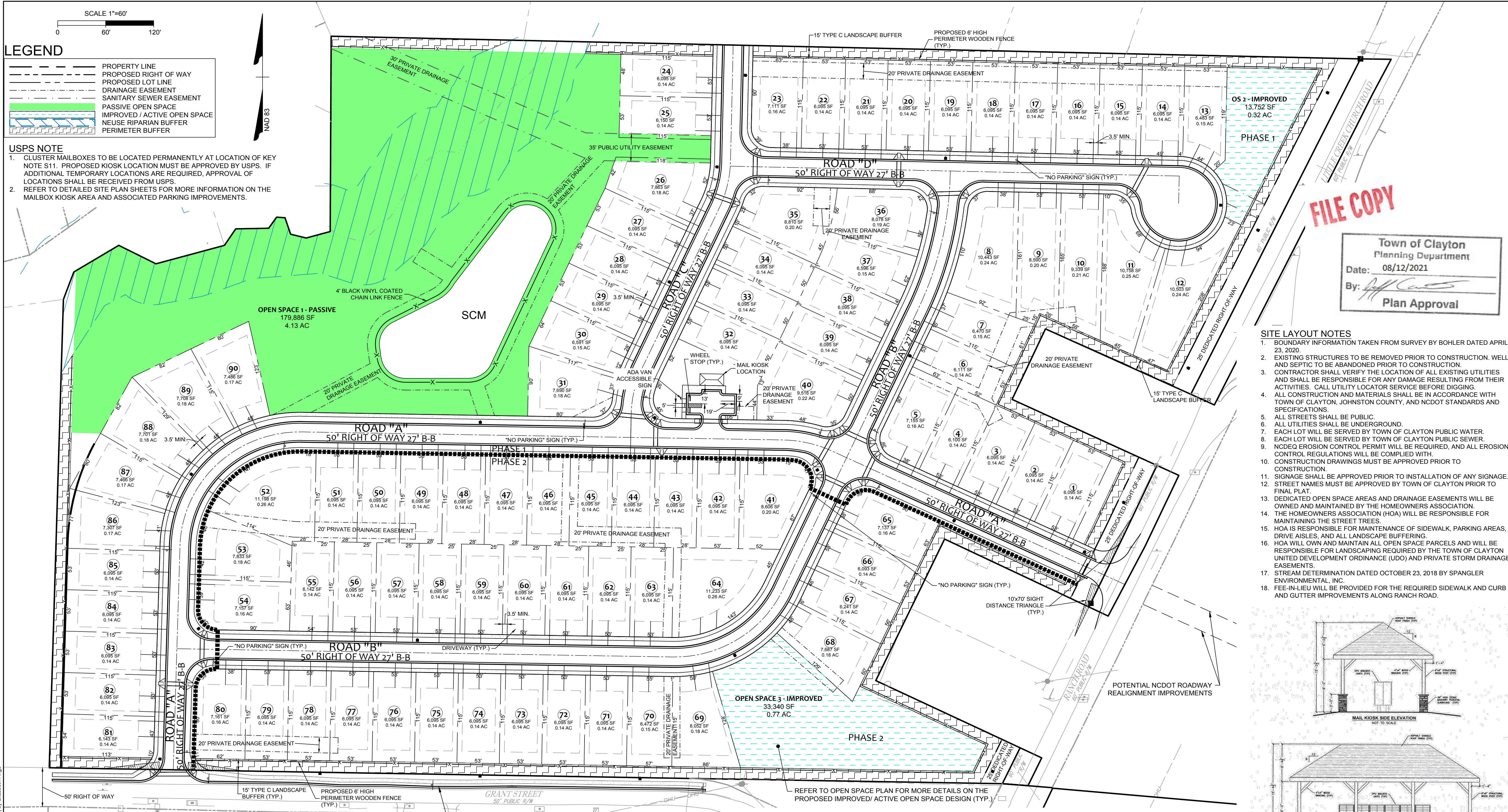
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DWG. NO.

3 OF 3





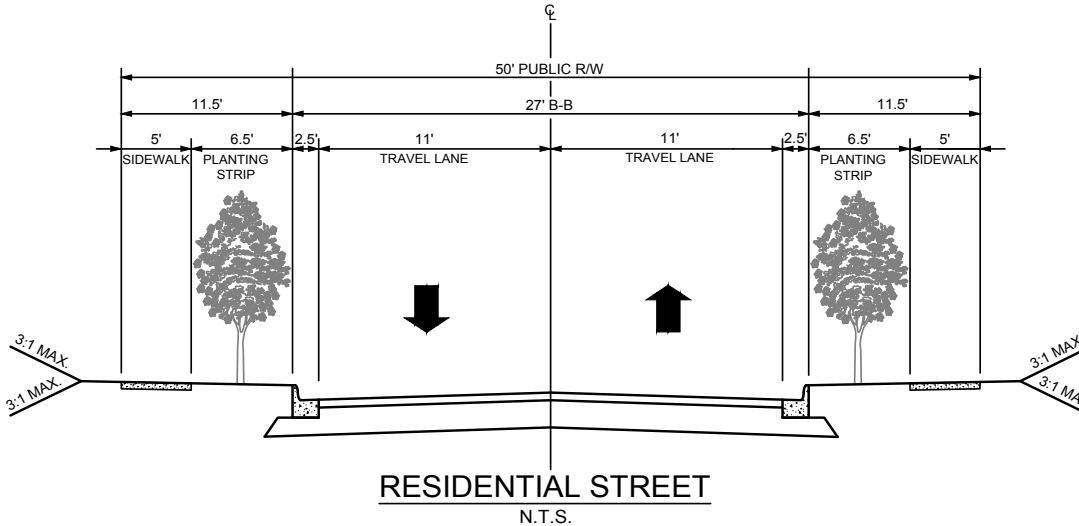


SITE DATA TABLE	
PROJECT NAME:	LAWSON GLEN OPEN SPACE SUBDIVISION
PROPERTY ADDRESS:	0 RANCH ROAD CLAYTON, NC 27520
PROPERTY OWNER:	DEVRA S MASSEY TRUST 513 WEST BROAD STREET #302 FALLS CHURCH, VA 22046
APPLICANT:	D.R. HORTON ROBERT STUART 2000 AERIAL CENTER PARKWAY, SUITE 110 MORRISVILLE, NC 27560 PHONE: (919) 460-2943
ENGINEER:	TIMMONS GROUP MIKE ZACCARDO, PE 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: (919) 532-3281
PIN(S):	166814-33-0328
TAG:	05H04031D
DEED REFERENCE:	DB, 2745 PG. 733

TOWNSHIP:	TOWN OF CLAYTON - ETJ NOTE: ANNEXATION WILL OCCUR PRIOR TO CONSTRUCTION DOCUMENTS.
FIRM MAP:	#3270166800K EFFECTIVE 06/20/2018
EXISTING ZONING:	R-8 (SINGLE FAMILY RESIDENTIAL-8)
PROPOSED ZONING:	R-8 (SINGLE FAMILY RESIDENTIAL-8)
EXISTING USE:	VACANT
PROPOSED USE:	OPEN SPACE SUBDIVISION/ SINGLE FAMILY RESIDENTIAL
GROSS SITE AREA:	1,189,168 S.F. (27.30 AC.)
MIN LOT WIDTH:	53'
SETBACKS AND BUFFERS SUMMARY:	
FRONT:	SETBACK = 20 FT
SIDE:	SETBACK (INTERIOR) = 6 FT SETBACK (STREET) = 10 FT
REAR:	SETBACK = 15 FT
PERIMETER BUFFER:	15' TYPE B LANDSCAPE BUFFER

PROPOSED SUBDIVISION SUMMARY:	
NUMBER OF HOUSING UNITS:	90 UNITS
EXISTING DENSITY:	0.00 DU/AC
PROPOSED DENSITY:	3.30 DU/AC
MINIMUM LOT SIZE:	6,000 S.F. (0.14 AC)
MAXIMUM LOT COVERAGE:	35%
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE PER LOT:	55% (PER TOWN OF CLAYTON U.D.C. TABLE 2.3)
MAX BUILDING HEIGHT:	35'
LINEAR FOOTAGE OF ROADS:	3,957 L.F.
UTILITIES SUMMARY:	
ELECTRIC PROVIDER:	TOWN OF CLAYTON
WATER PROVIDER:	TOWN OF CLAYTON
SEWER PROVIDER:	TOWN OF CLAYTON

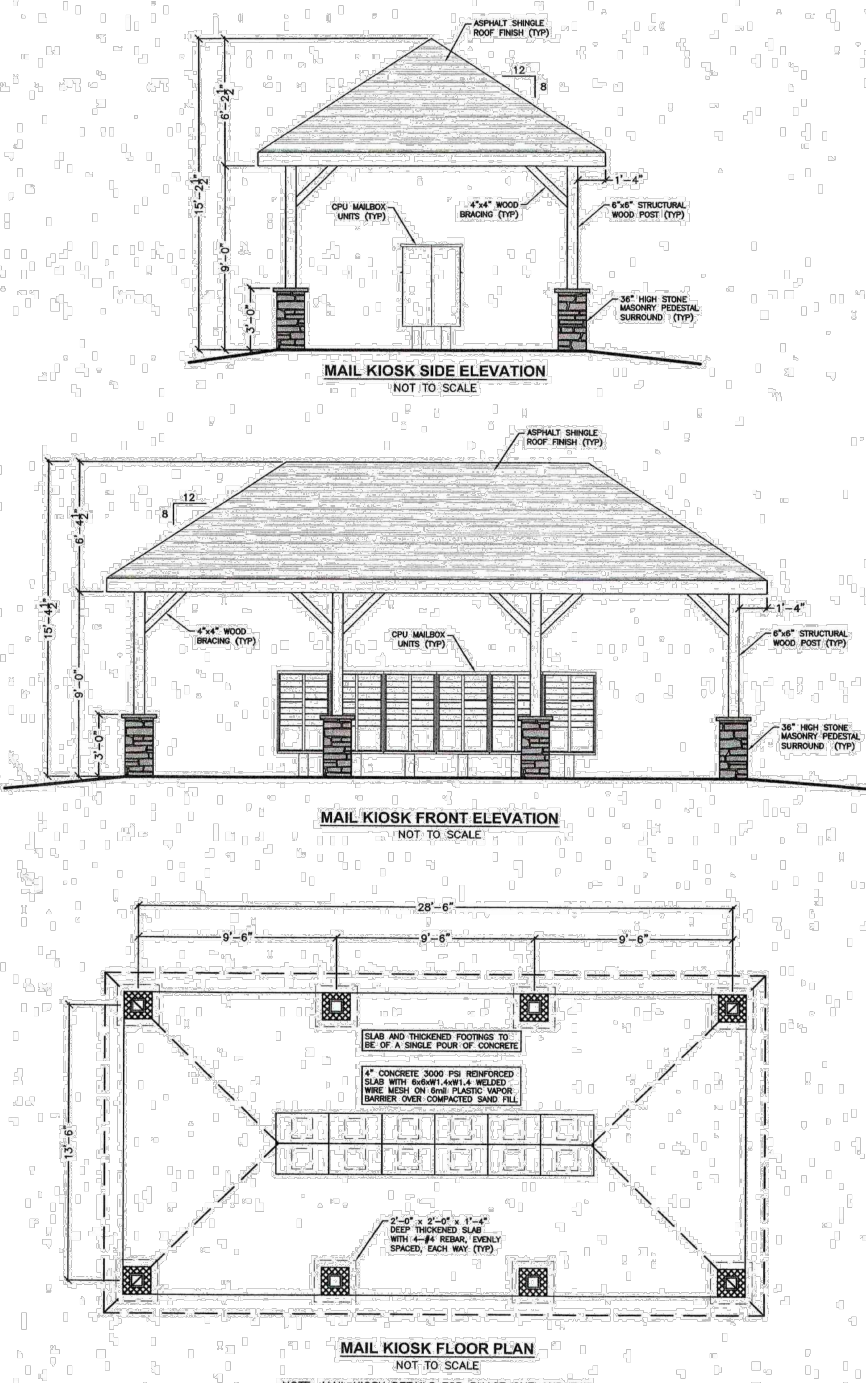
STREET TABLE		
NAME	TYPE	LENGTH
ROAD A	PUBLIC RESIDENTIAL	1588 LF
ROAD B	PUBLIC RESIDENTIAL	1371 LF
ROAD C	PUBLIC RESIDENTIAL	513 LF
ROAD D	PUBLIC RESIDENTIAL	485 LF



SITE IMPERVIOUS SUMMARY				
ONSITE ROW:				
Roads:	115,108	S.F.	2.643	AC.
Sidewalks:	37,824	S.F.	0.868	AC.
LOTS:				
Roof:	352,826	S.F.	8.100	AC.
Pavement: (Mail Kiosk)	2,612	S.F.	0.060	AC.
Total:	508,370	S.F.	11.671	AC.
% IMPERVIOUS:	42.749	%		

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF CLAYTON, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



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TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

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TIMMONS GROUP

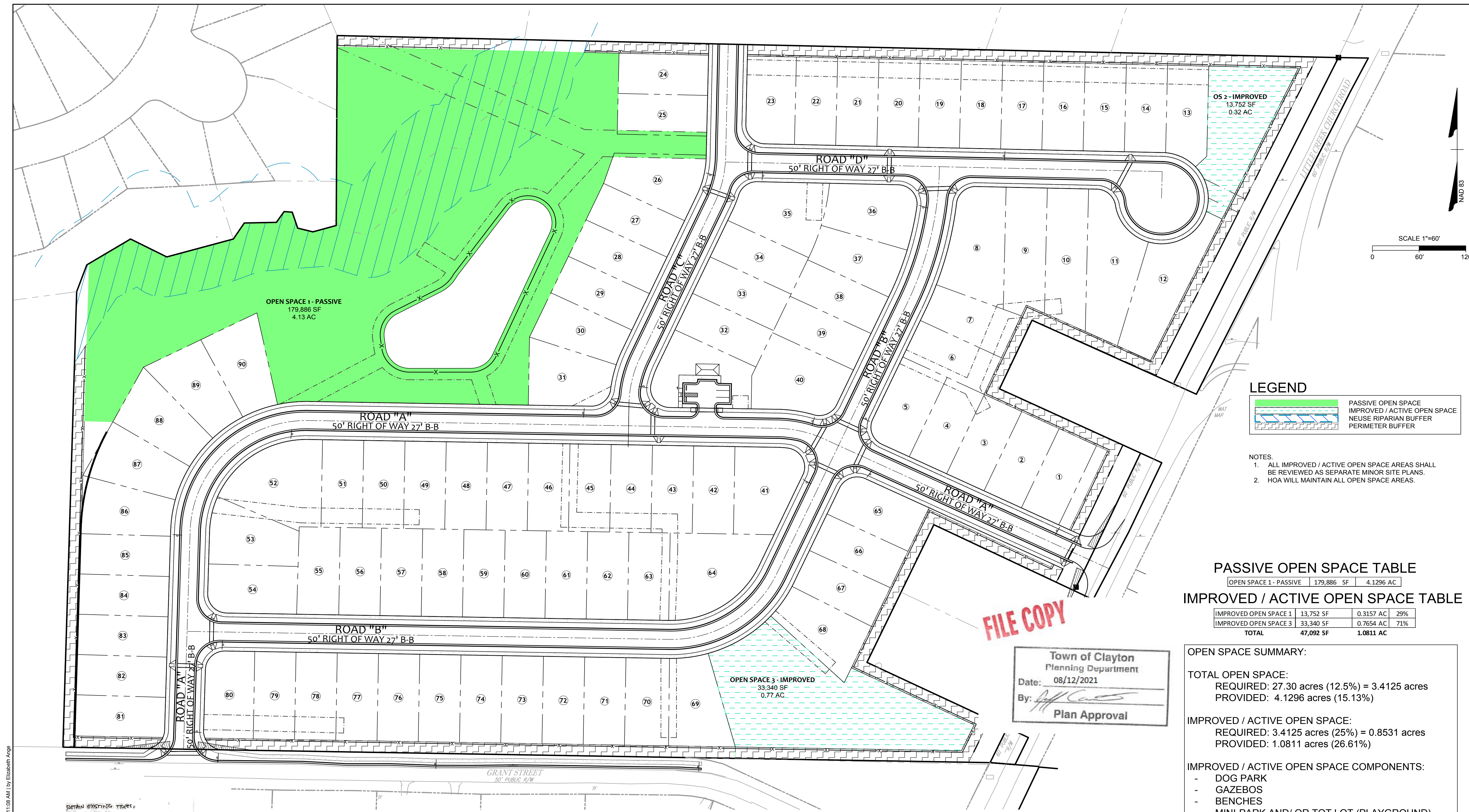
NORTH CAROLINA LICENSE NO. C-1652

LAWSON GLEN
CLAYTON - JOHNSTON COUNTY - NORTH CAROLINA
SITE PLAN

JOB NO.
45393
SHEET NO.
C2.0

REVISION DESCRIPTION	
DATE	05/25/2021
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	331
SCALE	1" = 60'

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LEGEND

- PASSIVE OPEN SPACE
- IMPROVED / ACTIVE OPEN SPACE
- NEUSE RIPARIAN BUFFER
- PERIMETER BUFFER

- NOTES:**
- ALL IMPROVED / ACTIVE OPEN SPACE AREAS SHALL BE REVIEWED AS SEPARATE MINOR SITE PLANS.
 - HOA WILL MAINTAIN ALL OPEN SPACE AREAS.

PASSIVE OPEN SPACE TABLE

OPEN SPACE 1 - PASSIVE	179,886 SF	4.1296 AC
------------------------	------------	-----------

IMPROVED / ACTIVE OPEN SPACE TABLE

IMPROVED OPEN SPACE 1	13,752 SF	0.3157 AC	29%
IMPROVED OPEN SPACE 3	33,340 SF	0.7654 AC	71%
TOTAL	47,092 SF	1.0811 AC	

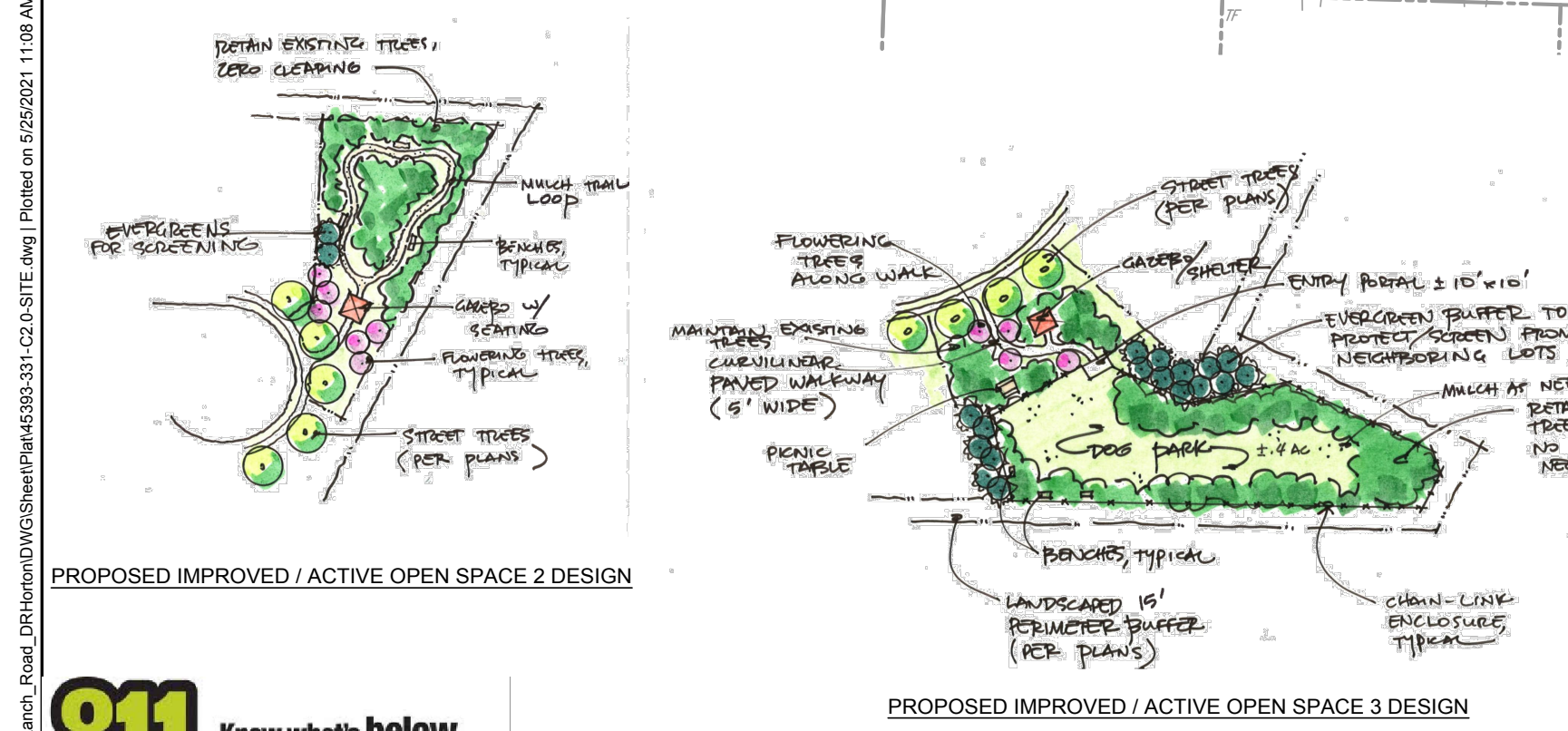
OPEN SPACE SUMMARY:

TOTAL OPEN SPACE:
REQUIRED: 27.30 acres (12.5%) = 3.4125 acres
PROVIDED: 4.1296 acres (15.13%)

IMPROVED / ACTIVE OPEN SPACE:
REQUIRED: 3.4125 acres (25%) = 0.8531 acres
PROVIDED: 1.0811 acres (26.61%)

IMPROVED / ACTIVE OPEN SPACE COMPONENTS:

- DOG PARK
- GAZEBO
- BENCHES
- MINI-PARK AND/ OR TOT LOT (PLAYGROUND)
- BOCCEE BALL COURT



DOG PARK
NOTE: DOG PARK TO INCLUDE A BLACK VINYL COATED CHAIN-LINK FENCE.



GAZEBO



BENCH



TOT LOT PLAYGROUND

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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DATE
05/25/2021

DRAWN BY
331

DESIGNED BY
331

CHECKED BY
331

SCALE
1" = 60'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

LAWSON GLEN
CLAYTON - JOHNSTON COUNTY - NORTH CAROLINA

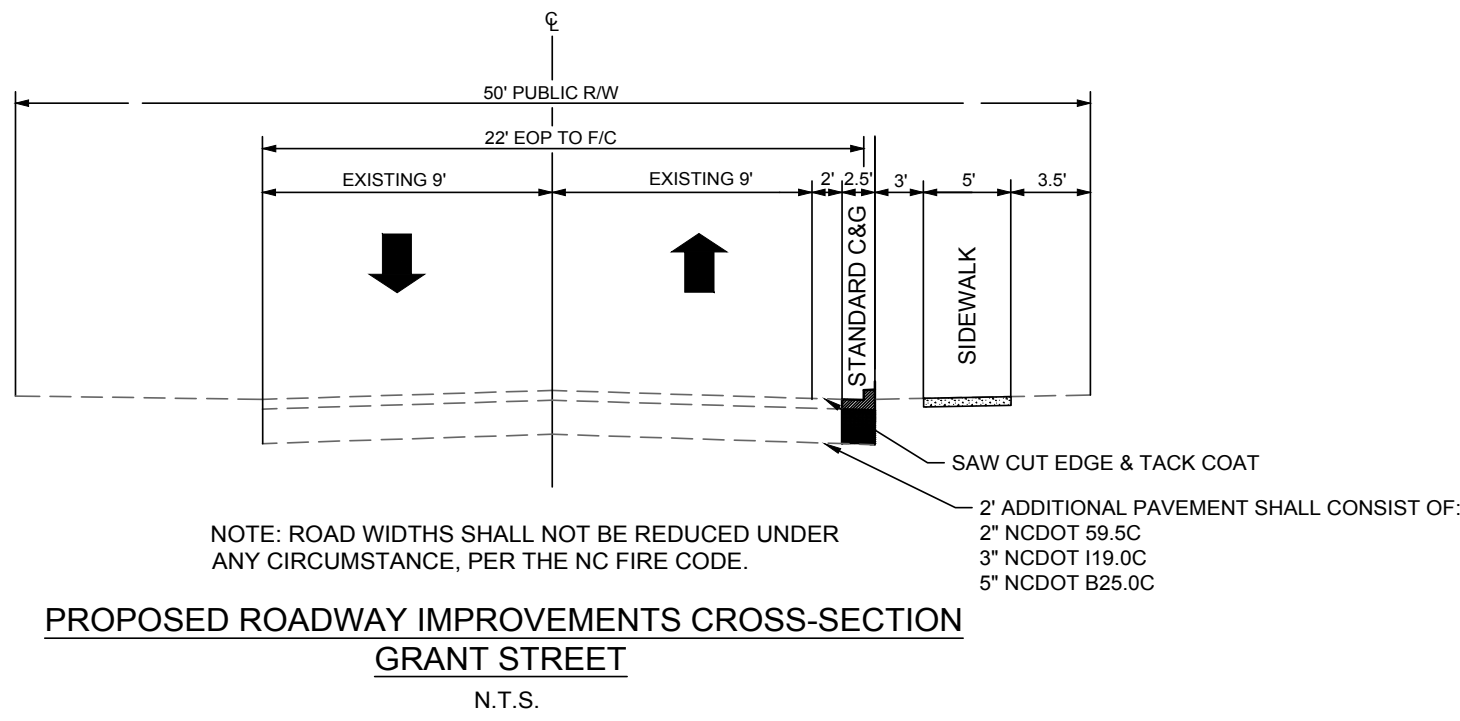
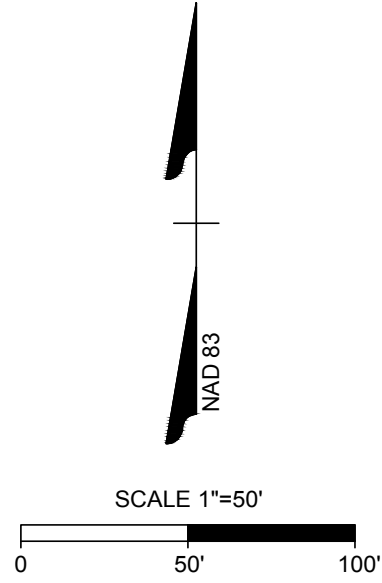
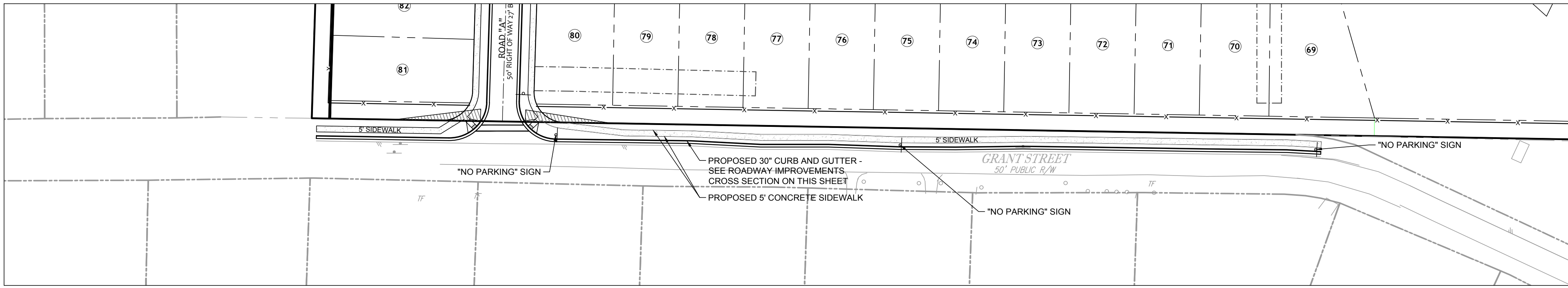
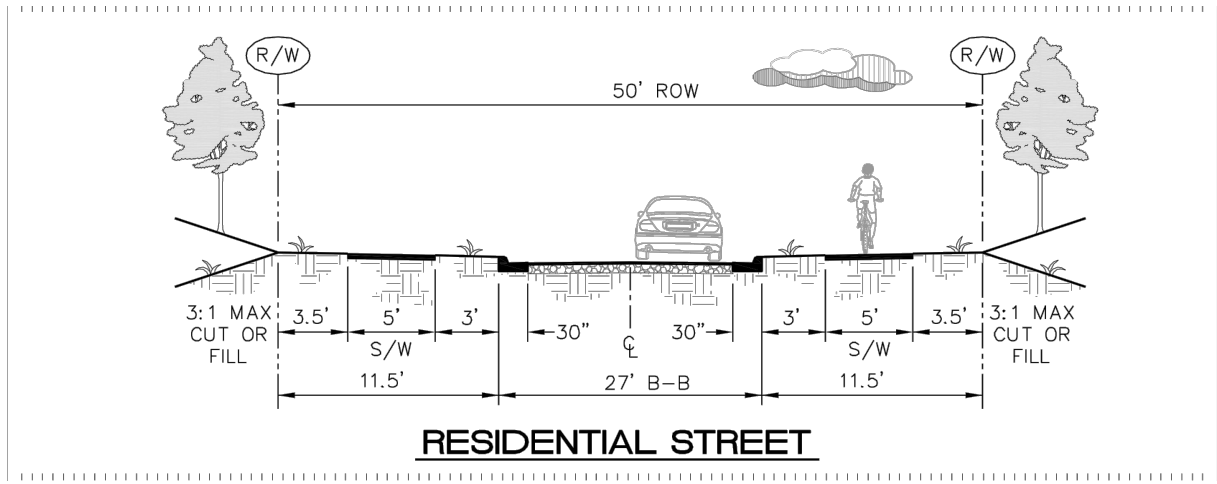
OPEN SPACE PLAN

JOB NO.
45393

SHEET NO.
C2.1

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S:\3314\0393-Ranch_Road_LRP\Form\DWG\Sheet\Plan\45393-331-C2-D-SITE.dwg Plotted on 5/29/2021 10:07 AM by Elizabeth Argo



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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

LAWSON GLEN
CLAYTON - JOHNSTON COUNTY - NORTH CAROLINA
TRAFFIC IMPROVEMENT PLAN

JOB NO.
45393
SHEET NO.
C2.2

DATE
05/25/2021
DRAWN BY
331
DESIGNED BY
331
CHECKED BY
331
SCALE
1" = 50'

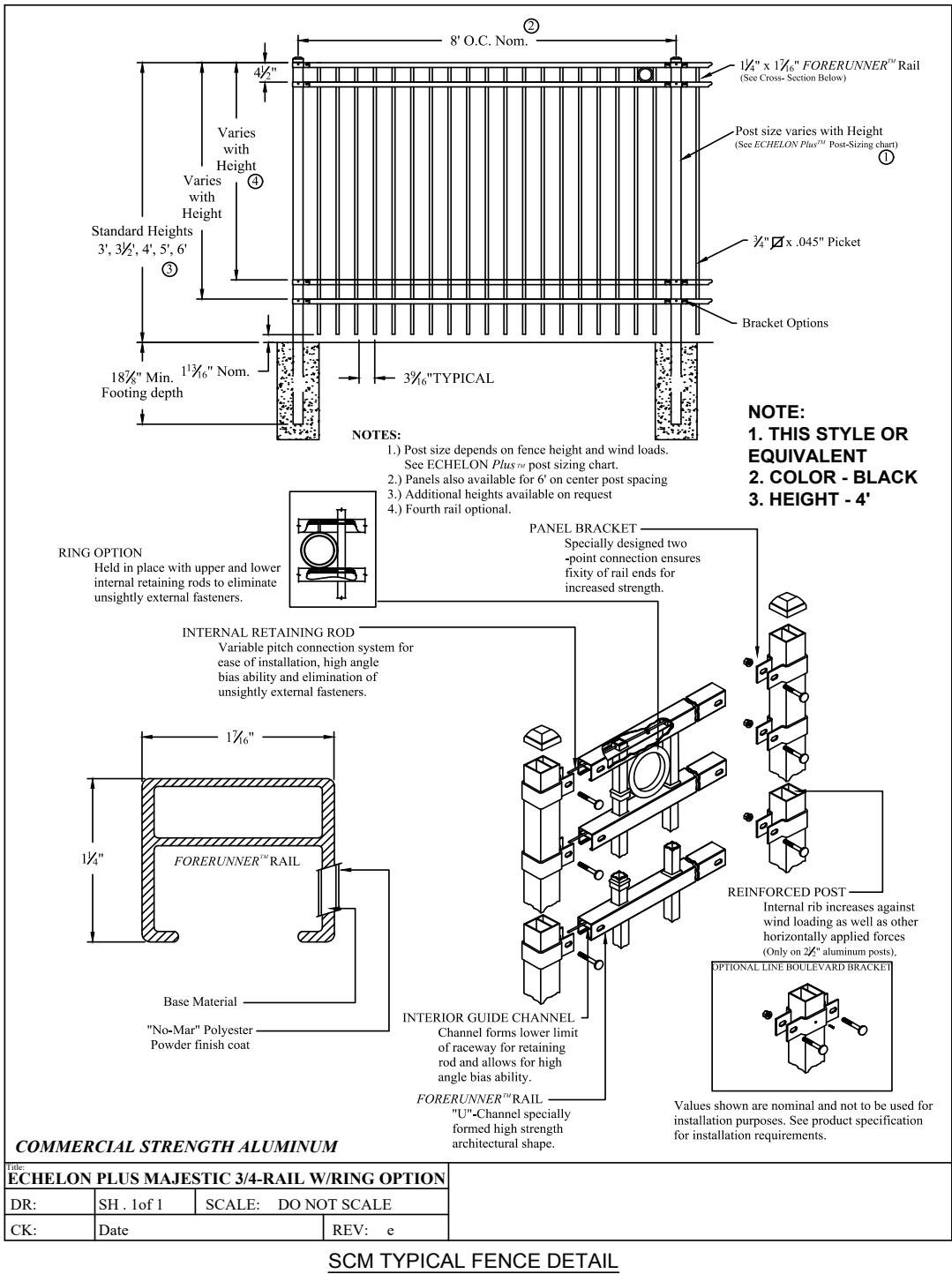
REVISION DESCRIPTION

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LEGEND	
	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	NEUSE RIPARIAN BUFFER

- WETLAND & STREAM IMPACT LEGEND:**
- TEMPORARY STREAM - BLUE
 - TEMPORARY 30' ZONE 1 IMPACT - RED
 - TEMPORARY 20' ZONE 2 IMPACT - YELLOW



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF CLAYTON, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



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TIMMONS GROUP

LAWSON GLEN
CLAYTON - JOHNSTON COUNTY - NORTH CAROLINA
GRADING AND STORM DRAINAGE PLAN

NORTH CAROLINA LICENSE NO. C-1652

JOB NO.
45393
SHEET NO.
C3.0

REVISION DESCRIPTION

DATE

DRAWN BY

DESIGNED BY

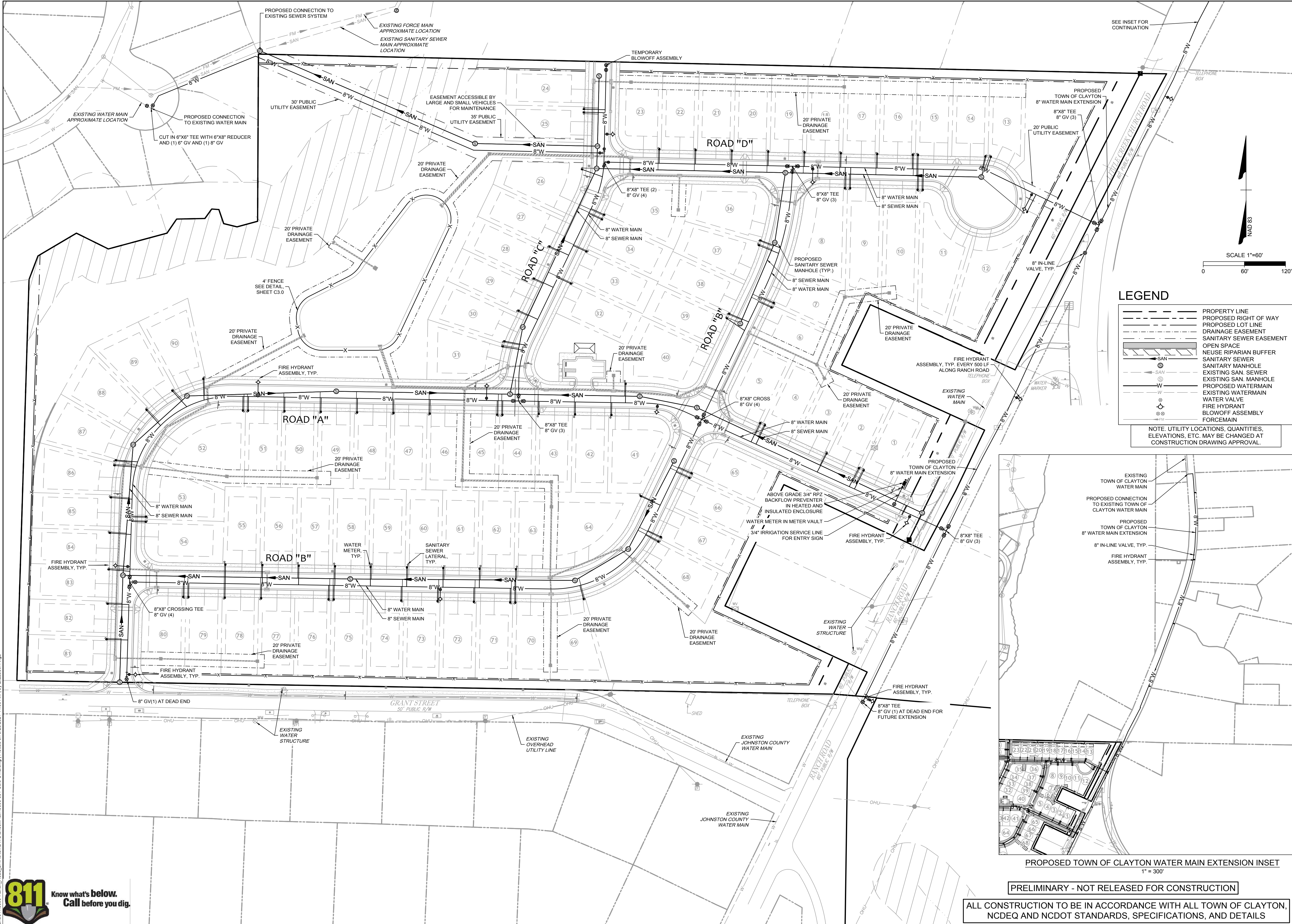
CHECKED BY

SCALE

1" = 60'

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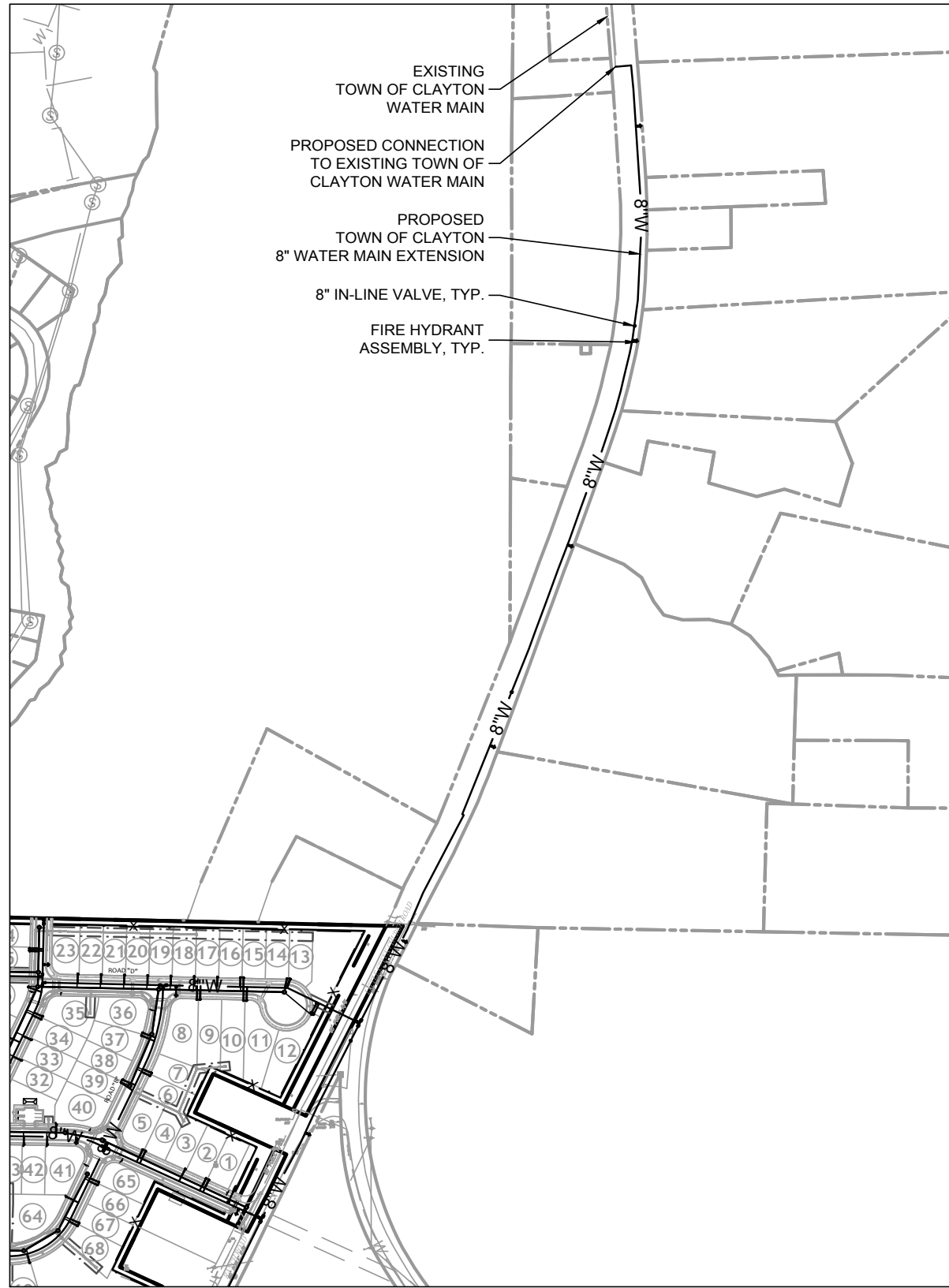
S:\314\45393\Bench Road_LR\Timmons\DWG\Sheet\45393-331-C4-DUTL.dwg Plotted on 5/25/2021 11:09 AM by Elizabeth Ange



LEGEND

---	PROPERTY LINE
- - -	PROPOSED RIGHT OF WAY
- - -	PROPOSED LOT LINE
- - -	DRAINAGE EASEMENT
- - -	SANITARY SEWER EASEMENT
- - -	OPEN SPACE
- - -	NEUSE RIPARIAN BUFFER
- - -	SANITARY SEWER
- - -	SANITARY MANHOLE
- - -	EXISTING SAN. SEWER
- - -	EXISTING SAN. MANHOLE
- - -	PROPOSED WATERMAIN
- - -	EXISTING WATERMAIN
- - -	WATER VALVE
- - -	FIRE HYDRANT
- - -	BLOWOFF ASSEMBLY
- - -	FORCEMAIN

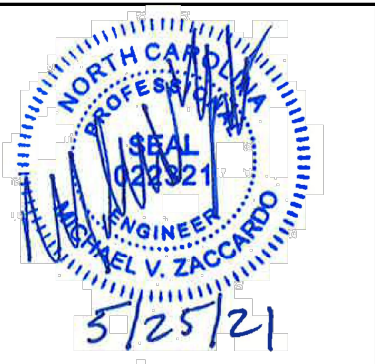
NOTE: UTILITY LOCATIONS, QUANTITIES, ELEVATIONS, ETC. MAY BE CHANGED AT CONSTRUCTION DRAWING APPROVAL.



PROPOSED TOWN OF CLAYTON WATER MAIN EXTENSION INSET
1" = 300'

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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DESIGNED BY	331
CHECKED BY	331
SCALE	1" = 60'

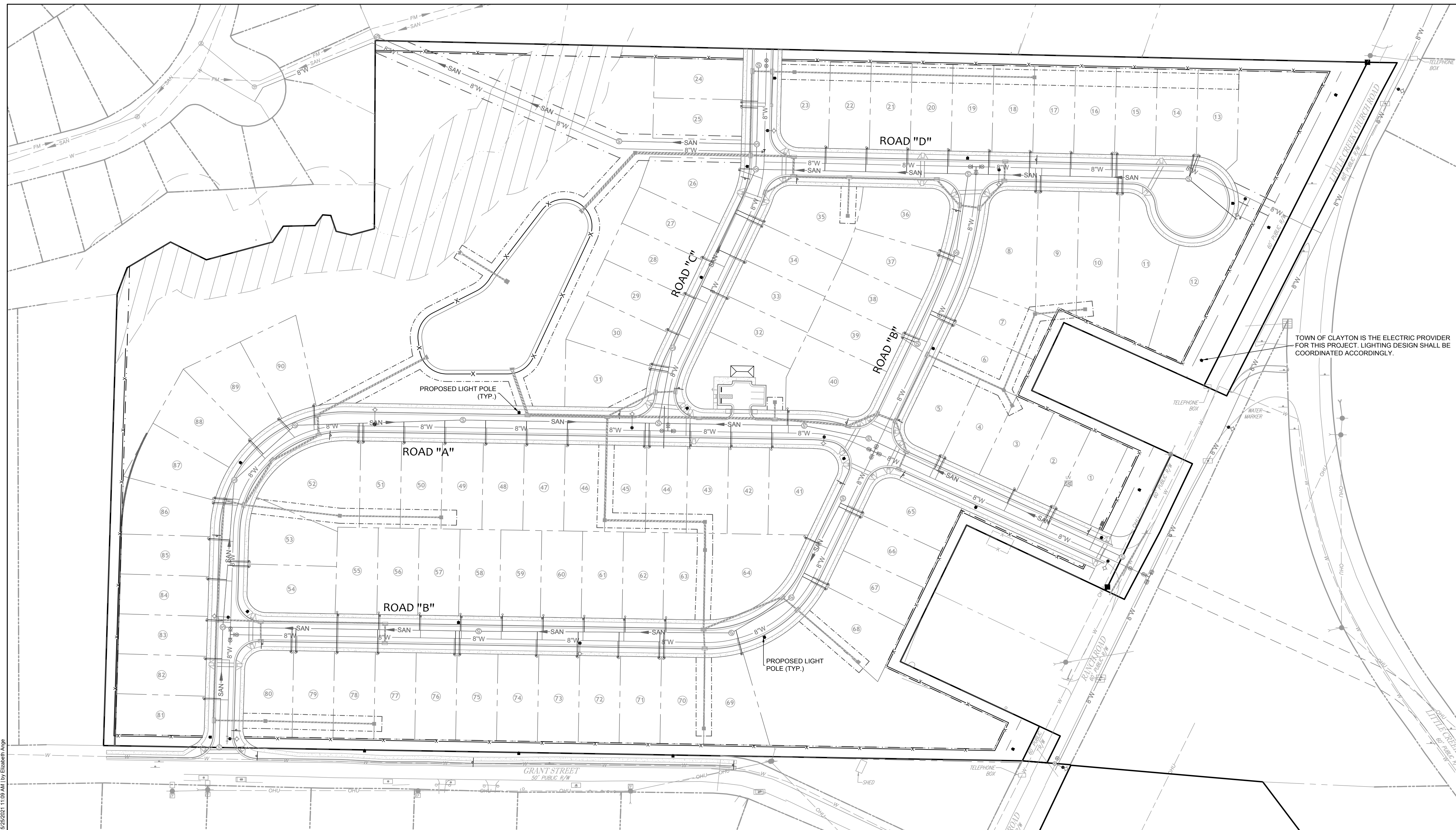
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NORTH CAROLINA LICENSE NO. C-1652

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CLAYTON - JOHNSTON COUNTY - NORTH CAROLINA
UTILITY PLAN

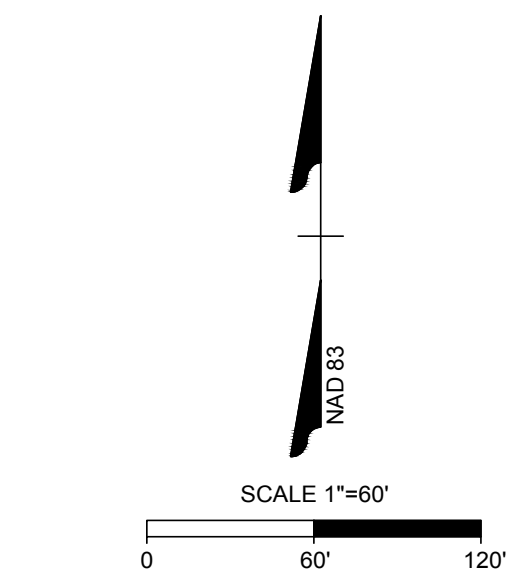
JOB NO.	45393
SHEET NO.	C4.0

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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	OPEN SPACE
	NEUSE RIPARIAN BUFFER
	SANITARY SEWER
	SANITARY MANHOLE
	EXISTING SAN SEWER
	EXISTING SAN MANHOLE
	PROPOSED WATERMAIN
	EXISTING WATERMAIN
	WATER VALVE
	FIRE HYDRANT
	BLOWOFF ASSEMBLY
	LED STREET LIGHTS (8 500 LUMENS LED 75 ROADWAY LIGHT ALUMINUM POLE - HEIGHT 30')



NOTE. UTILITY LOCATIONS, QUANTITIES,
ELEVATIONS, ETC. MAY BE CHANGED AT
CONSTRUCTION DRAWING APPROVAL.

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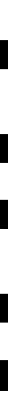
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CLAYTON - JOHNSTON COUNTY - NORTH CAROLINA

LIGHTING PLAN

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NOTE: PROPOSED PLANTINGS TO BE INSTALLED ONLY IF EXISTING VEGETATION /TREES DO NOT MEET THE TOWN OF CLAYTON CRITERIA. TOWN OF CLAYTON STAFF WILL NEED TO REVIEW AND APPROVE AREAS WHERE EXISTING VEGETATION WILL REMAIN.

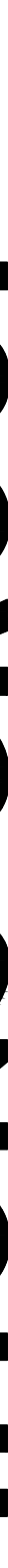
LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	TREE PROTECTION FENCE
	NEUSE RIPARIAN BUFFER
	TREE SAVE AREA
	SITE INTERIOR LANDSCAPE AREA

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CHECKED BY	331
SCALE	1" = 60'



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LAWSON GLEN
CLAYTON - JOHNSTON COUNTY - NORTH CAROLINA
LANDSCAPE PLAN

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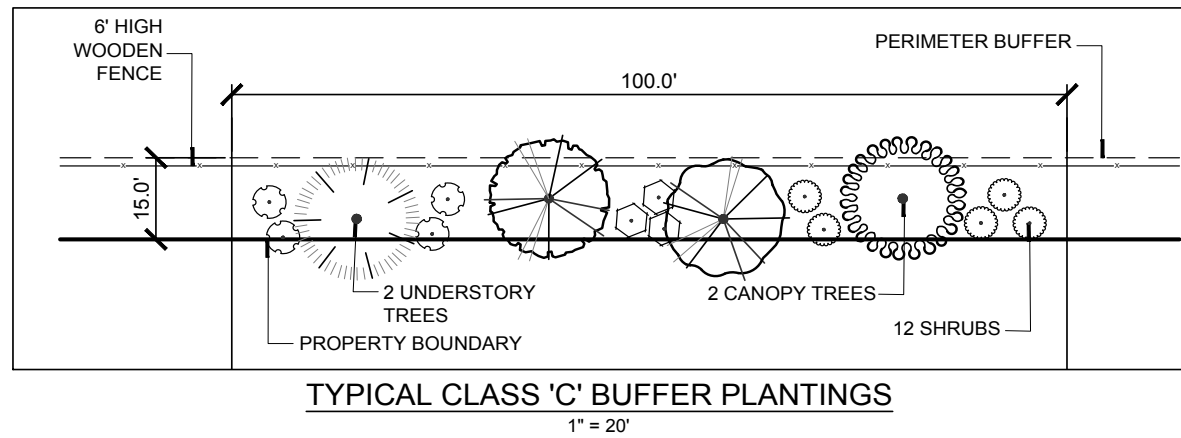
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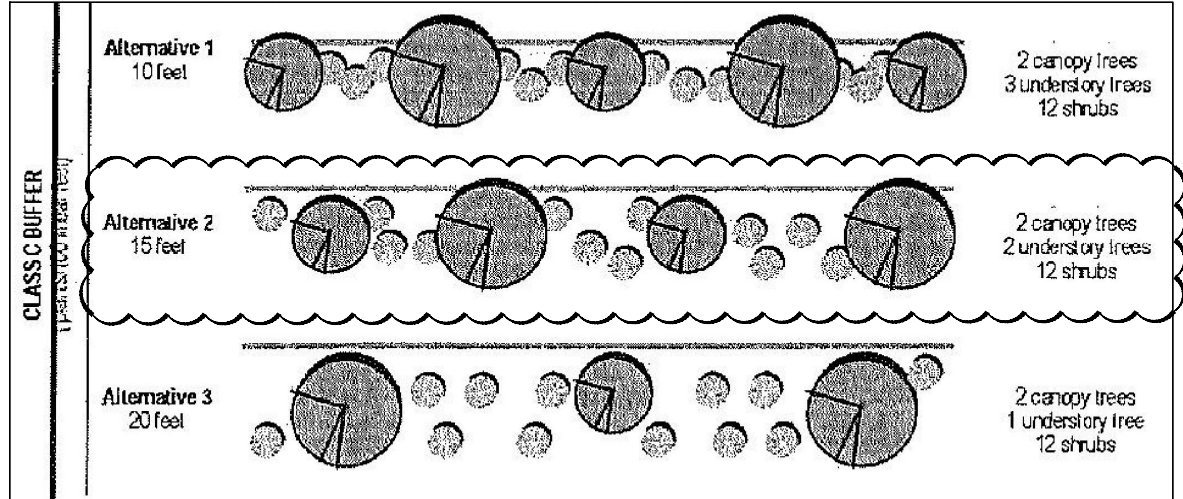
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SHADE TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	
	AB	51	ACER BUERGERIANUM	TRIDENT MAPLE	2.5" CAL., 8' HT MIN.	B&B	PERIMETER BUFFER	
	AR	34	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL., 8' HT MIN.	B&B	STREET TREES	
	LS	11	LIQUIDAMBAR STYRACIFLUA 'HAPPEDELL'	HAPPIDAZE SWEET GUM	2.5" CAL., 12' MIN.	B&B	SITE INTERIOR LANDSCAPE	
	LR	43	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM	ROUND-LOBED SWEET GUM	2.5" CAL., 8' HT MIN.	B&B	PERIMETER BUFFER	
	LT	7	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL., 8' HT MIN.	B&B	SITE INTERIOR LANDSCAPE	
	PC	17	PISTACIA CHINENSIS	CHINESE PISTACHE	2.5" CAL., 8' HT MIN.	B&B	STREET TREES	
	PO	7	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL., 10' HT. MIN.	B&B	SITE INTERIOR LANDSCAPE	
	QL	12	QUERCUS LYRATA	OVERCUP OAK	2.5" CAL., 8' HT MIN.	B&B	STREET TREES	
	QP2	11	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL., 8' HT MIN.	B&B	SITE INTERIOR LANDSCAPE	
	QP	16	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL., 8' HT MIN.	B&B	STREET TREES	
	QR	19	QUERCUS RUBRA	RED OAK	2.5" CAL., 8' HT MIN.	B&B	STREET TREES	
	QS	2	QUERCUS SHUMARDII	SHUMARD RED OAK	2.5" CAL., 10' HT. MIN.	B&B	SITE INTERIOR LANDSCAPE	
	TD	11	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL., 10' HT. MIN.	B&B	SITE INTERIOR LANDSCAPE	
	UP	44	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2.5" CAL., 8' HT MIN.	B&B	STREET TREES	
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	
	AG	10	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL., 6' HT. MIN.	B&B	SITE INTERIOR LANDSCAPE	
	CC	14	CERCIS CANADENSIS	REDBUD	2" CAL., 6' HT MIN.	B&B	SITE INTERIOR LANDSCAPE	
	CV	19	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	2" CAL., 6' HT MIN.	B&B	SITE INTERIOR LANDSCAPE	
	CF	66	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5" CAL., 6' HT. MIN.	B&B	SITE INTERIOR LANDSCAPE	
	IL	10	ILEX LATIFOLIA	LUSTERLEAF HOLLY	6' HT.	B&B	SITE INTERIOR LANDSCAPE	
	IN	70	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	6' HT.	B&B	SITE INTERIOR LANDSCAPE	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	SPACING
	AE	193	ABELIA X GRANDIFLORA	GLOSSY ABELIA	12" HT.	5 GAL.	PERIMETER BUFFER	48" o.c.
	CL	12	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	18" HT.	3 GAL.	SITE INTERIOR LANDSCAPE	48" o.c.
	FM	16	FOTHERGILLA MAJOR	MOUNTAIN WITCHALDER	18" HT.	3 GAL.	SITE INTERIOR LANDSCAPE	48" o.c.
	HQ	24	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HT.	3 GAL.	SITE INTERIOR LANDSCAPE	60" o.c.
	IG	210	ILEX GLABRA	INKBERRY HOLLY	12" HT.	5 GAL.	PERIMETER BUFFER	48" o.c.
	IV	172	ILEX VOMITORIA 'NANA'	DWARF YAUPON	12" HT.	5 GAL.	PERIMETER BUFFER	48" o.c.
	IV2	17	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	18" HT.	3 GAL.	SITE INTERIOR LANDSCAPE	48" o.c.
	JF	10	JASMINUM FLORIDUM	FLOWERING JASMINE	12"-15" HT.	3 GAL.	SITE INTERIOR LANDSCAPE	60" o.c.
	LC	33	LOROPETALUM CHINENSE 'CRIMSON FIRE'	CRIMSON FIRE LOROPETALUM	24" HT.	5 GAL.	SITE INTERIOR LANDSCAPE	60" o.c.
	MC	21	MYRICA CERIFERA	WAX MYRTLE	24" HT. MIN.	3 GAL.	SITE INTERIOR LANDSCAPE	72" o.c.
	RU	25	RHAPHIOLEPIS UMBELLATA 'PINKIE'	PINK INDIAN HAWHORNE	24" HT.	5 GAL.	SITE INTERIOR LANDSCAPE	60" o.c.
	VB	6	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	24" HT.	5 GAL.	SITE INTERIOR LANDSCAPE	60" o.c.



TYPICAL CLASS 'C' BUFFER PLANTINGS
1" = 20'



NOTE: CLASS C BUFFER SHALL INCLUDE AN OPAQUE 6' HIGH WOODEN FENCE HOA IS TO MAINTAIN THE LANDSCAPE BUFFERS.

LANDSCAPE REQUIREMENTS:

SITE INTERIOR LANDSCAPE (SIL) REQUIREMENTS:

PER TOWN OF CLAYTON U.D.C. SECTION 155.402 PART 1, 20% OF THE TOTAL PROJECT AREA SHALL BE LANDSCAPED.

TOTAL PROJECT AREA: 27.3 AC
REQUIRED SITE INTERIOR LANDSCAPE: 5.46 AC / TOTAL PROVIDED: 5.47 AC:

NEW PLANTING AREAS (SIL):

SIL	AREA	REQUIRED PLANTINGS
SIL 1:	21,291 S.F. (0.49 AC)	22 CANOPY TREES, 22 UNDERSTORY TREES, 44 SHRUBS REQUIRED
SIL 2:	5,847 S.F. (0.13 AC)	6 CANOPY TREES, 6 UNDERSTORY TREES, 12 SHRUBS
SIL 3:	9,454 S.F. (0.22 AC)	10 CANOPY TREES, 10 UNDERSTORY TREES, 19 SHRUBS
SIL 4:	2,359 S.F. (0.05 AC)	3 CANOPY TREES, 3 UNDERSTORY TREES, 5 SHRUBS
SIL 5:	48,273 S.F. (0.77 AC)	49 CANOPY TREES, 49 UNDERSTORY TREES, 98 SHRUBS*
(CANOPY TREES LOCATED IN STREET TREE AREAS, 49 UNDERSTORY TREES & 49 SHRUBS IN SIL 5 SUPPLEMENT, 49 LOCATED IN SIL AREA SIL 7)		
SIL 6:	3,506 S.F. (0.08 AC)	4 CANOPY TREES, 4 UNDERSTORY TREES, 7 SHRUBS
SIL 7:	33,341 S.F. (0.77 AC)	34 CANOPY TREES, 34 UNDERSTORY TREES, 67 SHRUBS
SIL 8:	13,752 S.F. (0.32 AC)	14 CANOPY TREES, 14 UNDERSTORY TREES, 28 SHRUBS
SUBTOTAL: 137,823 S.F. (3.16 AC)		

EXISTING VEGETATION TO REMAIN UNDISTURBED (TSA):

TSA 1:	83,819 S.F. (1.92 AC)
TSA 2:	13,440 S.F. (0.31 AC)
TSA 3:	2,085 S.F. (0.05 AC)
SUBTOTAL: 99,344 S.F. (2.28 AC)	

PLANTING REQUIREMENTS: ONE CANOPY TREE, 1 UNDERSTORY TREE, AND 2 SHRUBS SHALL BE PROVIDED PER 1,000 SFF

PLANT LOCATIONS IN EACH AREA TO BE LOCATED IN FIELD.

TOTAL PLANTS REQUIRED ARE AS FOLLOWS:

- 142 CANOPY TREES
- 142 UNDERSTORY TREES
- 280 SHRUBS

REFERENCE PLANT SCHEDULE FOR PLANT SPECIES.

NOTE: EACH IMPROVED/ACTIVE OPEN SPACE AREA SHALL MEET THE MINIMUM 20% LOT INTERIOR LANDSCAPE REQUIREMENT AS A PART OF A SEPARATE MINOR SITE PLAN

PERIMETER BUFFERS

PERIMETER BUFFERS ARE REQUIRED ALONG ALL PROPERTY LINES EXCEPT THE NORTHWESTERN PROPERTY BOUNDARY WHERE THE ADJOINING PROPERTY IS ALSO ZONED R-8.

15' CLASS B BUFFER PROVIDED WHERE REQUIRED AS FOLLOWS:

- 2 CANOPY TREES PER 100 LF
- 2 UNDERSTORY TREES PER 100 LF
- 12 SHRUBS PER 100 LF
- 6' HIGH WOODEN FENCE

TOTAL BUFFER LENGTH: 4,751 LF

REQUIRED PLANTS ARE AS FOLLOWS:

- 95 CANOPY TREES
- 95 UNDERSTORY TREES
- 571 SHRUBS

REFERENCE PLANT SCHEDULE FOR PLANT SPECIES.

STREET YARD TREES

- STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHT OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET WHERE NO RESIDENTIAL LOTS ARE LOCATED.
- ALL TREES SHALL BE PLANTED NO LESS THAN 5' AND NO MORE THAN 15' FROM THE BACK OF THE SIDEWALK.

LOTS (90): 90 TREES

TOTAL STREET TREES REQUIRED AND PROVIDED: 90*

REFERENCE PLANT SCHEDULE FOR PLANT SPECIES
*49 CANOPY TREES FOR SITE INTERIOR LANDSCAPE REQUIREMENTS LOCATED IN STREET TREE YARD AREA

VEHICLE USE AREAS

- THE PERIMETER OF ALL PARKING AREAS WITH FRONTAGE ON OR VISIBILITY FROM ANY PORTION OF A PUBLIC RIGHT-OF-WAY SHALL BE SCREENED TO A HEIGHT OF THREE FEET
- ANY VEGETATIVE SCREEN SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF 36 INCHES WITHIN TWO YEARS OF PLANTING.
- TERMINAL ISLANDS. ALL PARKING ROWS SHALL TERMINATE IN A CURBED LANDSCAPED ISLAND. ALL TERMINAL ISLANDS SHALL INCLUDE A MINIMUM OF ONE TREE WITH A MINIMUM CALIPER OF TWO AND ONE-HALF INCHES.

TOTAL VUA TREES REQUIRED AND PROVIDED: 8
REFERENCE PLANT SCHEDULE FOR PLANT SPECIES.

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIALS TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.
2. CONTRACTOR ENGAGED IN LANDSCAPE IMPLEMENTATION SHALL BE A LANDSCAPE CONTRACTOR LICENSED IN THE STATE OF NORTH CAROLINA.
3. LANDSCAPE ARCHITECT TO APPROVE TREE LAYOUT IN FIELD.
4. SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT.
5. PREPARE PLANT BEDS PER SPECIFICATIONS.
6. ALL NEW TREES TO HAVE A 6" DIAMETER SHREDDED HARDWOOD MULCH RING AT 3" DEEP UNLESS OTHERWISE NOTED OR LOCATED IN A PLANT BED PER SITE PLAN.
7. AREAS DAMAGED BY LANDSCAPE CONTRACTOR TO BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
8. ANY EXISTING VEGETATION, NOT INVOLVED IN NEW CONSTRUCTION, SHALL BE ISOLATED AND PROTECTED BY TREE PROTECTION FENCING OR HIGH VISIBILITY CONSTRUCTION FENCING.
9. CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIAL IS FREE OF FIRE ANTS PRIOR TO INSTALLATION.

TOWN OF CLAYTON LANDSCAPE NOTES:

1. ALL STREET YARD TREES SHALL BE A MINIMUM OF 2.5" CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED NO LESS THAN 5' OR MORE THAN 15' FROM THE BACK OF THE SIDEWALK.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW.
3. ALL PARKING AREAS SHALL BE SCREENED FROM THE RIGHT OF WAY.
4. ALL PARKING ROWS ARE REQUIRED TO TERMINATE IN A LANDSCAPE ISLAND THAT INCLUDES A CANOPY TREE MINIMUM 6' TALL.
5. UNDERSTORY TREES SHALL HAVE A 2" CALIPER AND BE 6' TALL FOLLOWING INSTALLATION.
6. SHRUBS NOT USED FOR SCREENING SHALL BE A MINIMUM HEIGHT OF 12" FOLLOWING INSTALLATION. SHRUBS EXPLICITLY USED FOR SCREENING SHALL BE A MINIMUM HEIGHT OF 24" FOLLOWING INSTALLATION.
7. PLANT MATERIAL SHALL BE CHOSEN FROM THE LISTS OF RECOMMENDED PLANT SPECIES CONTAINED IN THE CLAYTON GENERAL DESIGN GUIDELINES. PLANT MATERIALS THAT VARY FROM THIS LIST MAY BE USED WITH THE APPROVAL OF THE PLANNING DIRECTOR OR STAFF PROVIDED THEY MEET THE GENERAL SIZE REQUIREMENTS AND GROWTH HABITS OF THE EXISTING LIST OF RECOMMENDED PLANT SPECIES.
8. SELECTED PLANTS SHOULD BE PREDOMINANTLY HARDY SPECIES THAT ARE NATIVE TO NORTH CAROLINA.
- 8.1. PLANTINGS SHALL BE COLD HARDY FOR THE SPECIFIC LOCATION WHERE THEY ARE TO BE PLANTED. TREES AND SHRUBS SHALL BE SALT TOLERANT AND DROUGHT TOLERANT AND ABLE TO SURVIVE ON NATURAL RAINFALL ONCE ESTABLISHED WITH NO LOSS OF HEALTH.
- 8.2. PLANTING AREAS SHALL HAVE UN-COMPACTED COARSE LOAM THAT IS A MINIMUM OF 12" DEEP. SOILS SHALL BE APPRECIABLY FREE OF GRAVEL, STONES, RUBBLE OR TRASH. ALL COMPACTED SOIL, CONTAMINATED SOIL, OR ROAD BASE FILL SHALL BE REMOVED.
- 8.3. THE CODE ENFORCEMENT OFFICER MAY NOT ISSUE A PERMANENT CERTIFICATE OF OCCUPANCY FOR AN APPROVED SITE PLAN OR PART THEREOF, UNTIL ALL SEEDING, TREES AND PLANT MATERIAL HAVE BEEN PLACED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND REQUIREMENTS OF THIS SECTION. A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR A PERIOD OF 30 DAYS UNDER CIRCUMSTANCES THAT WOULD AFFECT THE SEEDING AND PLANTING OF THE SITE, OR UNTIL THE PROPER PLANTING SEASON IS REACHED TO COMPLETE THE LANDSCAPING REQUIREMENTS, AND ANY EXTENDED UP TO 90 DAYS UPON REQUEST TO THE CODE ENFORCEMENT OFFICER.
9. BUFFER AREAS NOT RETAINED IN NATIVE HABITAT SHALL BE SEEDED OR SOODED WITH LAWN, ESTABLISHED WITH GROUND COVER OR MULCHED WITH ORGANIC MULCH. NO TURF GRASS SHALL BE PLANTED UNDER THE DRIP LINE OF TREES. INORGANIC GROUND COVER SHALL NOT EXCEED 20% OF THE TOTAL REQUIRED AREA OF THE BUFFER.
10. ALL TREES WITHIN SIGHT DISTANCE SHALL BE LIMBED UP TO 6'.
11. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHT OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACED A MAXIMUM OF 50' APART).

TOWN OF CLAYTON MAINTENANCE NOTES:

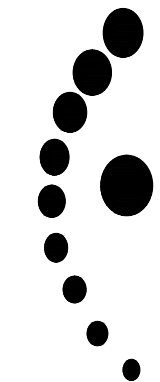
1. RESPONSIBILITY. THE RESPONSIBILITY FOR MAINTENANCE OF A PLANTED AREA SHALL REMAIN WITH THE OWNER, HIS OR HER SUCCESSORS, HEIRS, ASSIGNEES OR ANY CONSENTING GRANTEE. MAINTENANCE IS REQUIRED IN ORDER TO ENSURE THE PROPER FUNCTIONING OF A PLANTED AREA.
2. MAINTENANCE.
 - 2.1. ALL PLANTINGS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, MULCHING, PRUNING AND PEST MANAGEMENT. MOVING, WEEDING, REMOVAL OF LITTER AND DEAD PLANT MATERIAL, AND NECESSARY PRUNING AND TRIMMING.
 - 2.2. NECESSARY PRUNING AND TRIMMING SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS; TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE STANDARDS PRACTICES (PRUNING), AND SHALL NOT BE INTERPRETED TO INCLUDE TOPPING OF TREES THROUGH REMOVAL OF CROWN MATERIAL OR THE CENTRAL LEADER, OR ANY OTHER SIMILARLY SEVERE PROCEDURES SUCH AS LOLLPOPPING OR MEATBALLING THAT CAUSE IRREPARABLE HARM TO THE NATURAL FORM OF THE TREE, EXCEPT WHERE SUCH PROCEDURES ARE NECESSARY TO MAINTAIN PUBLIC OVERHEAD UTILITIES. ANY SUCH ACTIVITY SHALL BE A VIOLATION OF THIS CHAPTER. ADDITIONAL PLANT MATERIAL SHALL BE REQUIRED TO REPLACE OR SUPPLEMENT THE DAMAGED PLANT MATERIAL.
 - 2.3. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED. REPLACEMENT PLANTINGS SHALL BE PROVIDED FOR ANY REQUIRED PLANTS WHICH DIE OR ARE REMOVED FOR ANY REASON AND SHALL MEET ALL MINIMUM STANDARDS AND CONFORM TO THESE REGULATIONS.
 - 2.4. NATURAL WATER COURSES SHALL BE MAINTAINED IN A NATURAL CONDITION.
 - 2.5. A WATER SOURCE SHALL BE SUPPLIED WITHIN 50 FEET OF ANY PLANTING REQUIRING CONTINUING WATERING, WHERE NON-NATIVE OR NON-DROUGHT TOLERANT NATIVE VEGETATION IS INCORPORATED AN IRRIGATION SYSTEM SHALL BE REQUIRED. IRRIGATION SYSTEMS SHALL MEET THE STANDARDS OF THE TOWN.
 - 2.6. LANDSCAPE STRUCTURAL FEATURES SUCH AS WALLS, FENCES, BEAMS OR WATER FEATURES SHALL BE MAINTAINED IN A STRUCTURALLY SAFE AND ATTRACTIVE CONDITION.
 - 2.7. WHERE OTHER USES, INCLUDING PEDESTRIAN, BIKE OR OTHER TRAILS THESE USES SHALL BE MAINTAINED TO PROVIDE FOR THEIR SAFE USE.
3. FAILURE TO MAINTAIN. IN THE EVENT THAT ANY OWNER OF A PLANTED AREA FAILS TO MAINTAIN THE PLANTED AREA ACCORDING TO THE STANDARDS OF THIS SECTION, THE TOWN SHALL HAVE THE RIGHT TO RECOVER THE COST OF ENFORCEMENT, INCLUDING REASONABLE ATTORNEY FEES. THE TOWN MAY ALSO, FOLLOWING REASONABLE NOTICE AND A DEMAND THAT DEFICIENCY OF MAINTENANCE BE CORRECTED, ENTER THE PLANTED AREA TO TAKE MAINTENANCE ACTION. THE COST OF SUCH MAINTENANCE SHALL BE CHARGED TO THE PARTY HAVING THE PRIMARY RESPONSIBILITY FOR MAINTENANCE OF THE PLANTED AREA.



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NORTH CAROLINA LICENSE NO. C-1652

LAWSON GLEN
CLAYTON - JOHNSTON COUNTY - NORTH CAROLINA
LANDSCAPE NOTES

JOB NO.
45393
SHEET NO.
LP.1

REVISION DESCRIPTION

DATE

05/25/2021

DRAWN BY

331

DESIGNED BY

331

SCALE

N/A

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

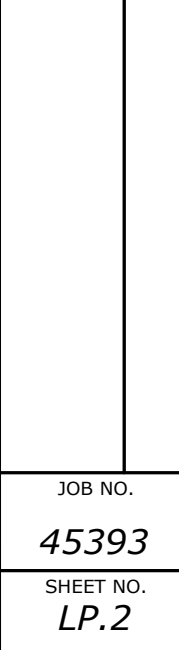
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NOTE: ALL MECHANICAL EQUIPMENT SHALL BE
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**TOWN OF CLAYTON
RESOLUTION GRANTING WASTEWATER TREATMENT CAPACITY
FOR LAWSON GLEN**

WHEREAS, the Town of Clayton operates a wastewater treatment plant known and permitted as the "Little Creek Water Reclamation Facility"; and,

WHEREAS, said facility is permitted to treat a maximum average of 2.5 million gallons daily; and,

WHEREAS, the Town of Clayton holds several interlocal agreements which secure additional wastewater treatment capacity from other available sources; and,

WHEREAS, the North Carolina Department of Environment and Natural Resources (NCDENR) regulates, reviews, and permits flow tributary to newly extended or installed wastewater treatment collection facilities tributary to the Town of Clayton system; and,

WHEREAS, flow from sanitary sewer customers tributary to existing lines owned and operated as part of the Town of Clayton is bound to abide by the permitted average daily flow at the Little Creek Water Reclamation Facility in conjunction with other available sources and consistent with interlocal agreements regarding wastewater treatment.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following is found:

1. The Town of Clayton has, according to the most recent accounting, sufficient excess and unallocated treatment capacity to approve additional allocation.
2. Such available capacity may be made available to users in accordance with regulatory and legal parameters established to ensure satisfactory treatment plant operation.
3. An allocation for wastewater treatment capacity is granted in the amount of 22,500 GPD to Lawson Glen as outlined in allocation request from Timmons Group; **herewith attached**.
4. Said allocation is approved subject to and conditioned upon review and approval of all required regulatory processes.
5. Said allocation is non transferable, non assignable, and made for the projects as described and for the noted location unless explicitly approved by the Town of Clayton.

6. Said allocation may be revoked or reclaimed in accordance with the policies of the Town of Clayton as adopted or amended now or in the future. No property right is conferred with the granting of an allocation except as otherwise explicitly allowed by policy, ordinance, or action of the Town of Clayton.
7. Said allocation is subject to payment of applicable fees in accordance with adopted ordinances, policies, and fee schedules of the Town of Clayton.

Duly resolved by the Clayton Town Council this 4th day of October, 2021 while in regular session

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk